

Casamar | Pompano Beach

900 N Ocean Boulevard, CU
Pompano Beach FL 33062



Only Commercial Unit in this Luxury Property!

Casamar | Pompano Beach

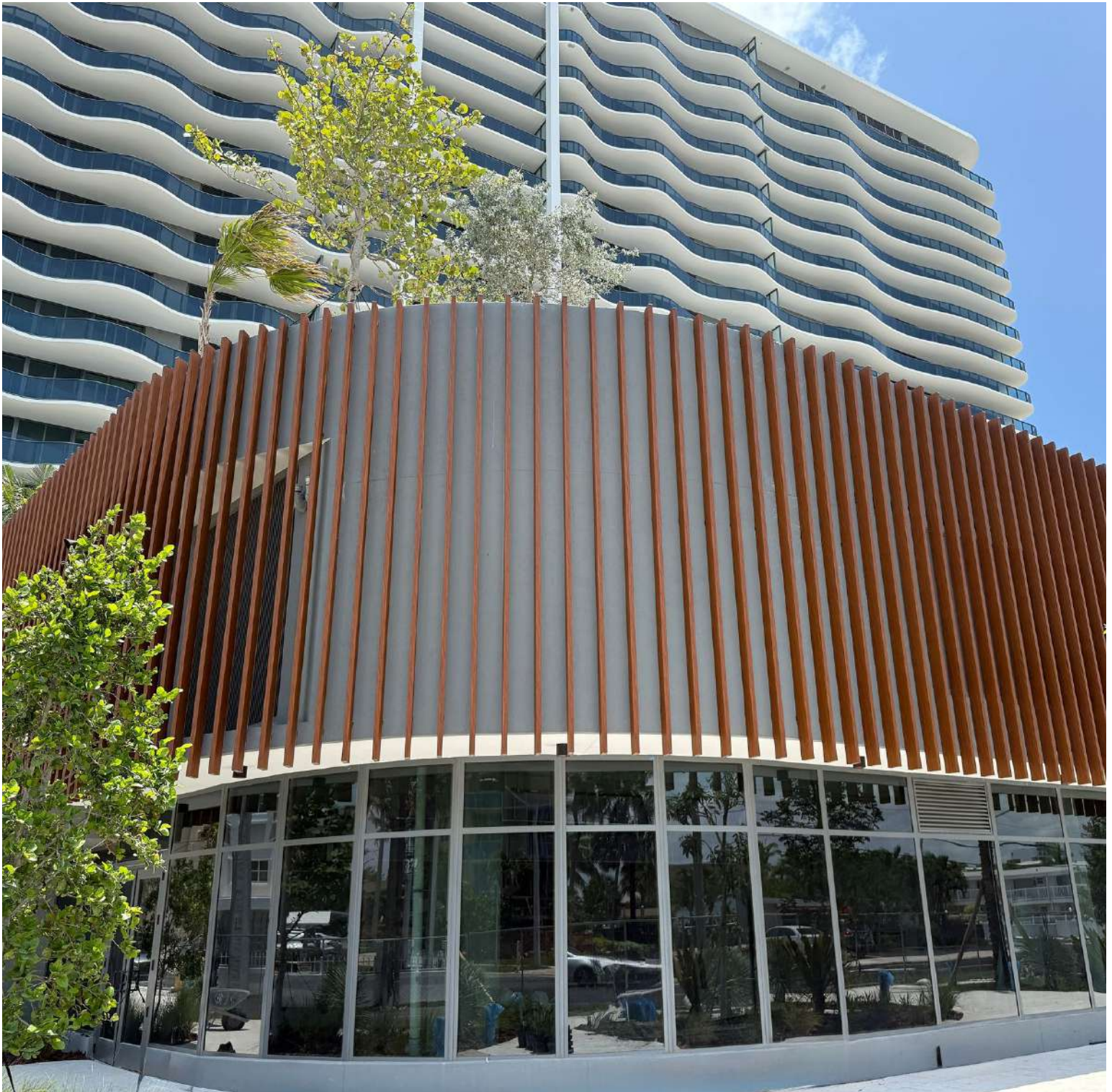
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This is the *ONLY* Luxury Commercial Unit at Casamar!

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THE
GOBIN GROUP

COMPASS
COMMERCIAL GROUP

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DEVELOPER:

The Related Group, established in 1979, is Florida's premier developer of sophisticated metropolitan living and one of the largest real estate conglomerates in the country. With a portfolio exceeding \$40 billion over four decades, the company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. As one of the largest Hispanic-owned businesses in the U.S., The Related Group has earned recognition for its innovative designs and transformative developments, ranging from luxury condominiums to mixed-use centers and affordable housing. By focusing on emerging neighborhoods, the firm has played a pivotal role in shaping urban landscapes while integrating public art to enhance global culture and city streetscapes.

Under the leadership of Founder, Chairman, and CEO Jorge M. Pérez—named one of TIME Magazine's top 25 most influential Hispanics in the U.S.—The Related Group continues to push boundaries in real estate development. With over 70 active projects, the company remains at the forefront of urban transformation. Pérez and the firm also curate one of the most extensive private international contemporary art collections, carefully selecting pieces to create a seamless blend of nature, art, and design within their developments.

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ARQUITECTONICA
- RESIDENTIAL ARCHITECT

Arquitectonica is an international architecture, landscape architecture, interior design and urban planning corporation headquartered in Miami, Florida's Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth PlaterZyberk and Hervin Romney. Today, the firm is still led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru, Atlantis Condominium in Miami, The Pink House in Miami, the American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.

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CasaMar Commercial Unit

Located in the prestigious CasaMar development, this prime commercial unit offers an exceptional opportunity for businesses seeking a high-end, oceanfront location. Featuring modern architecture, premium finishes, and an open layout, this space is designed to accommodate a upscale dining or franchise opportunity!

With floor-to-ceiling windows providing stunning views and high foot traffic from residents and visitors, this unit ensures maximum exposure and a vibrant atmosphere. Additional highlights include ample parking, proximity to luxury residences, and easy access to major roads.

Perfect for businesses looking to thrive in an exclusive coastal setting, the CasaMar Commercial Unit combines sophistication, convenience, and unparalleled visibility.

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Location	900 N Ocean Boulevard, CU Pompano Beach FL 33062
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S.F. Range	2,280 sf
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Avg. \$/S.F.	\$85/sqft Lease \$812/sqft Sale
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Location	Oceanfront
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Number of Units	1 Unit
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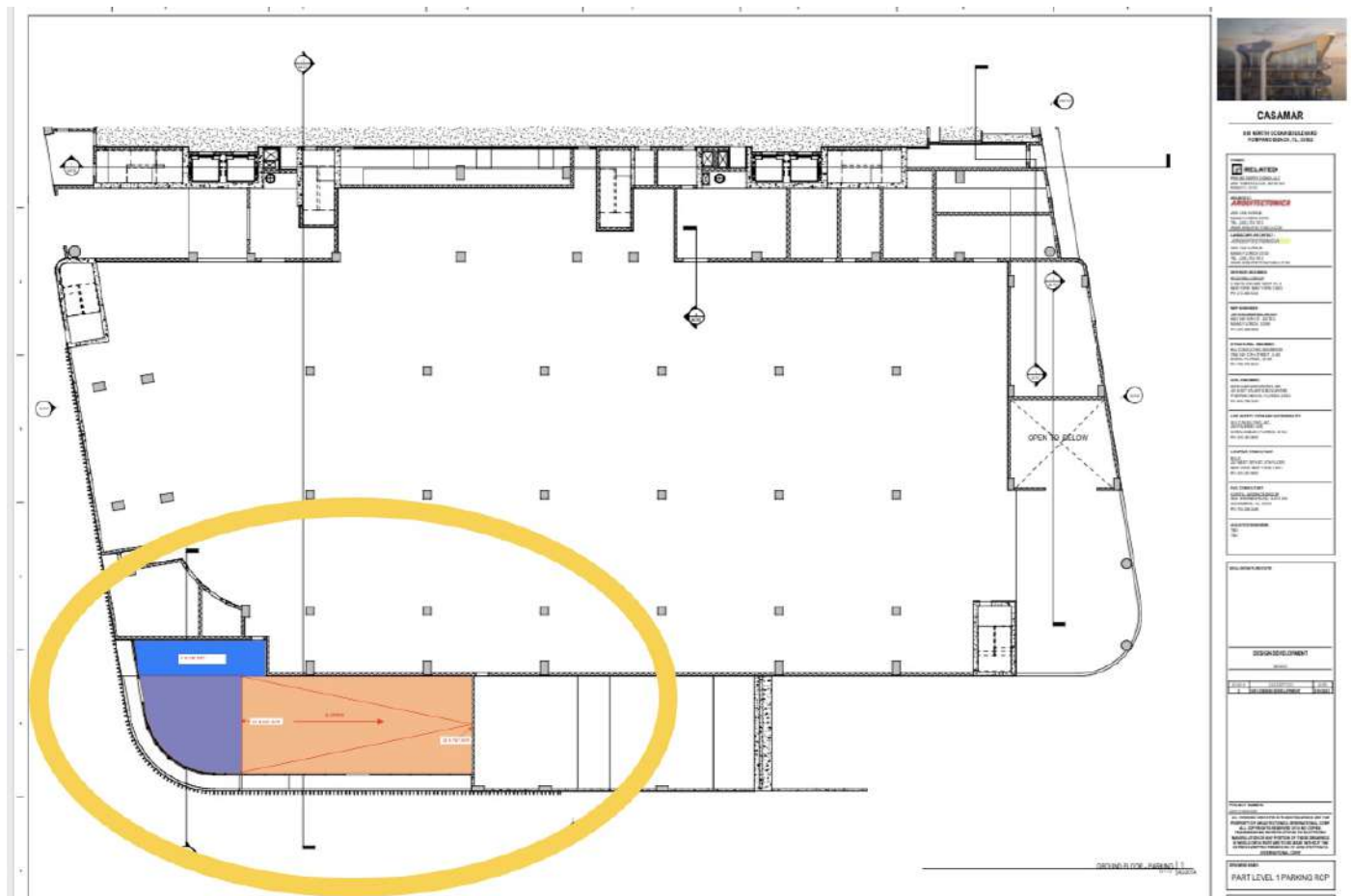
Number of Stories	1 Story, Street Level
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Year Built	Raw Space Ready for Occupancy!
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Site Size	3.2 Acres with 283 Feet of Ocean Front!
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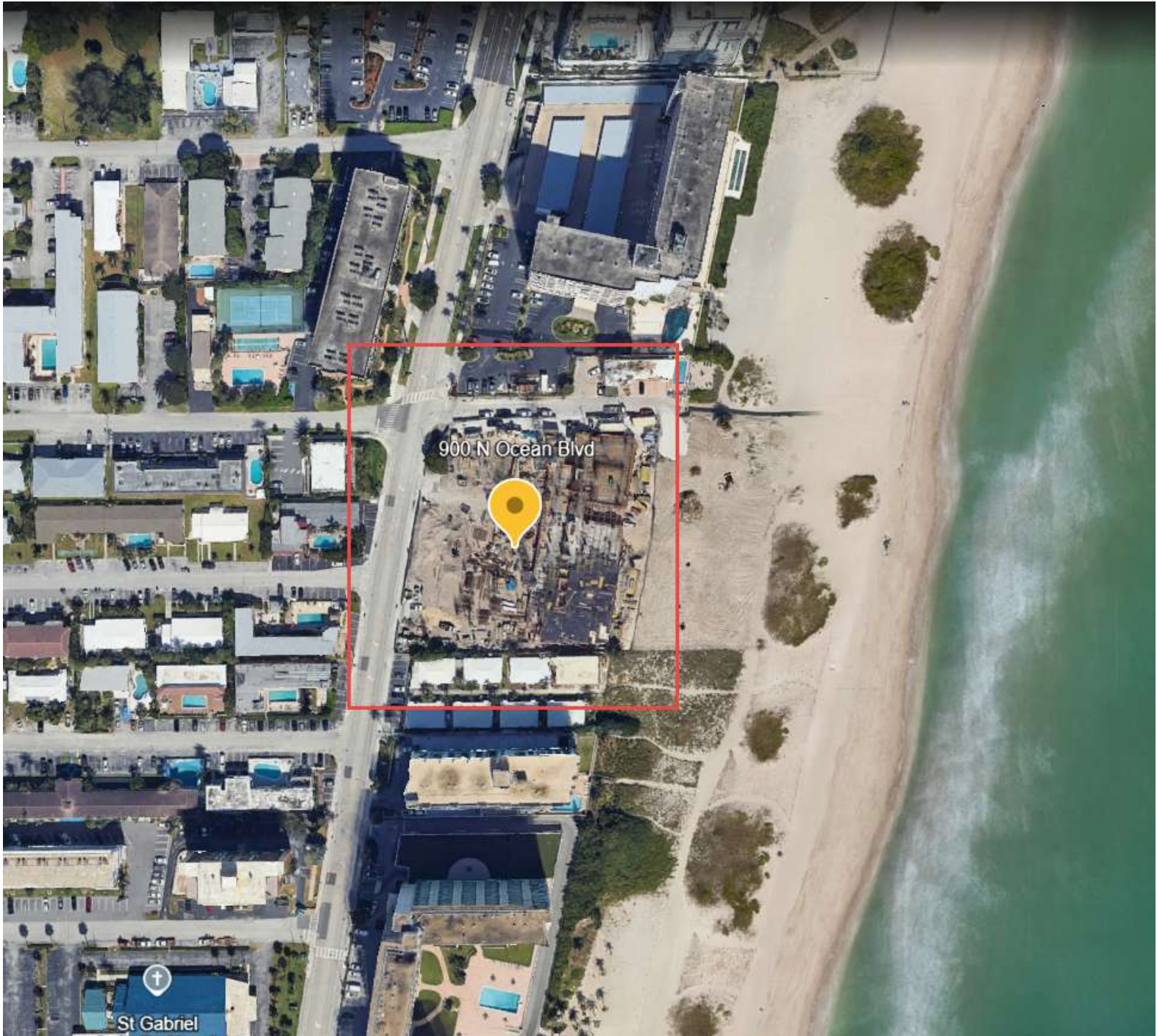
Commercial Unit Opportunity – Prime Oceanfront Location in Pompano Beach

- **Exceptional Exposure & Visibility:** Situated directly on 283 linear feet of pristine oceanfront, offering unparalleled exposure and foot traffic.
- **Strategic Positioning:** Located within a high-end development featuring iconic architecture by Arquitectonica.
- **Premium Surroundings:** The unit is seamlessly integrated into an exquisitely designed property with lush landscaping by Arquitectonica GEO.
- **Modern & Sophisticated Design:** Public spaces and lobby designed by the award-winning Rockwell Group, ensuring a sleek, contemporary atmosphere.
- **Enhanced Customer Experience:** Features a curated collection of contemporary art, elevating the ambiance for visitors and clients.
- **Proximity to Key Attractions:** Minutes from Hillsboro Lighthouse, Pompano Beach Pier, Fishing Village, and a vibrant dining and recreational scene.
- **This premier commercial space is an exceptional opportunity for businesses seeking an upscale, high-exposure location in a thriving beachfront community.**

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Aerial View From Google Earth:



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Casamar Commercial Unit Floorplan Overview:



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OWNER:



RELATED

PRH 900 NORTH OCEAN, LLC
2850 TIGERTAIL AVE, SUITE 800
MIAMI, FL 33133

ARCHITECT:

ARQUITECTONICA

2900 OAK AVENUE
MIAMI, FLORIDA 33133
TEL: (305) 372-1812
WWW.ARQUITECTONICA.COM

LANDSCAPE ARCHITECT:

ARQUITECTONICAGEO

2900 OAK AVENUE
MIAMI, FLORIDA 33133
TEL: (305) 372-1812
WWW.ARQUITECTONICAGEO.COM

INTERIOR DESIGNER:

ROCKWELL GROUP
5 UNION SQUARE WEST, FL. 8
NEW YORK, NEW YORK, 10003
PH: 212.463.0334

MEP ENGINEER:

JGP ENGINEERING GROUP
6951 NW 16TH ST, SUITE 2
MIAMI, FLORIDA, 33169
PH: 305.436.9292

STRUCTURAL ENGINEER:

B&J CONSULTING ENGINEERS
7955 NW 12TH STREET, S-418
DORAL, FLORIDA, 33126
PH: 786.703.9243

CIVIL ENGINEER:

KEITH AND ASSOCIATES, INC.
301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA, 33060
PH: 954.788.3400

LIFE SAFETY CODE AND ACCESSIBILITY:

SLS CONSULTING, INC.
260 PALERMO AVE
CORAL GABLES, FLORIDA, 33134
PH: 305.461.9852

LIGHTING CONSULTANT:

BOLD
227 WEST 29TH ST, 8TH FLOOR
NEW YORK, NEW YORK, 10001
PH: 305.461.9852

FAA CONSULTANT:

CAPITOL AIRSPACE GROUP
5400 SHAWNEE ROAD, SUITE 304
ALEXANDRIA, VA, 22312
PH: 703.256.2485

AQUATICS ENGINEER:

TBD.
TBD

DRAWING NAME:

PART LEVEL 1 PARKING RCP

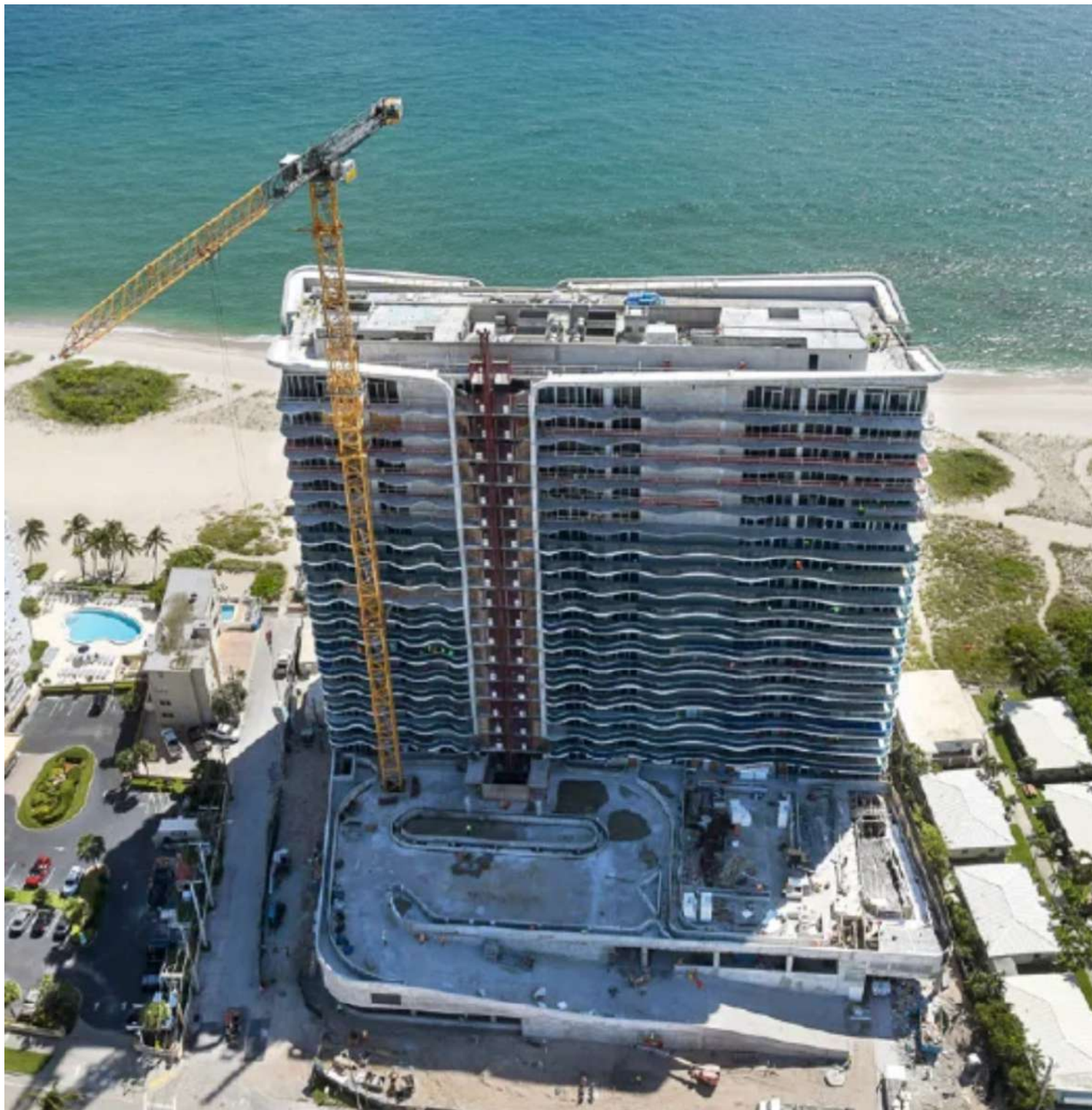
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SCALE: 1/8" = 1'-0"

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Under Construction:



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Welcome to our City!



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Why Pompano Beach?

- **Strategic Economic Hub:** With a tri-county GDP of nearly \$378 billion and the advantage of no state income tax, South Florida is a prime destination for businesses. Pompano Beach stands at the heart of this economic powerhouse, offering exceptional opportunities for business success in an ideal location.
- **World-Class Connectivity:** Pompano Beach boasts outstanding transportation access by air, sea, rail, and road. Located just minutes from Fort Lauderdale-Hollywood International Airport and Port Everglades, it's also within an hour's drive from two additional international air and seaports in Miami and Palm Beach. The city provides direct access to I-95, Florida's Turnpike, and major rail networks, including Tri-Rail and the fast-growing Brightline service.
- **Industrial Powerhouse:** Pompano Beach is Broward County's largest industrial, warehouse, and distribution hub, thanks to its prime transportation links and business-friendly environment. With over 28 million square feet of industrial space, the city is home to major operations like two Amazon distribution centers, prominent defense contractors such as Precision Metal Industries and Point Blank Enterprises, and thriving manufacturing, marine, tourism, and entertainment sectors.
- **Vision for Growth:** Pompano Beach's commitment to smart growth is already transforming the city into a hub of innovation. The New Downtown, a 70-acre, walkable smart city, will blend residential, commercial, cultural, and cutting-edge industries, offering an ideal environment for future business development.
- **Exceptional Quality of Life:** Beyond business, Pompano Beach offers an unmatched lifestyle, with 3 miles of pristine beaches, 700 acres of parks, and a wealth of recreational activities, including golf, tennis, watersports, and gaming. The city's cultural scene includes five venues, a 3,000-seat amphitheater, and a reputation as a top fishing and diving destination, with access to the Atlantic Ocean and the famous "Shipwreck Capital" of South Florida.

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Your Audience

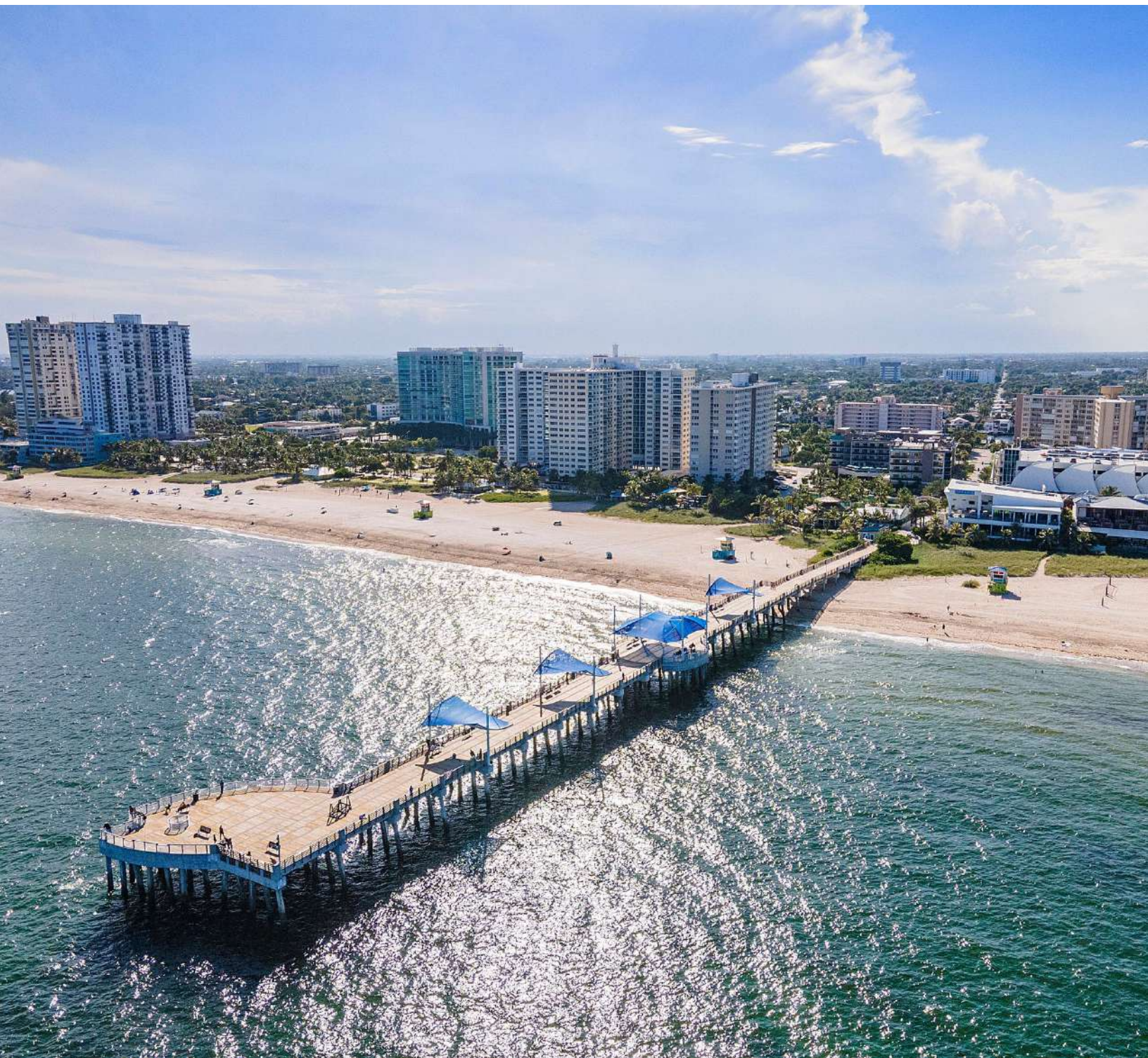
Pompano Beach, located in Broward County, Florida, has experienced steady population growth over recent years. As of 2023, the city's population is estimated at approximately 113,619 residents, with projections suggesting it will reach around 116,341 by 2025.

Demographic Breakdown (*florida-demographics.com*):

- Race and Ethnicity (2020):
 - White (Non-Hispanic): 41.0%
 - Black or African American (Non-Hispanic): 28.0%
 - Hispanic or Latino: 23.8%
 - Asian and Pacific Islander (Non-Hispanic): 1.6%
 - Two or more races (Non-Hispanic): 4.1%
 - Other races (Non-Hispanic): 1.3%
 - Native American (Non-Hispanic): 0.1%
- Age Distribution (*Wikipedia*):
 - Under 5 years: 6.5%
 - 5 to 17 years: 12.2%
 - 18 to 24 years: 7.2%
 - 25 to 34 years: 14.8%
 - 35 to 54 years: 25.6%
 - 55 to 64 years: 15.1%
 - 65 years and over: 18.6%

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Market Insights:

Commercial Leasing Trends:

- The new-construction Casamar project, including the subject space, is priced at \$85/sq ft/year for shell retail.
- This is in line with Class-A beachfront retail being positioned as “5-star” with premium rental rates.

Residential Premium Context:

- Luxury condo units in the same building command \$1,450–1,530/sq ft sale prices—one of the highest in Pompano Beach.
- This supports strong neighborhood valuation and investor confidence.

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Your Contact for More Information:

A trusted leader in the Florida real estate market, offering a full range of services for commercial property buyers, sellers, investors, and tenants. Known for combining cutting-edge technology with expert market insights, I provide customized strategies to help clients achieve their real estate goals efficiently.

With access to an extensive network of properties and a deep understanding of Florida's dynamic commercial landscape, I specialize in retail, office, industrial, multifamily, and land transactions. Whether navigating the bustling markets of Miami, Fort Lauderdale, West Palm Beach, or emerging suburban hotspots in South Florida, my team is dedicated to delivering unparalleled results.

Key advantages of working with Compass Commercial Group include:

- Data-Driven Insights: Leveraging technology and analytics to identify market trends and opportunities
- Comprehensive Support: End-to-end transaction management, including property evaluation, marketing, and negotiations
- Client-Centered Approach: Tailored strategies designed to meet unique business needs and investment objectives
- Local Market Expertise: Deep knowledge of regional trends, zoning regulations, and economic drivers

Compass Commercial Group stands out as a trusted advisor and partner for investors and business owners seeking a competitive edge in Florida's evolving commercial real estate market.



Denise Gobin, MA

Experienced Real Estate Advisor
Principal | Realtor | Global Luxury Agent |
Commercial Specialist | MLO - NMLS 386169
CHLMS, GUILD, SRS, RENE, CNS, SSRS

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Denise@Gobinre.com