

PROMENADE

AT COCONUT CREEK
COCONUT CREEK, FLORIDA
BROWARD COUNTY



A VALUE-ADD OPPORTUNITY IN A HIGH BARRIER-TO-ENTRY, SOUTH FLORIDA LOCATION



Property Summary

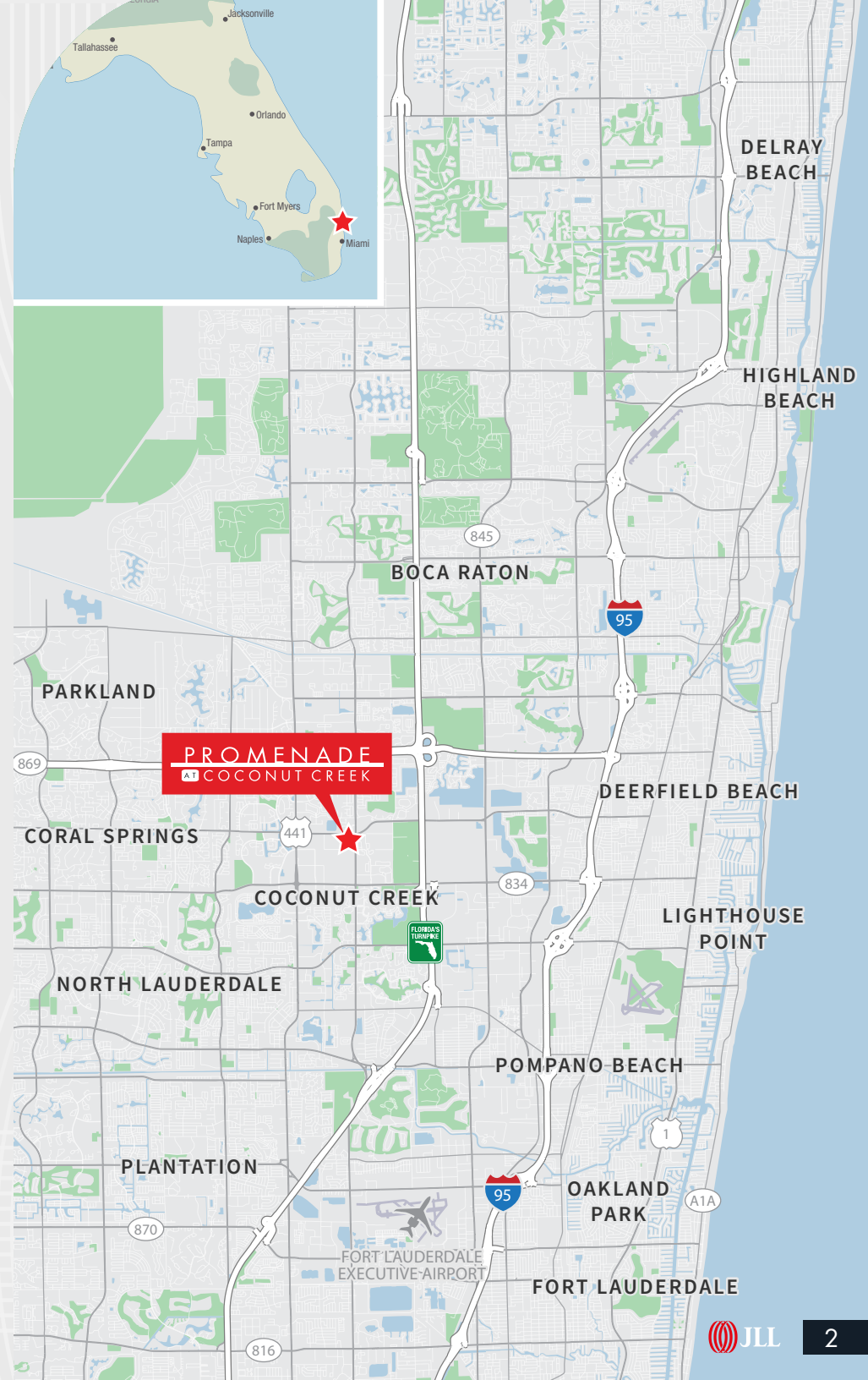
ADDRESS 4467 LYONS ROAD, COCONUT CREEK, FL 33073

	GLA	Occupancy
RETAIL	249,429	78.6%
OFFICE	46,990	65.9%
TOTAL	296,419	76.6%
Year 1 NOI		\$4,794,648
5-YEAR NOI GROWTH		+119%
SITE AREA		22.94-acres
YEAR BUILT		2008
PARKING		1,457 space (Surface: 836, Structured: 621)

Notable Tenants



SEPHORA



Investment Highlights



Zero Competitive Supply - Only Open-Air Mixed Use Lifestyle Center in North Broward



True Value Add — Multiple Paths to Significant NOI Growth



Redefining the Merchandise Mix — Tenancy Upgrade in Progress



High-Performing Tenant Sales Led by Best-in-Class National Operators



Luxury Cinema with Proven Track Record of Consistent Performance Exceeding \$630k per Screen and a Significant Renovation Planned



Dense, Affluent Customer Base with \$12.3B Buying Power Across an Expanded Trade Area



Surrounding Residential Density Pipeline Driving Future Demand



South Florida Growth — Structural Tailwinds Supporting Retail Performance



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DEMOGRAPHICS

	3-Mile	10-Min Drive	15-Min Drive
Population			
2025	119,034	144,802	405,994
Average HH Income			
2025	\$113,748	\$110,361	\$109,165
Buying Power			
2025 (\$B)	\$4.0 B	\$4.6 B	\$12.3 B

Source: Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025, 2030)



+\$677 PSF
AVERAGE F&B SALES

+\$495 PSF
AVERAGE SMALL SHOP SALES

Cullum Road

Wiles Road (27,500 vpd)

Lyons Road (47,500 vpd)



KEY

- Occupied
- Available

N



Tenant Roster

SUITE	TENANT	SF
01-D1	Bar Louie	8,265
02-D2	Saito Japanese Steakhouse	7,612
03-D3	AVAILABLE	5,796
04-D4	AVAILABLE	5,316
05-C1	Night Owl Cookies	1,003
06-C2	Lane Bryant	5,873
07-C3	AVAILABLE	6,007
08-C4	Sunglass Hut	1,073
09-C5	J.Jill	5,597
10-C6	AVAILABLE	4,168
11-C7	AVAILABLE	2,820
12-C8	White House / Black Market	3,830
13-E1-E2	World of Beer	4,260
15-E3	It's Sugar	2,057
16-E4	Ethos Greek Bistro	2,520
17-F1	DripZ	1,868
18-F2	Revival	1,417
19-F3	Aho! Atelier	1,252
20-F4	AVAILABLE	1,243
21-F5	Cold Stone Creamery	1,269
22-F6	Carrot Express	2,354
23-E5	AVAILABLE	1,800
24-E6	The Spot Barbershop	1,491
25-E7.1	Burs Green Thumb	810
26-E7.2	Mister01	2,372
27-F7	Brighton Collectibles	1,516
28-F8.1	The Lovesac Company	1,045
29-F8.2	European Wax	1,102
30-F8.3	AVAILABLE	1,045
31-F9	AVAILABLE (at Lease)	1,760
32-F10	Madison Reed	2,171
33-F11	Starbucks	2,615
34-H1	Parfit	4,553
35-H2.1	AVAILABLE	1,614
35-H2.2	AVAILABLE	957
36-H2.2	AVAILABLE	2,307
37-H3	Soma Intimates	2,511

SUITE	TENANT	SF
38-H4	Chico's	4,517
39-H5	Rise Modern	2,913
40-H6	AVAILABLE	1,801
41-H7	Sephora	4,510
42-A1	DSW	15,295
43-B1.1A	Xfinity	2,100
44-B1.2	Massage Envy	3,041
45-B2	Pyure Aveda	3,185
46-B3	LensCrafters	2,266
47-B4	Venetian Nails	2,517
48-B5.1	AVAILABLE (at Lease)	3,921
49-B6.1	AVAILABLE	4,278
50-B7.3	Cheesecake Factory	9,166
51-J1 A	AVAILABLE	2,219
51-J1 B	AVAILABLE	1,202
51-J1 C	Crema Gourmet	3,075
52-J2	AVAILABLE	5,068
53-J3	Orange Theory Fitness	3,480
54-J4	Guitar Center	11,433
Cinema	SilverSpot (11 screens)	45,937
OFFICE - 201 & 208	MINTO	18,279
OFFICE - 209	Chem USA 209	1,748
OFFICE - 210	Chem USA 210	1,508
OFFICE - 211	Precision Health by Science	1,520
OFFICE - 212	ZGI Insurance	1,389
OFFICE - 301	AVAILABLE	2,952
OFFICE - 301A	AVAILABLE	13,050
OFFICE - 315	Cloud Consulting	2,870
OFFICE - 320	TIH Insurance	3,674
Pad A	Cooper's Hawk	12,236
Pad C	Truist	0
TOTAL		296,419

Proven Ability To Attract And Retain First-Class National Tenants At Positive Rent Spreads

"NEW" GENERATION OF MODERN, SUCCESSFUL & HIGH-IMPACT CONCEPTS

**28,296 SF OF NEW LEASING
MOMENTUM OVER THE
PAST 30 MONTHS**





**ABILITY TO GENERATE +119%
IN NOI GROWTH OVER 5
YEARS (Year 1 NOI \$4.8M)**

**LEASE-UP OF 53,322 SF
OF AVAILABLE RETAIL
AND 16,002 SF OF OFFICE
GENERATING \$2.5M IN
POTENTIAL NOI**

**77,389 SF OF IN-PLACE
EXPIRING LEASES EXPIRING
OVER THE NEXT 5 YEARS
AVERAGE 35% BELOW
MARKET**



Boca Raton
\$1.0-\$3.0M
Avg. Home Sale

Deerfield Beach
\$500,000-\$1.0M
Avg. Home Sale

Century Village

Publix

Sawgrass Expressway



Winston Park
\$585,000-\$800,000
Avg. Home Sale

Lyons Road (47,500 vpd)

PROMENADE
AT COCONUT CREEK

Monarch High School
±2,400 Students

Wiles Road (27,500 vpd)

Cullum Road



200-acre development
+2,360 residential units + 225k SF
of commercial



Atlantic Ocean

Lighthouse Point
\$1.0-\$10.0M
Avg. Home Sale

Monarch Hill Renewable
Energy Park 500-acre site

\$600,000-\$800,000
Avg. Home Sale



Phase I Under Construction
48 town homes, 56 villas and
recreational areas + 80,000 SF of
Retail anchored by Whole Foods

Dominant Location with Regional Accessibility

**Embedded Demand Catalyst
— Immediately Adjacent to
\$1.0B+ Mainstreet Coconut Creek
Development Adding 2,360+ Rooftops**

At the Intersection of Lyons Road and Wiles Road — the Commercial Core of North Broward County with a Combined 75,000 vpd

Serving a Captive, Supply-Constrained Trade Area with No Comparable Open-Air Lifestyle Competition

Regional Connectivity via Florida's Turnpike and Sawgrass Expressway



COOPER'S HAWK
WINERY & RESTAURANT

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PROMENADE

AT COCONUT CREEK



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