

**Yamato Road:  
31,000+ SF,  
100% AC**

**AURUM PROPERTY PARTNERS IS  
SELLER'S EXCLUSIVE BROKER.**

**OFFERING MEMORANDUM**

**150 W. Yamato Road  
Boca Raton, FL 33431**



**AURUM**

# Yamato Road: 31,000+ SF, 100% AC

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Location**
  - Location Summary
  - Aerial View Map
- 03 **Property Description**
  - Property Features
  - Property Images
- 04 **Demographics**
  - General Demographics

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**A U R U M**

[aurumpropertypartners.com](http://aurumpropertypartners.com)

<b>01</b>	<b>Executive Summary</b>
	Investment Summary

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## OFFERING SUMMARY

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ADDRESS	150 W. Yamato Road Boca Raton FL 33431
COUNTY	Palm Beach
MARKET	Palm Beach
SUBMARKET	Boca Raton East
NET RENTABLE AREA (SF)	31,133 SF
LAND ACRES	2.62
LAND SF	114,189 SF
YEAR BUILT	1968
APN	06-43-47-07-02-034-0063
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$12,750,000
PRICE PSF	\$409.53

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## Due Diligence Package

- Upon execution of the Letter of Intent, Seller will provide Buyer a due diligence package which will include the following: a) Information regarding the cell tower and cell tower owner's perpetual easement, b) Q4 2025 Phase I and Phase II environmental reports, c) Updated title commitment, and d) Updated property survey.

## Buyer's Requirements

- With Letter of Intent, Buyer will provide the following documentation: a) Buyer's use is a Permitted Use under current zoning, b) Buyer's use meets current parking requirements, and c) Buyer has the necessary funds to close.



**02**

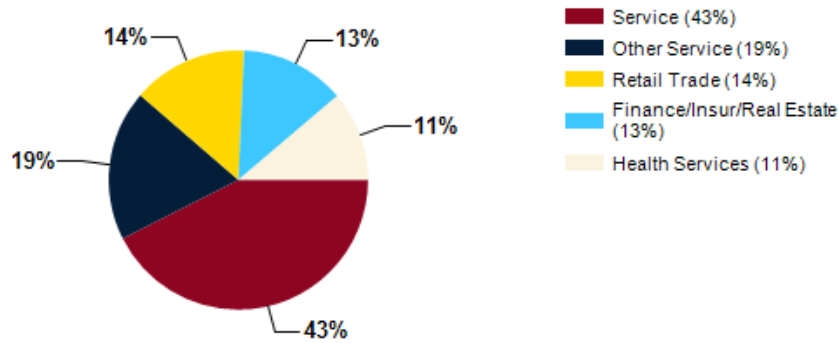
**Location**

Location Summary

Aerial View Map

- The Property is located on the south side of W. Yamato Road, a primary east/west six-lane median divided highway. The Property lies within an established, popular commercial and residential neighborhood. Nearby commercial uses include office buildings, restaurants, hotels, retail centers, and gas stations. The Property is .5 mile east of the Yamato Rd./I-95 interchange, .7 mile west of the Intracoastal Waterway, and 1 mile west of the Atlantic Ocean.

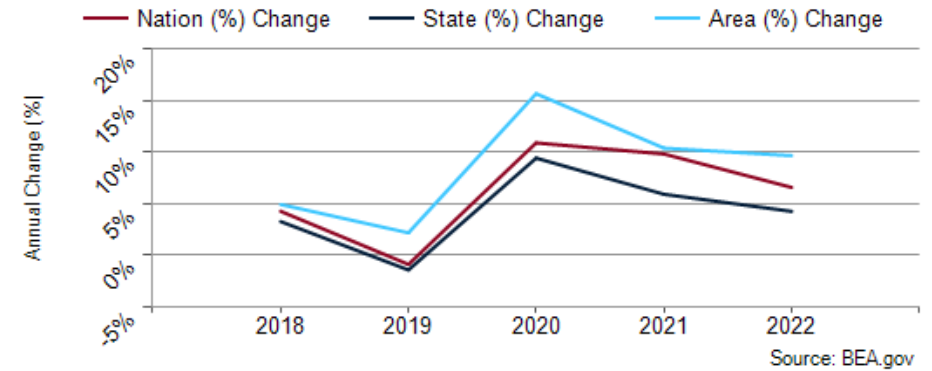
### Major Industries by Employee Count

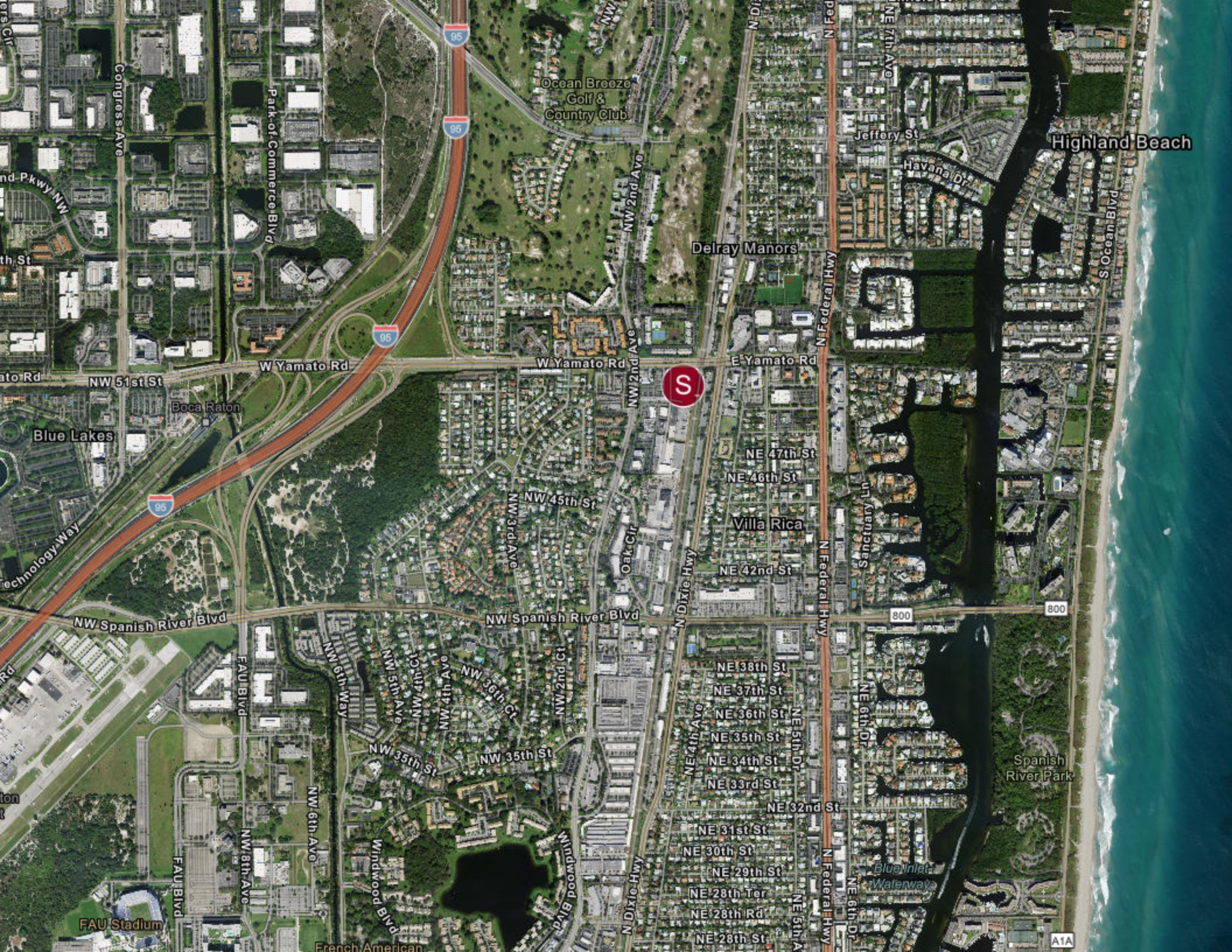


### Largest Employers

Florida Atlantic University	6,335
Baptist Health Hospital	3,135
Office Depot (Headquarters)	2,000
City of Boca Raton	1,810
The GEO Group	800
Johnson Controls / Tyco	741
IBM	600
ADT Security Services (Headquarters)	500

### Palm Beach County GDP Trend





Highland Beach

S

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03

### Property Description

Property Features

Property Images

YAMATO ROAD: 31,000+ SF, 100% AC

## PROPERTY FEATURES

NET RENTABLE AREA (SF)	31,133
LAND SF	114,189
LAND ACRES	2.62
YEAR BUILT	1968
# OF PARCELS	1
ZONING TYPE	"M-2" General Industrial District - City of Boca Raton
NUMBER OF BUILDINGS	1
LOT DIMENSION	Irregular
NUMBER OF PARKING SPACES	Approx. 72 spaces
PARKING RATIO	2.3/1,000
CEILING HEIGHT	26 feet clear
DOCK HIGH DOORS	1, 10' wide x 12' high
GRADE LEVEL DOORS	1, 15' wide x 14' high
FENCED YARD	yes
OFFICE SF	5,915
OFFICE TO WAREHOUSE RATIO	19% office / 81% production and storage
RESTROOMS	Large men's and women's restrooms, small restroom, and executive restroom with shower
CELL TOWER	Cell tower located at SE corner of property. Property is for sale subject to cell tower owner's perpetual easement.
UTILITIES	Water, Septic, Electric
TRAFFIC COUNT	Approximately 30,000 vehicles/day
GROUND FLOOR AND MEZZANINE	Ground Floor: 29,625 SF. Office Mezzanine: 1,505 SF.
ENVIRONMENTAL REPORTS	Q4 2025 Phase I and II reports
ELECTRIC ROOM	Attached 145 SF structure, houses electric meters

## NEIGHBORING PROPERTIES

NORTH	Yamato Road
SOUTH	Warehouse building
EAST	Railway (no spur)
WEST	Shopping Center

## MECHANICAL

HVAC	100% AC, 8 units
FIRE SPRINKLERS	yes
ELECTRICAL / POWER	400 Amps, 480 Volts
LIGHTING	Offices and storage areas: fluorescent. Production areas: High Bay lights.

## CONSTRUCTION

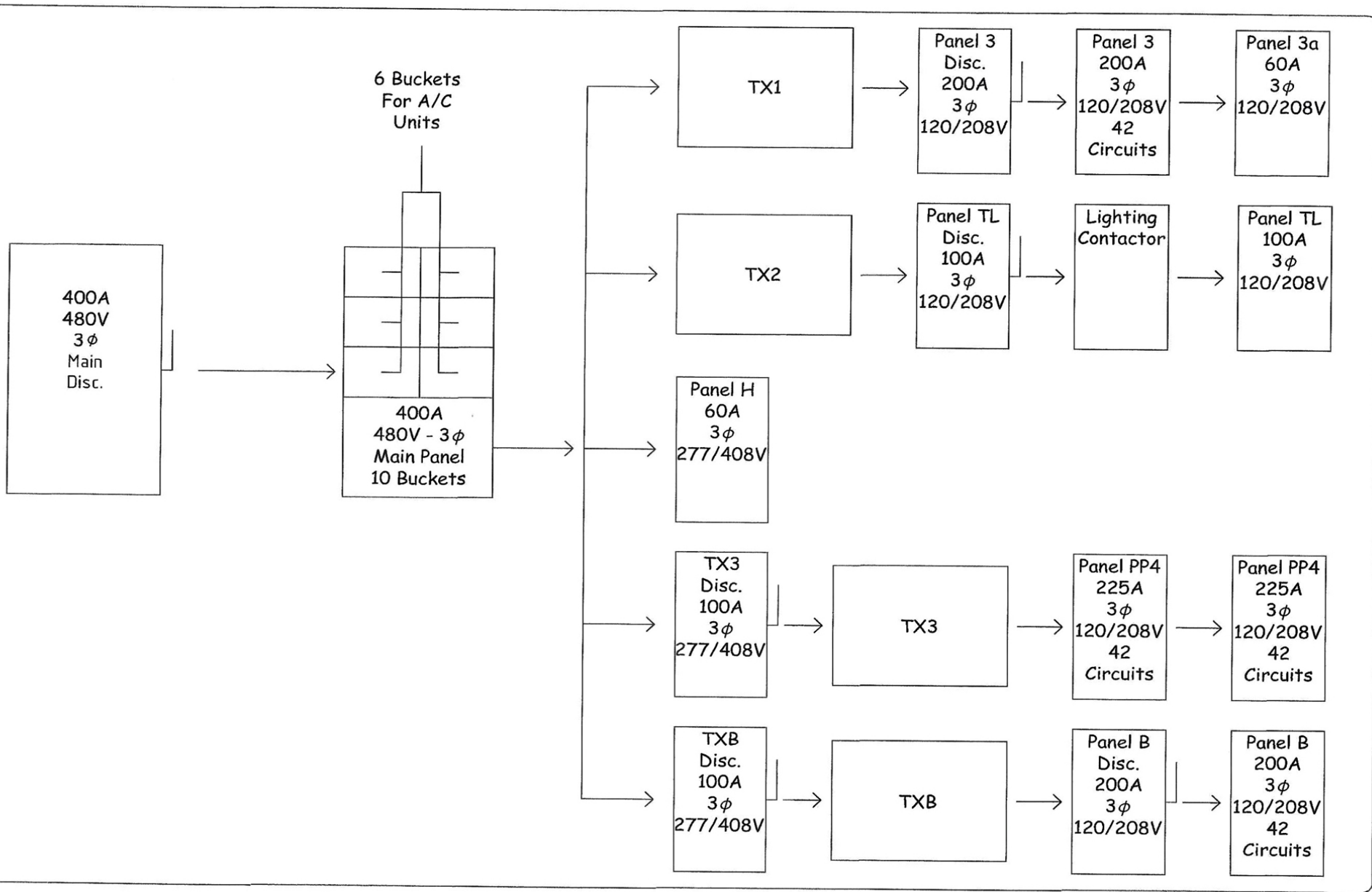
FOUNDATION	Concrete
FRAMING	Concrete Block
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Concrete Twin-T. Single-membrane installed in 2011.
LANDSCAPING	Grass, shrubs, trees

## TENANT INFORMATION

MAJOR TENANT/S	Property delivered vacant.
LEASE TYPE	None, n/a
SHORT TERM LEASE	None
NO INVESTMENT SALE	Property is not for sale as an investment.



**Front Exterior**



Sheet: 1	Of: 1	Project No.:
Drawing Title: Building Service Floor		
Approved: MGO	Checked: ST	Date: 5/7/2026
CURRENT CONNECTIONS, INC. 1620 Hill Avenue Mangonia Park, Florida 33407 (861) 865-0010 Fax (861) 865-5380 State License EC-0001253		
Project: 150 Yamato Road Boca Raton, FL 33431		
Scale: N/A		

# Electrical Plan

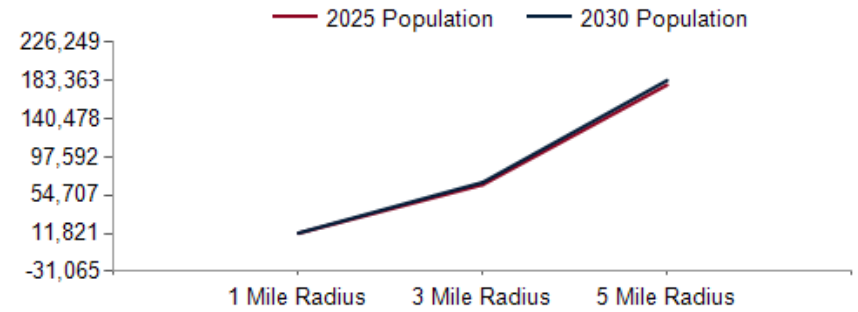
**04**

**Demographics**

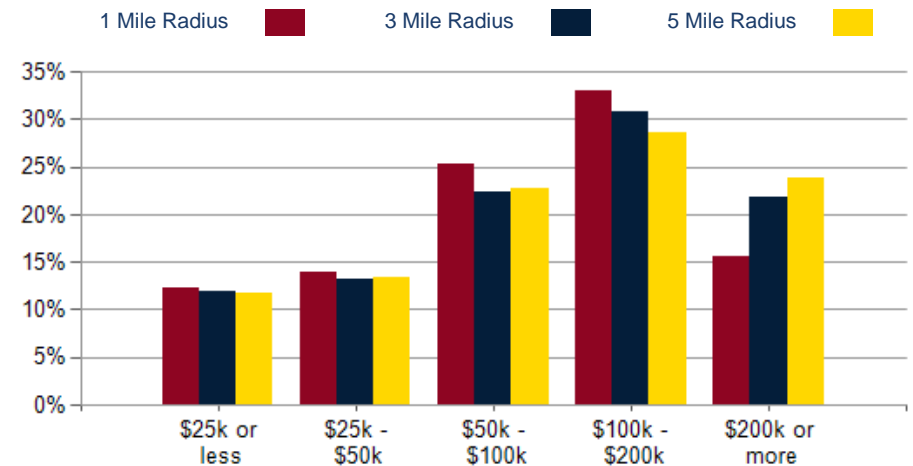
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,589	51,364	150,090
2010 Population	9,763	52,600	151,090
2025 Population	11,821	66,410	178,256
2030 Population	12,139	69,030	183,363
2025 African American	561	5,230	19,915
2025 American Indian	46	202	512
2025 Asian	506	2,584	5,641
2025 Hispanic	1,826	10,197	27,155
2025 Other Race	466	2,584	7,089
2025 White	8,766	47,717	123,684
2025 Multiracial	1,465	8,061	21,338
2025-2030: Population: Growth Rate	2.65%	3.90%	2.85%

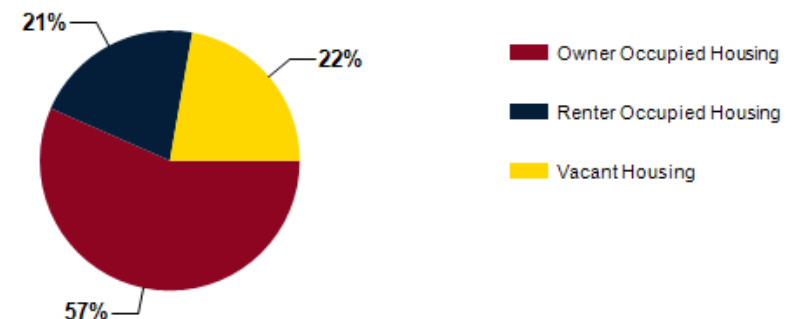
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	417	2,359	5,962
\$15,000-\$24,999	244	1,136	3,525
\$25,000-\$34,999	241	1,590	4,383
\$35,000-\$49,999	508	2,320	6,552
\$50,000-\$74,999	792	3,410	10,026
\$75,000-\$99,999	580	3,188	8,445
\$100,000-\$149,999	1,165	5,787	14,669
\$150,000-\$199,999	624	3,311	8,617
\$200,000 or greater	846	6,431	19,386
Median HH Income	\$96,048	\$104,610	\$104,677
Average HH Income	\$137,909	\$166,194	\$169,040



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

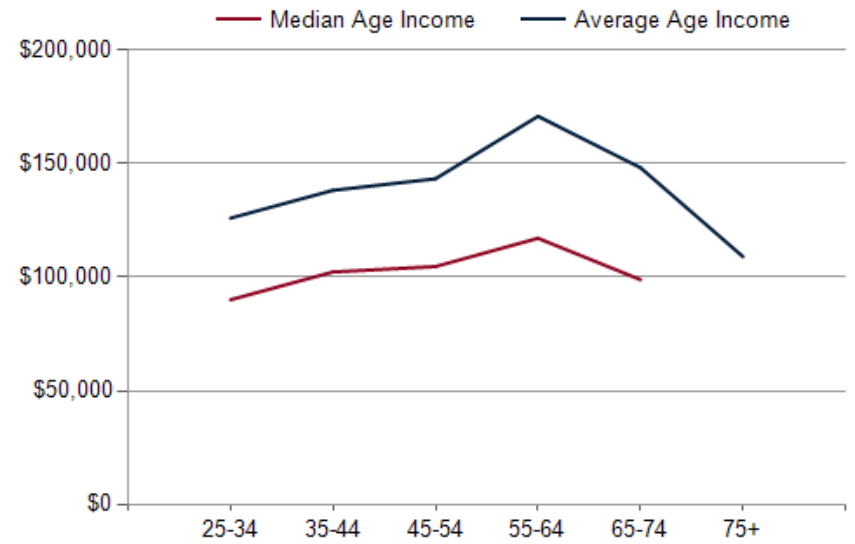
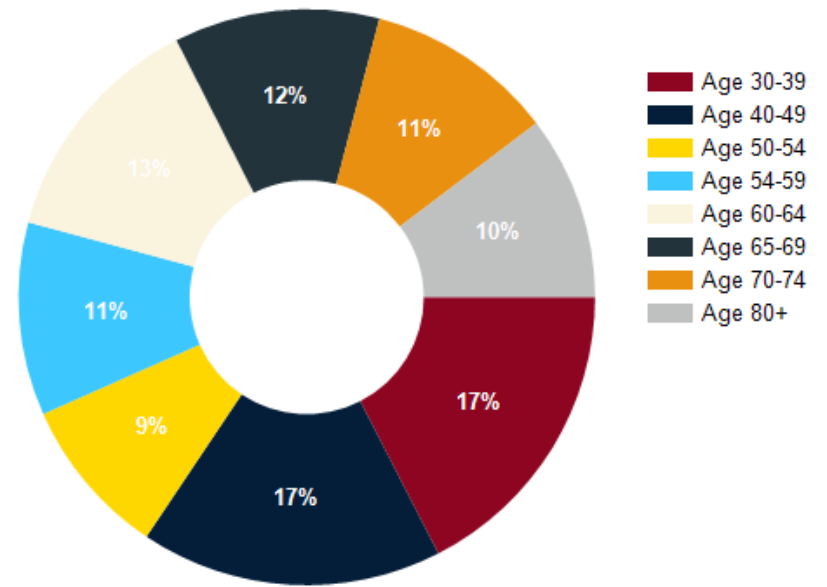


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	678	3,666	9,681
2025 Population Age 35-39	649	3,530	9,389
2025 Population Age 40-44	632	3,348	9,205
2025 Population Age 45-49	655	3,263	8,994
2025 Population Age 50-54	682	3,600	10,152
2025 Population Age 55-59	824	4,232	11,750
2025 Population Age 60-64	1,015	4,890	13,179
2025 Population Age 65-69	876	4,497	12,724
2025 Population Age 70-74	807	4,282	12,142
2025 Population Age 75-79	785	4,032	11,565
2025 Population Age 80-84	550	2,788	8,426
2025 Population Age 85+	541	2,634	9,139
2025 Population Age 18+	10,300	58,571	154,593
2025 Median Age	51	47	50
2030 Median Age	52	48	51

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,070	\$100,542	\$99,761
Average Household Income 25-34	\$126,002	\$144,638	\$148,615
Median Household Income 35-44	\$102,291	\$120,089	\$123,096
Average Household Income 35-44	\$138,264	\$178,501	\$185,422
Median Household Income 45-54	\$104,680	\$127,564	\$136,179
Average Household Income 45-54	\$143,351	\$195,301	\$205,318
Median Household Income 55-64	\$117,143	\$132,199	\$136,687
Average Household Income 55-64	\$170,892	\$204,295	\$207,252
Median Household Income 65-74	\$98,865	\$99,078	\$100,175
Average Household Income 65-74	\$148,188	\$168,113	\$170,179
Average Household Income 75+	\$108,995	\$131,606	\$128,143

Population By Age



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