

BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487

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Thur & Associates
Commercial Real Estate Brokerage



PROPERTY HIGHLIGHTS

- AVAILABLE RETAIL: 1,495 SF, 1,413 SF, 1,400 SF
- GLA: 121,270 SF
- Anchored by Publix and Boca Raton Fitness Center
- Located in a dense and high income area



Join these
retailers:

Publix 

THE NEW
Boca Raton 
FITNESS
CENTER

iCRYO
RECOVERY & WELLNESS

Foxtail
COFFEE CO.



last updated: 10/10/25

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POPULATION


3 Mi 74,811
5 Mi 177,429
10 Mi 645,477

CARS PER DAY


N. Dixie Hwy: 10,621
N. Federal Hwy: 28,329
W. Hidden Valley: 7,895

AV. HH INCOME


3 Mi \$150,109
5 Mi \$160,467
10 Mi \$140,027

EMPLOYEES


3 Mi 81,684
5 Mi 174,347
10 Mi 357,329

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SHARY THUR



202-359-3469



sthur@thurassociates.com

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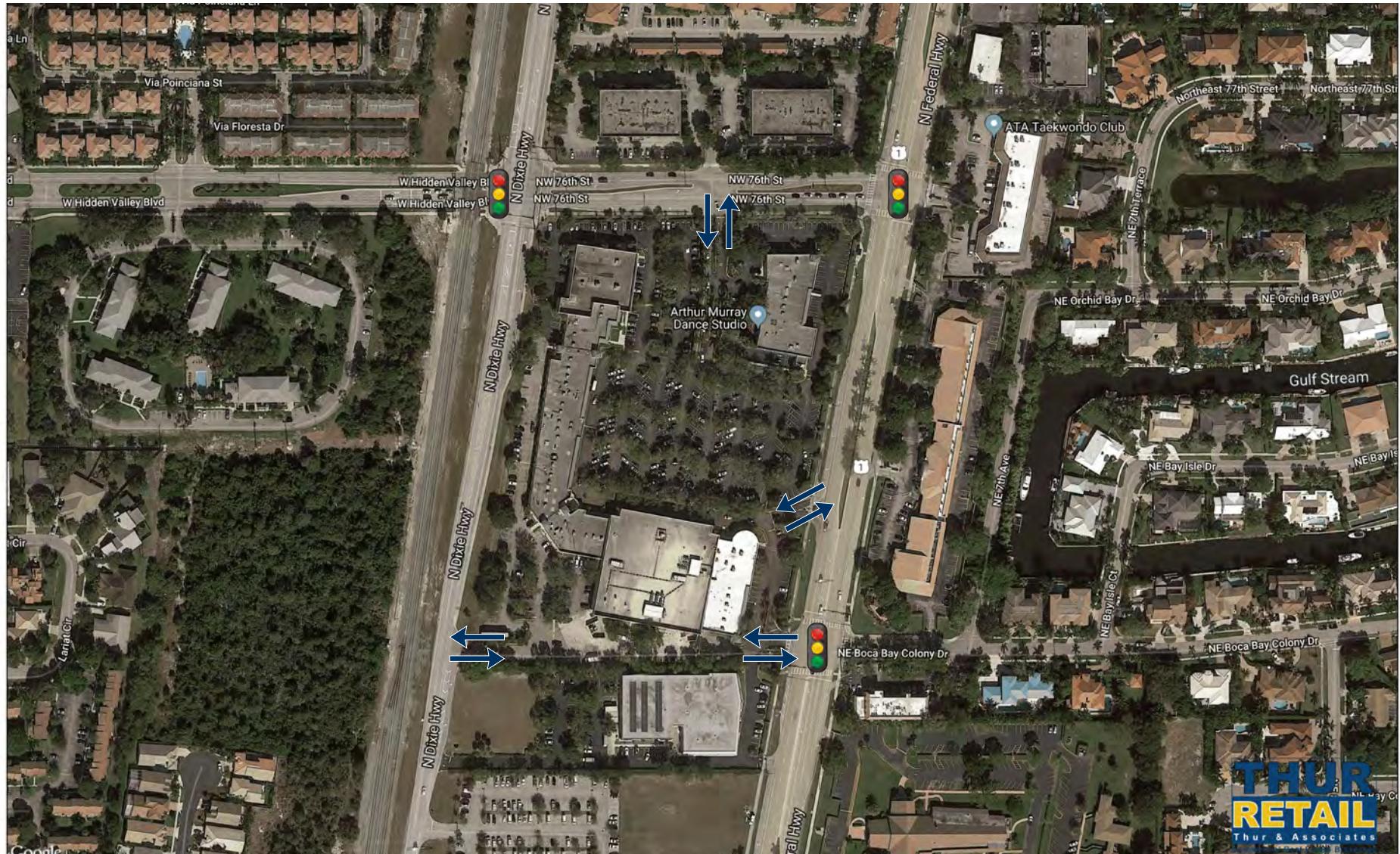
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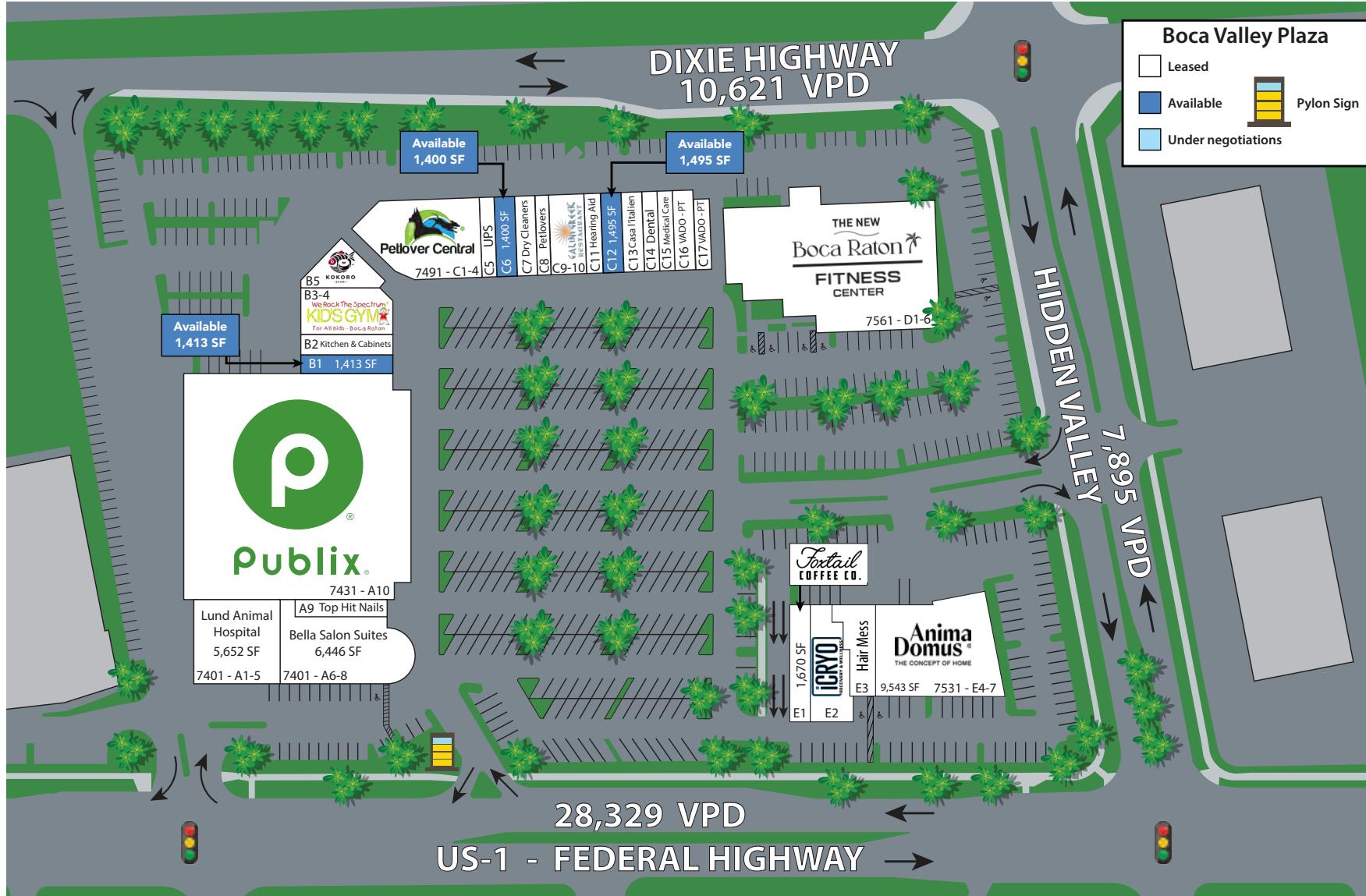
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Space	Tenant	Category	SF
7401- A1-5	Lund Animal Hospital	Veterinary Clinic	5,652 SF
7401- A6-8	Salon Suites	Salon	6,446 SF
7401- A9	Top Hit Nails	Nails Salon	1,133 SF
7431 - A10	Publix Supermarket	Grocery Store	42,112 SF
7431 - B1	Available	former Knife Sharpening	1,413 SF
7431 - B2	Viewpoint Cabinetry	Home Improvement	1,600 SF
7431 - B3-4	We Rock the Spectrum	Indoor Playground	3,400 SF
7431 - B5	Kokoro Sushi	Restaurant	1,492 SF
7491 - C1-4	Pet Lovers Central	Animal Day Boarding	5,588 SF
7491 - C5	UPS Store	Mail / Printing	1,039 SF
7491 - C6	Available	former Insurance	1,400 SF
7491 - C7	Boca Valley Cleaners	Dry Cleaner	1,418 SF
7491 - C8	Pet Lovers Central	Animal Day Boarding	1,076 SF
7491 - C9-10	Galani Greek Mediterranean Grill	Restaurant	2,549 SF
7491 - C11	Renowned Hearing Centers	Hearing Aids	1,109 SF
7491 - C12	Available	former Pilates	1,495 SF
7491 - C13	Casa L'italien	Restaurant	1,564 SF
7491 - C14	Dr. Roy Barkoe, DDS	Dental	1,146SF
7491 - C15	Nova Cosmetics	Medical Office	1,156 SF
7491 - C16	VADO	Physical Therapy	1,577 SF
7491 - C17	VADO	Physical Therapy	1,106 SF
7561 - D1-6	Boca Raton Fitness Center	Health & Fitness	19,448 SF
7531 - E1	Coffee Shop	Coffee Shop	1,670 SF
7531 - E2	iCryo	Cryotherapy	2,730 SF
7531 - E3	Hair Mess	Hair Salon	2,597 SF
7531 - E4-7	Anima Domus	Furniture store	9,542 SF

Available for lease

Under Negotiation



CLICK OR SCAN
FOR VIRTUAL TOUR



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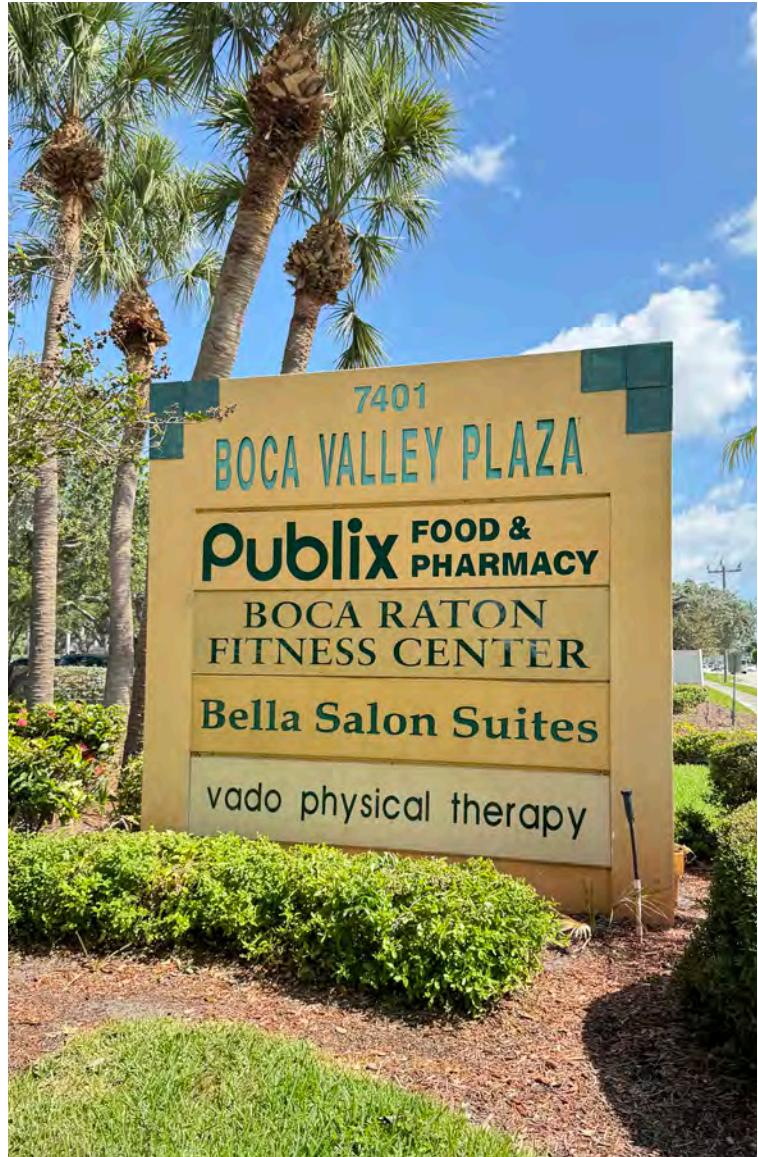
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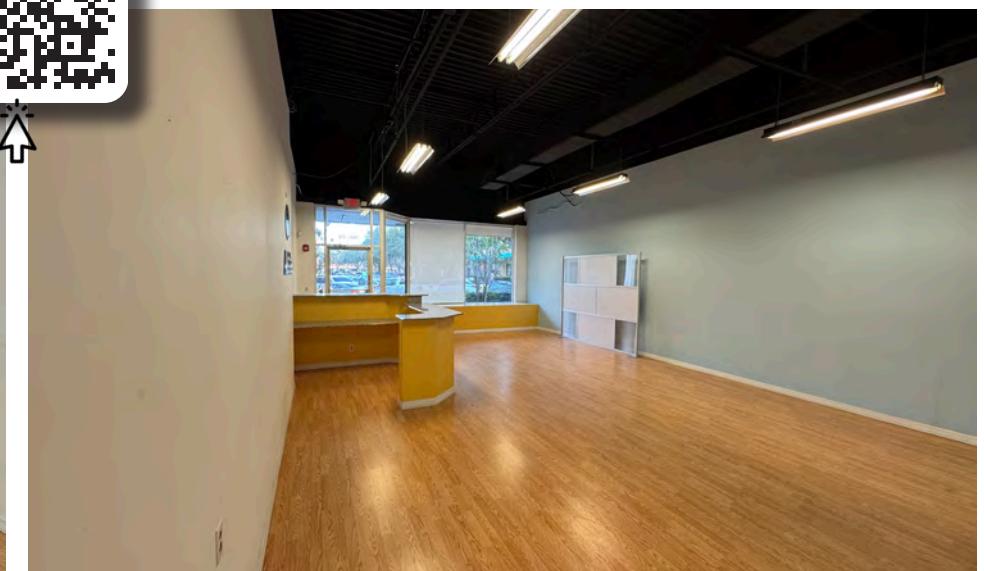
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Available Space 1,400 SF - Former AllState Insurance



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BOCA VALLEY PLAZA

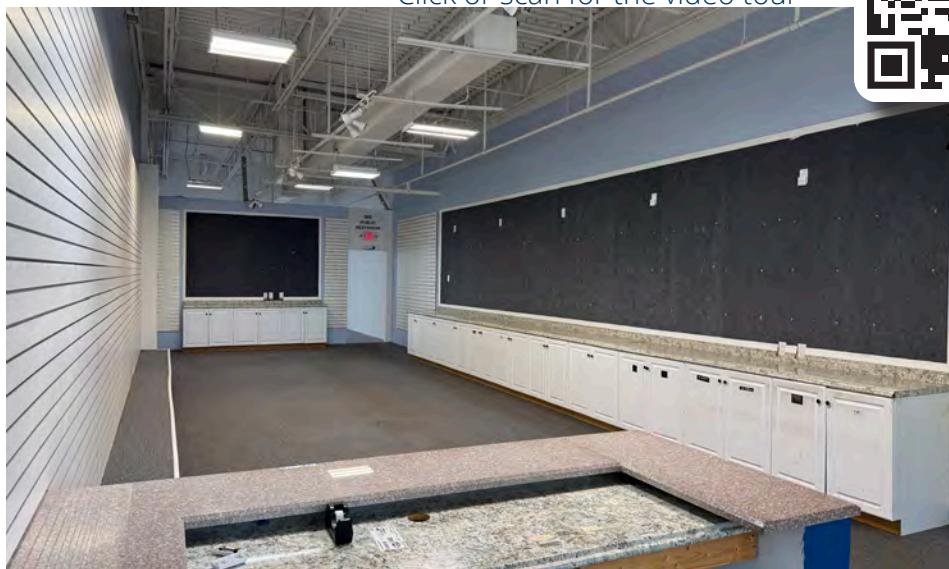
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AVAILABLE SPACE 1,413 SF



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BOCA VALLEY PLAZA

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AVAILABLE SPACE 1,495 SF



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LEASING CONTACT

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OFFICE LOCATIONS

DC OFFICE

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Chevy Chase, MD 20815

202-823-4444

BOCA RATON OFFICE

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2025)	74,811	177,429	645,477
Projected Population (2030)	73,332	173,002	624,302
Census Population (2020)	67,002	161,859	606,871
Census Population (2010)	57,472	141,512	531,150
Projected Annual Growth (2025-2030)	-1,479 -0.4%	-4,427 -0.5%	-21,175 -0.7%
Historical Annual Growth (2020-2025)	7,809 -	15,570 1.9%	38,607 1.3%
Historical Annual Growth (2010-2020)	9,530 1.7%	20,347 1.4%	75,721 1.4%
Estimated Population Density (2025)	2,647 psm	2,260 psm	2,055 psm
Trade Area Size	28.3 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2025)	36,007	83,143	294,780
Projected Households (2030)	35,149	80,639	283,851
Census Households (2020)	31,673	74,555	272,554
Census Households (2010)	26,774	65,891	243,283
Projected Annual Growth (2025-2030)	-857 -0.5%	-2,505 -0.6%	-10,929 -0.7%
Historical Annual Change (2010-2025)	9,233 2.3%	17,252 1.7%	51,497 1.4%
Average Household Income			
Estimated Average Household Income (2025)	\$150,109	\$160,467	\$140,027
Projected Average Household Income (2030)	\$148,650	\$158,573	\$139,001
Census Average Household Income (2010)	\$82,431	\$84,700	\$75,135
Census Average Household Income (2000)	\$79,176	\$77,585	\$70,675
Projected Annual Change (2025-2030)	-\$1,460 -0.2%	-\$1,893 -0.2%	-\$1,026 -0.1%
Historical Annual Change (2000-2025)	\$70,934 3.6%	\$82,881 4.3%	\$69,351 3.9%
Median Household Income			
Estimated Median Household Income (2025)	\$99,674	\$103,342	\$96,373
Projected Median Household Income (2030)	\$99,657	\$102,909	\$96,288
Census Median Household Income (2010)	\$51,774	\$53,496	\$52,027
Census Median Household Income (2000)	\$53,030	\$53,621	\$51,075
Projected Annual Change (2025-2030)	-\$17 -	-\$433 -	-\$85 -
Historical Annual Change (2000-2025)	\$46,644 3.5%	\$49,722 3.7%	\$45,297 3.5%
Per Capita Income			
Estimated Per Capita Income (2025)	\$72,390	\$75,500	\$64,093
Projected Per Capita Income (2030)	\$71,395	\$74,226	\$63,350
Census Per Capita Income (2010)	\$38,397	\$39,431	\$34,410
Census Per Capita Income (2000)	\$36,736	\$35,628	\$32,536
Projected Annual Change (2025-2030)	-\$995 -0.3%	-\$1,274 -0.3%	-\$744 -0.2%
Historical Annual Change (2000-2025)	\$35,654 3.9%	\$39,871 4.5%	\$31,558 3.9%
Estimated Average Household Net Worth (2025)	\$1.77 M	\$1.88 M	\$1.74 M

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$3.97 B	\$9.26 B	\$31.61 B
Total Non-Retail Expenditure	\$2.05 B	\$4.78 B	\$15.99 B
Total Retail Expenditure	\$1.92 B	\$4.48 B	\$15.62 B
Alcoholic Beverages	\$24.54 M	\$57.17 M	\$195.41 M
Apparel	\$72.18 M	\$167.77 M	\$578.27 M
Contributions	\$134.85 M	\$315.65 M	\$1.06 B
Education	\$94.12 M	\$219.9 M	\$744.32 M
Entertainment	\$222.78 M	\$517.43 M	\$1.79 B
Food Away From Home	\$172.92 M	\$402.11 M	\$1.38 B
Grocery	\$224.93 M	\$515.87 M	\$1.86 B
Health Care	\$253.43 M	\$592.71 M	\$2.12 B
Household Furnishings and Equipment	\$105.53 M	\$245.6 M	\$842.14 M
Household Operations	\$71.95 M	\$167.17 M	\$578.51 M
Miscellaneous Expenses	\$67.64 M	\$157.15 M	\$539.72 M
Personal Care	\$45.67 M	\$105.14 M	\$373.9 M
Shelter	\$617.11 M	\$1.41 B	\$4.85 B
Tax and Retirement	\$1.1 B	\$2.61 B	\$8.52 B
Tobacco and Related	\$13.81 M	\$30.7 M	\$119.74 M
Transportation	\$592.91 M	\$1.38 B	\$4.76 B
Utilities	\$158.27 M	\$362.46 M	\$1.31 B
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$9,192	\$9,276	\$8,937
Total Non-Retail Expenditure	\$4,740 51.6%	\$4,788 51.6%	\$4,520 50.6%
Total Retail Expenditures	\$4,452 48.4%	\$4,489 48.4%	\$4,417 49.4%
Alcoholic Beverages	\$57 0.6%	\$57 0.6%	\$55 0.6%
Apparel	\$167 1.8%	\$168 1.8%	\$163 1.8%
Contributions	\$312 3.4%	\$316 3.4%	\$300 3.4%
Education	\$218 2.4%	\$220 2.4%	\$210 2.4%
Entertainment	\$516 5.6%	\$519 5.6%	\$505 5.6%
Food Away From Home	\$400 4.4%	\$403 4.3%	\$391 4.4%
Grocery	\$521 5.7%	\$517 5.6%	\$525 5.9%
Health Care	\$587 6.4%	\$594 6.4%	\$598 6.7%
Household Furnishings and Equipment	\$244 2.7%	\$246 2.7%	\$238 2.7%
Household Operations	\$167 1.8%	\$168 1.8%	\$164 1.8%
Miscellaneous Expenses	\$157 1.7%	\$158 1.7%	\$153 1.7%
Personal Care	\$106 1.1%	\$105 1.1%	\$106 1.2%
Shelter	\$1,428 15.5%	\$1,416 15.3%	\$1,371 15.3%
Tax and Retirement	\$2,544 27.7%	\$2,614 28.2%	\$2,408 28.2%
Tobacco and Related	\$32 0.3%	\$31 0.3%	\$34 0.4%
Transportation	\$1,372 14.9%	\$1,380 14.9%	\$1,346 15.1%
Utilities	\$366 4.0%	\$363 3.9%	\$370 4.1%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Race and Ethnicity			
Total Population (2025)	74,811	177,429	645,477
White (2025)	49,814 66.6%	120,540 67.9%	418,539 64.8%
Black or African American (2025)	13,710 18.3%	29,091 16.4%	110,234 17.1%
American Indian or Alaska Native (2025)	198 0.3%	415 0.2%	1,401 0.2%
Asian (2025)	2,278 3.0%	5,321 3.0%	19,828 3.1%
Hawaiian or Pacific Islander (2025)	41 -	78 -	226 -
Other Race (2025)	2,715 3.6%	6,760 3.8%	29,455 4.6%
Two or More Races (2025)	6,056 8.1%	15,223 8.6%	65,795 10.2%
Population < 18 (2025)	11,006 14.7%	24,401 13.8%	101,131 15.7%
White Not Hispanic	4,765 43.3%	11,246 46.1%	43,864 43.4%
Black or African American	3,191 29.0%	5,989 24.5%	25,746 25.5%
Asian	343 3.1%	799 3.3%	3,367 3.3%
Other Race Not Hispanic	414 3.8%	978 4.0%	4,618 4.6%
Hispanic	2,293 20.8%	5,390 22.1%	23,536 23.3%
Not Hispanic or Latino Population (2025)	62,778 83.9%	148,318 83.6%	525,832 81.5%
Not Hispanic White	45,766 72.9%	111,213 75.0%	383,686 73.0%
Not Hispanic Black or African American	13,482 21.5%	28,515 19.2%	108,022 20.5%
Not Hispanic American Indian or Alaska Native	23 -	52 -	208 -
Not Hispanic Asian	2,246 3.6%	5,233 3.5%	19,598 3.7%
Not Hispanic Hawaiian or Pacific Islander	13 -	28 -	74 -
Not Hispanic Other Race	192 0.3%	505 0.3%	2,529 0.5%
Not Hispanic Two or More Races	1,055 1.7%	2,772 1.9%	11,715 2.2%
Hispanic or Latino Population (2025)	12,033 16.1%	29,111 16.4%	119,645 18.5%
Hispanic White	4,048 33.6%	9,327 32.0%	34,852 29.1%
Hispanic Black or African American	227 1.9%	576 2.0%	2,212 1.8%
Hispanic American Indian or Alaska Native	175 1.5%	362 1.2%	1,193 1.0%
Hispanic Asian	32 0.3%	88 0.3%	229 0.2%
Hispanic Hawaiian or Pacific Islander	27 0.2%	51 0.2%	152 0.1%
Hispanic Other Race	2,523 21.0%	6,255 21.5%	26,926 22.5%
Hispanic Two or More Races	5,001 41.6%	12,452 42.8%	54,080 45.2%
Not Hispanic or Latino Population (2020)	57,636 86.0%	140,070 86.5%	511,033 84.2%
Hispanic or Latino Population (2020)	9,367 14.0%	21,789 13.5%	95,838 15.8%
Not Hispanic or Latino Population (2010)	51,255 89.2%	127,293 90.0%	468,366 88.2%
Hispanic or Latino Population (2010)	6,218 10.8%	14,219 10.0%	62,784 11.8%
Not Hispanic or Latino Population (2030)	58,898 80.3%	138,744 80.2%	489,994 78.5%
Hispanic or Latino Population (2030)	14,435 19.7%	34,258 19.8%	134,308 21.5%
Projected Annual Growth (2025-2030)	2,402 4.0%	5,147 3.5%	14,663 2.5%
Historical Annual Growth (2010-2020)	3,149 5.1%	7,570 5.3%	33,054 5.3%

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Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Total Age Distribution (2025)			
Total Population	74,811	177,429	645,477
Age Under 5 Years	3,030	4.1%	6,530 3.7% 27,177 4.2%
Age 5 to 9 Years	2,841	3.8%	6,334 3.6% 27,023 4.2%
Age 10 to 14 Years	2,953	3.9%	6,664 3.8% 28,321 4.4%
Age 15 to 19 Years	3,430	4.6%	10,980 6.2% 32,690 5.1%
Age 20 to 24 Years	3,981	5.3%	10,700 6.0% 30,889 4.8%
Age 25 to 29 Years	4,348	5.8%	9,022 5.1% 30,920 4.8%
Age 30 to 34 Years	4,577	6.1%	9,565 5.4% 34,250 5.3%
Age 35 to 39 Years	4,113	5.5%	8,848 5.0% 33,892 5.3%
Age 40 to 44 Years	3,824	5.1%	8,416 4.7% 33,286 5.2%
Age 45 to 49 Years	3,728	5.0%	8,454 4.8% 32,698 5.1%
Age 50 to 54 Years	4,503	6.0%	10,299 5.8% 37,830 5.9%
Age 55 to 59 Years	5,273	7.0%	12,017 6.8% 41,986 6.5%
Age 60 to 64 Years	5,724	7.7%	13,628 7.7% 47,380 7.3%
Age 65 to 69 Years	5,493	7.3%	13,613 7.7% 47,304 7.3%
Age 70 to 74 Years	5,194	6.9%	12,757 7.2% 46,328 7.2%
Age 75 to 79 Years	4,696	6.3%	11,722 6.6% 44,293 6.9%
Age 80 to 84 Years	3,462	4.6%	8,700 4.9% 32,985 5.1%
Age 85 Years or Over	3,640	4.9%	9,180 5.2% 36,226 5.6%
Median Age	48.5	49.6	49.9
Age 19 Years or Less	12,254	16.4%	30,508 17.2% 115,211 17.8%
Age 20 to 64 Years	40,070	53.6%	90,949 51.3% 323,130 50.1%
Age 65 Years or Over	22,486	30.1%	55,972 31.5% 207,136 32.1%
Female Age Distribution (2025)			
Female Population	38,397	51.3%	88,359 49.8% 333,798 51.7%
Age Under 5 Years	1,489	3.9%	3,196 3.6% 13,395 4.0%
Age 5 to 9 Years	1,345	3.5%	3,010 3.4% 13,136 3.9%
Age 10 to 14 Years	1,419	3.7%	3,211 3.6% 13,875 4.2%
Age 15 to 19 Years	1,731	4.5%	3,842 4.3% 14,554 4.4%
Age 20 to 24 Years	2,003	5.2%	4,150 4.7% 14,461 4.3%
Age 25 to 29 Years	2,123	5.5%	4,355 4.9% 15,454 4.6%
Age 30 to 34 Years	2,219	5.8%	4,642 5.3% 17,200 5.2%
Age 35 to 39 Years	2,004	5.2%	4,300 4.9% 16,999 5.1%
Age 40 to 44 Years	1,956	5.1%	4,266 4.8% 17,079 5.1%
Age 45 to 49 Years	1,956	5.1%	4,390 5.0% 16,921 5.1%
Age 50 to 54 Years	2,311	6.0%	5,270 6.0% 19,710 5.9%
Age 55 to 59 Years	2,778	7.2%	6,317 7.1% 22,158 6.6%
Age 60 to 64 Years	2,975	7.7%	7,138 8.1% 25,066 7.5%
Age 65 to 69 Years	2,869	7.5%	7,228 8.2% 25,670 7.7%
Age 70 to 74 Years	2,819	7.3%	6,981 7.9% 25,906 7.8%
Age 75 to 79 Years	2,590	6.7%	6,500 7.4% 25,154 7.5%
Age 80 to 84 Years	1,918	5.0%	4,877 5.5% 18,552 5.6%
Age 85 Years or Over	1,893	4.9%	4,686 5.3% 18,507 5.5%
Female Median Age	49.7	52.0	51.4
Age 19 Years or Less	5,984	15.6%	13,259 15.0% 54,960 16.5%
Age 20 to 64 Years	20,325	52.9%	44,826 50.7% 165,048 49.4%
Age 65 Years or Over	12,089	31.5%	30,273 34.3% 113,790 34.1%

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2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



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Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius			
Male Age Distribution (2025)						
Male Population	36,414	48.7%	89,070	50.2%	311,679	48.3%
Age Under 5 Years	1,542	4.2%	3,334	3.7%	13,781	4.4%
Age 5 to 9 Years	1,496	4.1%	3,324	3.7%	13,887	4.5%
Age 10 to 14 Years	1,535	4.2%	3,452	3.9%	14,446	4.6%
Age 15 to 19 Years	1,698	4.7%	7,138	8.0%	18,136	5.8%
Age 20 to 24 Years	1,978	5.4%	6,551	7.4%	16,428	5.3%
Age 25 to 29 Years	2,224	6.1%	4,666	5.2%	15,466	5.0%
Age 30 to 34 Years	2,358	6.5%	4,923	5.5%	17,050	5.5%
Age 35 to 39 Years	2,110	5.8%	4,548	5.1%	16,893	5.4%
Age 40 to 44 Years	1,869	5.1%	4,150	4.7%	16,207	5.2%
Age 45 to 49 Years	1,772	4.9%	4,064	4.6%	15,777	5.1%
Age 50 to 54 Years	2,191	6.0%	5,030	5.6%	18,120	5.8%
Age 55 to 59 Years	2,495	6.9%	5,701	6.4%	19,828	6.4%
Age 60 to 64 Years	2,748	7.5%	6,490	7.3%	22,314	7.2%
Age 65 to 69 Years	2,624	7.2%	6,385	7.2%	21,634	6.9%
Age 70 to 74 Years	2,375	6.5%	5,775	6.5%	20,422	6.6%
Age 75 to 79 Years	2,106	5.8%	5,222	5.9%	19,139	6.1%
Age 80 to 84 Years	1,545	4.2%	3,823	4.3%	14,433	4.6%
Age 85 Years or Over	1,747	4.8%	4,493	5.0%	17,719	5.7%
Male Median Age	47.3		47.3		48.4	
Age 19 Years or Less	6,271	17.2%	17,249	19.4%	60,250	19.3%
Age 20 to 64 Years	19,746	54.2%	46,123	51.8%	158,082	50.7%
Age 65 Years or Over	10,397	28.6%	25,698	28.9%	93,346	29.9%
Males per 100 Females (2025)						
Overall Comparison	95		101		93	
Age Under 5 Years	104	50.9%	104	51.1%	103	50.7%
Age 5 to 9 Years	111	52.7%	110	52.5%	106	51.4%
Age 10 to 14 Years	108	52.0%	108	51.8%	104	51.0%
Age 15 to 19 Years	98	49.5%	186	65.0%	125	55.5%
Age 20 to 24 Years	99	49.7%	158	61.2%	114	53.2%
Age 25 to 29 Years	105	51.2%	107	51.7%	100	50.0%
Age 30 to 34 Years	106	51.5%	106	51.5%	99	49.8%
Age 35 to 39 Years	105	51.3%	106	51.4%	99	49.8%
Age 40 to 44 Years	96	48.9%	97	49.3%	95	48.7%
Age 45 to 49 Years	91	47.5%	93	48.1%	93	48.3%
Age 50 to 54 Years	95	48.7%	95	48.8%	92	47.9%
Age 55 to 59 Years	90	47.3%	90	47.4%	89	47.2%
Age 60 to 64 Years	92	48.0%	91	47.6%	89	47.1%
Age 65 to 69 Years	91	47.8%	88	46.9%	84	45.7%
Age 70 to 74 Years	84	45.7%	83	45.3%	79	44.1%
Age 75 to 79 Years	81	44.9%	80	44.5%	76	43.2%
Age 80 to 84 Years	81	44.6%	78	43.9%	78	43.8%
Age 85 Years or Over	92	48.0%	96	49.0%	96	48.9%
Age 19 Years or Less	105	51.2%	130	56.5%	110	52.3%
Age 20 to 39 Years	104	50.9%	119	54.3%	103	50.7%
Age 40 to 64 Years	92	48.0%	93	48.2%	91	47.8%
Age 65 Years or Over	86	46.2%	85	45.9%	82	45.1%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Household Type (2025)			
Total Households	36,007	83,143	294,780
Households with Children	5,906 16.4%	13,398 16.1%	57,949 19.7%
Average Household Size	2.1	2.0	2.1
Household Density per Square Mile	1,274	1,059	939
Population Family	48,466 64.8%	112,250 63.3%	455,468 70.6%
Population Non-Family	25,437 34.0%	56,937 32.1%	177,070 27.4%
Population Group Quarters	908 1.2%	8,242 4.6%	12,939 2.0%
Family Households	16,965 47.1%	39,638 47.7%	158,007 53.6%
Married Couple Households	12,391 73.0%	29,858 75.3%	118,719 75.1%
Other Family Households with Children	4,574 27.0%	9,780 24.7%	39,287 24.9%
Family Households with Children	5,896 34.8%	13,377 33.7%	57,859 36.6%
Married Couple with Children	3,785 64.2%	8,995 67.2%	39,375 68.1%
Other Family Households with Children	2,111 35.8%	4,382 32.8%	18,483 31.9%
Family Households No Children	11,069 65.2%	26,261 66.3%	100,148 63.4%
Married Couple No Children	8,607 77.8%	20,863 79.4%	79,344 79.2%
Other Family Households No Children	2,462 22.2%	5,398 20.6%	20,804 20.8%
Non-Family Households	19,042 52.9%	43,505 52.3%	136,773 46.4%
Non-Family Households with Children	10 -	21 -	91 -
Non-Family Households No Children	19,031 99.9%	43,484 100.0%	136,683 99.9%
Average Family Household Size	2.9	2.8	2.9
Average Family Income	\$181,529	\$214,035	\$177,665
Median Family Income	\$124,692	\$140,471	\$127,349
Average Non-Family Household Size	1.3	1.3	1.3
Marital Status (2025)			
Population Age 15 Years or Over	65,986	157,901	562,957
Never Married	20,531 31.1%	47,181 29.9%	152,039 27.0%
Currently Married	27,789 42.1%	67,333 42.6%	255,578 45.4%
Previously Married	17,666 26.8%	43,388 27.5%	155,340 27.6%
Separated	2,764 15.6%	6,985 16.1%	23,555 15.2%
Widowed	5,516 31.2%	14,727 33.9%	55,533 35.7%
Divorced	9,386 53.1%	21,676 50.0%	76,251 49.1%
Educational Attainment (2025)			
Adult Population Age 25 Years or Over	58,576	136,220	499,378
Elementary (Grade Level 0 to 8)	2,505 4.3%	4,784 3.5%	17,937 3.6%
Some High School (Grade Level 9 to 11)	1,925 3.3%	4,757 3.5%	18,374 3.7%
High School Graduate	9,928 16.9%	24,188 17.8%	102,581 20.5%
Some College	9,383 16.0%	21,693 15.9%	88,582 17.7%
Associate Degree Only	4,864 8.3%	11,229 8.2%	43,457 8.7%
Bachelor Degree Only	17,592 30.0%	40,999 30.1%	133,931 26.8%
Graduate Degree	12,378 21.1%	28,570 21.0%	94,516 18.9%
Any College (Some College or Higher)	44,218 75.5%	102,492 75.2%	360,486 72.2%
College Degree + (Bachelor Degree or Higher)	29,970 51.2%	69,569 51.1%	228,447 45.7%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Housing			
Total Housing Units (2025)	41,040	94,455	330,815
Total Housing Units (2020)	40,013	92,348	325,666
Historical Annual Growth (2020-2025)	1,027	-	5,149
Housing Units Occupied (2025)	36,007	87.7%	294,780
Housing Units Owner-Occupied	21,579	59.9%	203,781
Housing Units Renter-Occupied	14,428	40.1%	90,999
Housing Units Vacant (2025)	5,034	12.3%	36,035
Household Size (2025)			
Total Households	36,007	83,143	294,780
1 Person Households	15,116	42.0%	111,757
2 Person Households	12,293	34.1%	101,663
3 Person Households	3,474	9.6%	35,827
4 Person Households	3,141	8.7%	27,718
5 Person Households	1,233	3.4%	11,111
6 Person Households	466	1.3%	4,089
7 or More Person Households	284	0.8%	2,615
Household Income Distribution (2025)			
HH Income \$200,000 or More	6,647	18.5%	51,521
HH Income \$150,000 to \$199,999	3,654	10.1%	25,860
HH Income \$125,000 to \$149,999	2,641	7.3%	21,246
HH Income \$100,000 to \$124,999	3,876	10.8%	28,871
HH Income \$75,000 to \$99,999	4,370	12.1%	33,074
HH Income \$50,000 to \$74,999	4,565	12.7%	43,714
HH Income \$35,000 to \$49,999	3,232	9.0%	29,648
HH Income \$25,000 to \$34,999	2,377	6.6%	19,871
HH Income \$15,000 to \$24,999	1,820	5.1%	17,196
HH Income \$10,000 to \$14,999	760	2.1%	7,023
HH Income Under \$10,000	2,065	5.7%	16,757
Household Vehicles (2025)			
Households 0 Vehicles Available	2,163	6.0%	19,700
Households 1 Vehicle Available	17,470	48.5%	136,126
Households 2 Vehicles Available	12,442	34.6%	103,510
Households 3 or More Vehicles Available	3,931	10.9%	35,444
Total Vehicles Available	55,748	128,694	461,745
Average Vehicles per Household	1.5	1.5	1.6
Owner-Occupied Household Vehicles	36,434	65.4%	336,714
Average Vehicles per Owner-Occupied Household	1.7	1.7	1.7
Renter-Occupied Household Vehicles	19,314	34.6%	125,031
Average Vehicles per Renter-Occupied Household	1.3	1.3	1.4
Travel Time (2025)			
Worker Base Age 16 years or Over	35,553	82,812	295,119
Travel to Work in 14 Minutes or Less	7,112	20.0%	51,448
Travel to Work in 15 to 29 Minutes	12,327	34.7%	98,623
Travel to Work in 30 to 59 Minutes	6,620	18.6%	75,274
Travel to Work in 60 Minutes or More	1,540	4.3%	16,352
Work at Home	7,954	22.4%	53,421
Average Minutes Travel to Work	19.9	20.3	23.2

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Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Transportation To Work (2025)			
Worker Base Age 16 years or Over	35,553	82,812	295,119
Drive to Work Alone	22,824 64.2%	53,912 65.1%	197,727 67.0%
Drive to Work in Carpool	2,867 8.1%	6,932 8.4%	27,619 9.4%
Travel to Work by Public Transportation	665 1.9%	1,484 1.8%	5,863 2.0%
Drive to Work on Motorcycle	38 0.1%	79 -	275 -
Bicycle to Work	123 0.3%	323 0.4%	1,004 0.3%
Walk to Work	528 1.5%	1,357 1.6%	4,219 1.4%
Other Means	555 1.6%	1,289 1.6%	4,990 1.7%
Work at Home	7,954 22.4%	17,436 21.1%	53,421 18.1%
Daytime Demographics (2025)			
Total Businesses	9,792	25,105	59,744
Total Employees	81,684	174,347	357,329
Company Headquarter Businesses	366 3.7%	764 3.0%	1,451 2.4%
Company Headquarter Employees	13,912 17.0%	23,586 13.5%	39,543 11.1%
Employee Population per Business	8.3 to 1	6.9 to 1	6.0 to 1
Residential Population per Business	7.6 to 1	7.1 to 1	10.8 to 1
Adj. Daytime Demographics Age 16 Years or Over	111,338	247,768	618,536
Labor Force			
Labor Population Age 16 Years or Over (2025)	65,298	156,376	556,825
Labor Force Total Males (2025)	31,517 48.3%	78,209 50.0%	266,480 47.9%
Male Civilian Employed	18,180 57.7%	44,351 56.7%	155,831 58.5%
Male Civilian Unemployed	661 2.1%	1,818 2.3%	5,524 2.1%
Males in Armed Forces	21 -	51 -	342 0.1%
Males Not in Labor Force	12,655 40.2%	31,989 40.9%	104,782 39.3%
Labor Force Total Females (2025)	33,781 51.7%	78,167 50.0%	290,345 52.1%
Female Civilian Employed	17,374 51.4%	38,468 49.2%	139,300 48.0%
Female Civilian Unemployed	695 2.1%	1,707 2.2%	5,707 2.0%
Females in Armed Forces	69 0.2%	84 0.1%	145 -
Females Not in Labor Force	15,643 46.3%	37,907 48.5%	145,193 50.0%
Unemployment Rate	1,356 2.1%	3,525 2.3%	11,232 2.0%
Occupation (2025)			
Occupation Population Age 16 Years or Over	35,553	82,812	295,119
Occupation Total Males	18,178 51.1%	44,345 53.5%	155,819 52.8%
Occupation Total Females	17,374 48.9%	38,468 46.5%	139,300 47.2%
Management, Business, Financial Operations	8,410 23.7%	19,423 23.5%	66,122 22.4%
Professional, Related	8,065 22.7%	18,573 22.4%	65,797 22.3%
Service	6,727 18.9%	15,510 18.7%	54,633 18.5%
Sales, Office	7,462 21.0%	18,714 22.6%	64,621 21.9%
Farming, Fishing, Forestry	104 0.3%	280 0.3%	817 0.3%
Construction, Extraction, Maintenance	2,346 6.6%	5,005 6.0%	20,717 7.0%
Production, Transport, Material Moving	2,439 6.9%	5,308 6.4%	22,413 7.6%
White Collar Workers	23,937 67.3%	56,709 68.5%	196,539 66.6%
Blue Collar Workers	11,615 32.7%	26,103 31.5%	98,579 33.4%

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Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487		3 mi radius	5 mi radius	10 mi radius
Units In Structure (2025)				
Total Units	36,007	83,143	294,780	
1 Detached Unit	11,947	33.2%	32,162	38.7%
1 Attached Unit	4,058	11.3%	9,935	11.9%
2 Units	567	1.6%	1,544	1.9%
3 to 4 Units	2,056	5.7%	5,983	7.2%
5 to 9 Units	2,898	8.0%	5,019	6.0%
10 to 19 Units	2,946	8.2%	5,451	6.6%
20 to 49 Units	3,672	10.2%	9,183	11.0%
50 or More Units	7,601	21.1%	13,247	15.9%
Mobile Home or Trailer	252	0.7%	595	0.7%
Other Structure	9	-	24	-
				144
Homes Built By Year (2025)				
Homes Built 2020 or later	761	1.9%	1,980	2.1%
Homes Built 2010 to 2019	3,784	9.2%	7,452	7.9%
Homes Built 2000 to 2009	4,385	10.7%	10,206	10.8%
Homes Built 1990 to 1999	3,407	8.3%	10,106	10.7%
Homes Built 1980 to 1989	10,120	24.7%	21,485	22.7%
Homes Built 1970 to 1979	8,706	21.2%	19,794	21.0%
Homes Built 1960 to 1969	2,552	6.2%	5,866	6.2%
Homes Built 1950 to 1959	1,599	3.9%	4,523	4.8%
Homes Built 1940 to 1949	298	0.7%	727	0.8%
Homes Built Before 1939	395	1.0%	1,003	1.1%
Median Age of Homes	38.7	Yrs	39.1	Yrs
				38.5
Home Values (2025)				
Owner Specified Housing Units	21,579		53,567	
Home Values \$1,000,000 or More	4,496	20.8%	10,918	20.4%
Home Values \$750,000 to \$999,999	2,801	13.0%	6,944	13.0%
Home Values \$500,000 to \$749,999	5,315	24.6%	11,483	21.4%
Home Values \$400,000 to \$499,999	2,320	10.8%	5,361	10.0%
Home Values \$300,000 to \$399,999	2,248	10.4%	5,794	10.8%
Home Values \$250,000 to \$299,999	1,383	6.4%	2,984	5.6%
Home Values \$200,000 to \$249,999	1,119	5.2%	2,805	5.2%
Home Values \$175,000 to \$199,999	365	1.7%	1,094	2.0%
Home Values \$150,000 to \$174,999	445	2.1%	1,541	2.9%
Home Values \$125,000 to \$149,999	243	1.1%	850	1.6%
Home Values \$100,000 to \$124,999	283	1.3%	1,231	2.3%
Home Values \$90,000 to \$99,999	38	0.2%	337	0.6%
Home Values \$80,000 to \$89,999	81	0.4%	700	1.3%
Home Values \$70,000 to \$79,999	29	0.1%	231	0.4%
Home Values \$60,000 to \$69,999	18	-	120	0.2%
Home Values \$50,000 to \$59,999	53	0.2%	150	0.3%
Home Values \$35,000 to \$49,999	108	0.5%	303	0.6%
Home Values \$25,000 to \$34,999	45	0.2%	235	0.4%
Home Values \$10,000 to \$24,999	116	0.5%	288	0.5%
Home Values Under \$10,000	72	0.3%	197	0.4%
Owner-Occupied Median Home Value	\$642,248		\$617,987	
Renter-Occupied Median Rent	\$2,029		\$2,031	
				\$1,957