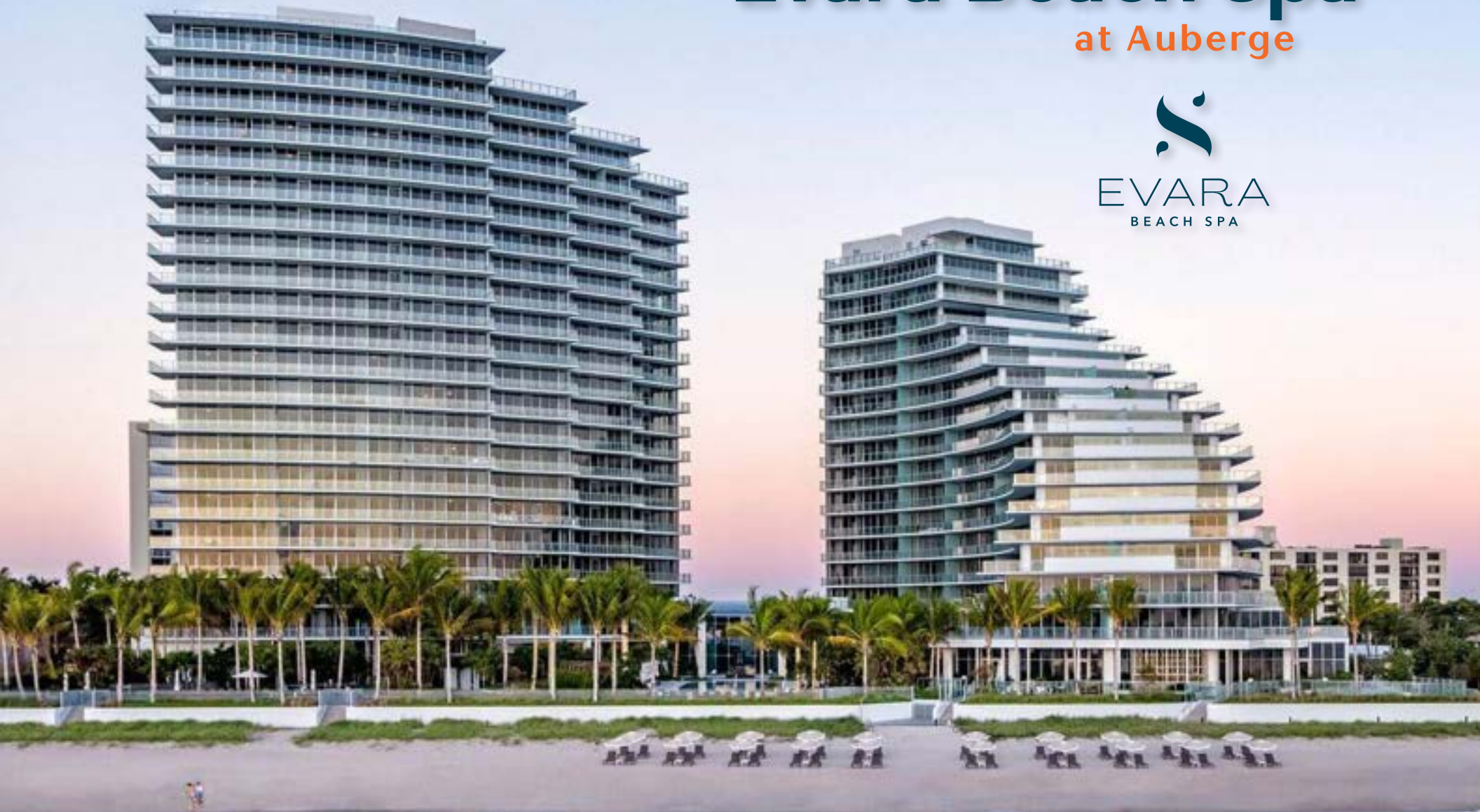


NNN Ground Floor Retail Opportunity

Evvara Beach Spa

at Auberge



2200 N Ocean Boulevard
Fort Lauderdale, FL 33305



NNN Ground Floor Retail Opportunity

Evara Beach Spa

at Auberge

Katalyst Real Estate has been retained as the exclusive agent to arrange the sale of the 12,500 SF condominium unit for the Evara Beach Spa, located within Auberge Beach Residences along Fort Lauderdale Beach.

OVERVIEW

04 EXECUTIVE SUMMARY

05 OFFERING SUMMARY

PHOTOS

18 AERIALS

23 PROPERTY PHOTOS

AREA MAP

28 WHATS NEARBY

DEMOGRAPHICS

29 DEMOGRAPHICS

LISTING TEAM

33 AGENT CONTACT INFORMATION



DON GINSBURG

President

Tel: (954) 868-7102

DG@GoKatalyst.com

ADAM STEINLAUF

Associate - Katalyst

Tel: (954) 830-1389

Adams@GoKatalyst.com

MICHELLE NUNEZ

Broker Associate - Fortune Int.

Tel: (954) 732-0505

mnunez@fortuneintlgroup.com

MEGAN PROBST

Broker Associate - Compass

Tel: (954) 999-2875

Megan.Probst@Compass.com



1

OVERVIEW

NNN Ground Floor Retail Opportunity

Evvara Beach Spa

at Auberge

EXECUTIVE SUMMARY

Katalyst is pleased to present this NNN investment opportunity to acquire ~12,500 square feet of ground floor retail within the luxurious Auberge Beach Residences along Fort Lauderdale Beach. This asset is meticulously built out with 15 private treatment rooms, an eucalyptus steam room, an infrared sauna, a salt cave, and a hair & nail salon. Additional exterior areas included with this asset are an elevated oceanfront terrace, poolside cabanas with beach access, a spa garden with fire pit, and a service bar to cater food and beverages prepared by Laurent Tourondel's Dune restaurant on-site.

INVESTMENT HIGHLIGHTS



Ground Floor Retail
at Auberge Beach Residences



Evava Beach Spa
South Florida's Premier Spa Destination



Existing Lease In-Place
with 10-Years Remaining



Located Along Fort Lauderdale's
Highly Trafficked Beach Corridor



High Visibility & Grand Entrance
along N Ocean Blvd (A1A)

NNN Ground Floor Retail Opportunity **Evava Beach Spa** at Auberge



OFFERING SUMMARY

SITE INFO

Address	2200 N Ocean Boulevard Unit #CU3, Fort Lauderdale, FL 33305
APN	4943-30-08-0052
Allowable Uses	Commercial Retail
Year Built	2018
Listing Price	\$7,995,000



ASSET INFO

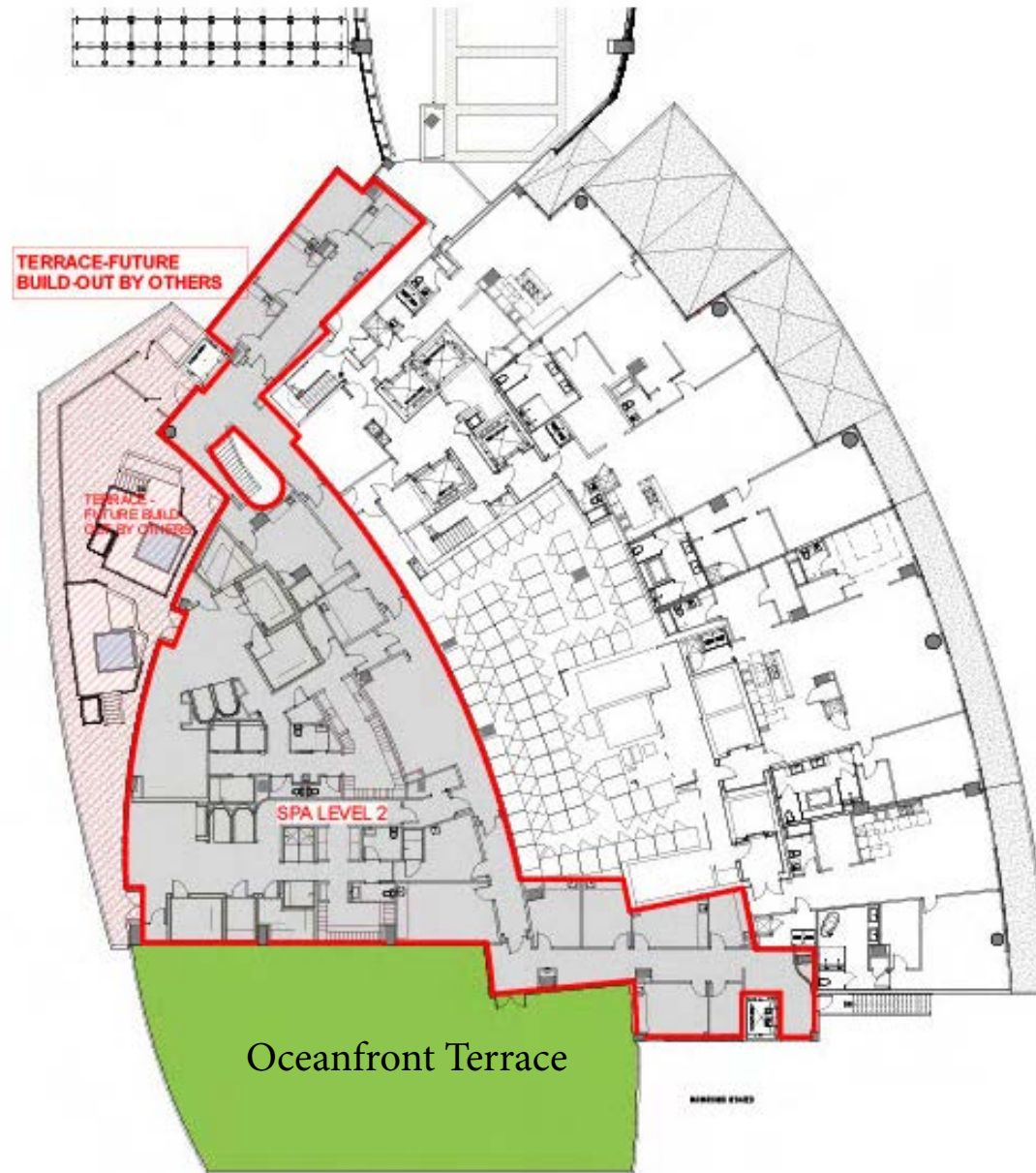
Net Operating Income (NOI):	\$600,000
Cap Rate:	7.50%
Investment Type:	NNN
Submarket:	Fort Lauderdale Beach
Leasable Square Feet:	12,433
Gross Square Feet (Approx):	25,000
Number of Tenants:	1
Occupancy Rate:	100%

* Business Operating Financials available upon request

FLOOR PLAN LEVEL ONE



FLOOR PLAN LEVEL TWO



1 SPA LEVEL 2 OVERALL PLAN
AS SHOWN 302' x 116'



THE EVARA STORY

Evvara Beach Spa is Fort Lauderdale's largest luxury beachfront spa, giving residents, locals, and visitors a truly unrivaled experience. Born from the fusion of two ancient words for "wellness" and "beauty," EVARA aims to provide advanced holistic treatments to ease the body and soul with the wellness center and med spa. At Evvara, you will enjoy the themes of Sea, Salt, Sand, and Sound in a wellness environment, allowing users the ability to soothe, heal, and inspire.

"As the owner of EVARA Beach Spa, I find myself inspired daily. Seeing our guest prioritize their wellness and self-care without the thought of guilt or indulgence is a welcome breath of fresh air. My passion for this industry, combined with my ever-changing need for knowledge, drives me to continually evolve, and seek the best of the best for our spa and wellness guests."

- Eva Andalcio (Owner of Evvara Beach Spa)



SPA SERVICES & AMENITIES

Evara Beach Spa is Fort Lauderdale's largest and most prestigious spa providing residents, locals, and visitors a wellness & beauty retreat where luxury meets tranquility. With a design that embraces soft natural hues, Beachwood furnishings, and numerous artistic touches, Evara created an ambiance of casual indulgence perfect for relaxation. The Evara experience is unrivaled anywhere in South Florida, offering clients monthly memberships and curated events, in addition to a variety of premium spa services and the use of the extensive amenities.



Spa Menu

Therapeutic & Relaxing Massages

Rejuvenating Facials

Body Treatments & Scrubs

Hair Salon & Nail Services

Beauty Bar Services

Couples Massage & Body Scrubs

Spa Day Packages

Self Guided Experiences

Amenities

Luxurious Treatment Rooms

Spa Garden with Fire Pit

Oceanfront Terrace

Private Poolside Cabanas

Salt Cave

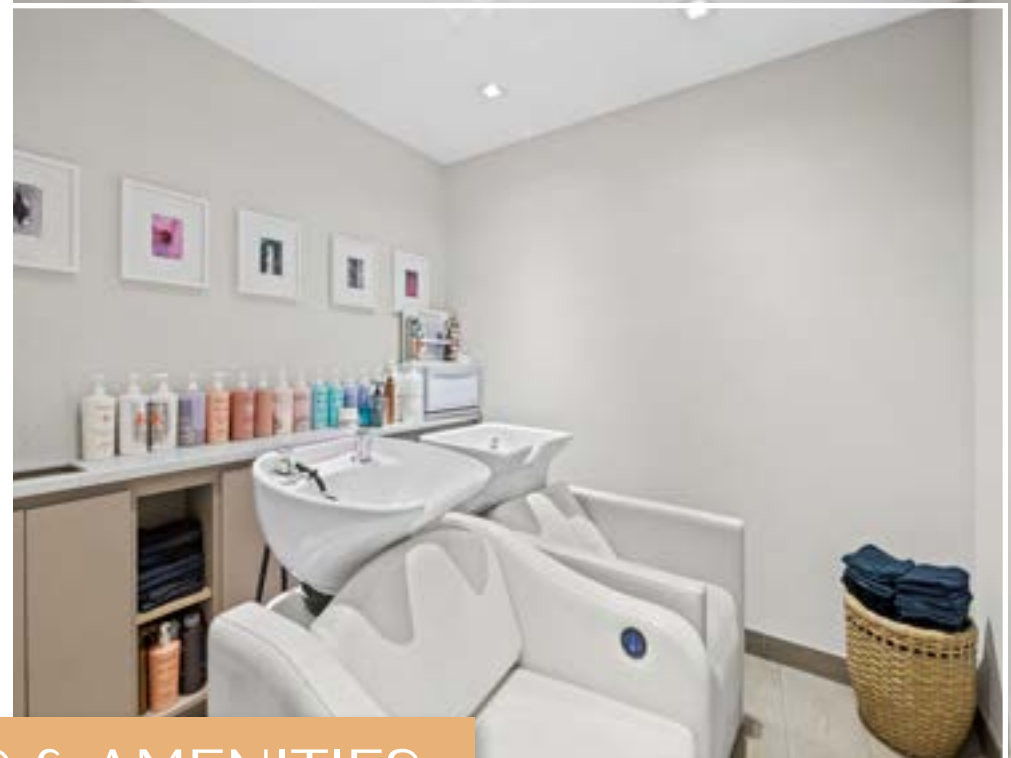
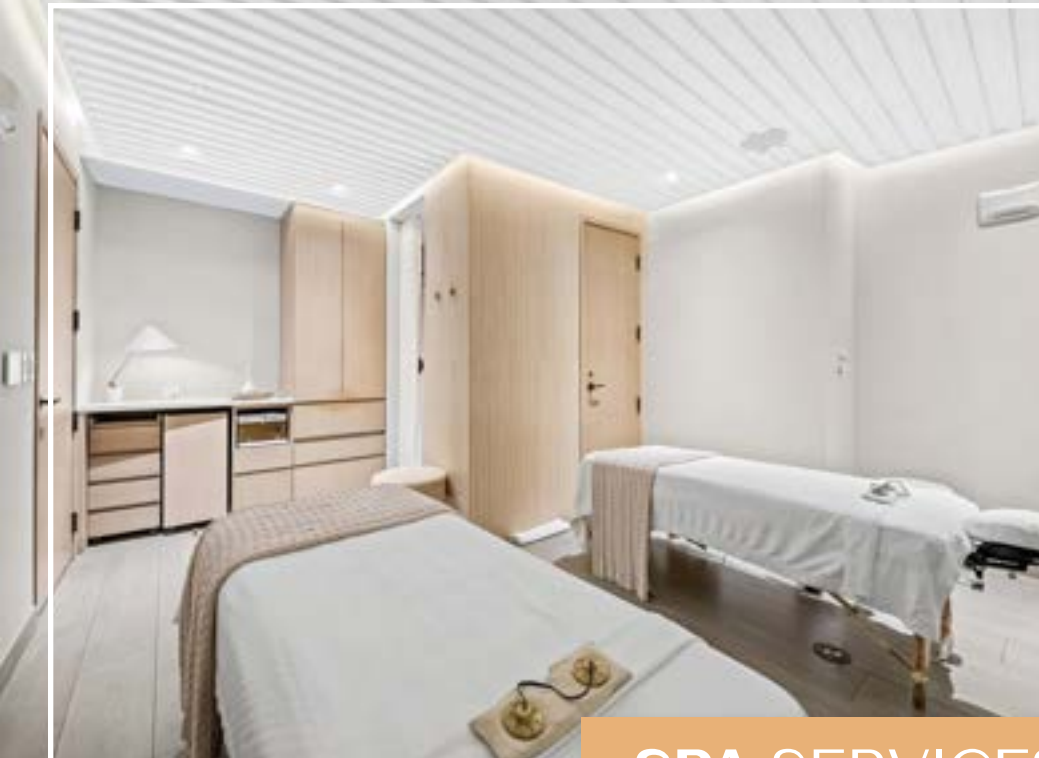
Infrared Sauna

Eucalyptus Steam Room

Retail Boutique

Beach Access w/Lounge Chairs & Umbrellas

Valet Parking



SPA SERVICES & AMENITIES



BEYOND THE FOUR WALLS

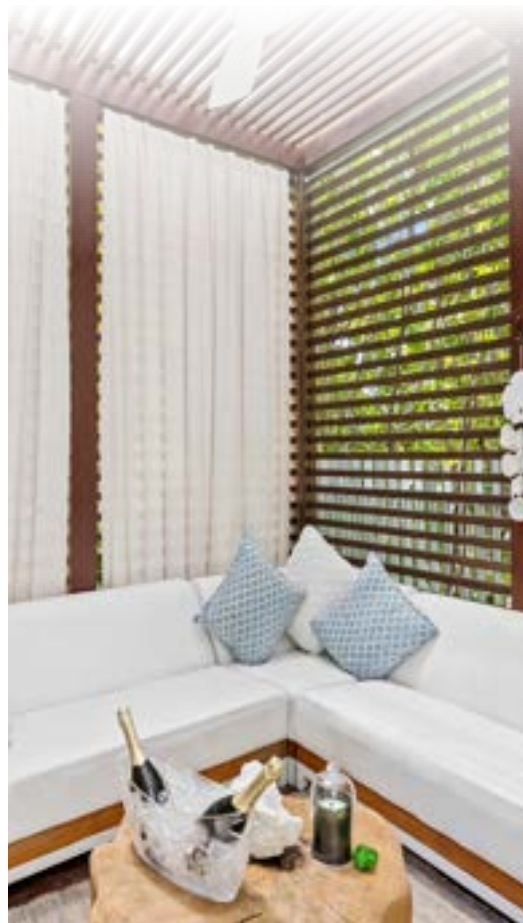
Beyond the 12,500 leasable square feet within Evara, this asset **includes additional outdoor amenities** on the property.

The Spa offers **direct access to Fort Lauderdale's pristine beach**, complete with lounge chairs and umbrellas, and for those who prefer a different setting, poolside cabanas provide a relaxing spot for outdoor massages or an escape from the sun.

Guests can also indulge in **exquisite food & drinks hand-crafted by Laurent Tourondel's Dune Restaurant** and dine in the Spa Garden around the fire pit or head upstairs to catch the sunset from the oceanfront terrace.



Fort Lauderdale
Beach



Poolside
Cabanas



Oceanfront
Terrace



Spa Garden
Fire Pit

AUBERGE BEACH RESIDENCES FORT LAUDERDALE



500 Linear Feet of Pristine Coastline and Unobstructed Views of the Atlantic Ocean

Situated on one of South Florida's most expansive oceanfront parcels, Auberge Beach Residences features two luxurious towers housing **171 spacious condominium units** along Fort Lauderdale Beach. Renowned for its luxury resorts, the Auberge brand teamed up with The Related Group to create one of the most prestigious beachfront condominium projects in South Florida. Boasting almost **500 linear feet of pristine coastline and unobstructed views of the Atlantic Ocean**, Auberge promises residents an unmatched living experience, complete with ultra-high-end amenities and services. Units range in price from **\$2,500,000 to \$15,500,000**.



2

COMPARABLES

NNN Ground Floor Retail Opportunity

Evara Beach Spa

at Auberge

SALES COMPARABLES

ADDRESS	CITY	YEAR BUILT	UNIT SF	SALE PRICE	SALE DATE	\$/SF
4111 S Ocean Dr. #CU-1	Hollywood	2018	3,631	\$3,100,000	21-Dec	\$854
701 N Fort Lauderdale Beach Blvd.	Fort Lauderdale	2018	6,594	\$5,500,000	17-Oct	\$834
4111 S Ocean Dr. #CU-2	Hollywood	2018	5,500	\$4,250,000	17-Feb	\$773
350 SE 2nd Street, #CU 2	Fort Lauderdale	2005	7,060	\$3,600,000	22-Jul	\$510
2438 E Las Olas Blvd	Fort Lauderdale	1955	6,459	\$2,850,000	22-Feb	\$441
3025 N ocean Blvd	Fort Lauderdale	1951	5,404	\$2,000,000	24-Mar	\$370
4111 S Ocean Dr. #CU-3 & 4	Hollywood	2018	6,000	\$4,300,000	In Contract	\$717
AVERAGE						\$643



701 N Fort Lauderdale Beach Blvd



350 SE 2nd St



4111 S Ocean Dr

NNN RENT COMPARABLES

ADDRESS	CITY	YEAR BUILT	UNIT SIZE (SF)	RENTAL RATE	SOURCE
1965-1985 S Ocean Dr.	Hallandale Beach	1970	4,585	\$50	August 2024 Appraisal
260-290 N Federal Hwy	Fort Lauderdale	1999	1,401	\$53	June 2021 Appraisal
401 N Birch Rd	Fort Lauderdale	2018	3,066	\$55	CoStar Leasing Comps
101 S Fort Lauderdale Beach Blvd	Fort Lauderdale	2007	2,920	\$70	CoStar Leasing Comps
1 N Ocean Blvd	Pompano Beach	2008	4,262	\$30	August 2024 Appraisal
2400-2460 N Federal Hwy	Lighthouse Point	2001	1,659	\$45	June 2021 Appraisal
AVERAGE				\$50	



401 N Birch Rd.



260-290 N Federal Hwy.



101 S Fort Lauderdale Beach Blvd.





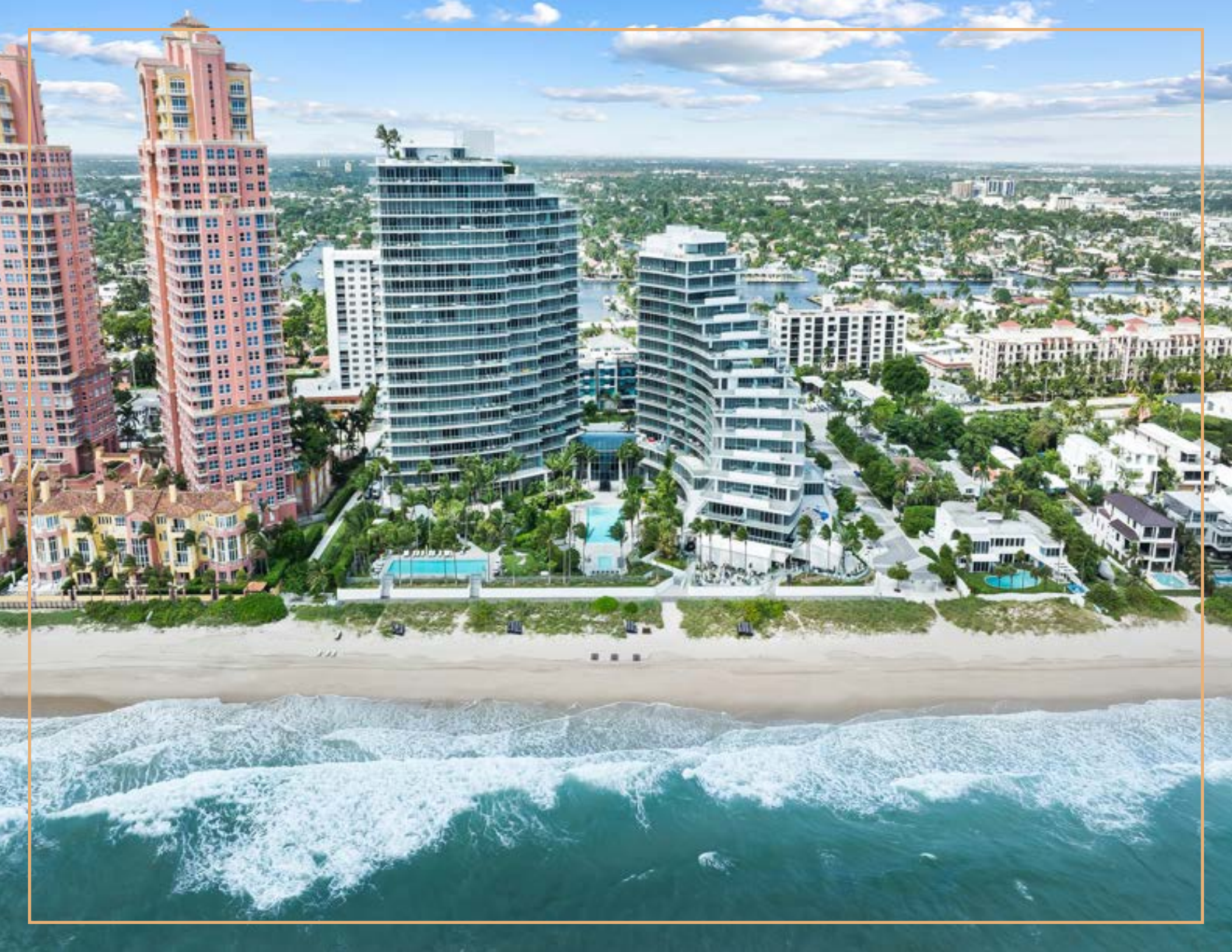
3

PHOTOS

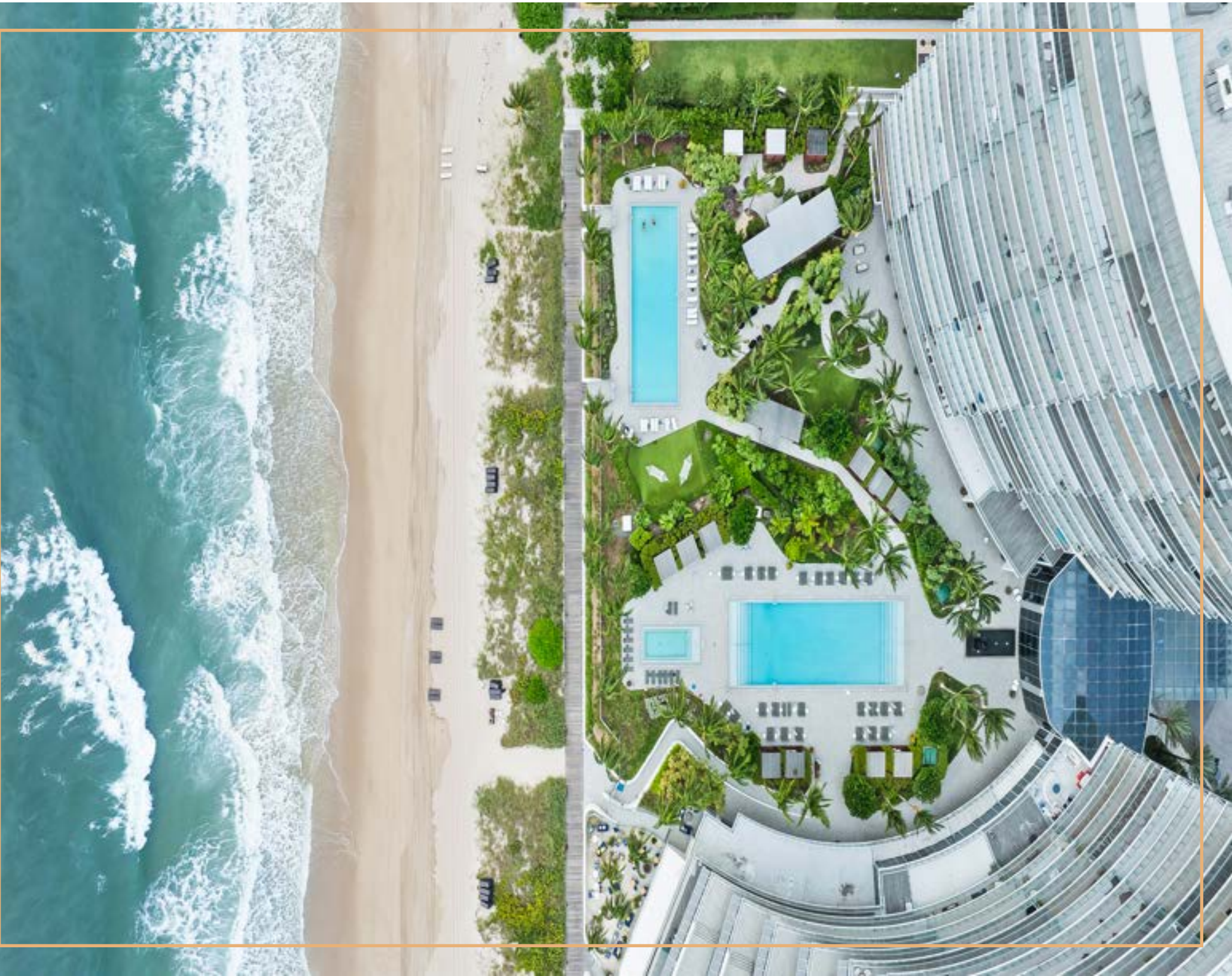
NNN Ground Floor Retail Opportunity

Evara Beach Spa

at Auberge











Auberge
RESCH RESIDENCES & SPA
DUNE

Auberge
SIGNAGE
GALLERY













Greek Islands Taverna

7

L' Hermitage Condominium

Bokamper's Sports Bar & Grill

Coral Ridge Mall

9

Cafe Martorano

15

14

The Tides at Bridgeside Square

8

Shooters Waterfront

5

10

4

6



16

17

20

19

18

19

20

18

lululemon

17

20

19

19

20

18



18

Pura Vida Miami

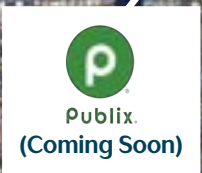
21

TRADER JOE'S

The Galleria at Fort Lauderdale

22

Mastro's Ocean Club



1

13



The Palms Condominium

12

The Vue Condos

11

Pelican Grand Beach Resort

2

Hugh Taylor's Birch State Park

Vista Park

3

DEMOGRAPHICS OVERVIEW



241,399

Populations within 5-Miles

\$92,590

Median Household Income within 1-Mile

54

Average Age within 1-Mile

35%

Increase in Area Population (2020-2023)

Fort Lauderdale Beach

DEMOGRAPHICS

Population	2 mile	5 mile	10 mile
2020 Population	33,615	217,520	819,542
2024 Population	42,963	241,399	858,417
2029 Population Projection	44,724	245,785	865,159
Annual Growth 2020-2024	7.00%	2.70%	1.20%
Annual Growth 2024-2029	0.80%	0.40%	0.20%
Median Age	58	47.5	42.7
Bachelor's Degree or Higher	51%	42%	30%
U.S. Armed Forces	3	113	329

Households	2 mile	5 mile	10 mile
2020 Households	18,601	105,548	339,816
2024 Households	23,627	117,574	356,049
2029 Household Projection	24,575	119,796	358,891
Annual Growth 2020-2024	1.70%	1.20%	0.90%
Annual Growth 2024-2029	0.80%	0.40%	0.20%
Owner Occupied Households	16,931	64,575	199,755
Renter Occupied Households	7,644	55,221	159,136
Total Specified Consumer Spending (\$)	\$810.2M	\$3.6B	\$9.9B

Daytime Employment	2 Mile			5 Mile			10 Mile		
	Employees	Businesses	Emp. Per Business	Employees	Businesses	Emp. Per Business	Employees	Businesses	Emp. Per Business
Service-Producing Industries	30,643	4,516	7	201,220	26,189	8	469,524	59,720	8
Trade Transportation & Utilities	5,631	683	8	38,126	3,925	10	98,458	10,636	9
Information	961	76	13	8,587	500	17	17,409	1,181	15
Financial Activities	5,454	781	7	26,444	3,995	7	49,366	8,361	6
Professional & Business Services	4,505	935	5	38,289	6,389	6	93,802	13,299	7
Education & Health Services	4,661	1,018	5	37,110	5,649	7	92,027	12,659	7
Leisure & Hospitality	6,994	475	15	29,604	2,181	14	65,968	4,965	13
Other Services	2,258	530	4	13,506	3,198	4	32,119	7,810	4
Public Administration	179	18	10	9,554	352	27	20,375	809	25
Goods-Producing Industries	1,505	286	5	17,591	2,481	7	57,609	7,039	8
Natural Resources & Mining	20	7	3	147	53	3	448	127	4
Construction	708	202	4	10,678	1,728	6	30,632	4,799	6
Manufacturing	777	77	10	6,766	700	10	26,529	2,113	13
Total	32,148	4,802	7	218,811	28,670	8	527,133	66,759	8

NNN Ground Floor Retail Opportunity

Evara Beach Spa

at Auberge

Katalyst is pleased to present Evara Beach Spa, a co-listing with Fortune Christie's International Real Estate and Compass Real Estate.

Katalyst Real Estate is a boutique commercial brokerage firm leveraging decades of practical industry experience and an entrepreneurial spirit to deliver top tier results for clients. Katalyst navigates the everchanging market conditions to create wins for our clients across all asset classes and markets of Florida. Katalyst excels in Investment Sales in our South Florida backyard and with development sites & land tracts across the entire state. Founded by Don Ginsburg and based on his 30+ year's experience as a developer, broker, & advisor, the company advises a wide range of clients in commercial real estate transactions. For more information, please visit www.GoKatalyst.com or contact us at 954-868-7102



Fortune International Realty was founded by Edgardo Defortuna in 1983. Since the early 1990's, Fortune has separated themselves from other brokerages by specializing in on-site sales representation for high-end residential condominium projects, along with their fully integrated development platform. In addition to their international presence, Fortune offers residential & commercial brokerage, property management, financing, and development services.

Founded in 2012 by Ori Allon and Robert Reffkin, Compass is the largest residential real estate brokerage in the United States. With over 300 offices and 28,000 agents, Compass exceeded \$184 billion in sales volume for 2023 alone. Compass pairs the top industry talent with cutting-edge technology to give clients the best experience possible.

FORTUNE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

COMPASS | Probst.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the listing agent, team, or Seller and should not be made available to any other person or entity without the written consent. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The listing agent, team, or Seller has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of any improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, the listing agent, team, or Seller has not verified, and will not verify, any of the information contained herein, nor has the listing agent, team, or Seller conducted any investigation regarding these matters and they make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any. ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

NON-ENDORSEMENT NOTICE

The listing agent or team is not affiliated with, sponsored by, or endorsed by any company or organization referenced in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of listing agent or team, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of the agent's company, and is solely included for the purpose of providing information about this listing to prospective customers.

INVESTMENT ADVISORS

DON GINSBURG

President

Tel: (954) 868-7102

DG@GoKatalyst.com

ADAM STEINLAUF

Associate – Katalyst

Tel: (954) 830-1389

Adams@GoKatalyst.com

MICHELLE NUNEZ

Broker Associate – Fortune Int.

Tel: (954) 732-0505

mnunez@fortuneintlgroup.com

MEGAN PROBST

Broker Associate – Compass

Tel: (954) 999-2875

Megan.Probst@Compass.com



KATALYST