

THE SHOPPES AT MONTERRA COMMONS

3300 - 3900 N. University Drive | Cooper City | FL 33024

NOW LEASING

**NOW
OPEN**

**FIRST
WATCH**

Culver's

magoo's
CHICKEN TENDERS

**BLUE
PRINT
COOKIES**

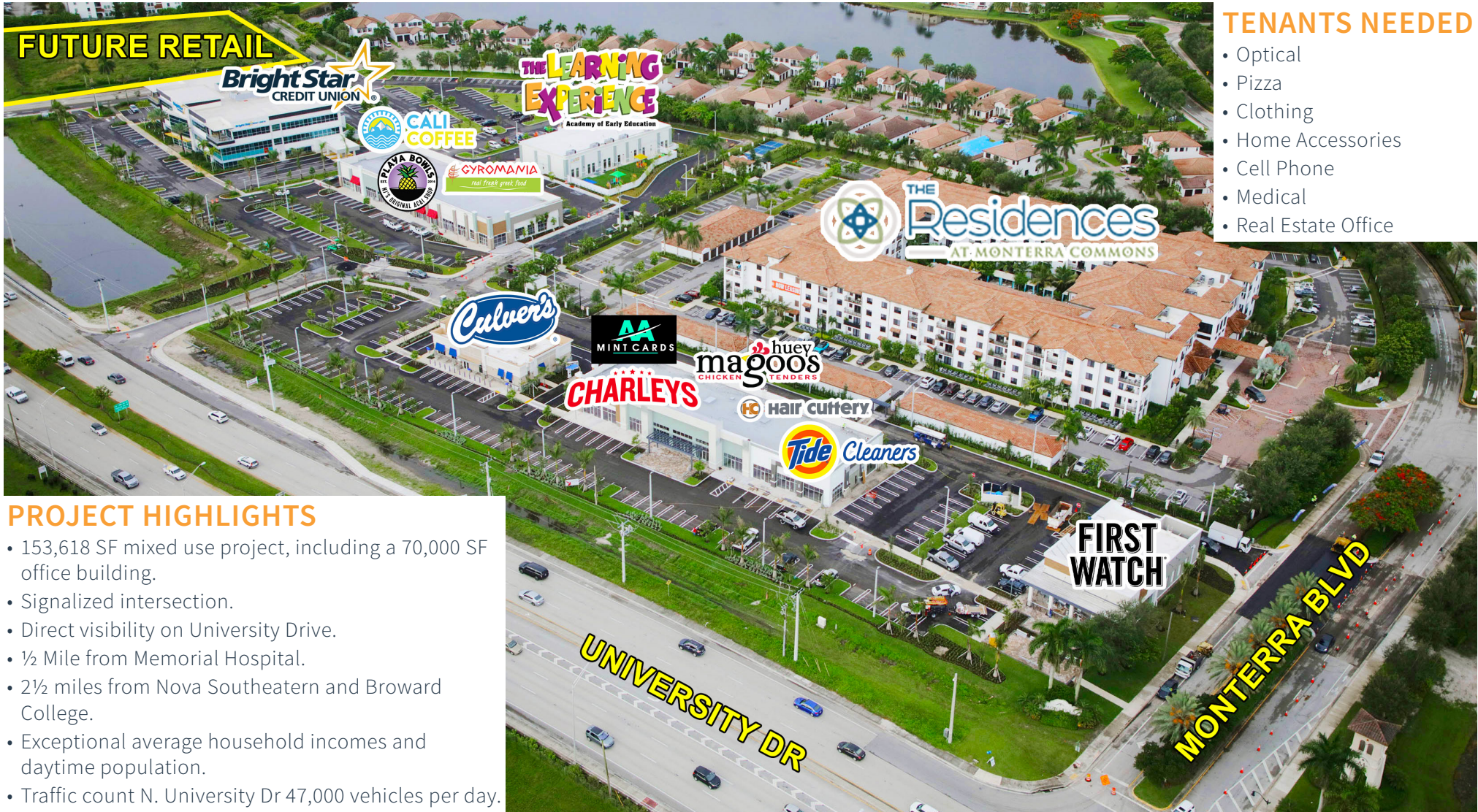
KAMI
Nail House

**AA
MINT CARDS**

**CALI
COFFEE**

**THE LEARNING
EXPERIENCE**
Academy of Early Education

Bright Star
CREDIT UNION



FUTURE RETAIL

TENANTS NEEDED

- Optical
- Pizza
- Clothing
- Home Accessories
- Cell Phone
- Medical
- Real Estate Office

PROJECT HIGHLIGHTS

- 153,618 SF mixed use project, including a 70,000 SF office building.
- Signalized intersection.
- Direct visibility on University Drive.
- ½ Mile from Memorial Hospital.
- 2½ miles from Nova Southeastern and Broward College.
- Exceptional average household incomes and daytime population.
- Traffic count N. University Dr 47,000 vehicles per day.



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Space	Tenant	SF
3900	First Watch	3,750
201	Tide Cleaners	1,500
202	Blueprint Cookies	900
203	Dentist	1,200
204	Kami Nail House	1,200
205	Hair Cuttery	1,240
206	Huey Magoo's	2,480
208	Charleys Cheesesteak	1,200
209	AA Mint Cards	2,400
3700	Culver's	4,500
401	ISI Elite Training	2,400

Space	Tenant	SF
402	AVAILABLE	1,519
403	AVAILABLE	1,600
404	Pines Aesthetic Center	1,400
405	Gyromania	1,800
406	Svaada Curry House	1,600
407	AVAILABLE	1,600
408-409	AVAILABLE	3,200
410	Playa Bowls	1,800
411	Cali Coffee	1,648
3500	The Learning Experience	10,000
3400	Brightstar Credit Union Headquarters	70,000

Space	Tenant	SF
601	FUTURE RETAIL	2,400
603	FUTURE RETAIL	1,200
604	FUTURE RETAIL	1,200
605	FUTURE RETAIL	1,200
606	FUTURE RETAIL	1,200
607	FUTURE RETAIL	1,200
608	FUTURE RETAIL	2,400
610	FUTURE SELF STORAGE	24,000

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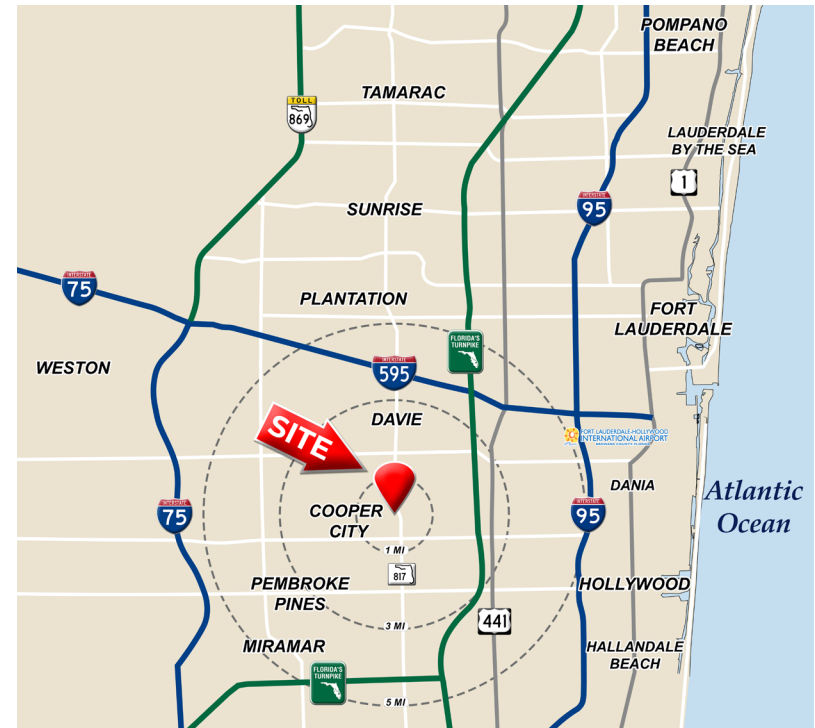
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Demographics	1 Mile	3 Miles	5 Miles
Population	15,345	136,674	371,360
Median Age	33.2	39.3	39.3
Median Home Value	\$437,464	\$347,431	\$338,294
Average Household Income	\$81,387	\$88,040	\$93,832
Daytime Employees	5,031	62,662	184,802
College Students	517	11,132	32,623
Number of Businesses	933	9,080	25,729



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