



FOR LEASE

PEMBROKE CROSSING

11810-11970 PINES BLVD • PEMBROKE PINES, FL 33026

CBRE

HIGHLIGHTS

PROPERTY INFO

Pembroke Crossing is the dominant Power Center in one of the fastest growing areas of Florida. Strategically located at the prime intersection of Pines Blvd and Flamingo Rd, it is across the street from Pembroke Lakes Mall, the trade area's only regional enclosed mall. The Center maintains a high profile, possessing a strong tenant mix of national retailers. The city of Pembroke Pines continues to experience a high level of residential development activity as a bedroom community for the Greater Miami area. This 289,463 SF center features such tenants as Trader Joe's, Dicks Sporting Goods, PetSmart, Golf Galaxy, Barnes & Noble, Discovery Clothing, and ULTA.

- **Leasing Opportunity**

4,268 SF

- **Parking**

840 Surface Spaces

- **Gross Leasable Area**

289,463 SF

- **Traffic Counts**

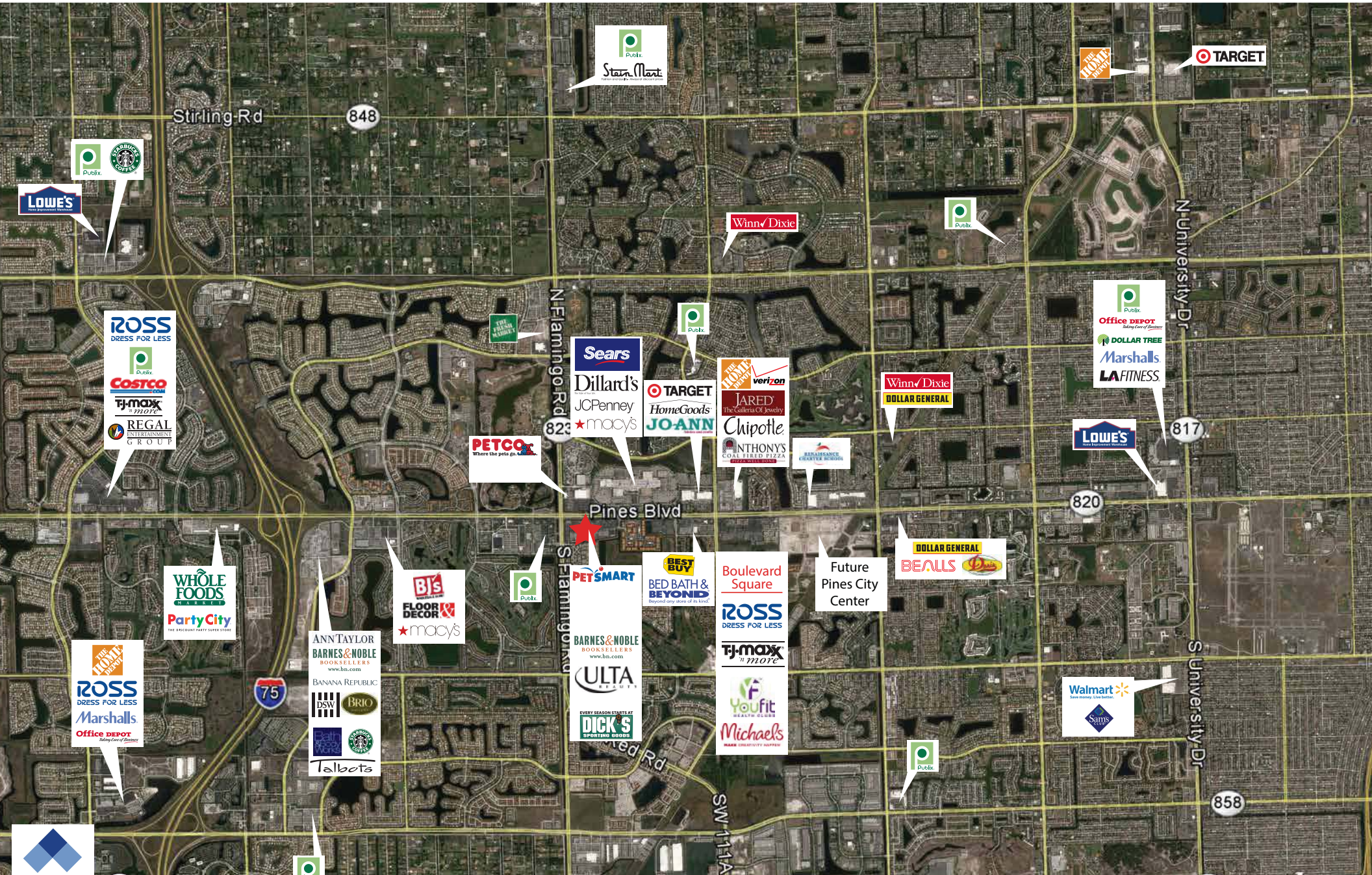
Pines Blvd: 46,500 VPD

Flamingo Rd: 54,500 VPD

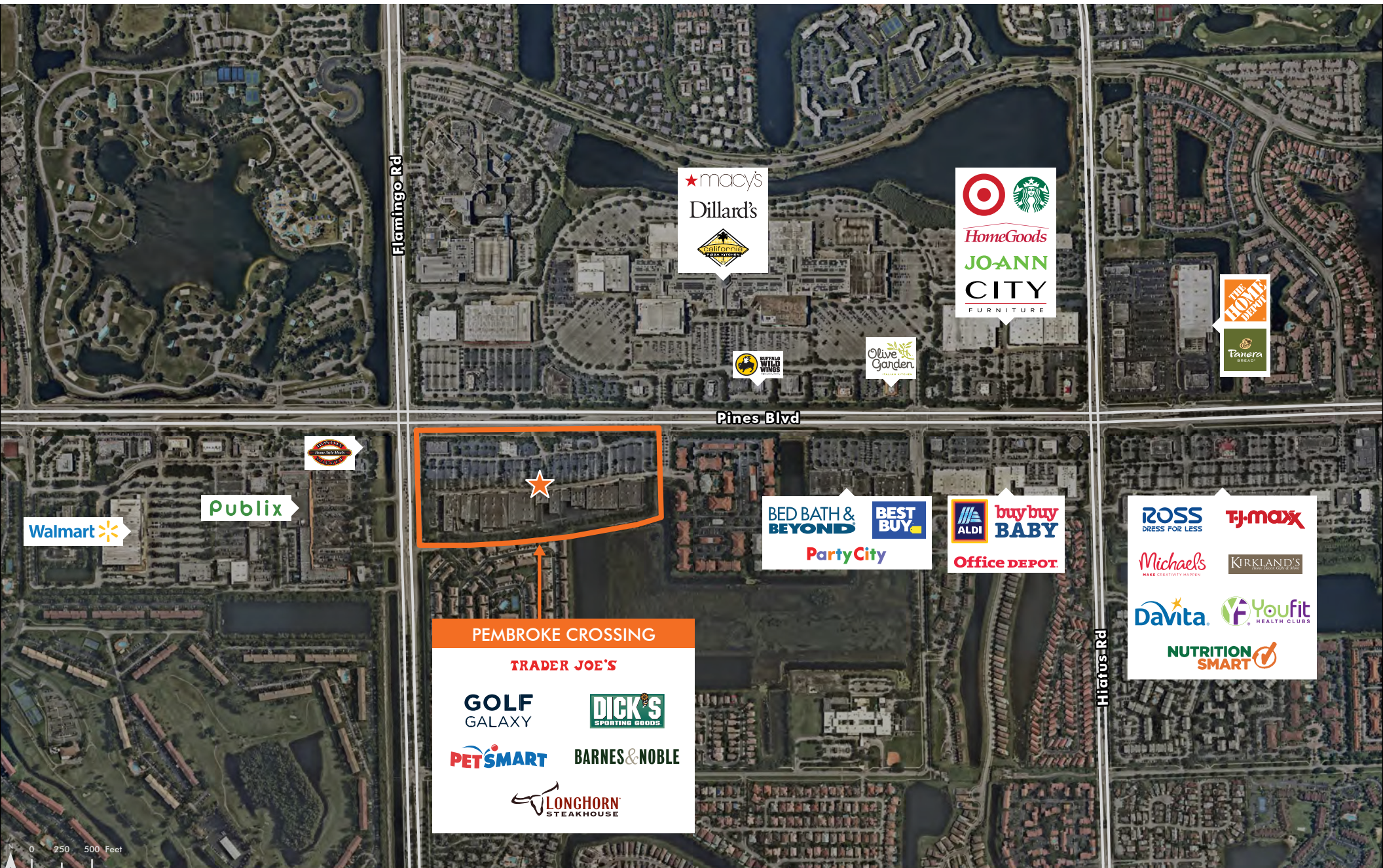
2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,596	145,297	393,083
DAYTIME POPULATION	22,230	126,530	310,910
AVERAGE HOUSEHOLD INCOME	\$76,094	\$99,669	\$104,265
MEDIAN AGE	45	41	39

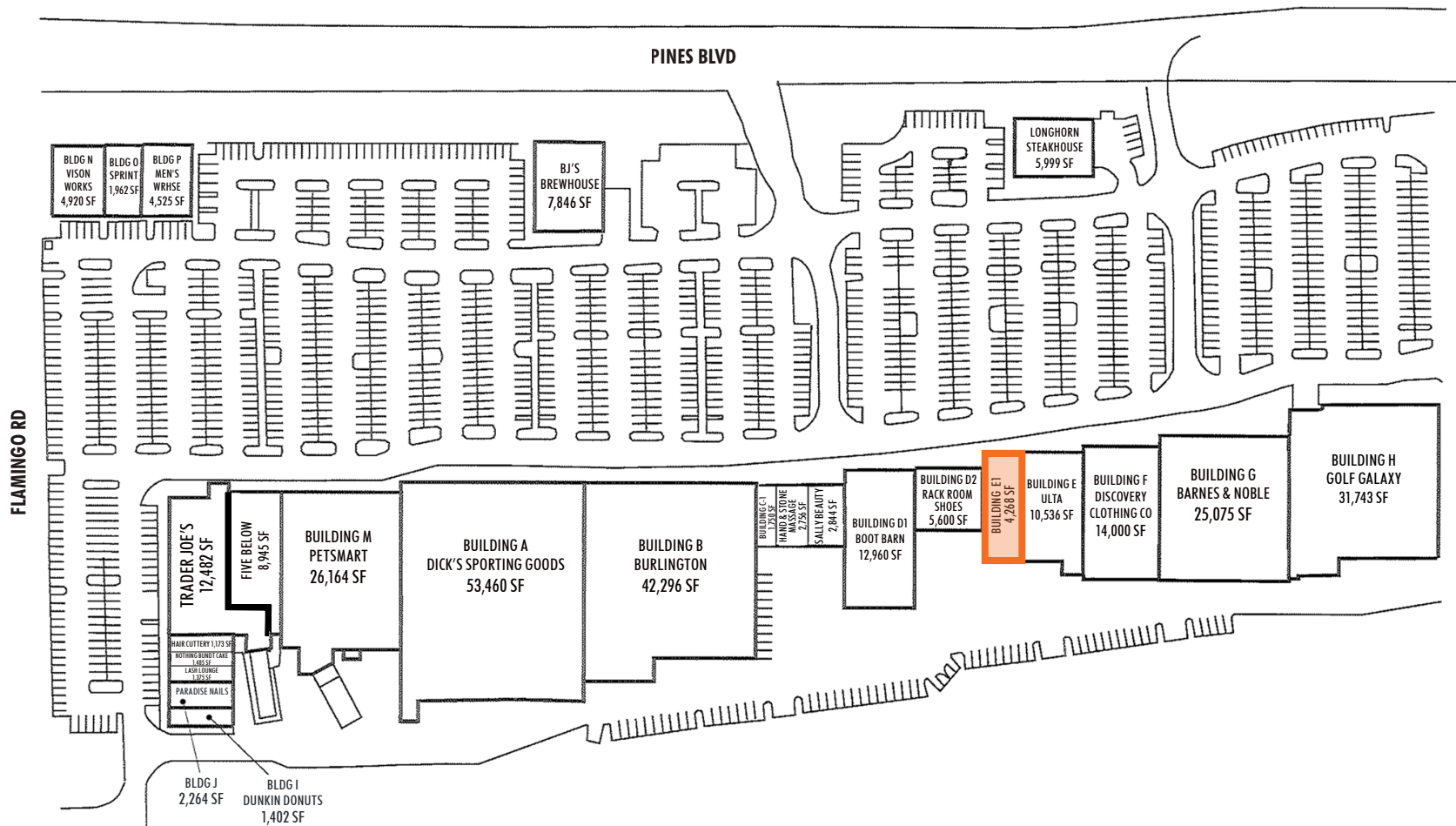
MARKET AERIAL



PROPERTY AERIAL



SITE PLAN



UNIT	TENANT	SF
A	Dick's Sporting Goods	53,460
B	Burlington	42,296
C	Sally Beauty	2,844
C-1	Galleria Home	1,750
C-2	Hand & Stone Massage	2,756
D-1	Boot Barn	12,960
D-2	Rack Room Shoes	5,600
E	ULTA	10,536

UNIT	TENANT	SF
E-1	AVAILABLE	4,268
F	Discovery Clothing Co.	14,000
G	Barnes & Noble	25,075
H	Golf Galaxy	31,743
I	Dunkin' Donuts	1,402
J	Paradise Nails	2,264
K-3B	Nothing Bundt Cakes	1,485
K-3A	Lash Lounge	1,375

UNIT	TENANT	SF
K-4	Hair Cuttery	1,173
L	Trader Joe's	12,482
L-1	Five Below	8,945
M	PetSmart	26,164
N	Visionworks	4,920
O	Sprint	1,962
P	Men's Wearhouse	4,525
Pad A	BJ's Brewhouse	7,846
Pad B	Longhorn Steakhouse	5,999



CONTACT US

PACO DIAZ

Senior Vice President
+1 305 381 6411
paco.diaz@cbre.com

MANAGEMENT INFO

TODD KOLBA

Senior Director, Asset-Client Management
+1 469 232 3487
todd.kolba@cbre.com