

RETAIL SPACE FOR LEASE

# WESTFORK PLAZA & PARAISO PARC

15825 Pines Boulevard, Pembroke Pines, FL



PROPERTY OWNER



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

- Dominant shopping center in one of the highest income trade areas in South Florida
- Over 90,600 vehicles per day at the intersection
- Westfork Plaza has over 8 million visitors a year
- Anchored by: **TJ-maxx** **ROSS** **Publix** **five BELW**  
 **Baptist Health South Florida**

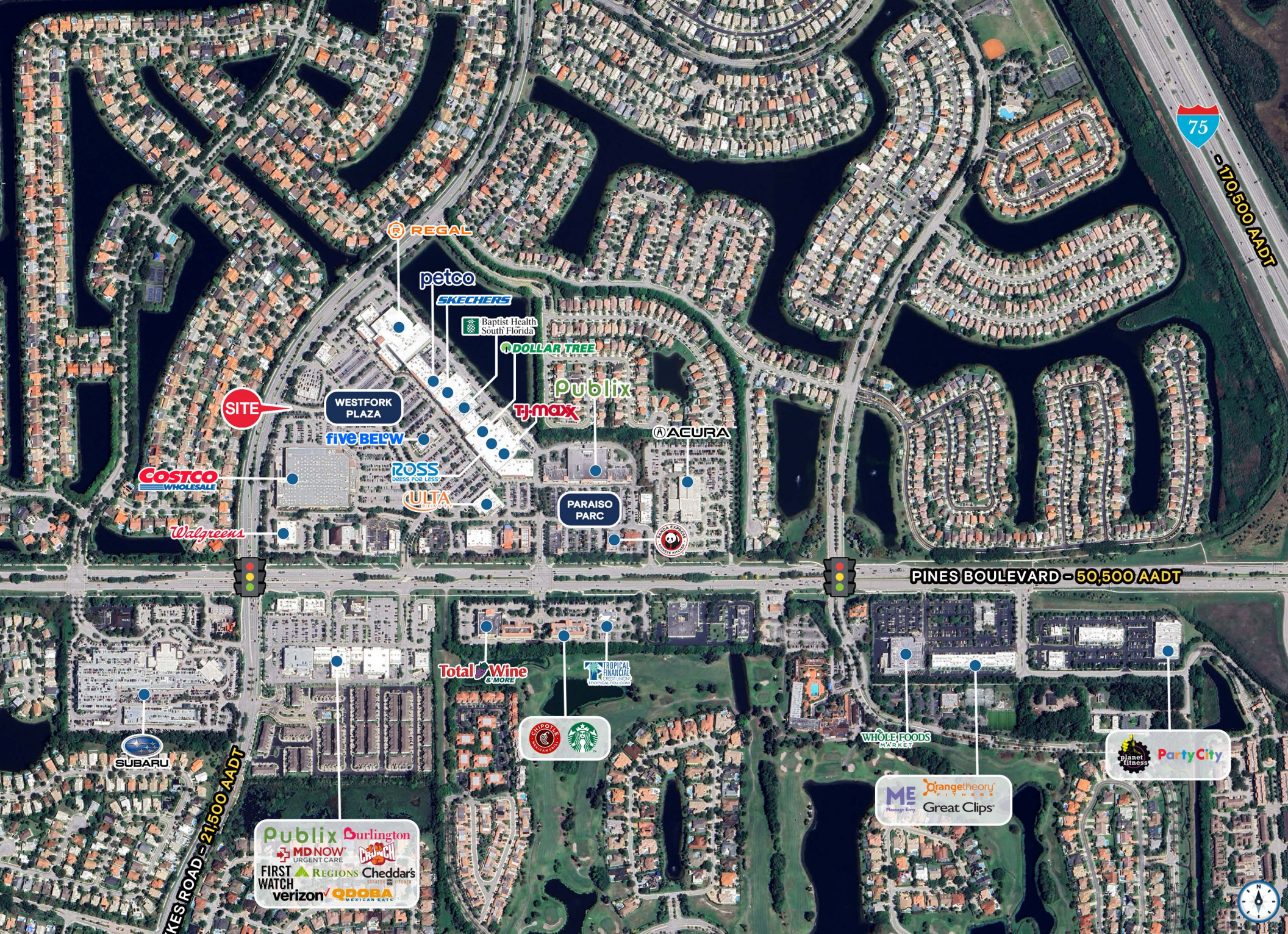


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,889	109,683	268,502
HOUSEHOLDS	4,387	38,268	91,679
EMPLOYEES	11,490	91,711	221,066
AVERAGE HH INCOME	\$129,568	\$109,688	\$109,617
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	33,135	149,174	340,189
HOUSEHOLDS	12,074	52,225	115,910
EMPLOYEES	27,873	123,739	279,853
AVERAGE HH INCOME	\$100,927	\$107,494	\$108,578



# Tenant Roster

1	Military Recruiting Center	3,200 SF	20	Las Vegas Cuban Cuisine	6,078 SF	39	Former Massage Green	2,709 SF	9B	Kussifay Pizza	2,100 SF
2	Crumb! Cookies	1,592 SF	21	Happy Fish Sushi & Thai	3,214 SF	40	Faithful Companion	2,606 SF	10B	Pembroke Perinatal Center	3,000 SF
3	Oakberry	1,458 SF	22	El Balcon De Las Americas	2,335 SF	41	Ulta Beauty	10,332 SF	11B	Halftime Barber Shop	1,283 SF
4	Wing Stop	1,713 SF	23	Petco	12,500 SF	54	Bath & Body Works	4,650 SF	12B	Pembroke Family Dental	1,375 SF
5	KPOT Korean BBQ & Hot Pot	6,000 SF	24	Premier Martial Arts	3,242 SF	55	Dave's Hot Chicken	2,000 SF	26B	Juice Bar Space Available	1,375 SF
6	Hello Kids Dentistry	2,187 SF	25	Skechers	13,500 SF	43	Mattress Firm	4,800 SF	13B	Cycle Bar	2,750 SF
7	Asia Nails	1,108 SF	26	Yoga Joint	7,000 SF	44	Talkin Tacos	1,750 SF	14B	Five Guys Burger & Fries	2,200 SF
8	Hawaii Fluid Art	1,496 SF	27	Storage	1,774 SF	45	Hertz	1,700 SF	15	Truist Bank	6,000 SF
9	GNC	1,495 SF	28	Baptist Health Systems	15,029 SF	46	Haraz Coffee House	1,950 SF	16B	Firehouse Subs	1,500 SF
10	Regal Cinemas	61,422 SF	29	Five Below	8,100 SF	47	Amscot Financial	1,800 SF	17B	Milan Laser	1,500 SF
11	A-ONE Noodle & Dumpling	1,648 SF	30	All Uniform Wear	3,750 SF	48	Maya Thai Cuisine	1,700 SF	18B	Panda Express	2,000 SF
12	Coldwell Banker	1,624 SF	31	Salonz Beauty Suites	7,519 SF	49	Smoothie King	1,300 SF	19B	Navy Federal Credit Union	3,500 SF
13	Vaniglia E Cioccolato	981 SF	32	Dollar Tree	10,000 SF	2B	Pembroke Pink Imaging	10,500 SF	20B	UPS	1,050 SF
14	Humberto's	999 SF	33	Ross Dress for Less	26,028 SF	3B	AT&T	1,400 SF	21B	OXXO Cleaners	1,400 SF
15	Coming Available Soon	1,655 SF	34	TJ Maxx	24,000 SF	4B	Publix	45,600 SF	22B	Pines Med Aesthetic	1,400 SF
16	Vicky Bakery	1,720 SF	35	Club Champion Golf	3,793 SF	5B	Mystic Nails & Spa	3,500 SF	23B	Waxing Studio	1,200 SF
17	Mantra Fine Indian Cuisine	2,100 SF	36	Sweat 440	3,597 SF	6B	Re/Max	1,750 SF	24B	Mazza Mediterranean	3,000 SF
18	DICED	2,111 SF	37	America's Best	3,927 SF	7B	Litchi Snow Ice	1,400 SF			
19	Eye Brow Spa	1,638 SF	38	Dr Z Smiles	1,822 SF	8B	Hair Cuttery	1,050 SF			





LOWE'S

Publix

CINEMARK

SHERIDAN STREET - 37,500 AADT

Holiday Inn Express

Hampton by Hilton

**WESTFORK PLAZA/PARAISO PARC**

Publix ROSS TJ-MAXX  
DRESS FOR LESS

petco REGAL ULTA

DOLLAR TREE five BELOW

SKECHERS Baptist Health South Florida

75

SR 75 - 170,500 AADT

**SHOPS OF PEMBROKE GARDENS**

BARNES & NOBLE

DSW OLD NAVY

Sur La Table JOE'S A. BANK

LA FITNESS

**SHOPPES OF SILVER LAKES**

Publix

AT&T

CoreNow BANK OF AMERICA  
Urgent Care

S Sedanos

COSTCO WHOLESALE

SITE

PINES BOULEVARD - 50,500 AADT

Walmart

Total Wine & MORE

WHOLE FOODS MARKET

planet fitness

Party City

Publix Burlington

MD NOW URGENT CARE

CRUNCH

REGIONS verizon

BJ'S FLOOR & DECOR

Live Generously

ETHAN ALLEN

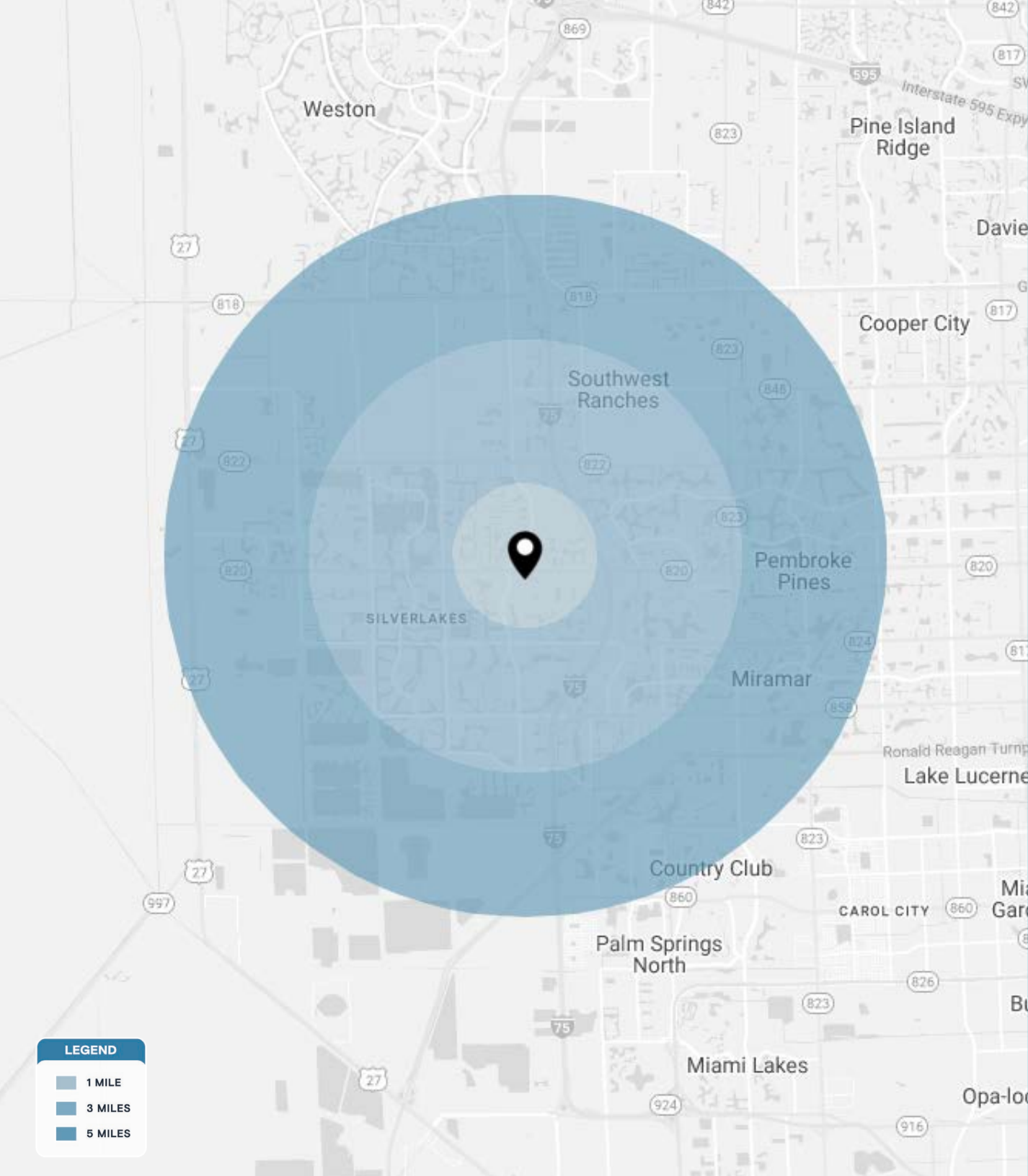
BAER'S furniture gallery

KEISER UNIVERSITY  
13,000 STUDENTS

PEMBROKE ROAD - 20,000 AADT







**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

## Contact Brokers

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