

# 50 NE 26th Avenue

Pompano Beach, Florida

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**Four Story Medical &  
Professional Office Building**  
**Totalling Over 30,537 SF**



For Information Contact: DK Mink // Neal Realty & Investments // (954) 568-0530 // [DK@NealRealty.net](mailto:DK@NealRealty.net)

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## The Offering

Neal Realty & Investments Inc., as exclusive representative, is pleased to present **50 NE 26th Avenue** [the “Property” or “Building”], a four story professional and medical office asset located in the heart of Pompano Beach. Totalling approximately **30,537 square feet**, the Building is positioned just north of Atlantic Boulevard and one block west of the Intracoastal Waterway, in an established coastal neighborhood that is experiencing significant reinvestment and long term growth.

The Property operates as a medical and professional center and is currently improved with multiple office and medical suites, historically serving a diverse mix of healthcare providers and professional users. Public records and past transaction commentary describe the Building as a four story structure containing approximately 16 suites, consistent with its long standing identity as a professional and medical address.

Suites range from approximately **663 square feet to 4,758 square feet**, offering flexible configurations suitable for individual practitioners, group practices, and general office tenants. Recent capital projects include elevator upgrades completed between 2022 and 2023 and the 50 year Building Safety to be completed shortly, both of which materially reduce near term capital exposure and enhance operational reliability. The site provides a combination of surface parking and gated covered parking, an important advantage for medical and professional tenancy in a coastal infill location.

Although the Building benefits from established occupancy and a strong historical performance record, the Offering presents clear upside potential. New ownership may pursue targeted interior enhancements, implement a coordinated window upgrade program, and gradually reposition rents toward current submarket levels as the surrounding neighborhood continues to densify and attract higher income residents.

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## Investment Highlights

- Four story medical and professional office building totaling approximately **30,537 SF**
- Suites from **663 SF to 4,758 SF**, accommodating a broad mix of medical and professional users
- Elevator upgrades completed in **2022 to 2023**-and-50-year building safety inspection is under way. The structural has been completed with electrical to be completed by early Spring, reducing near term capital risk
- On site surface parking and gated covered parking for staff, patients, and visitors
- Located one block west of the Intracoastal, with upper floor suites offering partial water views
- Attractive upside through suite refreshes, exterior window upgrades, and rental repositioning as the area continues to strengthen



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## Location Overview

**50 NE 26th Avenue** is situated in an established yet rapidly improving coastal pocket of East Pompano Beach, just north of Atlantic Boulevard and west of the Intracoastal Waterway. This location places the Building minutes from the beach and in close proximity to several of the city's most important retail, recreational, and lifestyle destinations, all within a neighborhood that serves a growing year round residential base.

To the north along Federal Highway, **Pompano Citi Centre** serves as a major open air shopping destination anchored by national retailers, dining options, and service providers, offering strong daily traffic. The Property is also advantageously positioned near the **Pompano Beach Golf Course**, a city owned amenity featuring the Greg Norman designed Pines Course and the long established Palms Course, both of which attract consistent local and regional play.



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## Location Overview

Convenience based retail and dining are readily accessible. Multiple **Publix** locations operate within the immediate trade area, and the highly regarded waterfront restaurant **Houston's on the Intracoastal** sits just east of the Property along Atlantic Boulevard, reinforcing the area's appeal to higher income residents and professionals.

The luxury residential pipeline in East Pompano Beach further underscores the neighborhood's upward trajectory. Along South Ocean Boulevard, the planned **Waldorf Astoria Residences Pompano Beach** will introduce the brand's first standalone residential tower to the market, with delivery targeted around 2027. Nearby, **The Ritz Carlton Residences Pompano Beach** adds another collection of ultra luxury residential offerings with premium amenities. These developments are expected to elevate the city's profile, increase the local base of high net worth residents, and generate additional demand for medical, wellness, and professional services.



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## Location Overview

Recent ownership commentary and market activity describe Pompano Beach as undergoing a genuine “renaissance,” driven by public investment, redevelopment, and shifting demographics. Within this environment, **50 NE 26th Avenue** benefits from walkability to the beach, convenient access to US 1 and Atlantic Boulevard, and proximity to a deepening mix of lifestyle amenities. This combination of coastal location, demographic improvement, and ongoing reinvestment supports durable tenant demand and positions the Property as a preferred address for medical and professional users within a growing community.



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## Value Enhancement Through Architectural Upgrades

A notable component of the value creation strategy at **50 NE 26th Avenue** is the opportunity to upgrade the Building's exterior windows. The fourth floor has already received new window installations, establishing a higher quality standard for natural light, views, and overall aesthetic appeal. Several of the lower floors, however, still utilize older window systems.

Extending the upgraded window specification to the remaining levels would significantly enhance the tenant and patient experience by improving daylight, reducing glare, and presenting a more contemporary façade to Atlantic Boulevard and the surrounding neighborhood. In a market where comparable coastal assets are undergoing renovations, such upgrades support stronger tenant retention and provide a sound justification for gradually increasing rents toward the levels achieved by recently improved competitive properties.

A coordinated window upgrade program, paired with interior suite refreshes and continued attention to common areas, provides the next owner with a direct and high impact path to increasing net operating income while reinforcing the Property's competitive standing within Pompano Beach's steadily improving coastal office and medical submarket.



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## Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	15,445	98,092	229,902
HOUSEHOLDS	8,723	45,880	102,943
AVERAGE HH INCOME	\$118,074	\$118,211	\$114,176

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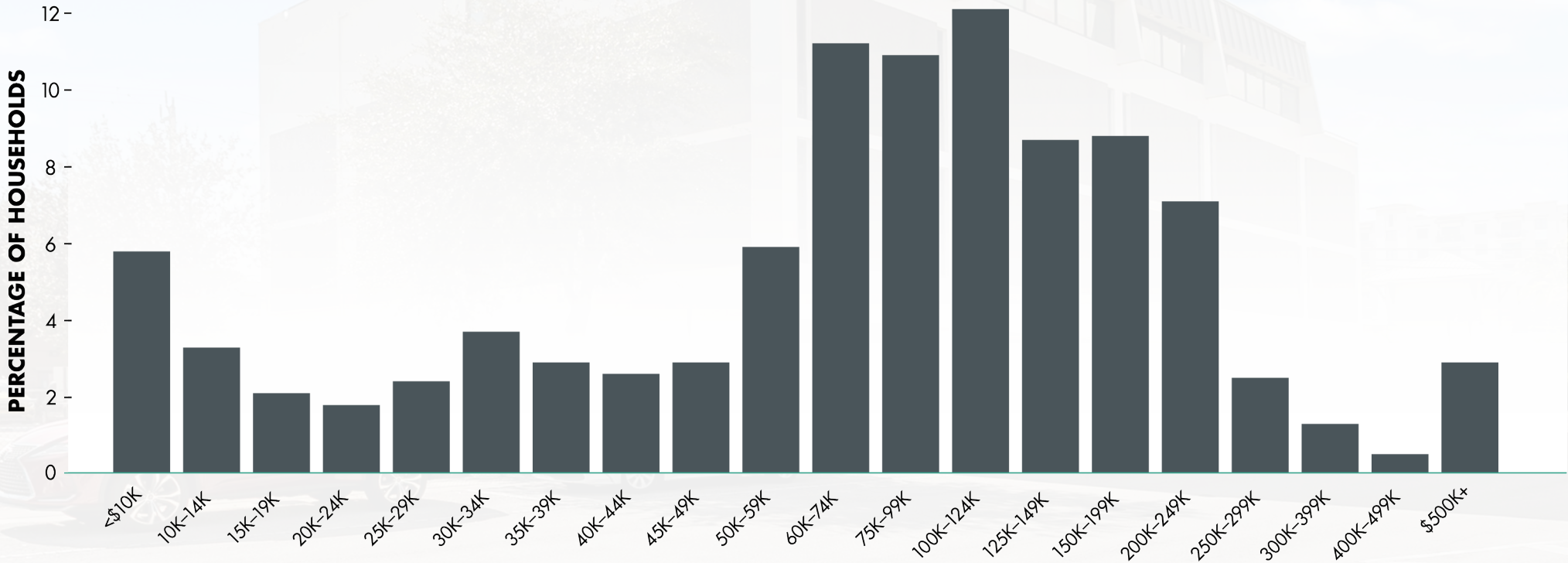
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## Demographics

### AVERAGE HOUSEHOLD INCOME



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