



**Restaurant Available For Lease**

290 E Atlantic Avenue, Delray Beach, FL 33444



## EXECUTIVE OVERVIEW

Vertical Real Estate is proud to present a premier restaurant leasing opportunity at 290 E Atlantic Avenue, a flagship corner location positioned in the heart of Downtown Delray Beach's vibrant Atlantic Avenue corridor.

The offering consists of approximately 5,172 SF across two levels, including 3,877 SF of ground-floor dining area and 1,295 SF of second-floor office and storage space. This fully built-out second-generation restaurant space features expansive wraparound patio frontage, exceptional signage visibility, and existing restaurant infrastructure, creating a rare opportunity for operators to step into one of South Florida's most proven dining destinations.

Positioned directly on Atlantic Avenue, the property is surrounded by some of Delray Beach's most sought-after hospitality and lifestyle destinations, including *The Hampton Social*, *Elisabetta's Ristorante*, *Le Colonial*, *Dada*, *Rocco's Tacos*, *Salt7*, *City Oyster*, *Deck 84*, and *Periwinkle*. The corridor continues to attract strong pedestrian traffic throughout the day and evening, driven by dining, nightlife, tourism, and an affluent coastal customer base.

With limited restaurant opportunities remaining along Atlantic Avenue, 290 E Atlantic Avenue offers hospitality operators a rare chance to establish a flagship presence within one of South Florida's most energetic and highly coveted dining and entertainment districts.

### Lease Rate

Upon Request

### Address

290 E Atlantic Avenue

### Neighborhood

Delray Beach, FL 33444

### Property Type

Commercial / Retail

### Total Building Area

10,732 SF

### Lot Size

14,500 SF | 0.33 Acres

### Suggested Use

2nd Generation Food & Beverage

### Available Space

Ground Floor - 3,877 SF

Second Floor - 1,295 SF

Total Useable - 5,172 SF

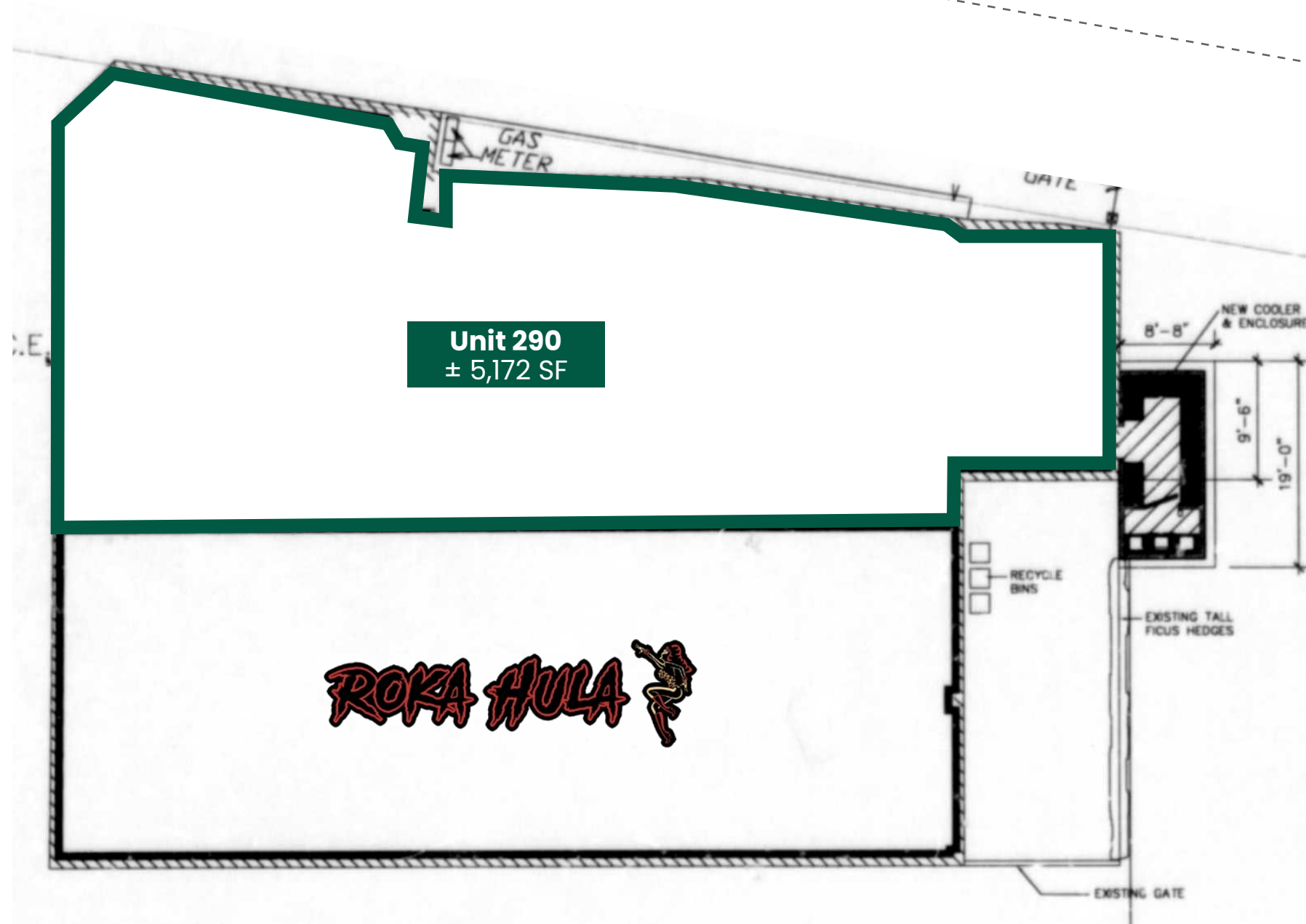




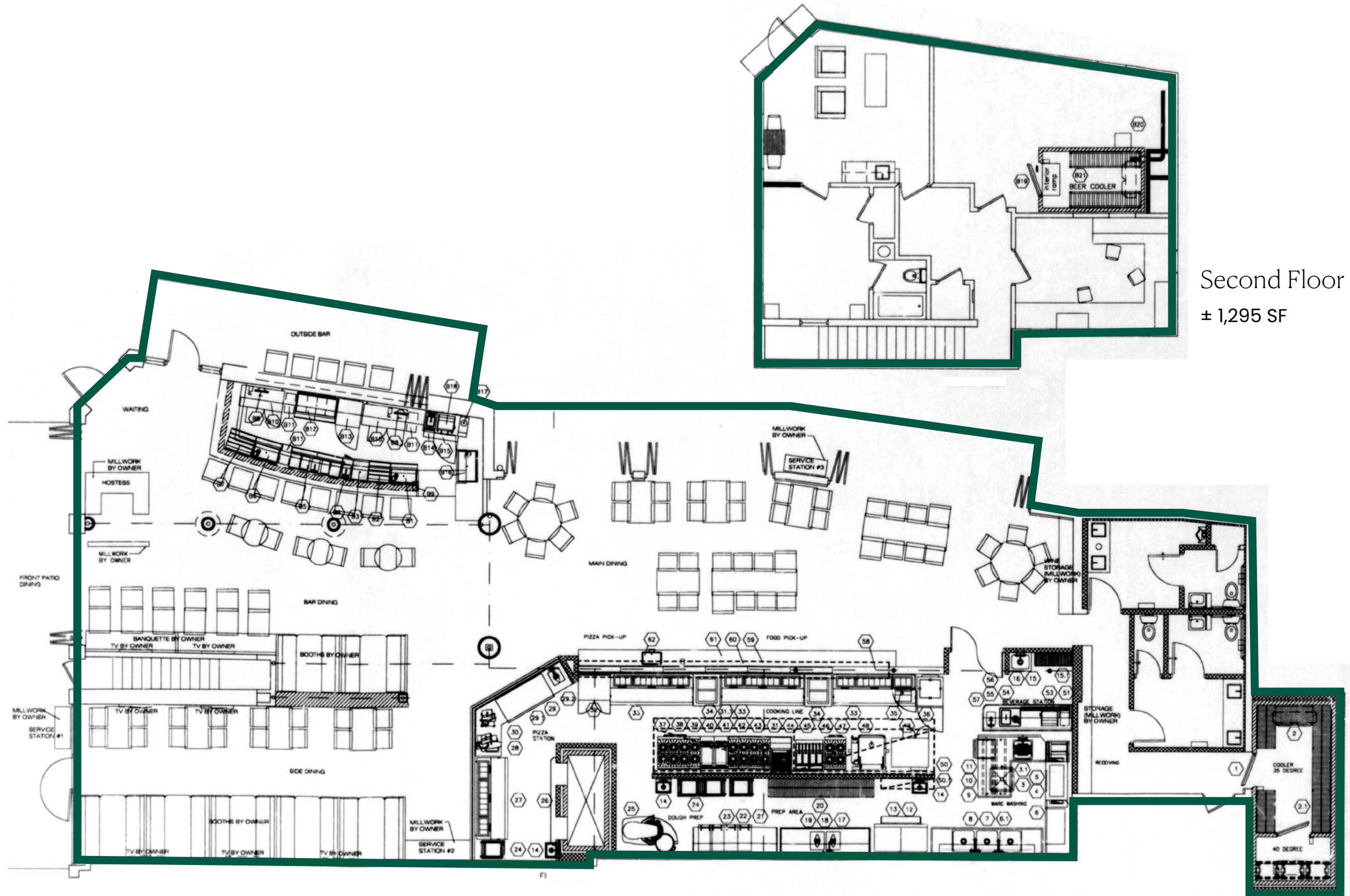


E Atlantic Avenue

Brightline Train



Ground Floor



Second Floor  
± 1,295 SF

Ground Floor  
± 3,877 SF



## LOCATION OVERVIEW

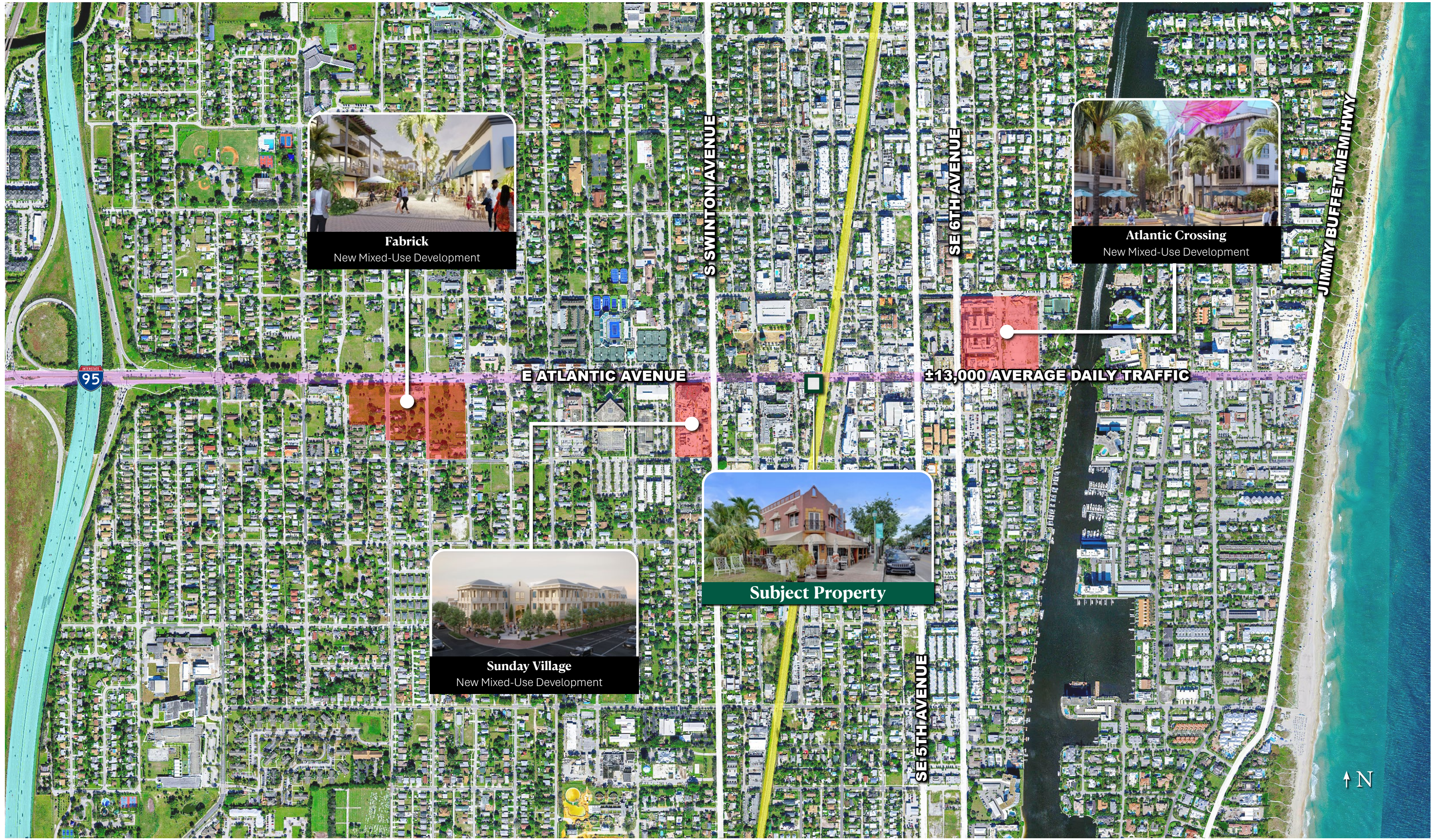
Atlantic Avenue serves as the cultural and commercial heart of Downtown Delray Beach, connecting the city’s premier dining, hospitality, retail, entertainment, and coastal lifestyle destinations within one vibrant walkable corridor.

Positioned in the center of Downtown Delray Beach, 290 E Atlantic Avenue benefits from direct proximity to Delray Public Beach, luxury residential communities, boutique hotels, marinas, and some of South Florida’s most active hospitality destinations. Driven by continued residential growth, strong tourism, and increasing demand for experiential dining and nightlife concepts, Downtown Delray Beach has evolved into one of the region’s most desirable live-work-play environments.

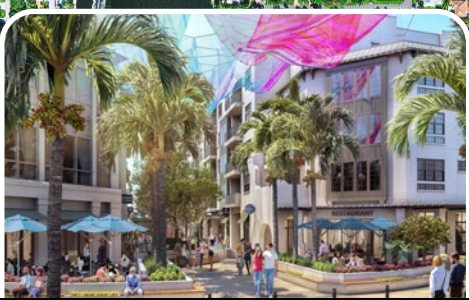
Atlantic Avenue remains at the center of this momentum, attracting a growing mix of nationally recognized hospitality operators, chef-driven restaurants, boutique retailers, wellness concepts, and experiential brands seeking visibility within a highly affluent and active consumer base.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population (2025)	18,942	98,615	215,774
Projected Population (2030)	19,487	101,224	221,390
Census Population (2020)	17,212	92,744	205,361
Estimated Households (2025)	9,887	45,382	96,115
Projected Households (2030)	10,214	46,978	99,404
Census Households (2020)	8,854	42,318	91,274
Estimated Average Household Income (2025)	\$152,448	\$141,772	\$133,904
Estimated Median Household Income (2025)	\$103,881	\$96,445	\$89,318
Average Household Net Worth (2025)	\$1.48M	\$1.31M	\$1.12M



**Fabrick**  
New Mixed-Use Development



**Atlantic Crossing**  
New Mixed-Use Development



**Sunday Village**  
New Mixed-Use Development



**Subject Property**

Atlantic Avenue has emerged as the cultural and commercial heart of Downtown Delray Beach — a vibrant coastal corridor defined by premier dining, nightlife, boutique retail, hospitality, and year-round tourism.

Stretching from Downtown Delray Beach to the Atlantic Ocean, the corridor attracts a dynamic mix of affluent residents, visitors, and hospitality-driven consumers seeking an elevated coastal lifestyle experience. Atlantic Avenue is home to some of South Florida’s most recognized dining and lifestyle destinations, including The Hampton Social, Elisabetta’s Ristorante, Le Colonial, Dada, Rocco’s Tacos, Salt7, City Oyster, Deck 84, and Periwinkle.

Supported by a growing luxury residential population, expanding hospitality investment, strong tourism, and a thriving restaurant scene, Downtown Delray Beach continues to strengthen its position as one of South Florida’s most sought-after dining and entertainment destinations.



# DELRAY BEACH'S PREMIER DINING AND LIFESTYLE CORRIDOR

## THRIVING DINING & NIGHTLIFE

Atlantic Avenue is recognized as one of South Florida's premier restaurant and entertainment corridors

## 3.2M+ BEACH VISITORS ANNUALLY

Delray Beach welcomes over 3.2 million visitors each year

## RECORD TOURISM GROWTH

Palm Beach County welcomed over 10.7 million visitors in 2025

## OVER 6.1 MILLION RESIDENTS

South Florida is the 7th largest metro area in the US

## FLORIDA'S LONGEST MAIN STREET

Atlantic Avenue stretches from I-95 to the Atlantic Ocean through Downtown Delray Beach

## AFFLUENT CONSUMER BASE

Surrounded by high-income coastal communities and luxury residential neighborhoods

## YEAR-ROUND ACTIVITY

Driven by tourism, hospitality, live events, art festivals, and nightlife throughout the day and evening

Delray Beach has emerged as one of South Florida’s most energetic coastal destinations, and 290 E Atlantic Avenue sits directly in the center of the action. Positioned along the iconic Atlantic Avenue corridor just steps from the beach, the property is surrounded by a dynamic mix of chef-driven restaurants, rooftop lounges, cocktail bars, boutique retail, luxury hospitality, and nonstop pedestrian activity from day to night.

Widely recognized as the social heart of Delray Beach, Atlantic Avenue attracts affluent locals, seasonal residents, tourists, and visitors seeking an elevated coastal lifestyle experience. The corridor is home to some of the market’s most sought-after destinations, including The Hampton Social, Le Colonial, Elisabetta’s, Dada, City Oyster, Deck 84, Salt7, Rocco’s Tacos, Avalon Gallery, and The Ray Hotel, creating a vibrant atmosphere driven by dining, nightlife, entertainment, and walkable urban energy.

Fueled by continued luxury residential growth, strong tourism, boutique hotel development, and Palm Beach County’s expanding affluent population, Atlantic Avenue continues to see rising demand from premier hospitality operators and experiential concepts. Positioned within one of Florida’s most active restaurant corridors, 290 E Atlantic Avenue offers a rare opportunity to establish a flagship presence in the center of Delray Beach’s thriving dining and entertainment scene.



**3.2M+**

ANNUAL  
BEACH  
VISITORS



**\$150K+**

AVG HH  
INCOME



**95**

WALK  
SCORE



**10.7M+**

PALM BEACH  
COUNTY  
VISITORS



**THRIVING  
DINING &  
NIGHTLIFE**



**AFFLUENT  
COASTAL  
CUSTOMER BASE**

THE HAMPTON SOCIAL



LE COLONIAL



ATLANTIC CROSSING



SUNDAY VILLAGE



THE RAY



OPAL GRAND



THE MAXWELL



FABRICK DELRAY



## RETAIL AND DINING

Atlantic Avenue is one of South Florida's premier dining, shopping, and nightlife corridors, home to destinations including The Hampton Social, Le Colonial, Elisabetta's, Dada, Salt7, City Oyster, Deck 84, Tommy Bahama, Periwinkle, Surf District, and Avalon Gallery. The corridor attracts affluent residents, tourists, and year-round pedestrian traffic.

## OFFICE

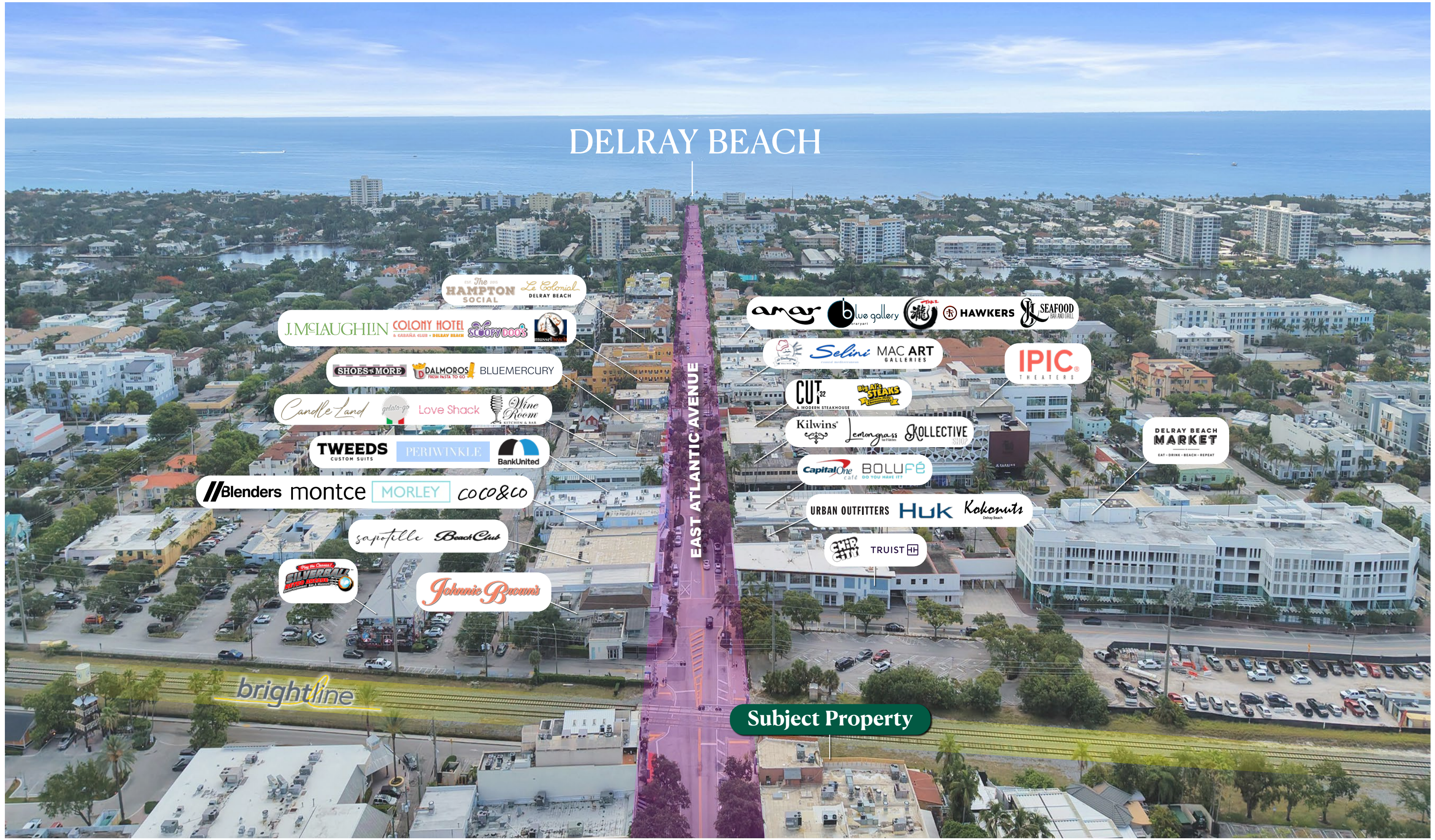
Downtown Delray Beach continues to evolve through major mixed-use investment projects reshaping the Atlantic Avenue corridor. Atlantic Crossing, developed by The Edwards Companies, spans two city blocks and features Class A office space, retail, restaurants, and luxury residences. Nearby, Sundry Village by PEBB Capital is introducing a new mixed-use campus with office, hospitality, dining, and experiential outdoor spaces designed to further energize Downtown Delray Beach.

## HOSPITALITY

Hospitality growth throughout Delray Beach continues to strengthen the market, anchored by destinations including The Ray Hotel, Opal Grand Oceanfront Resort, Crane's Beach House, and The Seagate Hotel & Spa. Boutique hotel expansion, tourism, and increasing nightlife activity continue to drive strong pedestrian traffic along Atlantic Avenue day and night.

## RESIDENTIAL

Delray Beach's affluent residential base continues to expand through luxury condominium and mixed-use development, with projects including Atlantic Crossing and Fabrick driving growing demand for dining, hospitality, retail, and lifestyle concepts throughout Downtown Delray Beach.



# DELRAY BEACH

EAST ATLANTIC AVENUE

Subject Property



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