

**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

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# AURUM

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

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|    |                    |
|----|--------------------|
| 01 | Executive Summary  |
|    | Investment Summary |

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## OFFERING SUMMARY

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|                        |                                           |
|------------------------|-------------------------------------------|
| ADDRESS                | 150 W. Yamato Road<br>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.

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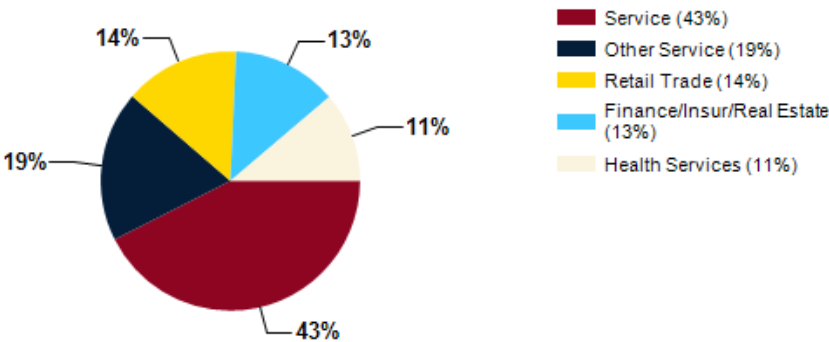
Location

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.

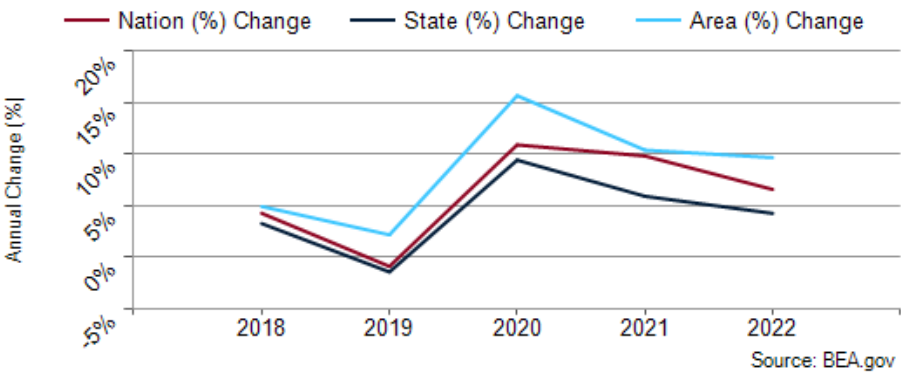
Major Industries by Employee Count

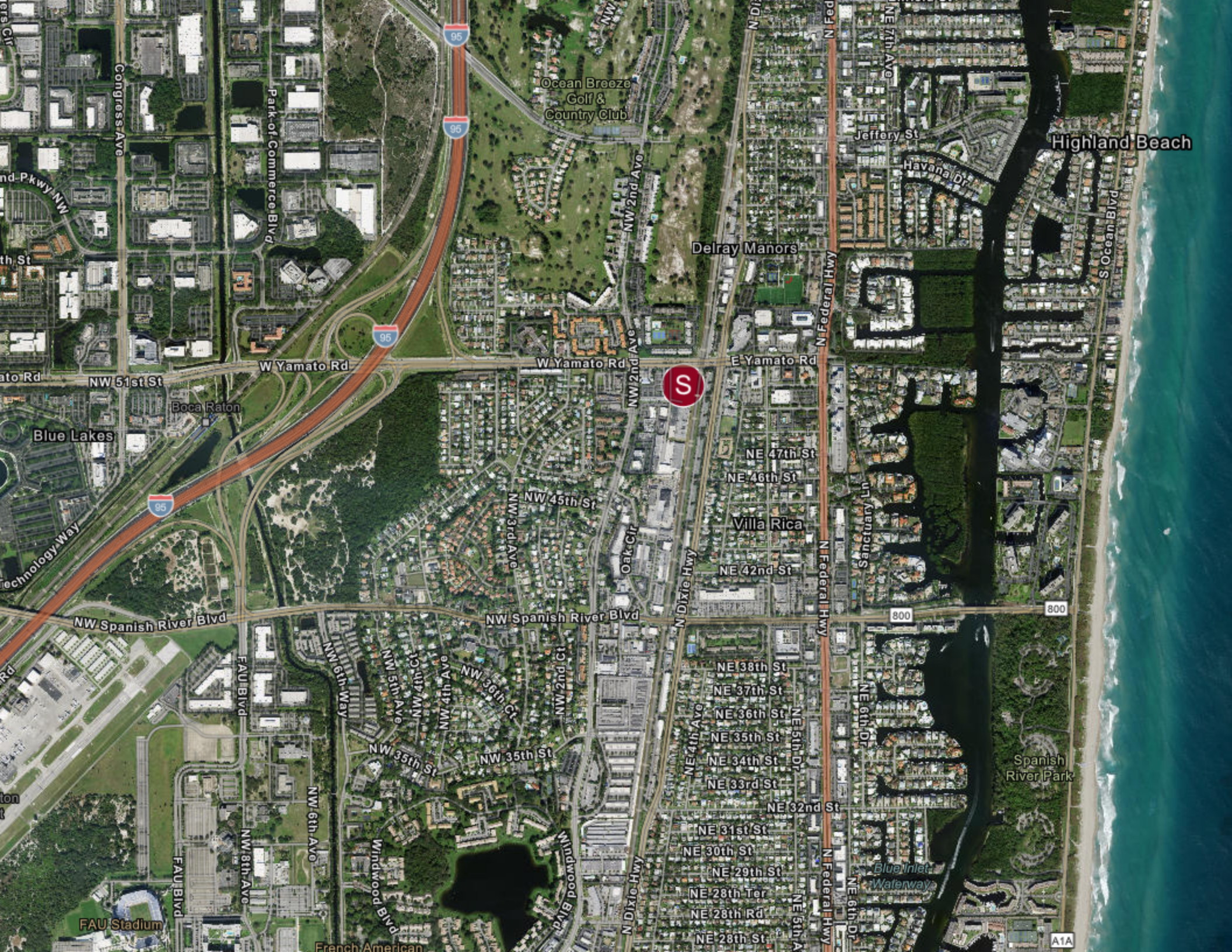


Largest Employers

|                                      |       |
|--------------------------------------|-------|
| 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

Ocean Breeze  
Golf &  
Country Club

Delray Manors

W Yamato Rd

W Yamato Rd

E Yamato Rd

Boca Raton

Blue Lakes

S

NE 47th St

NE 46th St

Villa Rica

NE 42nd St

NW Spanish River Blvd

NW Spanish River Blvd

N Dixie Hwy

N Federal Hwy

800

800

NE 38th St

NE 37th St

NE 36th St

NE 35th St

NE 34th St

NE 33rd St

NE 32nd St

NE 31st St

NE 30th St

NE 29th St

NE 28th Ter

NE 28th Rd

NE 28th St

Spanish River Park

FAU Stadium

French American

A1A



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

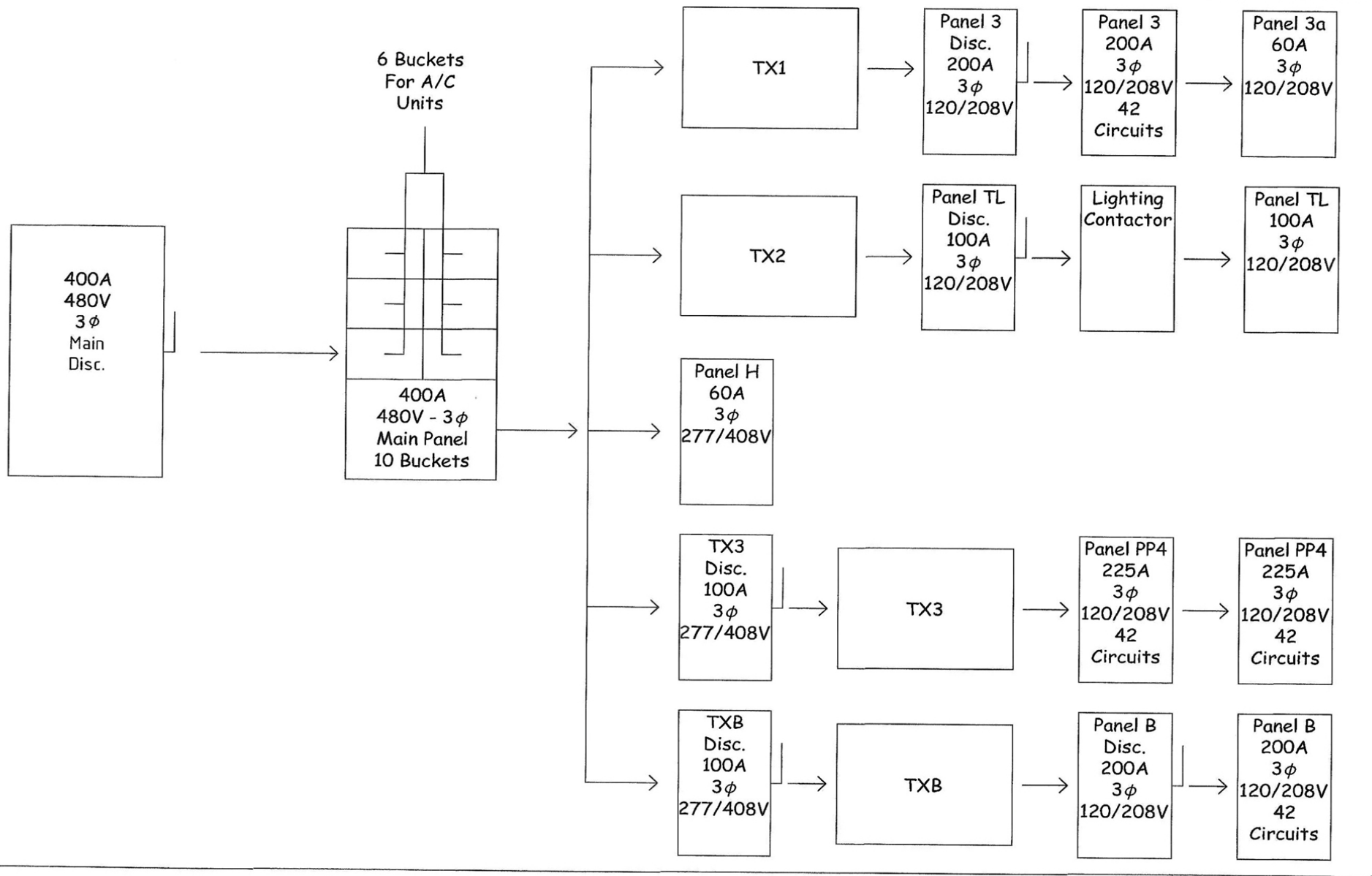
|                 |                                                     |
|-----------------|-----------------------------------------------------|
| FOUNDATION      | Concrete                                            |
| FRAMING         | Concrete Block                                      |
| EXTERIOR        | 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                                                                                                                                  | Drawn: ST | Date: 5/7/2026 |
| CURRENT CONNECTIONS, INC.<br>1620 Hill Avenue<br>Mangonia Park, Florida 33407<br>(861) 963-0010 Fax (861) 963-5380<br>State License EC-0001253 |           |                |
| Project: 150 Yamato Road<br>Boca Raton, FL 33431                                                                                               |           |                |
| Scale: N/A                                                                                                                                     |           |                |

# Electrical Plan





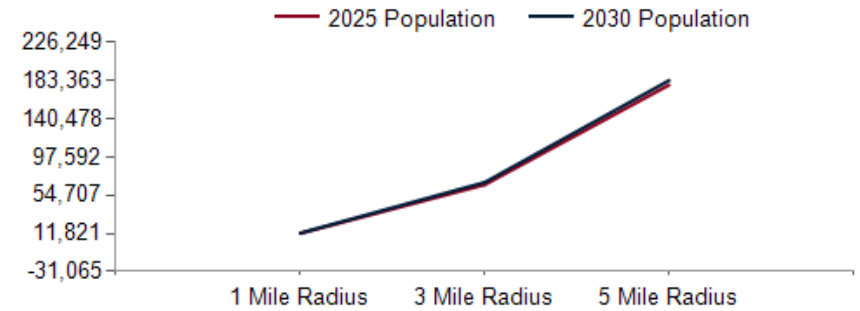
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## Demographics

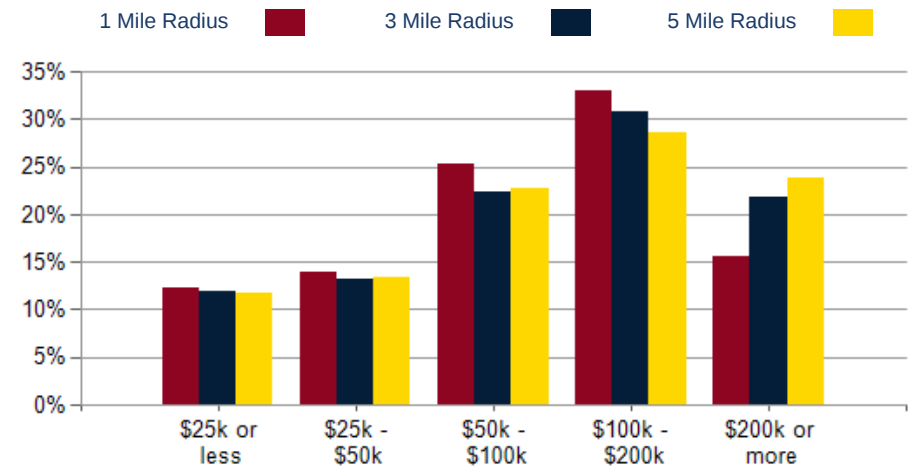
General Demographics

| 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%   |

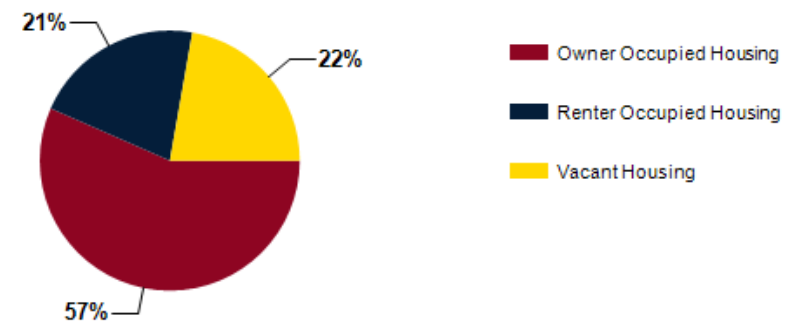
| 2025 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 417       | 2,359     | 5,962     |
| \$15,000-\$24,999     | 244       | 1,136     | 3,525     |
| \$25,000-\$34,999     | 241       | 1,590     | 4,383     |
| \$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

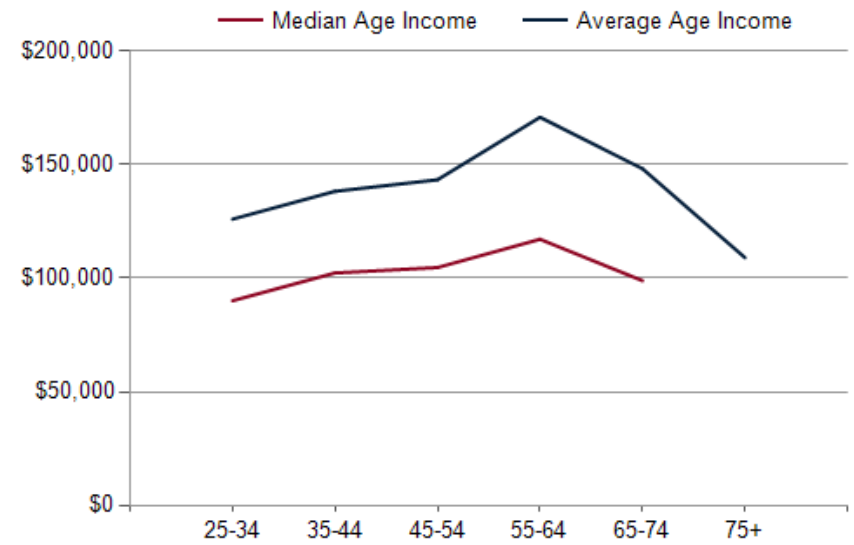
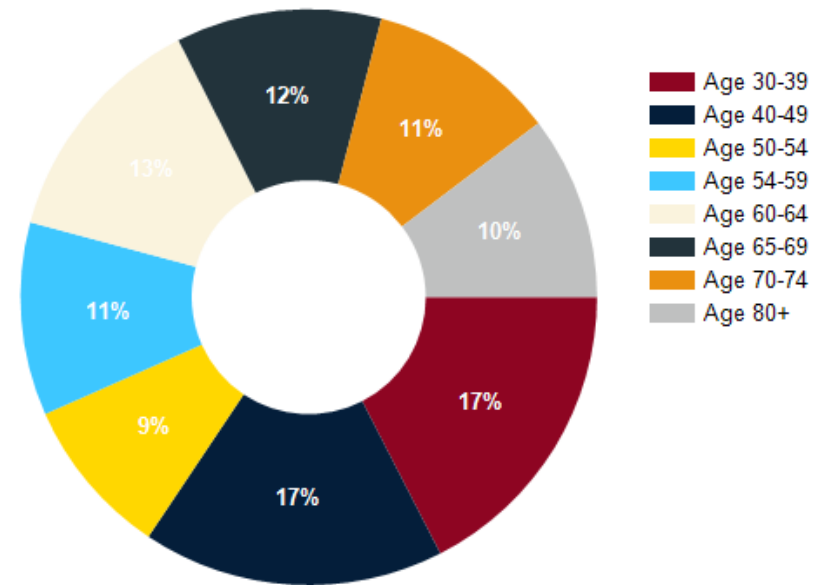


Source: esri

| 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



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

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