

AVENUE



1955 N. FEDERAL HWY
POMPANO BEACH, FL 33062

PRIME RETAIL

FOR LEASE



AVENUEREP.COM





PREMISES

POMPAÑO CITI CENTRE

SPACES	
AVAILABLE :	MULTIPLE (SEE BELOW)
DELIVERY:	TBD
RENT:	UPON REQUEST

PROPERTY INFORMATION

- PREMIER SHOPPING CENTER LOCATED AT FEDERAL HWY & COPANS RD, OFFERING EXCEPTIONAL VISIBILITY WITH 84,300+ VEHICLES PER DAY AND CONVENIENT ACCESS FOR LOCAL AND REGIONAL TRAFFIC.
- **INSTITUTIONAL OWNERSHIP UNDER NEW MANAGEMENT**, BRINGING RENEWED INVESTMENT, MARKETING INITIATIVE, AND LONG-TERM COMMITMENT TO ELEVATING THE CENTER’S PERFORMANCE AND TENANT MIX.
- EXPANSIVE 570,991 SF OPEN-AIR POWER CENTER ANCHORED BY TOP NATIONAL RETAILERS INCLUDING NORDSTROM RACK, ROSS, T.J. MAXX, PETSMART, BURLINGTON, LOWES AND JCPENNEY CREATING STRONG YEAR-ROUND CUSTOMER DRAW.
- FLEXIBLE LEASING OPPORTUNITIES WITH A VARIETY OF RETAIL, RESTAURANT, SERVICE, MEDICAL, AND OFFICE SPACES RANGING FROM 450 SF TO OVER 27,000 SF, IDEAL FOR BOTH NEW CONCEPTS AND ESTABLISHED OPERATORS.
- DIVERSE TENANT MIX ACROSS DINING, ENTERTAINMENT, FITNESS, BEAUTY, AND SPECIALTY RETAIL—DRIVING CROSS-SHOPPING AND CREATING A DYNAMIC ENVIRONMENT FOR TENANTS TO THRIVE.
- FUTURE GROWTH OPPORTUNITY WITH A ALMOST COMPLETED 352-UNIT RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT, INCREASING BUILT-IN CUSTOMER TRAFFIC AND LONG-TERM STABILITY FOR RETAILERS.
- AMPLE SURFACE PARKING AND EFFICIENT SITE CIRCULATION, PROVIDING GUESTS WITH EASY ACCESS FROM MULTIPLE ENTRY POINTS ALONG BOTH MAJOR ROADWAYS.



365 APARTMENT UNITS
(UNDER CONSTRUCTION)

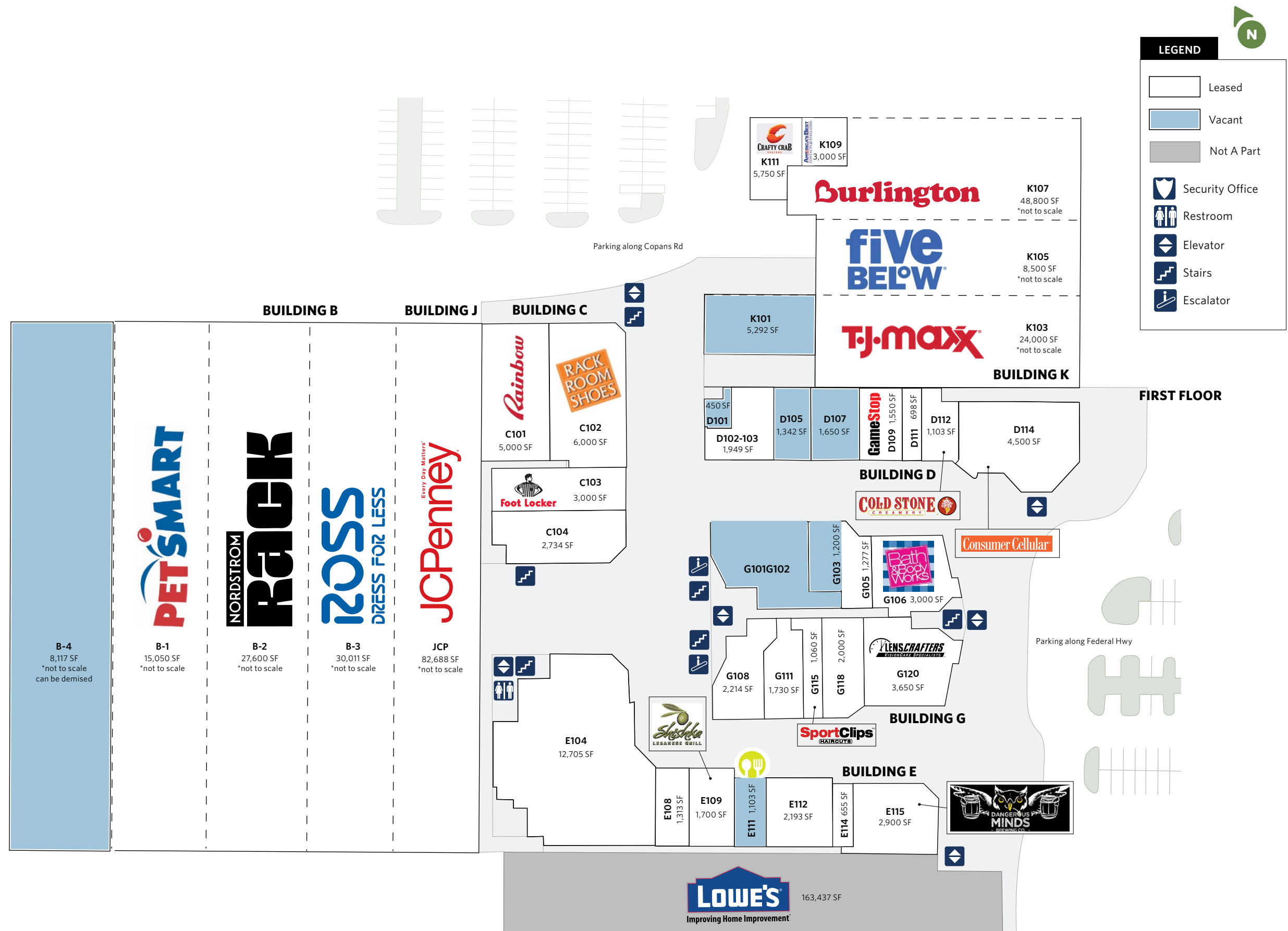




365 APARTMENT UNITS
(UNDER CONSTRUCTION)

UNIT	TENANT	SQ. FT.
ANCHORS & JR. ANCHORS		
B-1	PetSmart	15,050
B-2	Nordstrom Rack (Coming Soon)	27,600
B-3	Ross Dress For Less	30,011
B-4	Available	8,117
JCP	JCPenney	82,688
K103	T.J. Maxx	24,000
K105	Five Below	8,500
K107&K207	Burlington	48,800
OUTLOTS		
PAD1	Wendy's	3,500
PAD2	IHOP	4,600
PAD4	J. Marks Restaurant & Bar	8,000
PAD5-1	Chili's	5,697
PAD5-2	Chase Bank	5,700
M101	Aspen Dental	3,750
M102	Venetian Nail Spa	3,001
M103	The Joint Chiropractic	1,130
M104	European Wax Center	1,200
M105	Foxtail Coffee	1,558
M106	Orangetheory Fitness	3,200
M108	Tropical Smoothie Cafe	1,173
M109	Wingstop	1,452
M110	Five Guys	2,400
MULTI-STORY BUILDINGS C, D, E, G & J		
See Separate Site Plans		





FIRST FLOOR - LEASING PLAN

POMPANO CITI CENTRE



N

LEGEND

Leased

Vacant

Not A Part

Security Office

Restroom

Elevator

Stairs

Escalator

SECOND FLOOR



LEGEND

Leased

Vacant

Not A Part

Security Office

Restroom

Elevator

Stairs

Escalator

THIRD FLOOR



UNIT	TENANT	SQ. FT.
ANCHORS & JR. ANCHORS		
B-1	PetSmart	15,050
B-2	Nordstrom Rack (Coming Soon)	27,600
B-3	Ross Dress For Less	30,011
B-4	Available	8,117
JCP	JCPenney	82,688
K103	T.J. Maxx	24,000
K105	Five Below	8,500
K107&K207	Burlington	48,800
OUTLOTS		
PAD1	Wendy's	3,500
PAD2	IHOP	4,600
PAD4	J. Marks Restaurant & Bar	8,000
PAD5-1	Chili's	5,697
PAD5-2	Chase Bank	5,700
M101	Aspen Dental	3,750
M102	Venetian Nail Spa	3,001
M103	The Joint Chiropractic	1,130
M104	European Wax Center	1,200
M105	Foxtail Coffee	1,558
M106	Orangetheory Fitness	3,200
M108	Tropical Smoothie Cafe	1,173
M109	Wingstop	1,452
M110	Five Guys	2,400
ANCHORS/JR. ANCHORS/OUTLOTS		291,127

UNIT	TENANT	SQ. FT.
MALL INLINEHOPS		
C101	Rainbow	5,000
C102	Rack Room Shoes	6,000
C103	Foot Locker	3,000
C104	Sunshine E-Ride	2,734
C201	Chuck E. Cheese's	15,324
C204	Available	2,788
D101	Available	450
D102-103	Sky Luxe Nails and Spa	1,949
D105	Available	1,342
D107	Available	1,636
D109	GameStop	1,550
D111	Hablame Learning Center of International Languages	698
D112	Cold Stone Creamery	1,103
D114	Consumer Cellular	4,500
D201	DND International	1,000
D202	Wash Bar	1,582
D205	Available	1,663
D211	Saito Japanese Steakhouse	7,914
E104	The Tree House Indoor Playground & Cafe (Coming Soon)	12,705
E108	Dads Cave Barbershop	1,313
E109	Shishka Lebanese Grill	1,700
E111	Available	1,103
E112	Taj Mahal Indian	2,193
E114	Impressions Kitchens	655

UNIT	TENANT	SQ. FT.
E115	Dangerous Minds Brewing Company	2,900
E201	Available	3,313
E204	Available	3,114
E205	Available	8,331
E209	School of Rock	1,870
E210	Available	1,100
E211	Available	1,463
E212	Available	1,942
E213	Available	1,079
E215	Eric E. Mohr DMD	2,500
G101G102	Available	3,853
G103	Available	1,200
G105	Island Vibes Kava Bar	1,277
G106	Bath & Body Works	3,000
G108	Print Cut Go	2,214
G111	Empanadas LLC	1,730
G115	Sport Clips	1,060
G118	Impressions Kitchens	2,000
G120	Lenscrafters	3,650
G201G203	La Queen Boutique	1,501
G204	Intercoastal Tax Pros	912
G206	Florida Eye & Laser Center	1,426
G208	Sola Salon Studios	6,842
G221	AJ Traffic School	1,512
G224	Available	1,205
G301G306	Amped Fitness	6,660

UNIT	TENANT	SQ. FT.
G312G315	Yoga Home	3,897
G316-318	United Power Consultants	2,722
G320	Available	1,553
J201	South Florida Technical Center	14,699
J209J215	Florida Department of Highway Safety and Motor Vehicles	6,958
J217	AVP Insurance & Traffic School	2,782
J250	Amped Fitness	34,732
K101	Available	4,243
K109	America's Best Contacts & Eyeglasses	3,000
K111	Crafty Crab	5,750
K201	Available	11,177
K205	Available	27,000
K209	Available	13,795

Total Square Feet:570,991



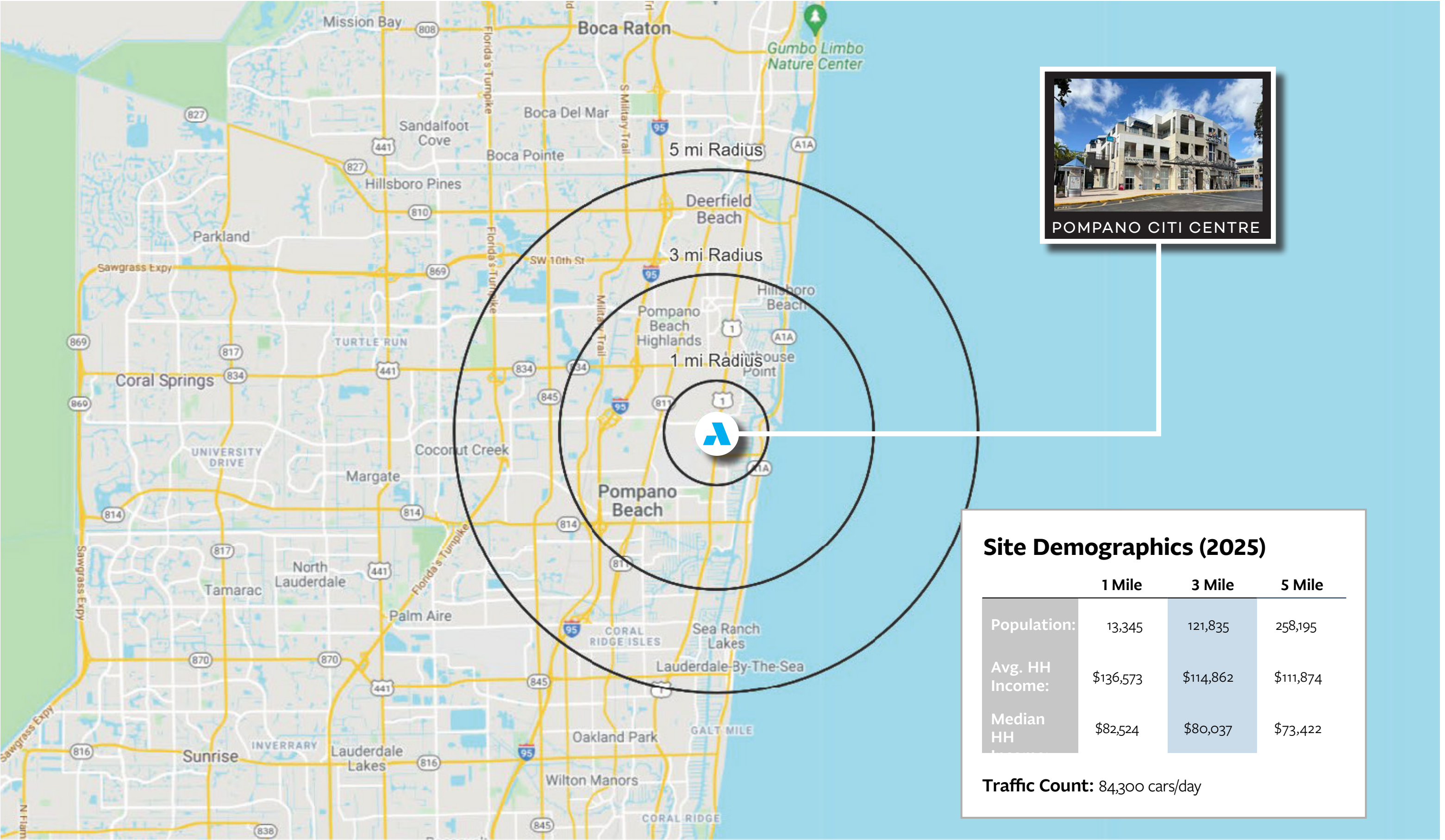
**New Development at Citi Centre
(The Caroline Apartments)**

Project: The Morgan Group is developing **356 units** on the former Macy's location, creating a residential community connected to the shopping center.

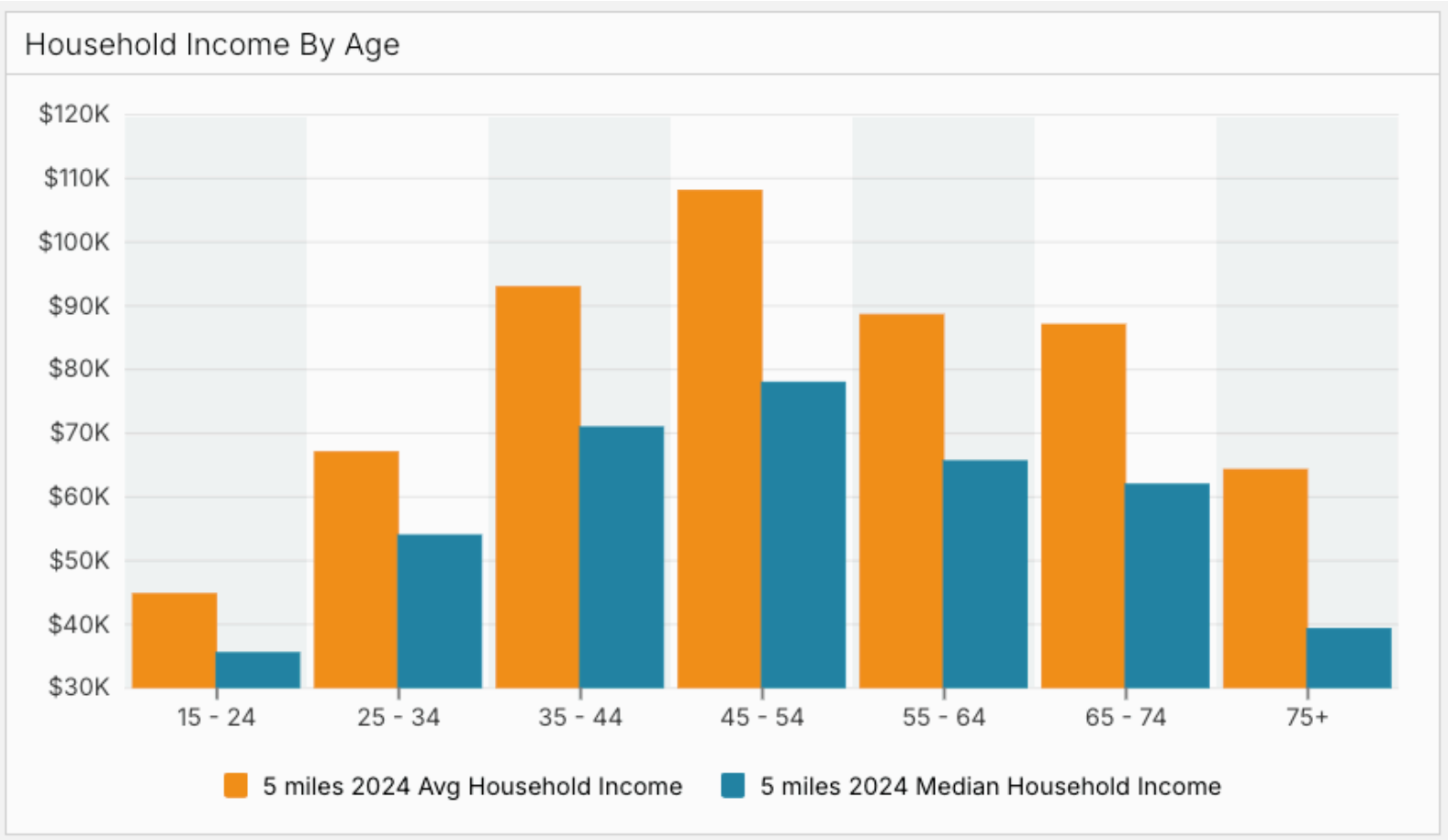
Features: Expect four-story buildings, a clubhouse, gym, pool, dog park, and 15% workforce housing units, with some units facing the golf course.

Status: Groundbreaking occurred in 2025, with plans to demolish Macy's and build a gated community with access to the mall and bike paths.

APARTMENTS UNITS - UNDER CONSTRUCTION



Population			
	1 mile	5 miles	10 miles
2020 Population	12,818	241,133	903,858
2024 Population	13,152	263,261	953,118
2029 Population Projection	13,205	267,415	967,965
Annual Growth 2020-2024	0.7%	2.3%	1.4%
Annual Growth 2024-2029	0.1%	0.3%	0.3%
Median Age	49.6	48	44.1
Bachelor's Degree or Higher	35%	32%	34%
U.S. Armed Forces	15	123	385

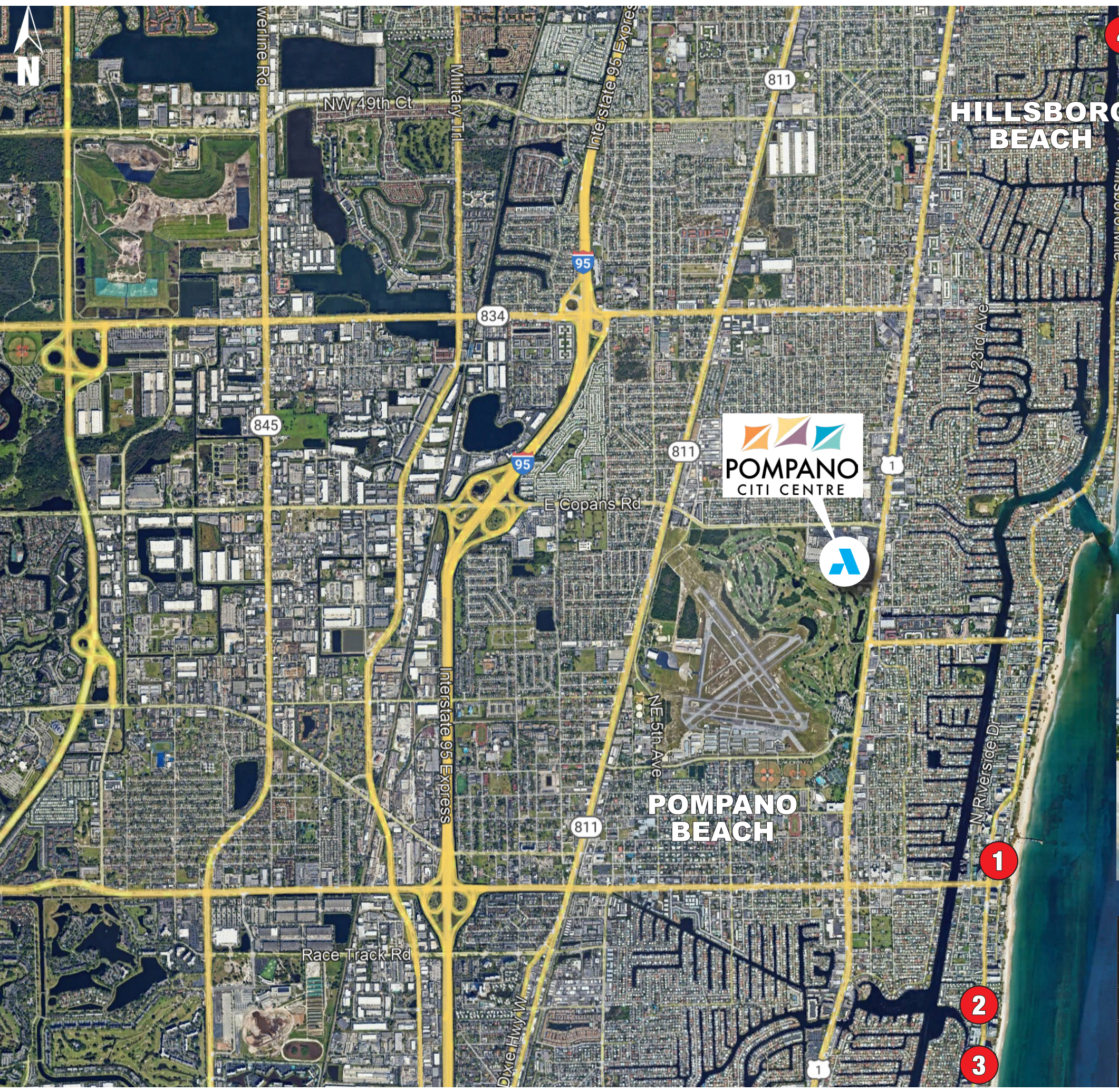


Income			
	1 mile	5 miles	10 miles
Avg Household Income	\$95,608	\$83,134	\$91,249
Median Household Income	\$64,575	\$57,422	\$64,099
< \$25,000	1,042	25,021	75,142
\$25,000 - 50,000	1,378	27,767	84,998
\$50,000 - 75,000	915	20,875	67,108
\$75,000 - 100,000	871	13,060	47,297
\$100,000 - 125,000	490	10,826	38,780
\$125,000 - 150,000	227	5,946	23,886
\$150,000 - 200,000	308	6,232	24,538
\$200,000+	744	9,690	39,389

Households			
	1 mile	5 miles	10 miles
2020 Households	5,815	107,639	378,088
2024 Households	5,976	119,419	401,138
2029 Household Projection	6,000	121,656	407,955
Annual Growth 2020-2024	-0.6%	0.9%	1.1%
Annual Growth 2024-2029	0.1%	0.4%	0.3%
Owner Occupied Households	4,120	75,796	242,858
Renter Occupied Households	1,881	45,861	165,097
Avg Household Size	2.1	2.1	2.3
Avg Household Vehicles	2	1	2
Total Specified Consumer Spending (\$)	\$179.6M	\$3.3B	\$11.7B



AERIAL & NEARBY TENANTS



4

HILLSBORO
BEACH

POMPANO
CITI CENTRE



POMPANO
BEACH

1

2

3



W BEACH HOTEL & RESIDENCES



THE RITZ-CARLTON RESIDENCES



WALDORF ASTORIA RESIDENCES



ROSEWOOD RESIDENCES

	Hotel	Distance	Units	Opening
1	W Beach Hotel & Residences	3.2 Miles	92	2029
2	The Ritz-Carlton Residences	3.7 Miles	112	2026
3	Waldorf Astoria Residences	4 Miles	92	2027
4	Rosewood Residences	5.3 Miles	92	2026



PHOTOS



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