

RETAIL
SPACE
FOR
LEASE

RIVIERA COMMONS

1400-1480 W BLUE HERON BOULEVARD | RIVIERA BEACH, FL 33404

NEW CLASS A RETAIL/MEDICAL/PROFESSIONAL SERVICES
NEIGHBORHOOD CENTER DEVELOPMENT



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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INTRODUCING RIVIERA COMMONS, a premier Class A retail destination located on W Blue Heron Boulevard in the heart of Riviera Beach, Florida. This brand-new neighborhood shopping center will feature 31,362 square feet of high-quality retail space across five separate buildings, offering unparalleled visibility and accessibility in a thriving commercial corridor.

With prime street frontage and modern architectural design, Riviera Commons provides an exceptional opportunity for retailers, restaurants, and various service providers seeking a strategic location in a rapidly growing market. This high-traffic area ensures strong exposure, benefiting from the dynamic mix of national brands, local businesses, and a strong residential and workforce population.



RIVIERA COMMONS

NEIGHBORHOOD CENTER DEVELOPMENT

EXCEPTIONAL 1500' FRONTAGE AND VISIBILITY
ON BLUE HERON BOULEVARD

AVERAGE DAILY TRAFFIC COUNT OF 43,500
VEHICLES AT INTERSECTION

DENSE RESIDENTIAL AND COMMERCIAL
SURROUNDING THE PROJECT

LESS THAN 2 MILES EAST OF I-95 ON A MAJOR
EAST-WEST THOROUGHFARE

GATEWAY TO SINGER ISLAND AND PALM
BEACH SHORES

IDEAL FOR RETAIL, DINING, AND SERVICE
BUSINESSES



OFFERING SUMMARY

POTENTIAL DRIVE THROUGH SCENARIOS
BEING STUDIED

BRAND NEW CLASS A RETAIL AND MEDICAL
SPACE

TOTAL SIZE: 31,362 SF ACROSS 5 NEW CLASS A
RETAIL BUILDINGS

THE PROJECT WILL CONSIST OF 5 FREE
STANDING BUILDINGS RANGING FROM
4,000 - 8,000 SF

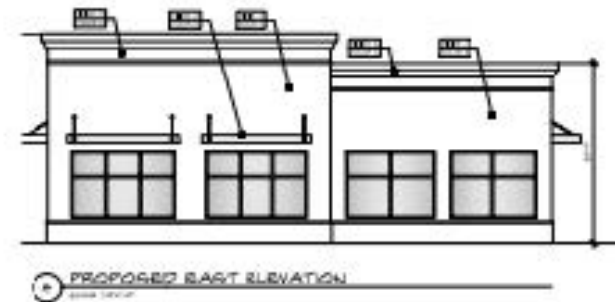
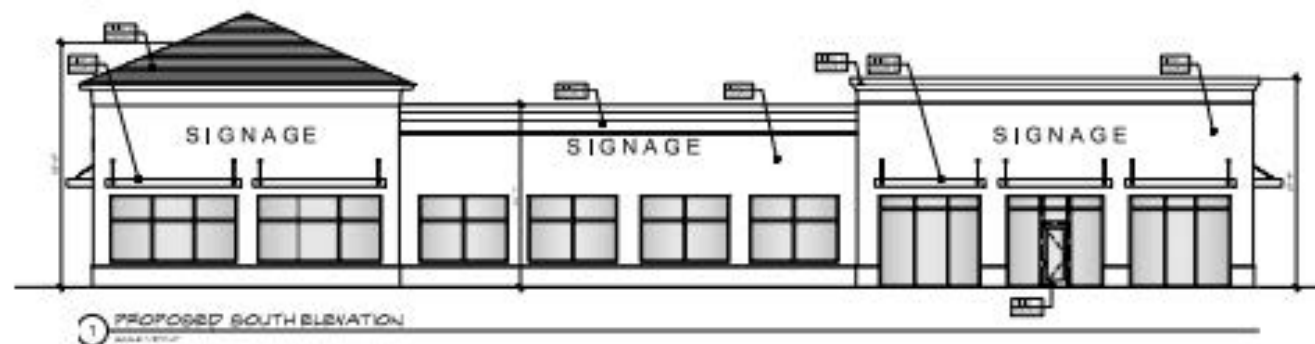
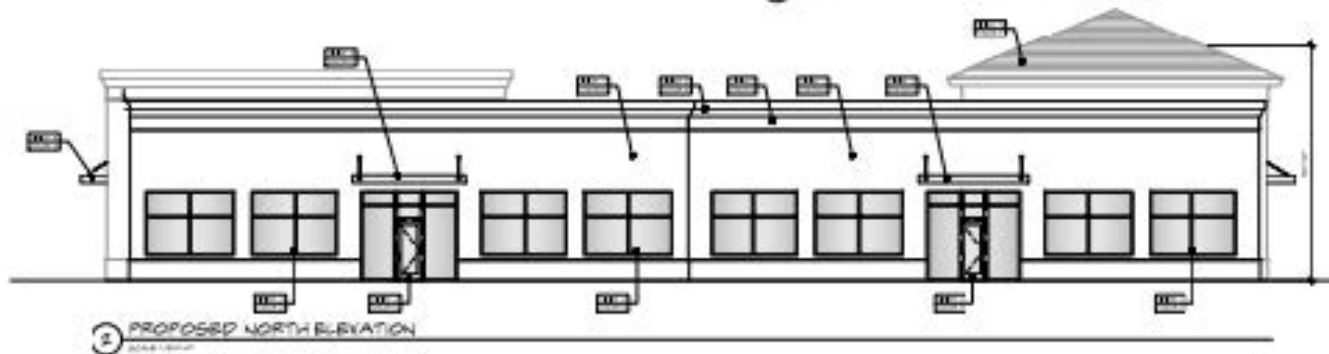
AMPLE PARKING & MODERN DESIGN WITH 159
TOTAL PARKING SPACES

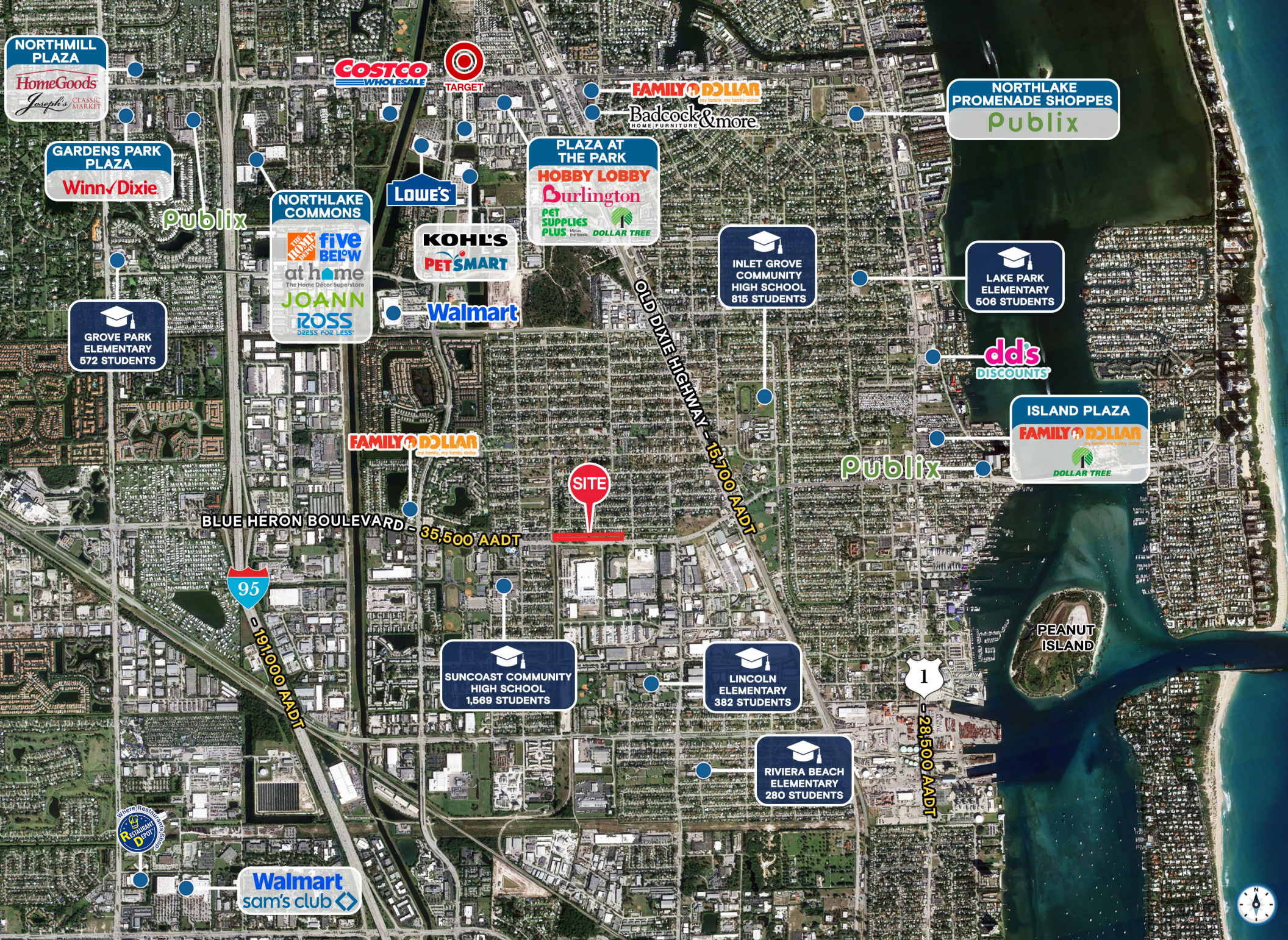
SECONDARY STREETS: AVENUE R & AVENUE O





Riviera Beach, nestled along the pristine coastline of Singer Island, is a haven for aquatic enthusiasts. Whether you're passionate about boating, scuba diving, or simply basking on the beach, this vibrant area offers everything you need for an unforgettable day on the water. With its array of activities and stunning natural beauty, Riviera Beach is the perfect starting point for aquatic adventures of every kind.

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****DIVISION 13. - CG GENERAL COMMERCIAL DISTRICT****

****Sec. 31-321. - Purpose****

The CG General Commercial District promotes retail and service uses that meet community needs. It includes central business and shopping facilities compatible with residential areas, excluding heavy machinery that causes vibrations, noise, dust, odor, or toxic emissions.

****Sec. 31-322. - Use Regulations****

(a) Permitted Uses:

1. Uses allowed in the CN Neighborhood Commercial District, except residential.
2. Personal service establishments (e.g., barbershops, restaurants, banks, offices, funeral homes).
3. Hospitals.
4. Bus passenger terminals.
5. Theaters (excluding drive-ins).
6. Advertising signs.
7. Private clubs.
8. Coin-operated service establishments.
9. New car dealerships.
10. Churches and educational buildings.

(b) Special Exception Uses:

11. Hotels/motels (per RMH-15 regulations).
12. Commercial Planned Unit Development (C-PUD).
13. Inlet Harbor Center PUD (within redevelopment agency boundaries).
14. Drive-in restaurants.
15. Filling stations.
16. Auto malls.
17. Car washes.

18. Bars, taverns, nightclubs.

19. Gun shops. Specialty hospitals.

20. Pawn shops.

21. Substance abuse clinics.

22. Shopping centers >20,000 sq. ft.

23. Assisted living facilities.

24. Nursing homes.

25. Specialty medical facilities.

(c) Prohibited Uses:

26. Residential uses (except within PUDs).

27. Wholesale, industrial, warehousing, and storage.

****Sec. 31-326. - Nonconforming Uses****

*(a) Residential Uses: Existing residential uses may repair, expand, or remodel per RM-15 regulations without a variance.

*(b) Lots: Vacant lots with substandard area/width may be used for commercial structures if yard regulations are met.

****DIVISION 12. - CN NEIGHBORHOOD COMMERCIAL DISTRICT****

****Sec. 31-301. - Purpose****

The CN District provides low-intensity retail/service uses to serve nearby residential areas, allowing multifamily residential development.

****Sec. 31-302. - Use Regulations****

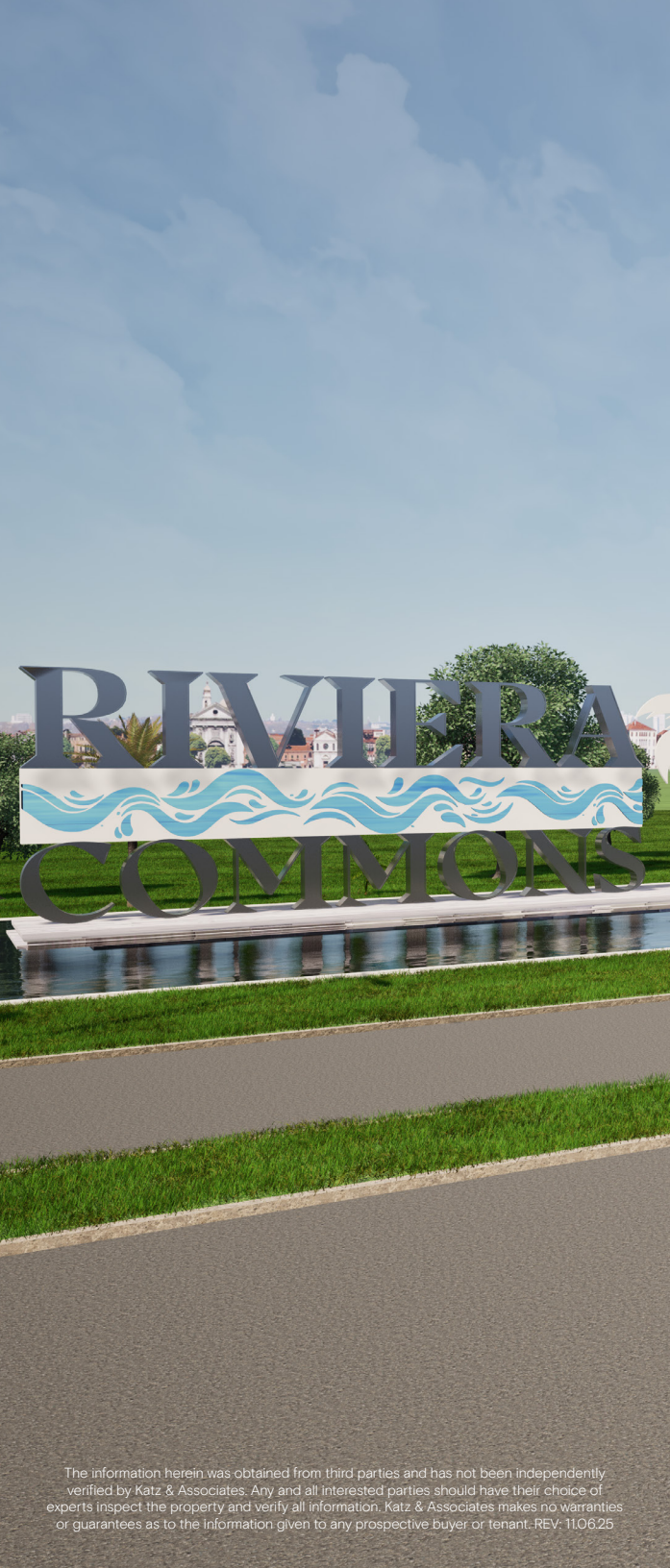
(a) Permitted Uses:

1. Uses allowed in RM-15 districts.
2. Retail uses (e.g., bakeries, bookstores, restaurants without drive-throughs).
3. Service uses (e.g., barbershops, laundries, travel agencies).

(b) Special Exception Uses:

4. Convenience grocery stores (<3,500 sq. ft., no gas pumps).
5. Churches and educational buildings.
6. Specialty medical facilities.

(Ord. No. 2152, § 3(B)(23.AA-14.I), 3-17-82; Ord. No. 2689, § 1, 10-18-95; Ord. No. 4243, § 12, 2-21-24)



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