

AVISON  
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For Sale

# Twin Peaks

*at Shops at  
Pembroke Gardens*

440 SW 145th Ave,  
Pembroke Pines, FL



OFFERING SUMMARY

# Introduction

Avison Young is pleased to present **Twin Peaks at Shops at Pembroke Gardens**, a ground-leased  $\pm 8,541$  Twin Peaks restaurant situated on  $\pm 1.58$  AC parcel ("the Property") located in Pembroke Pines, Florida. The Property, **which is one of the highest-performing Twin Peaks locations in the country since opening**, sits adjacent to and shares an entrance with the Shops at Pembroke Gardens, an open-air retail and entertainment district, and benefits from the  $\pm 17,000$  visitors its neighbor draws weekly. The Property is located in a densely populated, upscale suburban neighborhood and offers excellent proximity to I-75 & Pines Boulevard. There are more than 200,000 residents within a five-mile radius of the property, generating total annual consumer spending of more than \$1.6 billion.

The established, successful Property offers tremendous frontage on SW 145th Street and easy access from Pines Boulevard, which boasts a traffic count of more than 71,000 vehicles per day.

Property stats	
Address	440 SW 145th Ave, Pembroke Pines, FL
Folio	514015090030
Building Area	$\pm 8,541$ SF
Land Area	$\pm 1.58$ AC
Year Built	2017
Parking Spaces	108 spaces
Lease Expiration	10/31/2031
Options	Three 5-Year Options Remaining
In-Place NOI	\$484,000

## Investment highlights



**\$484,000/yr**  
Nov-2026 NOI



**7.5 years**  
Remaining term

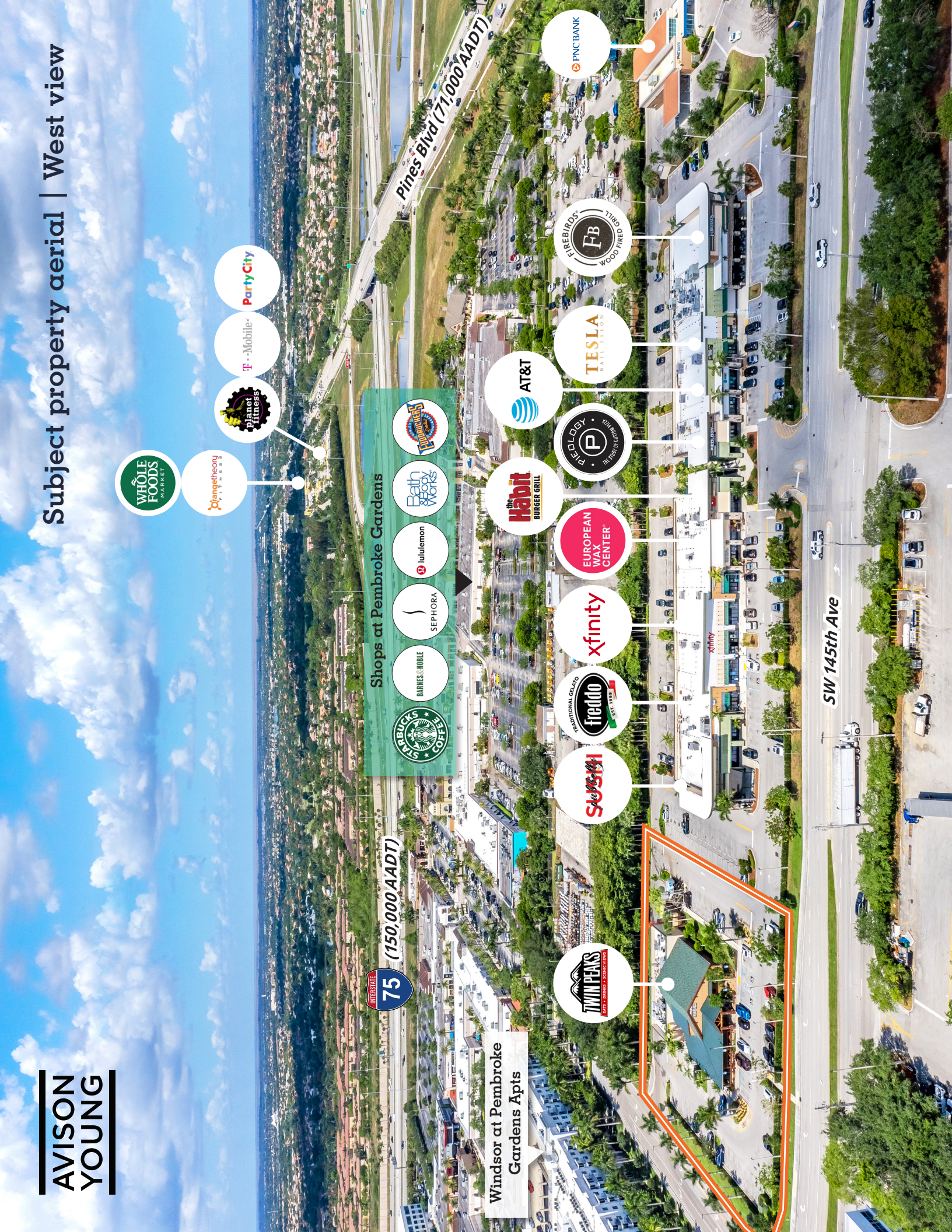


**Top-Grossing**  
Twin Peaks location



**\$1,400+**  
Annual sales psf





**INTERSTATE 75 (150,000 AADT)**

**PINES BLVD (71,000 AADT)**

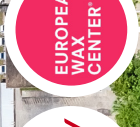
**Windsor at Pembroke Gardens Apts**

**SW 145th Ave**



**Shops at Pembroke Gardens**

- Starbucks
- Barnes & Noble
- Sephora
- Lululemon
- Bath & Body Works
- Target



If you would like to discuss this opportunity further,  
please get in touch.

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