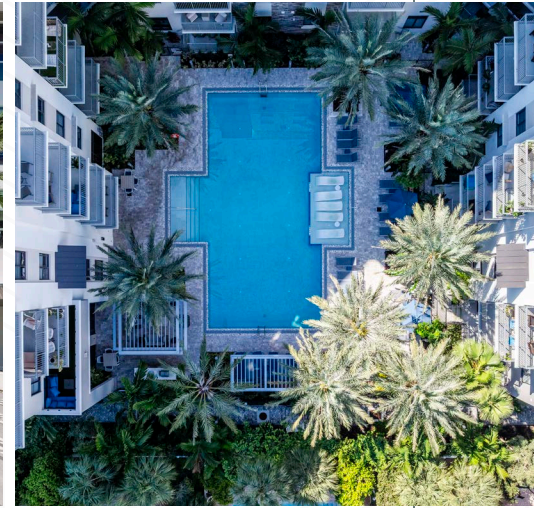
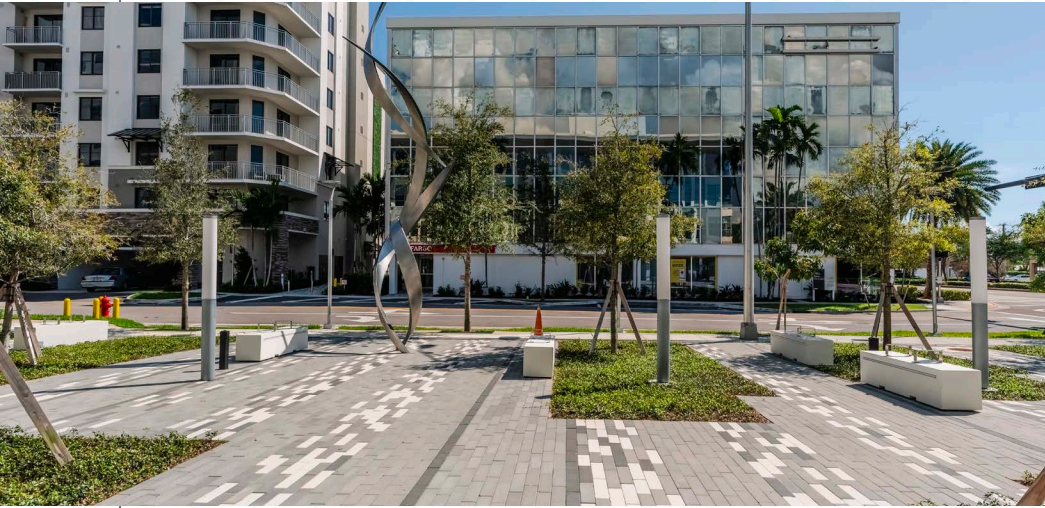




*For Lease*  
**MAYLA POMPANO**

2301-2431 E ATLANTIC BLVD, POMPANO BEACH, FL



# Property HIGHLIGHTS



Join Calaveras Cantina a 7,000 SF upscale Mexican restaurant



Retail available fronting Atlantic Boulevard with a daily traffic count of 30,000 cars per day



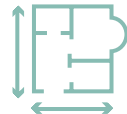
2,200 SF endcap available, adjacent to Publix shopping center



355 Luxury Apartments at 92% Leased.



Located in significant growth and revitalization area of east Pompano Beach.



16,800 SF Executive Suite Operator taking occupancy on the 2nd & 3rd floor of the 2335 E building



East garage - 135 spaces before residential gate - 284 spaces total  
West gate - 169  
381 total spaces



Easily accessible with direct access to Federal Highway, Dixie Highway, A1A, and Interstate 95



# Market OVERVIEW



## *Pompano Beach at a Glance*

Positioned strategically between Palm Beach and Miami, Pompano Beach, known as “The Heart of the Gold Coast,” has experienced substantial growth. Its resident population, now exceeding 114,000, has surged by 15.1% in the last decade, with seasonal peaks reaching 150,000. This expansion is accompanied by increasing affluence, as evidenced by a 2024 average household income of \$93,901, projected to rise to \$111,816 by 2029, a 19.1% increase. Furthermore, Pompano Beach benefits from a well-educated populace, with 33.7% of residents holding a bachelor’s degree or higher.

Due to its reputation for excellent boating and fishing, accentuated by an offshore living coral reef accessible to scuba divers and snorkelers, Pompano Beach blends Old Florida charm with modern development. Recent investments have revitalized the city, particularly the Fisher Family Pier, a hub for recreation with beaches, dining, and nightlife. The city boasts the Pompano Beach Fishing Rodeo, the Pompano Amphitheater (“The Amp”) with its expansive event space, a golf course, and an equestrian park, offering diverse entertainment options.

Pompano Beach offers a diverse retail and dining scene. The Atlantic Boulevard corridor provides a variety of culinary experiences, from American and Italian to German cuisine. The Pompano Beach Fishing Village, a modern entertainment and commercial area surrounding the Fisher Family Pier, features waterfront dining, notably The Beach House and Oceanic. This area caters to a broad audience, offering both lively and relaxed nightlife.

The economic revitalization of the city is centered around Downtown Pompano Beach, with the “Future Downtown” plan aimed at creating a pedestrian-friendly urban hub featuring housing, retail spaces, and a new City Hall. In addition, “The Pomp,” a large-scale mixed-use development anchored by the renovated Harrah’s casino, is currently in the planning stages. This project promises to bring thousands of residential units, along with millions of square feet of retail, entertainment, and office spaces. As of late 2024, the city is in the bidding process, marking the beginning of construction. The beach community is also seeing the addition of several upscale hotels, including the W Pompano Beach Hotel & Residences, the Waldorf Astoria Residences Pompano Beach, and the Ritz Carlton Residences.

# Availabilities & AMENITIES





# Consumer Expenditures & DEMOGRAPHICS



2024 Average Household  
Income  
\$110,489



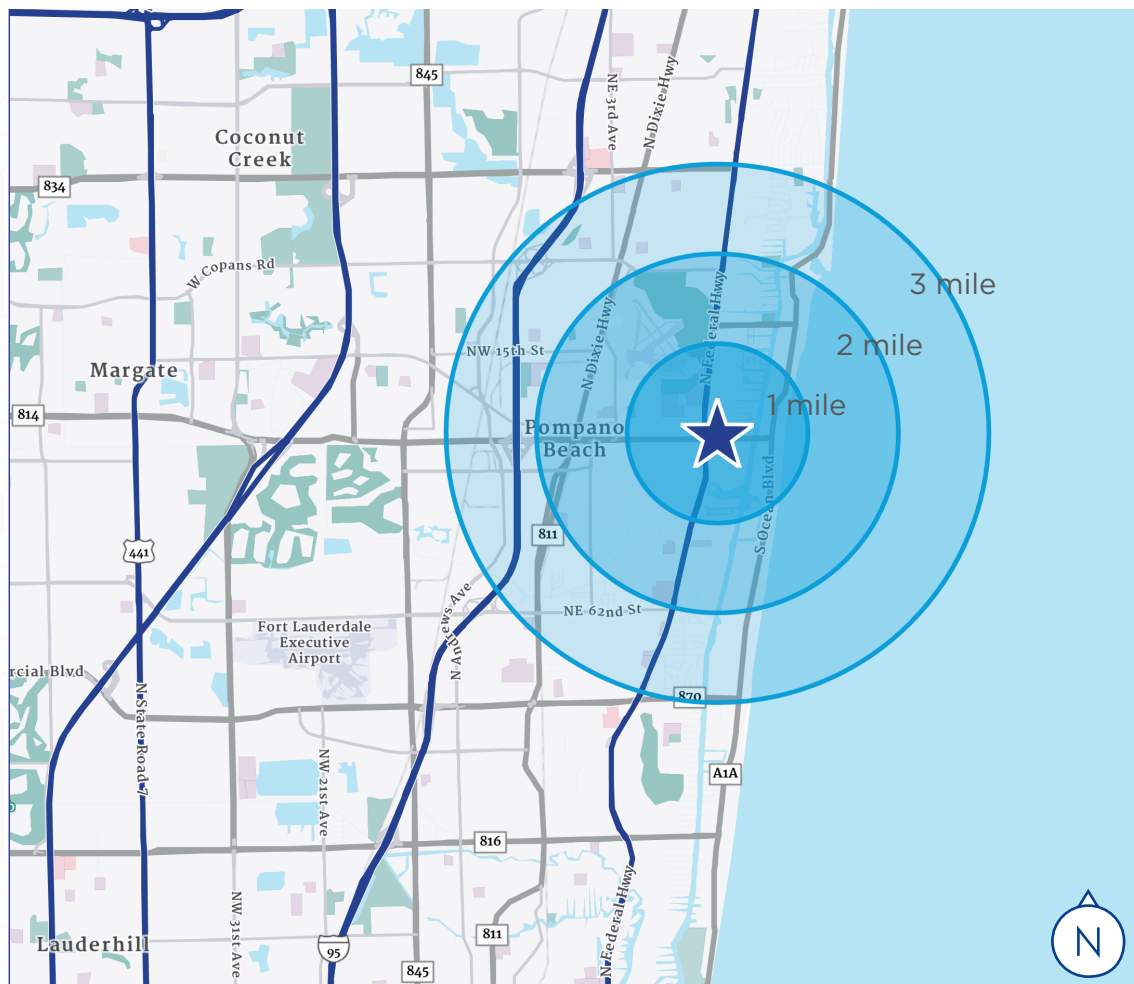
Average Annual Spending  
Per Household on Retail  
Goods  
\$31,181



2024 Population 99,180  
(within 3 mile radius)

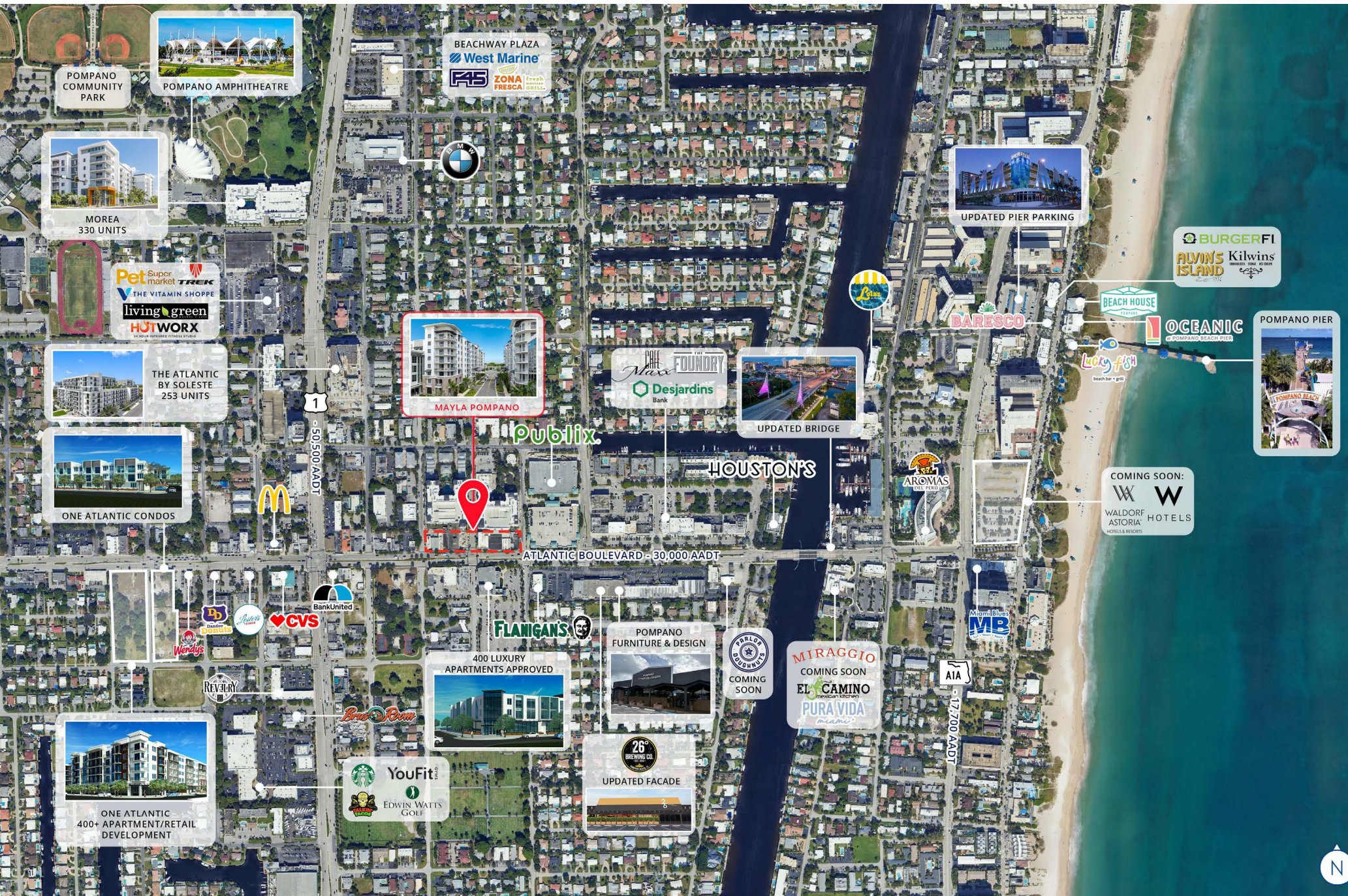


2029 Population  
102,626  
(within 3 mile radius)





# Market AERIAL





# MAYLA POMPANO

2305-2431 E ATLANTIC BLVD, POMPANO BEACH, FL

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