

RETAIL
SPACE
FOR
LEASE

CASPIAN DELRAY

190 SE 5th Avenue, Delray Beach, FL 33483

±2,683 SF FORMER RETAIL/CAFE SPACE AVAILABLE



2 BLOCKS SOUTH OF THE FAMOUS ATLANTIC AVENUE ON FEDERAL HIGHWAY - DELRAY'S HOTTEST DINING AND RETAIL CORRIDOR

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Lauren Powell

ASSOCIATE

laurenpowell@katzretail.com

(815) 666-7861

Jennifer Houston

SENIOR DIRECTOR

jenniferhouston@katzretail.com

(561) 400-4675

Daniel D. DePasquale

VICE PRESIDENT

ddd@katzretail.com

(212) 257-4996

Property Overview

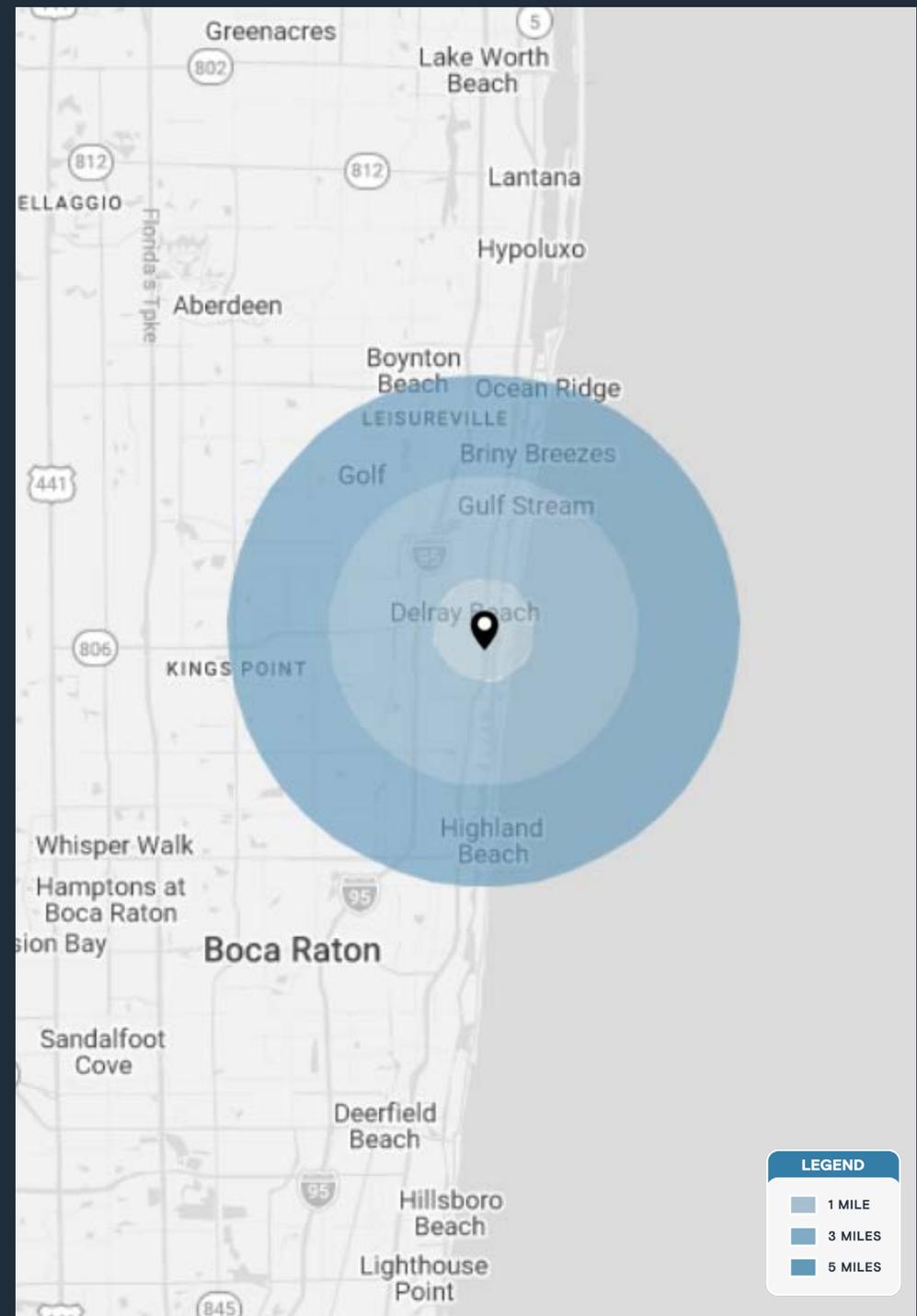
HIGHLIGHTS

- Prime Location at 190 S Federal Highway (SE 5th Ave), just two blocks south of Atlantic Avenue
- Part of Caspian, a mixed-use development with 146 luxury apartments
- 2,683 SF endcap space available for a restaurant or retail user, ample on site parking
- Directly adjacent to Caspian Delray is Casa Avenida, brand new (under construction), luxury townhomes priced at ±\$3.0 million
- Highly affluent demos of over \$170,000 in a one mile radius
- Delray Beach a Triple winner and a 2025 All American City Finalist

DEMOGRAPHICS

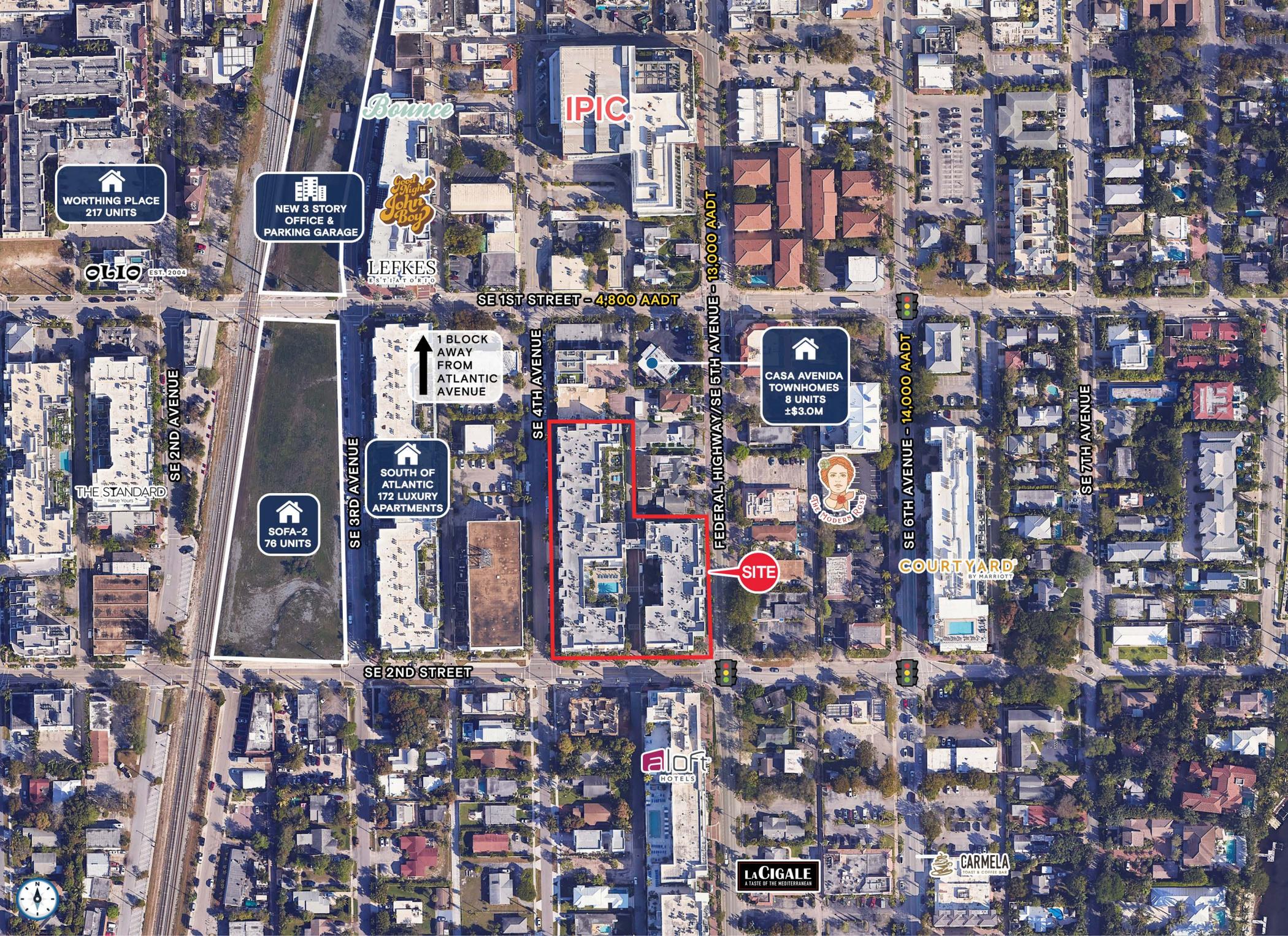
	1 MILE	3 MILES	5 MILES
POPULATION	13,953	73,068	179,418
HOUSEHOLDS	6,507	34,324	87,690
EMPLOYEES	12,504	37,043	91,629
AVERAGE HH INCOME	\$170,884	\$142,827	\$132,952

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	14,064	49,016	122,745
HOUSEHOLDS	6,724	22,799	60,256
EMPLOYEES	13,129	27,667	56,670
AVERAGE HH INCOME	\$175,046	\$149,670	\$132,745



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



WORTHING PLACE
217 UNITS

**NEW 3 STORY
OFFICE &
PARKING GARAGE**

obio EST. 2004

Bounce

*Just Right
John Boy*

IPIC

LEFKES
DISTRIBUTORS

SE 1ST STREET - 4,800 AADT

FEDERAL HIGHWAY/SE 5TH AVENUE - 13,000 AADT

**1 BLOCK
AWAY
FROM
ATLANTIC
AVENUE**

**CASA AVENIDA
TOWNHOMES**
8 UNITS
±\$3.0M

SE 2ND AVENUE

THE STANDARD
Raise Yours

SOFA-2
76 UNITS

SE 3RD AVENUE

**SOUTH OF
ATLANTIC**
172 LUXURY
APARTMENTS

SE 4TH AVENUE

THE MODERN ROSE

SE 6TH AVENUE - 14,000 AADT

SE 7TH AVENUE

SITE

COURTYARD
BY MARRIOTT

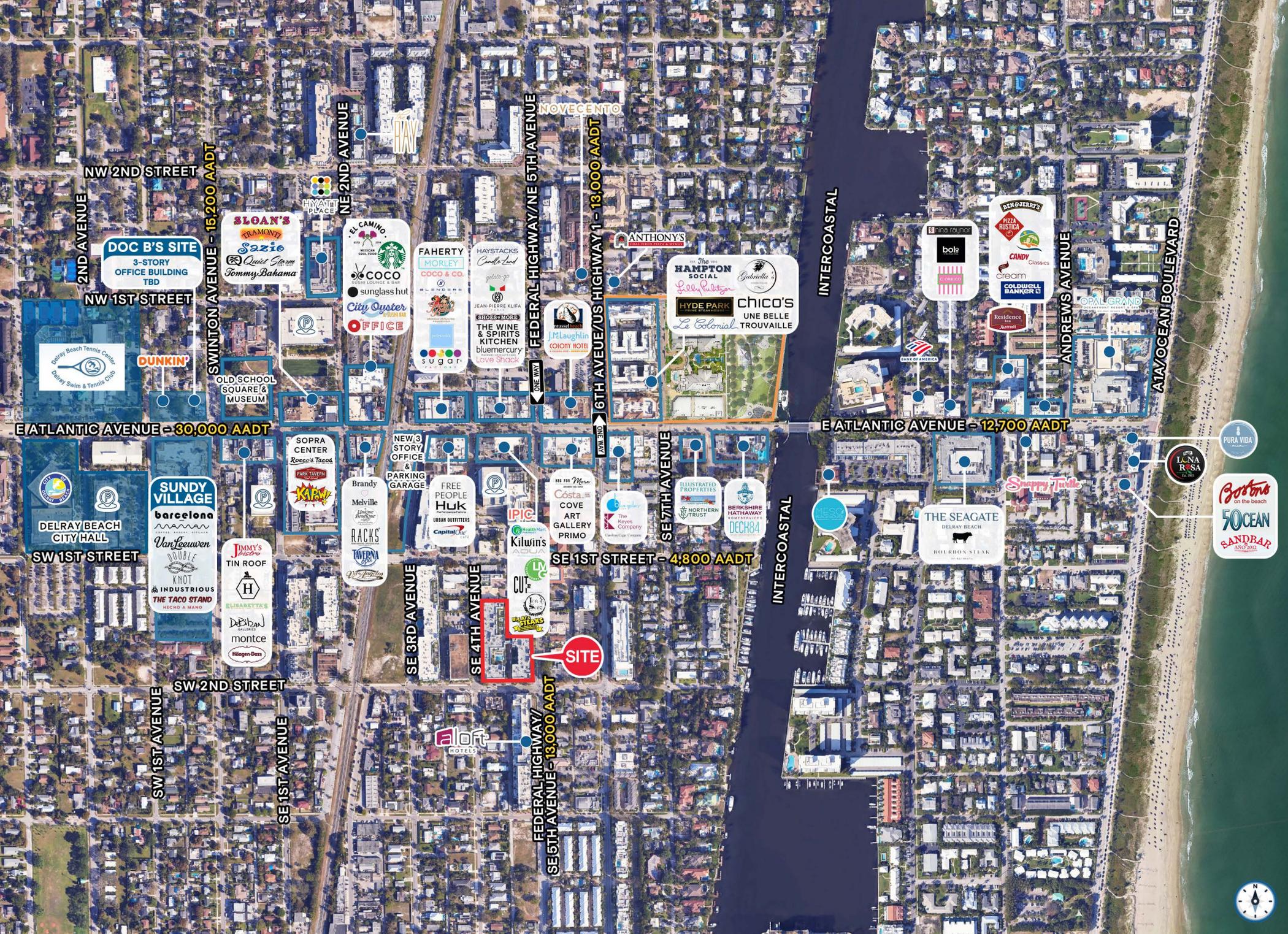
SE 2ND STREET

aloft
HOTELS

LA CIGALE
A TASTE OF THE MEDITERRANEAN

CARMELA
TOAST & COFFEE BAR





NW 2ND STREET

NW 1ST STREET

E ATLANTIC AVENUE - 30,000 AADT

SW 1ST STREET

SW 2ND STREET

SE 1ST AVENUE

SE 3RD AVENUE

SE 4TH AVENUE

FEDERAL HIGHWAY/
SE 5TH AVENUE - 13,000 AADT

NOVOCENTRO

FEDERAL HIGHWAY/NE 5TH AVENUE
6TH AVENUE/US HIGHWAY 1 - 13,000 AADT

SE 1ST STREET - 4,800 AADT

SE 7TH AVENUE

INTERCOASTAL

INTERCOASTAL

E ATLANTIC AVENUE - 12,700 AADT

ANDREWS AVENUE

A1A/OCEAN BOULEVARD

DOC B'S SITE
3-STORY
OFFICE BUILDING
TBD

Delray Beach Tennis Center
Cheryl Swim & Tennis Club

DUNKIN'

OLD SCHOOL
SQUARE &
MUSEUM

SOPRA
CENTER
Rocco's Pizzeria
PARK TAVERN

KARAOKE

Brandy
Melville

RACKS
TIN ROOF

JIMMY'S
DICKIE'S
TIN ROOF

DEBITAN
COLLEGE
montce

HILIGEN-DESS

NEW 3
STORY OFFICE
&
PARKING
GARAGE

FREE
PEOPLE
HUK
URBAN OUTFITTERS

Capital One

IPIC
HealthMart

Kilwin's
AQUA

CUT
CUT

MOY
HOTELS

FAHERTY
MORLEY
COCO & CO.

City Oyster
OFFICE

EL CAMINO
MEXICAN RESTAURANT

HYATT
PLACE

STARBUCKS

COCO
COCO & CO.

sun glass hut

OFFICE

HAYSTACKS
Candle Land

gato go

JEAN-PIERRE KLIFA

STOES MORE

THE WINE & SPIRITS
KITCHEN
bluemercury
Love Shack

sugar

OFFICE

ANTHONY'S

Le Colonial

chico's
UNE BELLE
TROUVAILLE

chico's

HYDE PARK
SOCIAL

HYDE PARK

THE SEAGATE
DELRAY BEACH
BOURBON STEAK

THE SEAGATE

bolle

cream
COLDWELL
BANKERS

cream

PIZZA
RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

PIZZA RUSTICA

OPAL GRAND

Residence
Amenities

Residence

Spappy Juice

PURA VIDA



89/100
walkability score



\$132,952
average household
income



91,629
daytime population



\$148.9M
dining out expenditure



\$89.4M
apparel expenditure





A Vibrant Neighborhood

Caspian Delray is only two blocks from Downtown Delray ~Atlantic Avenue, the main shopping and dining thoroughfare in Delray Beach.

Downtown Delray beach boosts millions of visitors a year for the beach and the downtown experience. High average household incomes in a 1-3-5 mile radius. Close proximity to two Marriot brand hotels.





FOR MORE INFORMATION
PLEASE CONTACT
EXCLUSIVE BROKERS

Lauren Powell

ASSOCIATE

laurenpowell@katzretail.com

(815) 666-7861

Jennifer Houston

SENIOR DIRECTOR

jenniferhouston@katzretail.com

(561) 400-4675

Daniel D. DePasquale

VICE PRESIDENT

ddd@katzretail.com

(212) 257-4996



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.19.26