



Reimagined Retail on E. Sample Road

410-430 E Sample Rd. Pompano Beach, FL 33064

AURORA PLAZA
By Avila Mall.



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Property Overview



Property Overview

ONE Sotheby's International Realty is pleased to present this exceptional opportunity on East Sample Boulevard. This commercial corridor offers an excellent variety of business, shopping, dining, entertainment, and easy access to beaches.

Completely Reimagined: Aurora Plaza by Avila Mall has undergone a full renovation with a modern façade, upgraded storefronts, and refreshed common areas.

Fresh New Look: Contemporary design, new landscaping, and a vibrant mural wall create a dynamic curb appeal.

Ready-to-Lease Suites: Newly renovated interiors delivered in clean, flexible layouts ideal for retail or service tenants.

Enhanced Visibility: Prime frontage on E. Sample Road with monument and storefront signage opportunities.

High-Traffic Corridor: ±39,000 vehicles per day pass the site, surrounded by strong residential density and national retailers.



INVESTMENT OVERVIEW	
ADDRESS	410-430 E SAMPLE RD POMPAÑO BEACH FL 33064
ZONING	B-3
LOT SIZE	26,000 SF
PARKING SPACES	34
UNITS AVAILABLE	2

\$40/PSF Plus \$15/PSF NNN
ASKING RENT

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Property Photos

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Availabilities

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UNIT	STATUS	SIZE (SF)	RATE (PSF + NNN)	EST. MONTHLY RENT (NNN)	NOTES
420	Available	±1,100 SF	40PSF+NNN	(Calculate estimate)	Combinable with Unit 422
422	Available	±1,100 SF	40PSF+NNN	(Calculate estimate)	Combinable with Unit 420
Combined	Available	±2,200 SF	40PSF+NNN	(Calculate estimate)	Corner configuration available

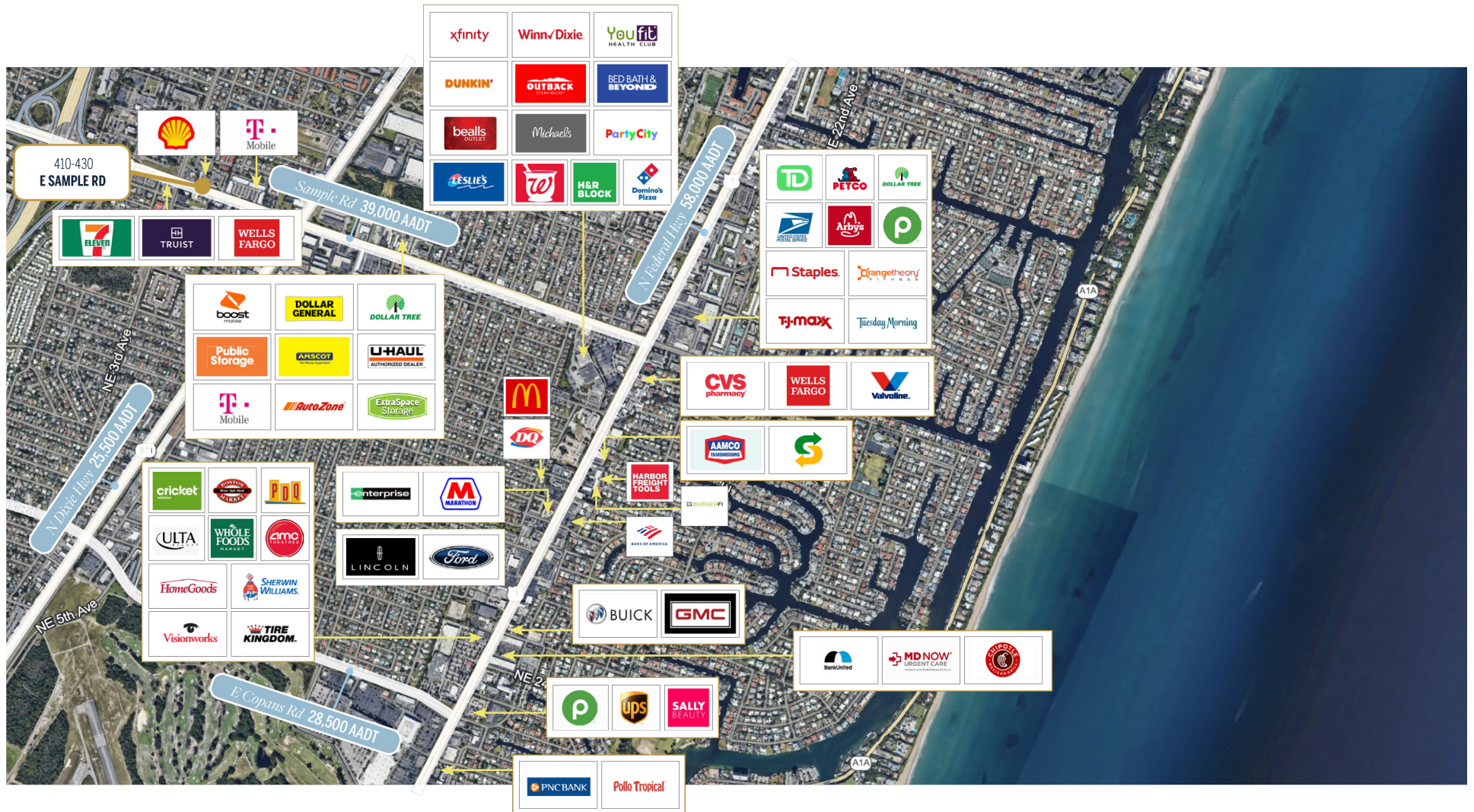


Retail Context

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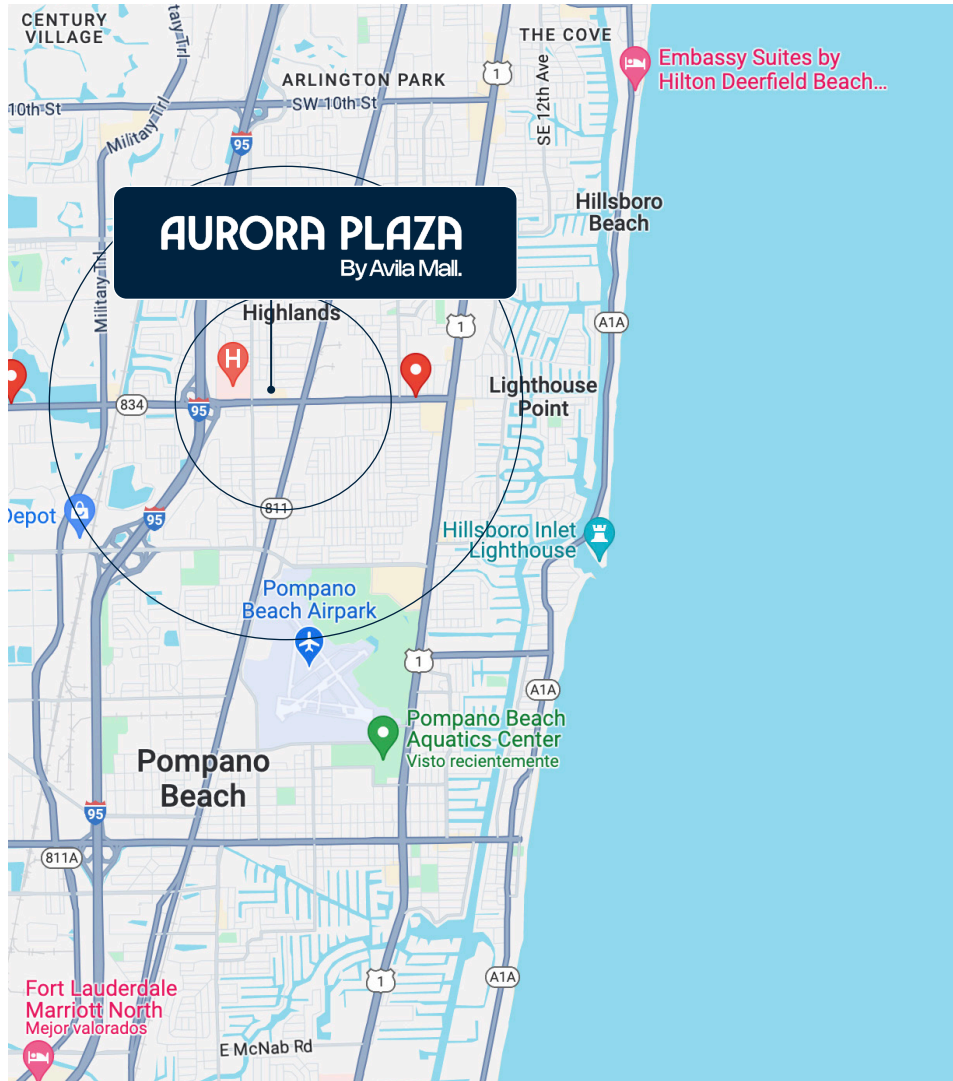
Demographics

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Demographics

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POPULATION	1 MILES	3 MILES
2010 POPULATION	22,982	122,639
2024 POPULATION	21,483	128,232
2029 POPULATION PROJECTION	21,177	129,200
ANNUAL GROWTH 2020-2024	-1.6%	1.1%
ANNUAL GROWTH 2024-2029	-0.3%	0.2%
MEDIAN AGE	37.7	44.9
BACHELOR'S DEGREE OR HIGHER	17%	27%
U.S. ARMED FORCES	11	74

HOUSEHOLDS	1 MILES	3 MILES
2010 HOUSEHOLDS	7,935	51,177
2024 HOUSEHOLDS	7,295	54,508
2029 HOUSEHOLD PROJECTION	7,166	55,103
ANNUAL GROWTH 2020-2024	0.2%	0.9%
ANNUAL GROWTH 2024-2029	-0.4%	0.2%
OWNER OCCUPIED HOUSEHOLDS	3,601	33,743
RENTER OCCUPIED HOUSEHOLDS	3,566	21,360
AVG HOUSEHOLD SIZE	2.7	2.2
AVG HOUSEHOLD VEHICLES	2	1
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$191.2M	\$1.5B

INCOME	1 MILES	3 MILES
AVG HOUSEHOLD INCOME	\$68,927	\$76,139
MEDIAN HOUSEHOLD INCOME	\$54,156	\$51,658
< \$25,000	1,407	12,856
\$25,000 - 50,000	1,870	13,743
\$50,000 - 75,000	1,710	9,225
\$75,000 - 100,000	749	5,757
\$100,000 - 125,000	774	4,409
\$125,000 - 150,000	292	2,392
\$150,000 - 200,000	233	2,449
\$200,000+	258	3,677

Consumer Spending Analysis

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Consumer Spending Details						2024	2029
Radius	1 mile			3 miles			
^ Collapse All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	
^ Apparel	\$11,656,632	\$1,598	\$543	\$77,595,096	\$1,424	\$605	
Women's Apparel	\$4,191,068	\$575	\$195	\$30,032,159	\$551	\$234	
Men's Apparel	\$2,365,617	\$324	\$110	\$16,140,859	\$296	\$126	
Girl's Apparel	\$884,614	\$121	\$41	\$5,124,209	\$94	\$40	
Boy's Apparel	\$689,403	\$95	\$32	\$3,833,763	\$70	\$30	
Infant's Apparel	\$648,886	\$89	\$30	\$3,782,709	\$69	\$29	
Footwear	\$2,877,044	\$394	\$134	\$18,681,397	\$343	\$146	
✓ Entertainment, Hobbies & P...	\$28,703,625	\$3,935	\$1,336	\$229,410,175	\$4,209	\$1,789	
✓ Food & Alcohol	\$54,122,380	\$7,419	\$2,519	\$401,787,111	\$7,371	\$3,133	
✓ Household	\$28,866,481	\$3,957	\$1,344	\$252,021,276	\$4,624	\$1,965	

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East Sample Road	NE 5th Ave W	39,107	2025	0.08 mi
NE 36th St	NE 5th Ave W	45,504	2025	0.10 mi
N Dixie Hwy	NE 33rd St N	20,632	2025	0.32 mi

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Tiara Saint is a Senior Investment Sales Advisor at ONE Sotheby's International Realty and a dually licensed Associate Broker in Florida and North Carolina. She specializes in commercial real estate, including investment sales, retail, multi-family, and commercial leasing, while also delivering exceptional service in residential real estate. As a former Vice President and Managing Broker for commercial real estate firms, Tiara brings high-level leadership, strategic insight, and seasoned expertise to every client relationship. She is also a licensed CAM (Community Association Manager) in Florida.

Tiara's first career began on stage as a professional ballet dancer, instilling in her the discipline, grace, and perseverance that continue to fuel her professional life. She later founded a media marketing company in South Beach, where she blended creativity with entrepreneurial drive — a combination that now powers her success in real estate.

Based in Pompano Beach, Tiara lives with her husband of 28 years, a veteran of the US Armed Forces, and their two furbabies, Gigante and VeeVee. Outside of real estate, she's often found boating, snorkeling, or staying fit through CrossFit and dance classes — living each day with strength, passion, and balance.



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