

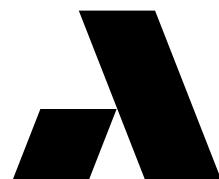
AVENUE



1955 N. FEDERAL HWY
POMPANO BEACH, FL 33062

PRIME RETAIL

FOR LEASE



AVENUEREP.COM





PREMISES

POMPANO 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.

AERIAL VIEW I



365 APARTMENT UNITS
(UNDER CONSTRUCTION)



AERIAL VIEW II



365 APARTMENT UNITS
(UNDER CONSTRUCTION)

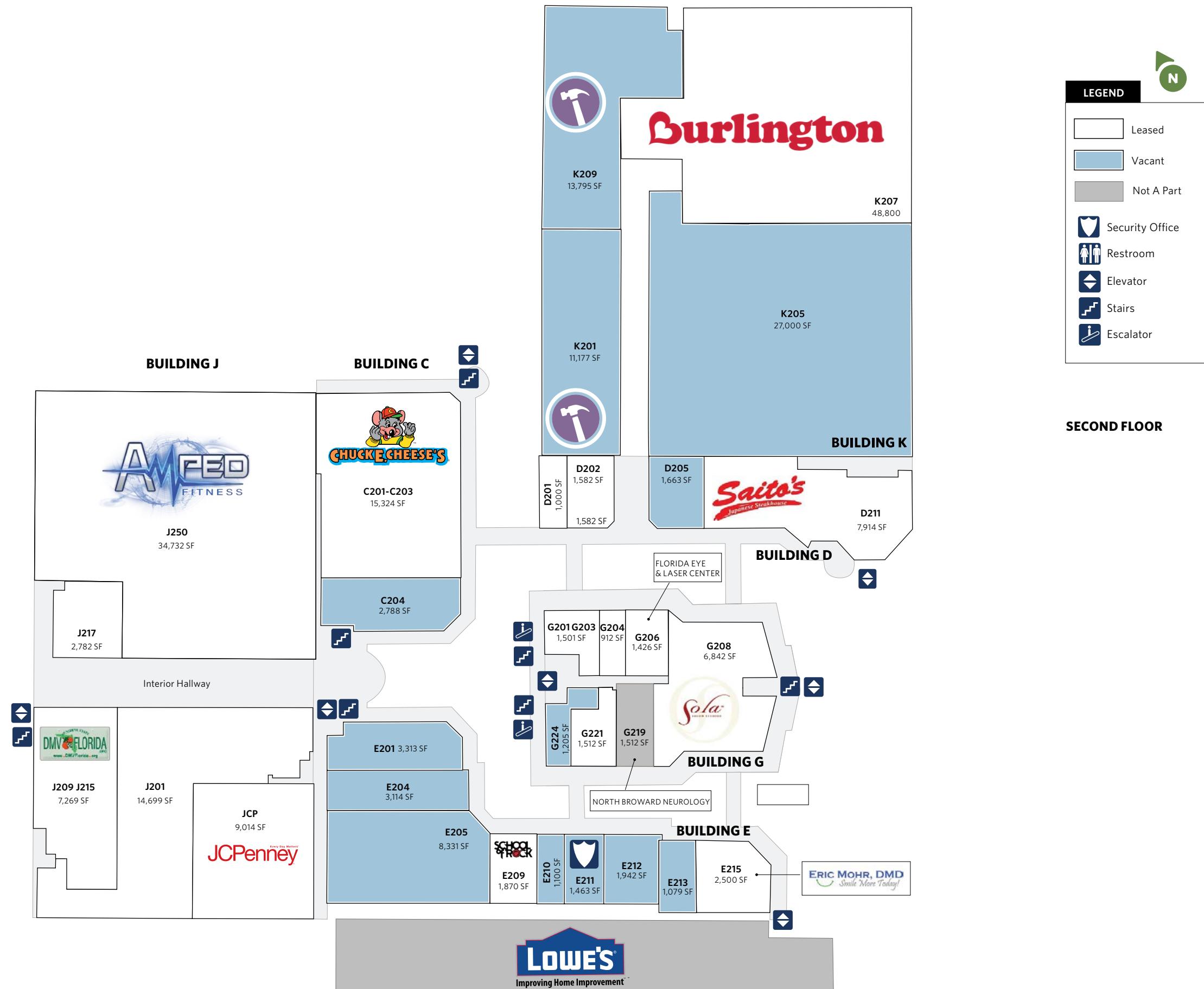
UNIT	TENANT	SQ. FT.
ANCHORS & JR. ANCHORS		
B-1	PetSmart	15,050
B-2	Nordstrom Rack (Coming Soon)	27,600
B-3	Ross Dress For Less	30,011
B-4	Available	8,117
JCP	JCPenney	82,688
K103	T.J. Maxx	24,000
K105	Five Below	8,500
K107&K207	Burlington	48,800
OUTLOTS		
PAD1	Wendy's	3,500
PAD2	IHOP	4,600
PAD4	J. Marks 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



SECOND FLOOR - LEASING PLAN

POMPANO CITI CENTRE

LEGEND	
	Leased
	Vacant
	Not A Part
	Security Office
	Restroom
	Elevator
	Stairs
	Escalator



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
ANCHORS & JR. ANCHORS											
B-1	PetSmart	15,050	C101	Rainbow	5,000	E115	Dangerous Minds Brewing Company	2,900	G312G315	Yoga Home	3,897
B-2	Nordstrom Rack (Coming Soon)	27,600	C102	Rack Room Shoes	6,000	E201	Available	3,313	G316-318	United Power Consultants	2,722
B-3	Ross Dress For Less	30,011	C103	Foot Locker	3,000	E204	Available	3,114	G320	Available	1,553
B-4	Available	8,117	C104	Sunshine E-Ride	2,734	E205	Available	8,331	J201	South Florida Technical Center	14,699
JCP	JCPenney	82,688	C201	Chuck E. Cheese's	15,324	E209	School of Rock	1,870	J209J215	Florida Department of Highway Safety and Motor Vehicles	6,958
K103	T.J. Maxx	24,000	C204	Available	2,788	E210	Available	1,100	J217	AVP Insurance & Traffic School	2,782
K105	Five Below	8,500	D101	Available	450	E211	Available	1,463	J250	Amped Fitness	34,732
K107&K207	Burlington	48,800	D102-103	Sky Luxe Nails and Spa	1,949	E212	Available	1,942	K101	Available	4,243
OUTLOTS											
PAD1	Wendy's	3,500	D105	Available	1,342	E213	Available	1,079	K109	America's Best Contacts & Eyeglasses	3,000
PAD2	IHOP	4,600	D107	Available	1,636	E215	Eric E. Mohr DMD	2,500	K111	Crafty Crab	5,750
PAD4	J. Marks Restaurant & Bar	8,000	D109	GameStop	1,550	G101G102	Available	3,853	K201	Available	11,177
PAD5-1	Chili's	5,697	D111	Hablame Learning Center of International Languages	698	G103	Available	1,200	K205	Available	27,000
PAD5-2	Chase Bank	5,700	D112	Cold Stone Creamery	1,103	G105	Island Vibes Kava Bar	1,277	K209	Available	13,795
M101	Aspen Dental	3,750	D114	Consumer Cellular	4,500	G106	Bath & Body Works	3,000	Total Square Feet: 570,991		
M102	Venetian Nail Spa	3,001	D201	DND International	1,000	G108	Print Cut Go	2,214			
M103	The Joint Chiropractic	1,130	D202	Wash Bar	1,582	G111	Empanadas LLC	1,730			
M104	European Wax Center	1,200	D205	Available	1,663	G115	Sport Clips	1,060			
M105	Foxtail Coffee	1,558	D211	Saito Japanese Steakhouse	7,914	G118	Impressions Kitchens	2,000			
M106	Orangetheory Fitness	3,200	E104	The Tree House Indoor Playground & Cafe (Coming Soon)	12,705	G120	Lenscrafters	3,650			
M108	Tropical Smoothie Cafe	1,173	E108	Dads Cave Barbershop	1,313	G201G203	La Queen Boutique	1,501			
M109	Wingstop	1,452	E109	Shishka Lebanese Grill	1,700	G204	Intercoastal Tax Pros	912			
M110	Five Guys	2,400	E111	Available	1,103	G206	Florida Eye & Laser Center	1,426			
ANCHORS/JR. ANCHORS/OUTLOTS		291,127	E112	Taj Mahal Indian	2,193	G208	Sola Salon Studios	6,842			
			E114	Impressions Kitchens	655	G221	AJ Traffic School	1,512			
						G224	Available	1,205			
						G301G306	Amped Fitness	6,660			

TENANTS & AVAILABILITY

POMPANO CITI CENTRE

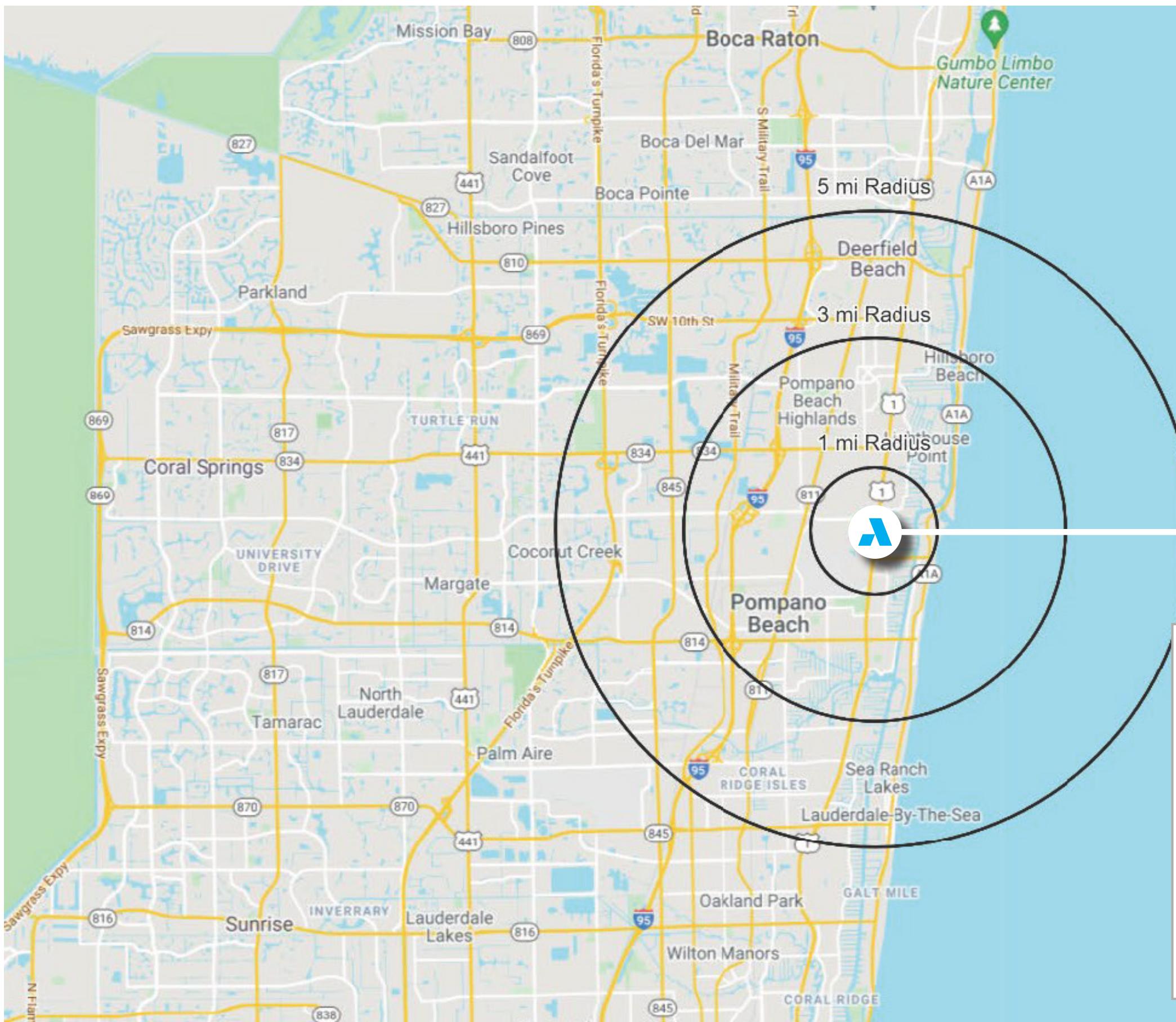


New Development at Citi Centre (The Caroline Apartments)

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.

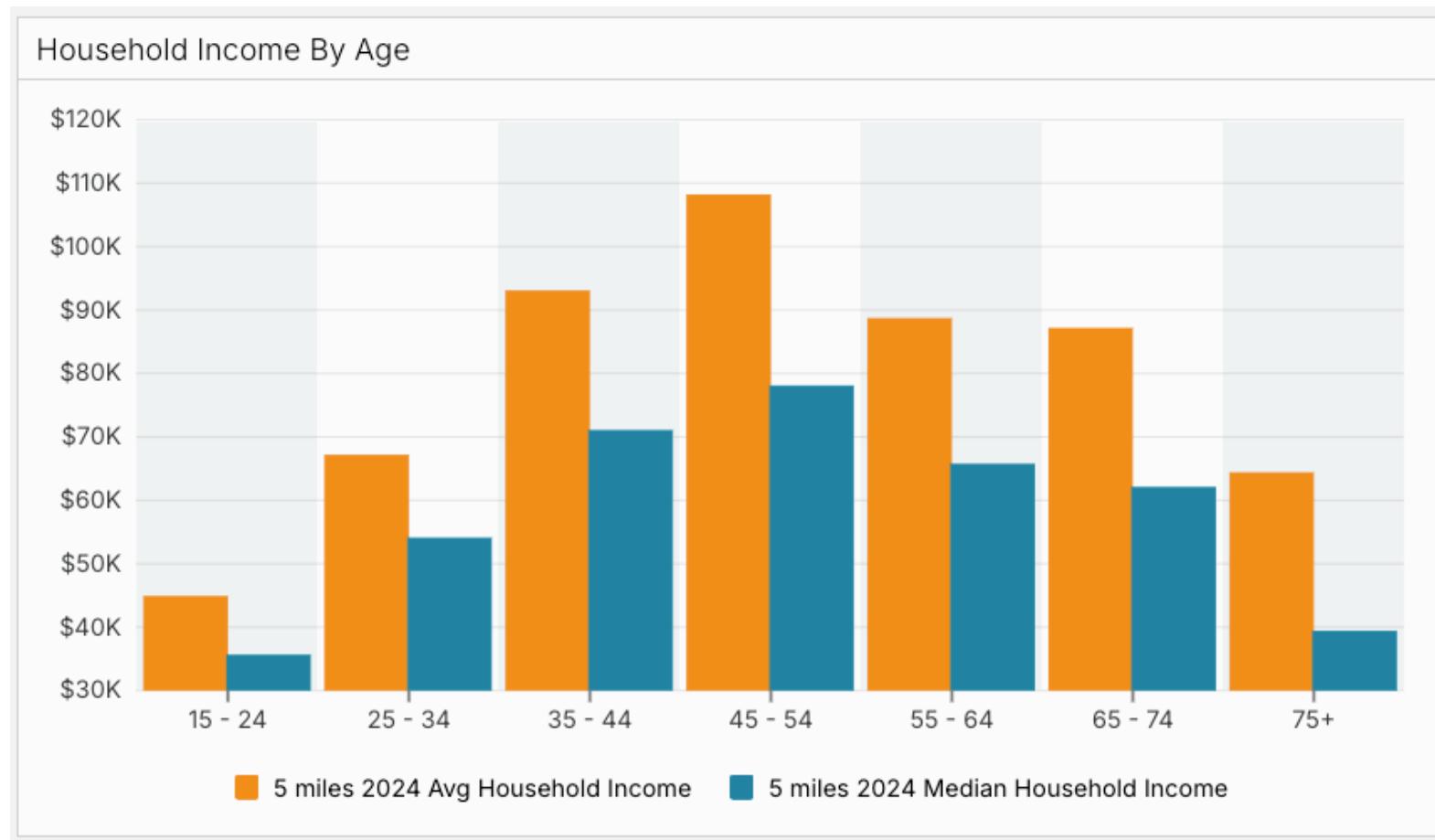


Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	13,345	121,835	258,195
Avg. HH Income:	\$136,573	\$114,862	\$111,874
Median HH Income:	\$82,524	\$80,037	\$73,422

Traffic Count: 84,300 cars/day

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

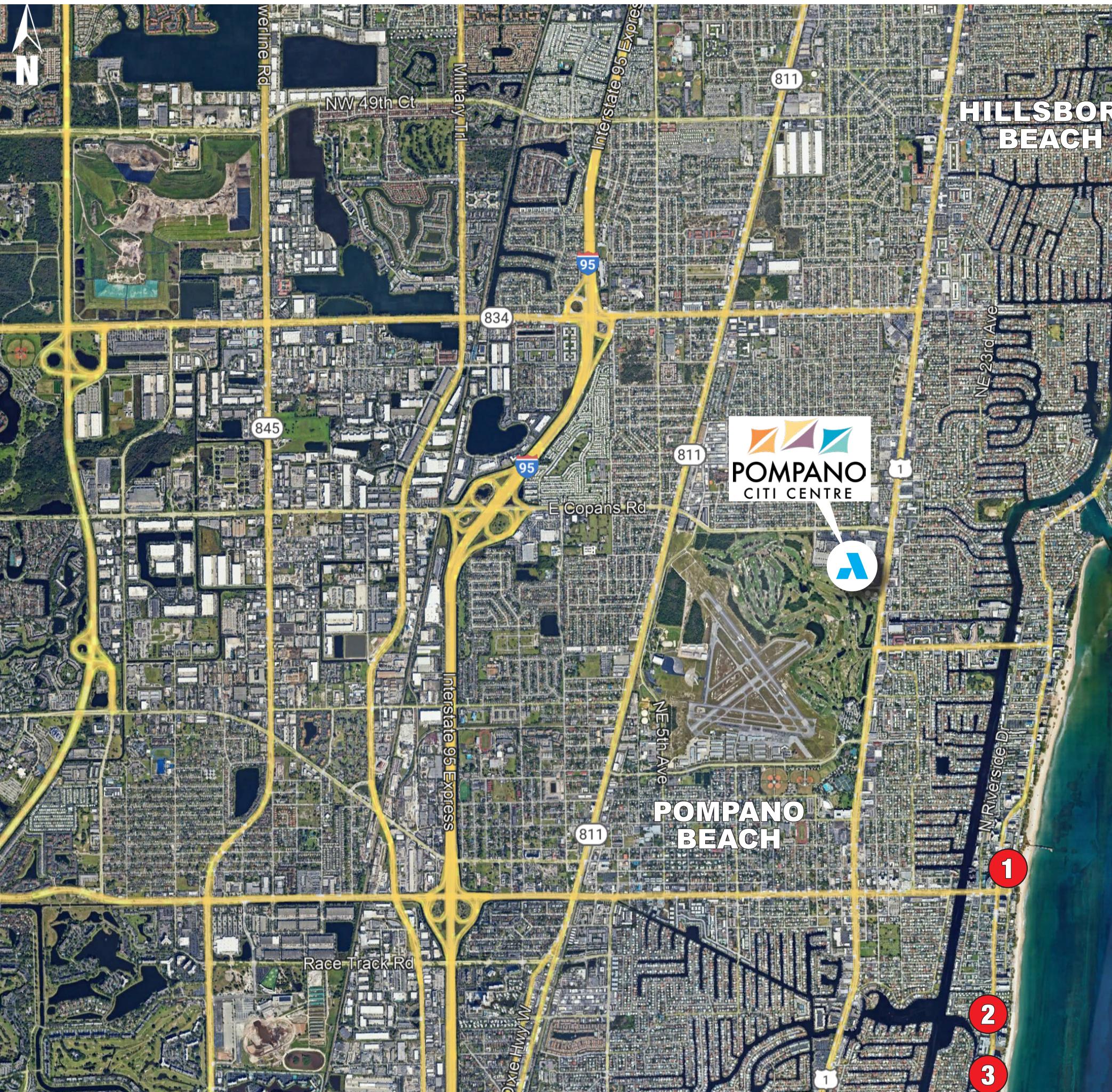
	1 mile	5 miles	10 miles
2020 Households	5,815	107,639	378,088
2024 Households	5,976	119,419	401,138
2029 Household Projection	6,000	121,656	407,955
Annual Growth 2020-2024	-0.6%	0.9%	1.1%
Annual Growth 2024-2029	0.1%	0.4%	0.3%
Owner Occupied Households	4,120	75,796	242,858
Renter Occupied Households	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

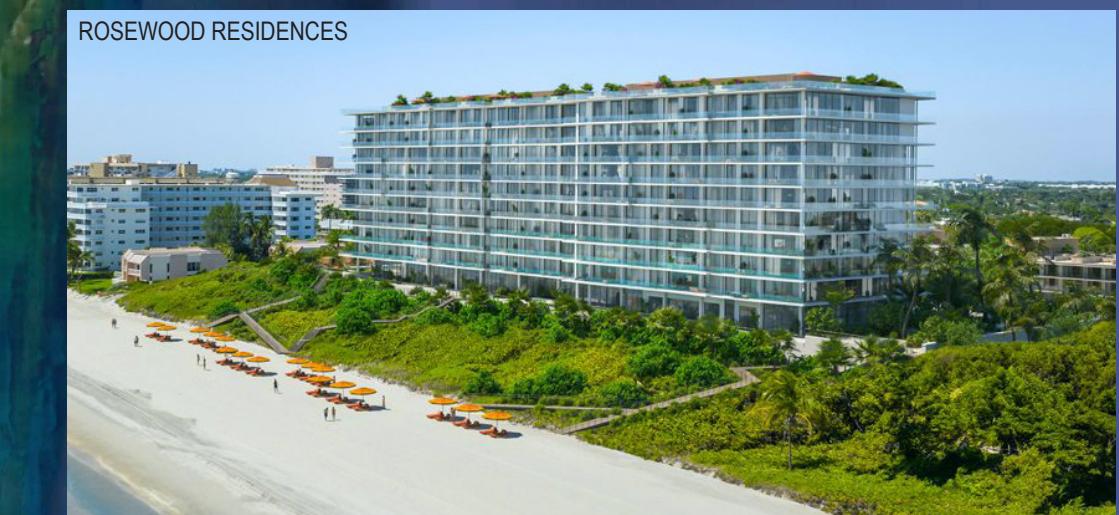


Pompano Citi Centre





	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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