



SIGNAGE HERE



**Retail Available For Lease**

908 E Las Olas Boulevard, Fort Lauderdale, FL 33301



## EXECUTIVE OVERVIEW

Vertical Real Estate is proud to present a premier retail leasing opportunity at 908 E Las Olas Boulevard, positioned along Fort Lauderdale's most iconic shopping, dining, and lifestyle corridor.

The offering consists of approximately 4,234 SF of prime retail space delivered in a full vanilla shell condition, featuring expansive glass storefront frontage and flexible layout potential for retail, wellness, showroom, hospitality, or experiential concepts. Positioned adjacent to the forthcoming NAIA restaurant, the property is poised to benefit from continued pedestrian activity and growing momentum throughout the neighborhood.

Located in the heart of Downtown Fort Lauderdale, the property is surrounded by some of Las Olas Boulevard's most recognized retail and hospitality destinations, including Louie Bossi's, Casa Sensei, American Social, El Camino, Earls Kitchen + Bar, YOLO, Lululemon, Tommy Bahama, Warby Parker, Lilly Pulitzer, and Las Olas Collective — creating a highly active mixed-use corridor driven by dining, shopping, nightlife, tourism, and daily pedestrian traffic.

Las Olas Boulevard attracts approximately 5 million annual visitors and continues to experience increasing foot traffic driven by surrounding residential growth, office development, tourism, and Fort Lauderdale's expanding urban core. With limited retail availability remaining along the corridor, 908 E Las Olas Boulevard presents a rare opportunity for tenants to establish a prominent presence within one of South Florida's most sought-after commercial districts.

### Lease Rate

Upon Request

### Address

908 E Las Olas Boulevard

### Neighborhood

Fort Lauderdale, FL 33301

### Property Type

Commercial / Retail

### Total Building Area

10,732 SF

### Lot Size

14,500 SF | 0.33 Acres

### Suggested Uses

Flagship Retail, Food & Beverage,  
Wellness

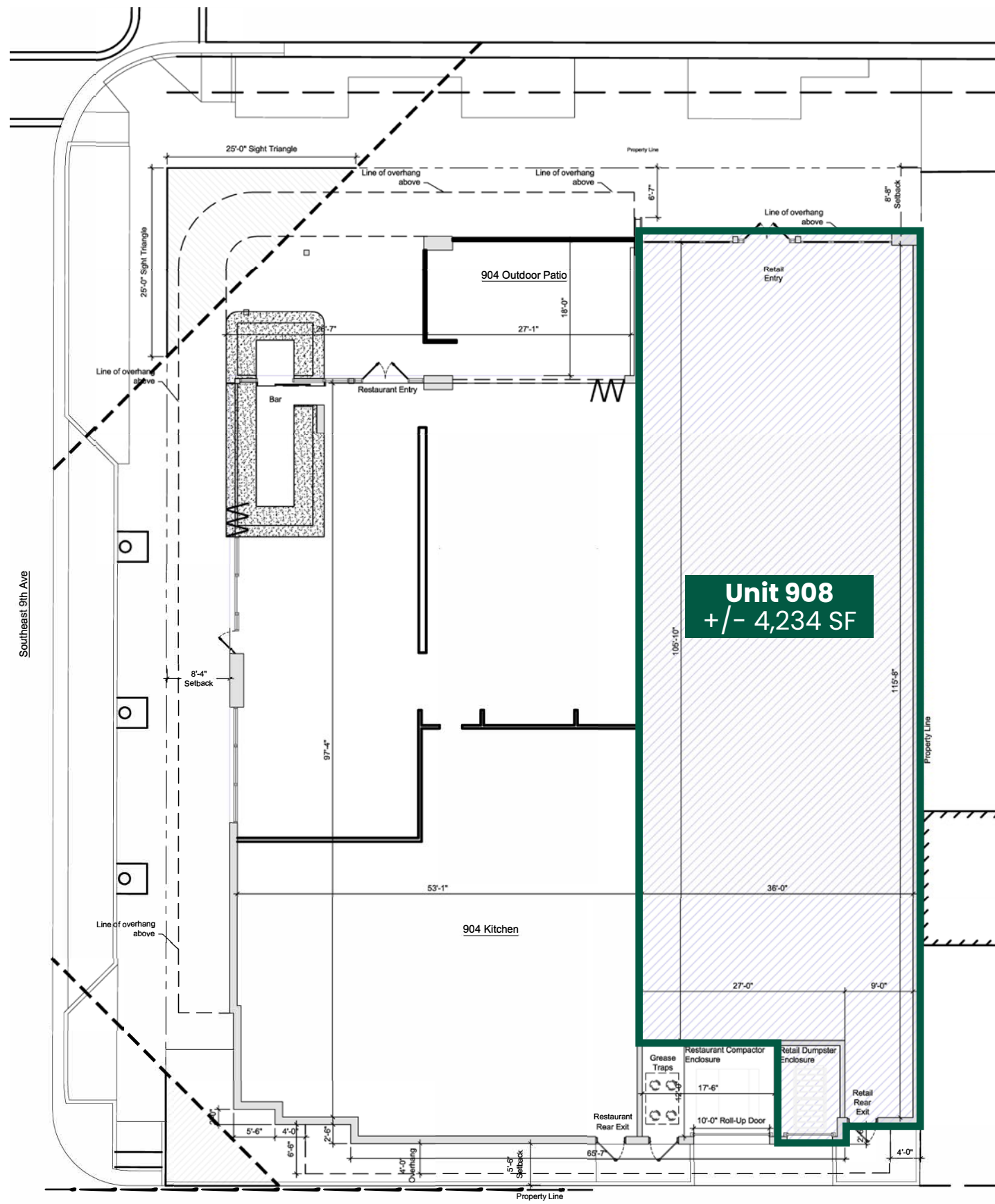
### Available Space

Unit 908 - 4,234 SF

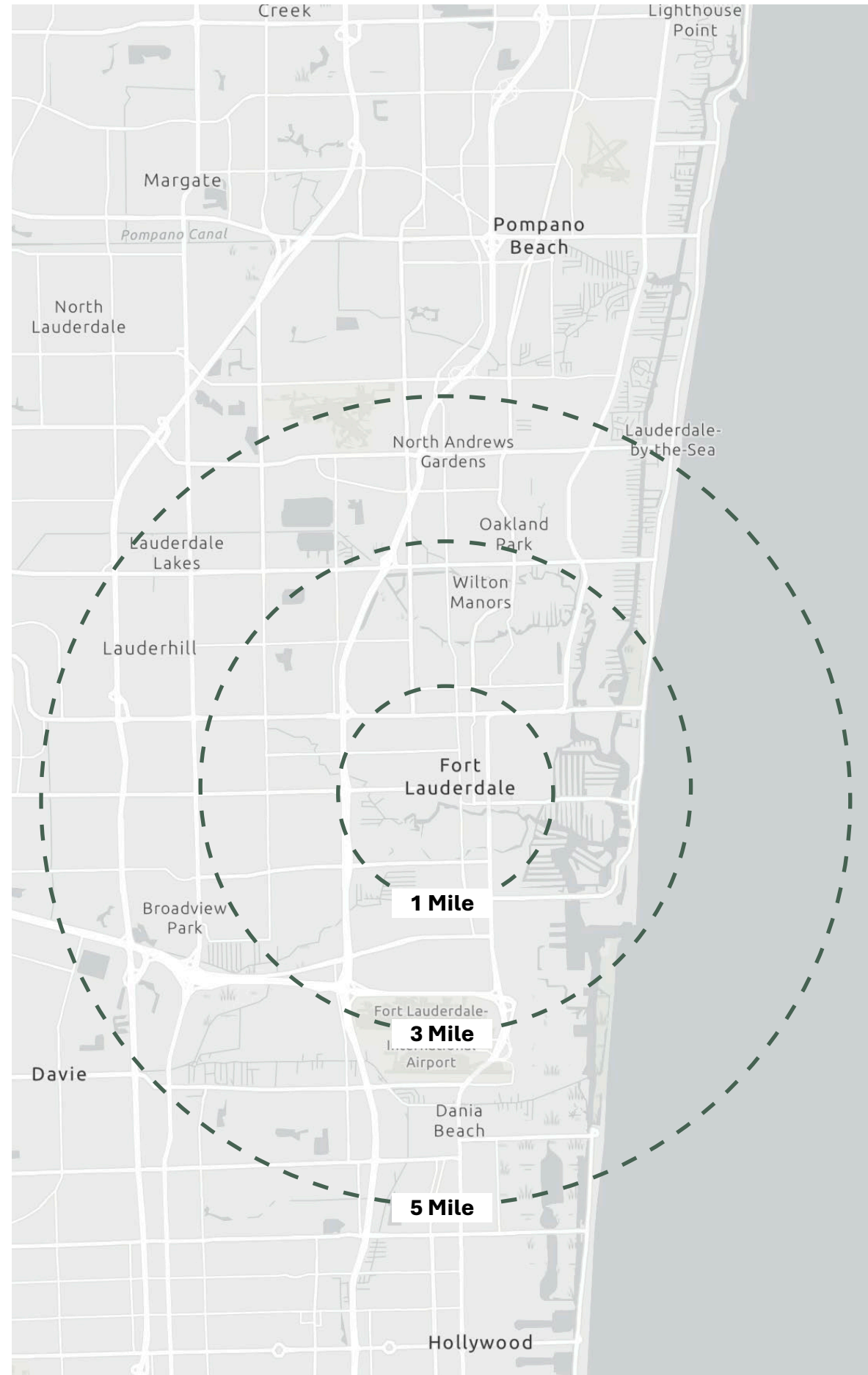








Ground Floor



## LOCATION OVERVIEW

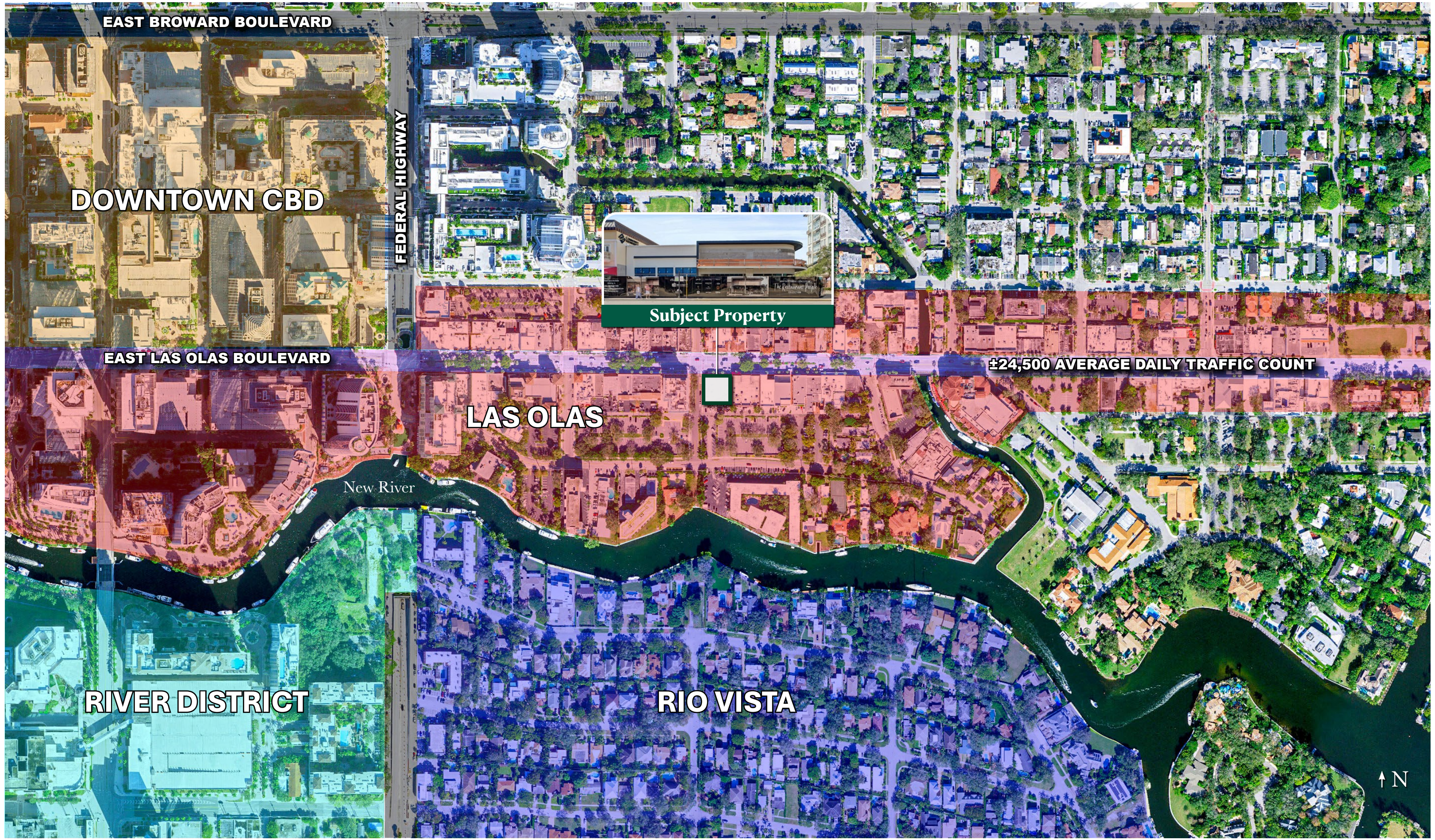
Las Olas Boulevard serves as the cultural and commercial spine of Downtown Fort Lauderdale, connecting the city’s premier dining, retail, office, hospitality, marina, and residential districts within one walkable urban corridor.

Positioned in the heart of Las Olas, 908 E Las Olas Boulevard benefits from direct proximity to Fort Lauderdale Beach, the Downtown business core, Brightline, Flagler Village, premier waterfront neighborhoods, and some of South Florida’s most active hospitality destinations. Driven by continued residential growth, expanding tourism, luxury mixed-use development, and increasing pedestrian activity, Downtown Fort Lauderdale has rapidly evolved into one of the region’s most desirable live-work-play environments.

Las Olas Boulevard remains at the center of this momentum, attracting a growing mix of national retailers, restaurant operators, 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)	79,424	174,154	322,015
Projected Population (2030)	82,308	175,664	318,994
Census Population (2020)	65,613	150,617	286,583
Estimated Households (2025)	38,355	78,851	140,312
Projected Households (2030)	40,033	79,871	139,154
Census Households (2020)	31,693	68,164	124,229
Estimated Average Household Income (2025)	\$138,455	\$137,391	\$130,311
Estimated Median Household Income (2025)	\$95,136	\$92,491	\$87,355
Average Household Net Worth (2025)	\$1.15M	\$1.2M	\$1.23M



Las Olas Boulevard has emerged as the cultural and commercial heart of Downtown Fort Lauderdale — a walkable urban corridor defined by premier dining, curated retail, hospitality, nightlife, and year-round tourism.

Stretching from Downtown Fort Lauderdale to the Intracoastal Waterway, Las Olas attracts a dynamic mix of affluent residents, business professionals, and visitors seeking an elevated lifestyle experience. The corridor is home to some of South Florida’s most recognized hospitality and retail concepts, including Louie Bossi’s, Casa Sensei, American Social, YOLO, Earls Kitchen + Bar, Lululemon, Tommy Bahama, Warby Parker, and Lilly Pulitzer.

Supported by a rapidly growing residential population, expanding office market, luxury hospitality developments, and Fort Lauderdale’s thriving tourism industry, Las Olas Boulevard continues to strengthen its position as one of South Florida’s most sought-after retail destinations.



# AT THE NUCLEUS OF EXPLOSIVE GROWTH

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## **DOWNTOWN IS BOOMING**

Fort Lauderdale’s downtown has grown by over 80% since 2010

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## **STRONG RETAIL SALES**

Retail growth has increased by 75% over the past five years.

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## **2X MORE PEOPLE**

South Florida’s growth is 2x the national average

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## **OVER 6.1 MILLION RESIDENTS**

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

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## **YOUNG & TECH SAVVY**

A tech-driven population with largest age range 25-34

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## **ABOVE AVERAGE INCOME**

33.56% earn over \$125k

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## **DIVERSE DEMOGRAPHICS**

With 8% greater diversity than national average

Fort Lauderdale’s commercial landscape continues to evolve, and 908 E Las Olas Boulevard sits at the center of this momentum. Positioned along one of the city’s most recognized and highly trafficked corridors, the property offers a rare opportunity for retailers and experiential brands to establish themselves within the heart of Downtown Fort Lauderdale’s premier shopping, dining, and lifestyle destination.

The Las Olas market continues to experience significant growth, fueled by an expanding residential population, new mixed-use development, increasing tourism, and continued investment throughout Downtown Fort Lauderdale. Surrounded by luxury residential towers, Class A office developments, hospitality destinations, and marinas, the corridor continues to see rising demand for retail, wellness, dining, and entertainment concepts.

Situated directly on Las Olas Boulevard, the property benefits from strong pedestrian activity and a highly walkable environment surrounded by leading destinations including Louie Bossi’s, Casa Sensei, American Social, Earls Kitchen + Bar, YOLO, Lululemon, Tommy Bahama, and Warby Parker. Positioned minutes from Fort Lauderdale Beach, Brightline, Flagler Village, and the Downtown business core, 908 E Las Olas Boulevard offers retailers and experiential brands a rare opportunity to establish a presence within one of South Florida’s fastest-growing commercial districts.



  
**5M+**  
ANNUAL VISITORS

  
**\$125K+**  
AVG HH INCOME

  
**95**  
WALK SCORE

  
**\$1B+**  
DOWNTOWN DEVELOPMENT PIPELINE

  
**10**  
MINUTES TO FORT LAUDERDALE BEACH

  
**RAPIDLY GROWING**  
RESIDENTIAL POPULATION

LULULEMON



TOMMY BAHAMA



T3 FAT VILLAGE



910 SE 17<sup>TH</sup>



LOUIE BOSSI'S



OCEAN PRIME



FLOW LAS OLAS



BAHIA MAR



## RETAIL AND DINING

Las Olas is home to a strong mix of retail and hospitality destinations, including Lululemon, Warby Parker, YETI, Tommy Bahama, Lilly Pulitzer, Louie Bossi's, Casa Sensei, American Social, YOLO, Earls Kitchen + Bar, Sixty Vines, Catch & Cut, TIMBR, Elba, and Howl at the Moon. Recent restaurant openings have helped reshape the boulevard into a stronger day-to-night destination, drawing consistent traffic from residents, office workers, and visitors.

## OFFICE

Downtown Fort Lauderdale continues to attract new workplace investment, supported by major office assets including Las Olas City Centre and 200 East Las Olas, along with new projects such as the T3 FAT Village office building, a planned 180,000 SF timber office component within the \$511 million FAT Village redevelopment.

## HOSPITALITY

The corridor is benefiting from a wave of new and anticipated restaurant and hotel activity, including Catch & Cut on Las Olas Boulevard, the upcoming Ocean Prime at Las Olas Marina, and the planned Whitfield, described by the Downtown Development Authority as downtown's first five-star boutique hotel.

## RESIDENTIAL

Downtown Fort Lauderdale's residential base continues to expand, with more than 51 development projects in the pipeline, over 19,000 units planned, and more than 2,500 apartments under construction according to the Downtown Development Authority. This growth continues to support demand for restaurants, retail, wellness, and everyday service concepts along Las Olas Boulevard.

# LAS OLAS BEACH

# PORT EVERGLADES



Gelato & Co.



PLANTA

LUIGI'S TUSCAN GRILL

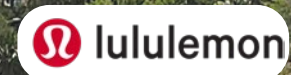
The Whitfield  
81 Keys / 17 Units - Coming Soon

YETI

WARBY PARKER



LOUIE BOSSI'S  
RISTORANTE • BAR • PIZZERIA



Candle Land

CAFFÉ EUROPA  
LAS OLAS

Subject Property



CARROLL'S Jewelers

Alter Native

VINOS WINE BARS

SIDECAR COCKTAIL LOUNGE

SE 9th Avenue

E Las Olas Boulevard

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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

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