



FOR SALE

The Wave on the Atlantic at Pompano Beach

400 E ATLANTIC BLVD

POMPANO BEACH, FL 33060

**FULLY APPROVED 204 WATERFRONT LUXURY
RESIDENTIAL UNITS WITH GROUND FLOOR RETAIL**

STL
COMMERCIAL

CONFIDENTIAL OFFERING MEMORANDUM

This is a Confidential Offering Memorandum intended solely for your own limited use in considering whether to purchase certain property located at 400 E Atlantic Blvd, Pompano Beach, Florida (The Property).

This Offering Memorandum contains brief, select information pertaining to the business and affairs of the Property. The Offering Memorandum has been prepared by STL COMMERCIAL (The Broker). All projections and summaries have been developed in conjunction with the Brokers and the owner of the property and are based on assumptions relating to the general economy, competitive set, and other factors beyond the control of the Broker and owner of the property and are subject to variation.

The Offering Memorandum does not purport to be all-inclusive or to contain information which a prospective Investor may desire and shall not be relied upon as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Broker, its prospective partners, officers, employees, and agents have not independently verified the information contained herein and disclaim any and all responsibilities for any inaccuracies. The Broker expects prospective Investors to exercise independent due diligence in verifying all information contained herein. Rendering, plans, architectural drawings, site plans, aerials and photos may be enhanced and altered. The site plan, survey and boundaries are to be independently verified. No representation or warranty, expressed or implied is provided as to the accuracy or completeness of this confidential Offering Memorandum and any of its content, or any other written or oral communication transmitted to a prospective Investor in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or is to be implied by any of the aforementioned with respect hereto, including as to the environmental condition of the property. This confidential Offering Memorandum shall not be deemed a representation as to the state of the affairs with respect of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.

By acknowledgment of your receipt of this confidential Offering Memorandum, you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in confidence, that you will not disclose this Offering Memorandum or its contents to any other firm or entity without written authorization, and that you will not use its contents in any manner detrimental to the interest of the Broker and the owner. You will use the confidential Offering Memorandum only for the purpose of evaluating the possible purchase of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters that they deem appropriate in order in order to evaluate this offering.

The owner expressly reserves the right at its sole discretion to reject any and all proposals or expressions of interest in the Property and to terminate discussions with any party with without notice.

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400 E ATLANTIC BLVD - POMPANO BEACH, FL 33060

KEITI SILVA | COMMERCIAL EXECUTIVE | 786.838.3687
ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

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APPROVED SITE RENDERING



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OVERVIEW

STL Commercial has been exclusively retained by ownership to arrange the sale of 400 E Atlantic Blvd in Pompano Beach. The subject property is a rare fully approved for 204 waterfront luxury residential units with ground floor retail. The development site comprises around 69,886 SF or around 1.60 acres.

The Wave on the Atlantic was designed by world renowned Arquitectonica in an 8 stories state-of-the-art building. It has around 225 lineal feet directly on the water and it includes boat dockage with access to the intercoastal waterway. The building offers a breathtaking rooftop pool and a completely enclosed and private four story parking structure.

This opportunity is also a Covered Land Play. The property presently has 27 two-story townhouses and retail/office buildings. Current owners upgraded the units and the property is generating over \$400,000 in yearly income. Some of the commercial spaces are vacant and are not being aggressively marketed by current ownership. Should someone wish to increase the rents and lease the rest of the commercial spaces, the income is projected to be much higher.

SITE SUMMARY

LOT SIZE : APPROX. 69,886 SF, 1.6 ACRES

DENSITY : 204 RESIDENTIAL UNITS

HEIGHT : 8 STORIES

HIGHLIGHTS

- 204 FULLY APPROVED WATERFRONT LUXURY RESIDENTIAL UNITS WITH GROUND FLOOR RETAIL
- 225 LINEAL FEET DIRECTLY ON THE WATER
- LESS THAN 2 MILES/5 MINUTES TO THE ATLANTIC OCEAN
- ASKING PRICE: \$22,000,000

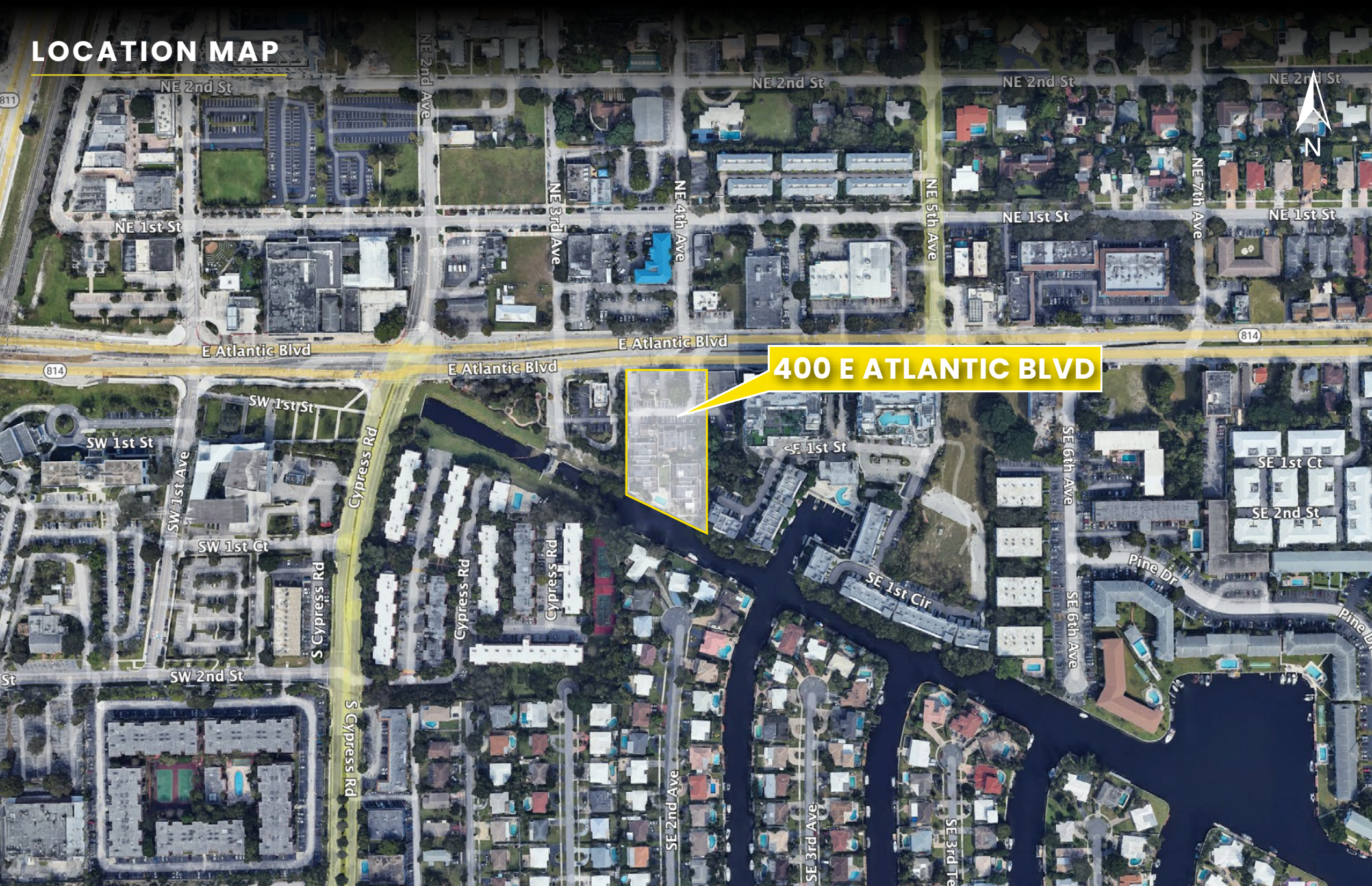


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LOCATION MAP



400 E ATLANTIC BLVD

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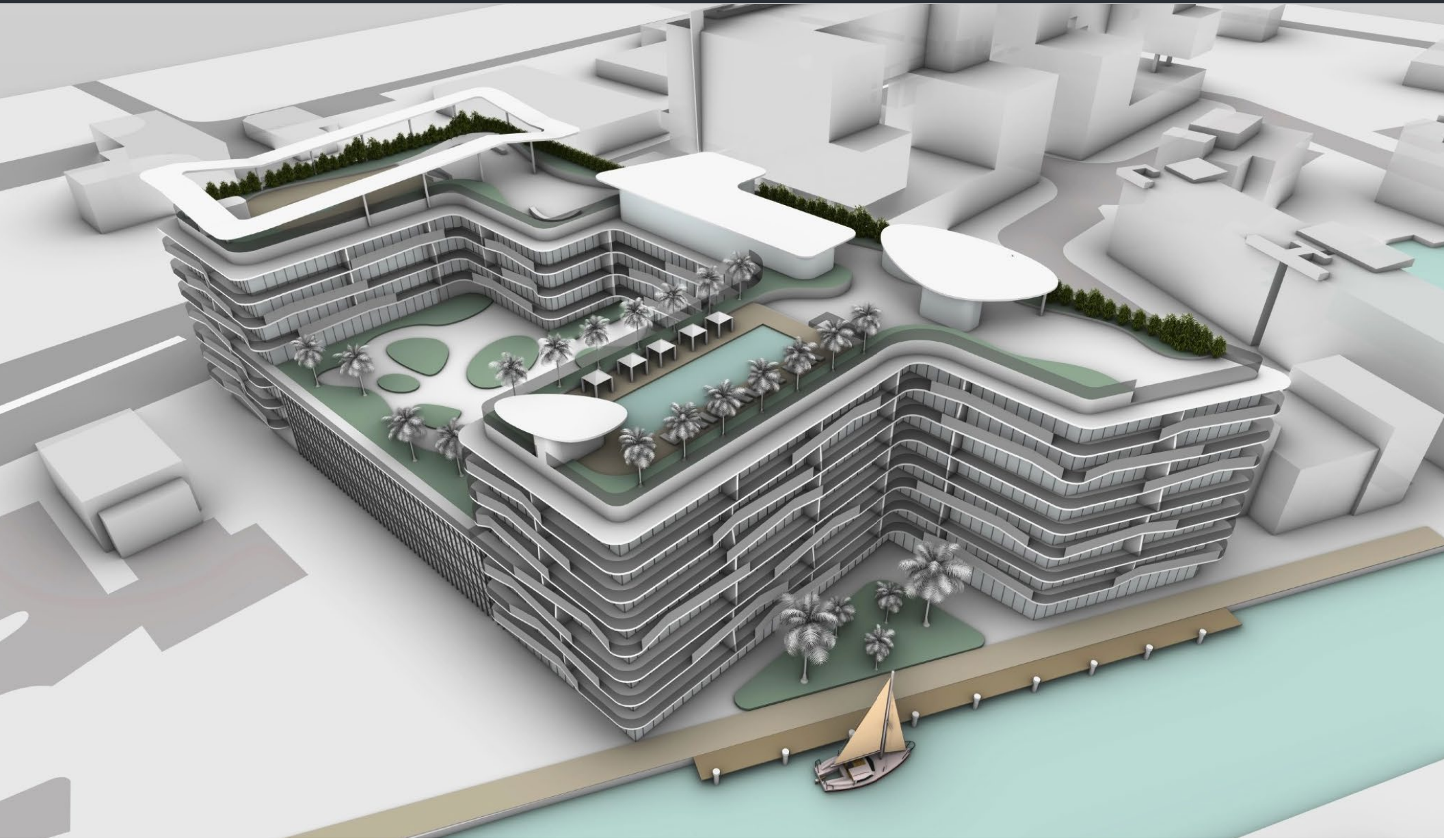


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DEVELOPMENT BREAKDOWN

400 E ATLANTIC | POMPANO BEACH, FL

PROJECT DATA TABLE - 2022.06.07

LEVELS	F.F. HEIGHT	ELEVATION	LEASABLE	BALCONIES	RESI GSF	GARAGE GSF	#UNITS	#PARKING	AMENITIES	RETAIL
MECH	15'-0"	80'-0"							643	
8	9'8"	70'-4"	25,385	2,453	32,458		32		260	
80'	7	9'8"	60'-8"	2,453	32,458		35			
6	9'8"	51'-0"	25,542	3,647	30,567		33		1,832	
5	9'8"	41'-4"	17,983	1,463	23,034	26,930	23	67		
4	9'8"	31'-8"	17,983	1,463	23,034	26,930	23	65		
80'-8"	3	9'8"	22'-0"	1,463	23,034	26,930	23	65		
2	9'8"	12'-4"	17,983	1,463	23,034	15,340	23	31		
1	12'-4"	0'	10,617	567	17,292	30,031	12	31		2,723
TOTALS:			160,919	14,972	204,911	126,161	204	259	2,535	2,723

LEASABLE	160,919
RESIDENTIAL GSF	204,911
GARAGE GSF	126,161
TOTAL GSF	333,607

TYPE	STUDIO	1BR	2BR	Under 600sf
#	64	94	46	58
%	31%	46%	23%	28%

Parking	Required	Provided
Residential	1/unit (204)	242
Retail	1/300 sf (10)	9
Visitor	0	8
Total	214	259

Revised Site Plan dated 6-14-2022
This site plan supersedes all prior versions.

UNIT	studio	1br	2br	total
level				
8	10	14	8	32
7	11	16	8	35
Amenity	11	13	7	33
5	8	10	5	23
4	8	10	5	23
3	8	10	5	23
2	8	10	5	23
Ground	0	9	3	12
Total	64	94	46	204

TOTAL SF/LEVEL	BALCONY	SF
	8	4508
	7	4508
		4643
49964	5	2736
49964	4	2736
49964	3	2736
	2	2736
47323	GROUND	1374
197215		

This unique condo/ multi-family waterfront property in Pompano Beach offers an exceptional 225 linear feet directly to the Intracoastal Waterway and the Atlantic Ocean. The quickly emerging community of Pompano Beach is experiencing a wave of redevelopment, with transformative projects like The CasaMar Pompano Beach, the Ritz-Carlton Residences on S Ocean Blvd and the Solemar in Pompano Beach. Other nearby developments, including the Salato Residences and the Waldorf Astoria are reshaping the area with a vibrant feel.

The Wave on the Atlantic at Pompano Beach

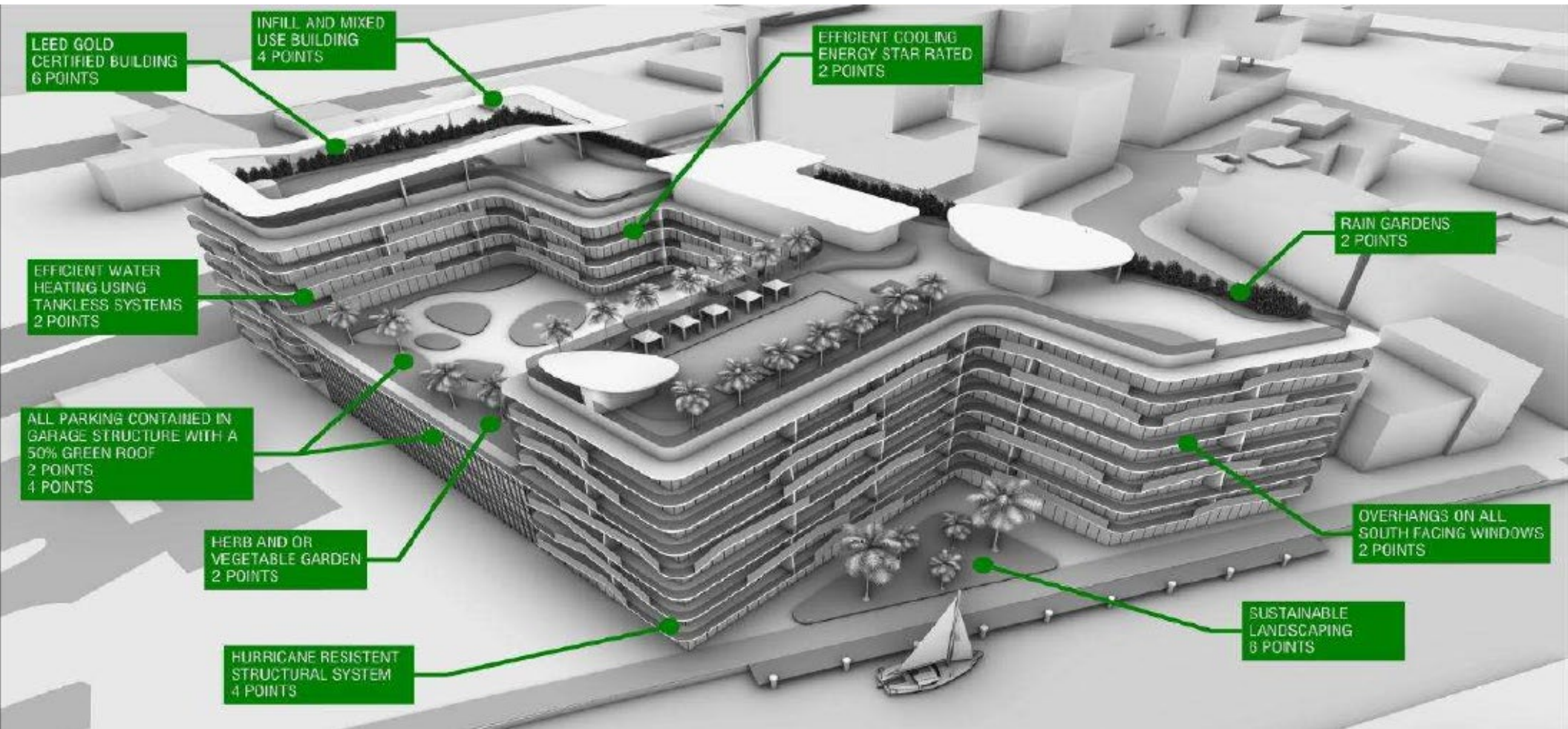
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PROJECT AMENITIES AND BREAKDOWN



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CURRENT WATER VIEW



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MARKET OVERVIEW

Located halfway between West Palm Beach and Miami along the Intracoastal Waterway, Pompano Beach, Florida is a sunny beach town nestled along one of South Florida's most desirable coastlines. The city is a rapidly growing coastal gem that offers the perfect blend of luxury, lifestyle, and investment potential. Strategically located between Fort Lauderdale and Boca Raton, this vibrant city is undergoing a major transformation, attracting affluent residents, tourists, and businesses seeking the ultimate South Florida experience. With its pristine beaches, world-class marinas, and a thriving culinary and arts scene, Pompano Beach is quickly becoming one of the most desirable destinations in South Florida.

Pompano Beach is experiencing rapid economic growth, driven by a surge in tourism, an influx of new businesses, and a robust local economy. The area is evolving into a bustling hub of cultural events, fine dining, and recreational activities, offering a dynamic environment that ensures strong returns on any development project. By investing in this waterfront site, developers will not only contribute to the city's vibrant transformation but also secure a foothold in one of Florida's most promising markets.

Pompano Beach's pro-development initiatives, including multi-million-dollar infrastructure enhancements and zoning incentives, make this a great opportunity to invest. The city's booming real estate market, supported by strong population growth and rising property values, ensures a lucrative return on investment for forward-thinking developers. This exclusive waterfront development site presents a rare opportunity for developers to capitalize on the city's surging demand for high-end residential and mixed-use properties. With direct access to the Intracoastal Waterway and just minutes from the Atlantic Ocean, this prime location is perfect for luxury condominiums, boutique hotels, or a premier waterfront retail and dining destination. The site offers breathtaking water views, boating access, and proximity to top-tier amenities, including golf courses, fine dining, and upscale shopping.

The Future of Pompano Beach: A New Era for Luxury Real Estate

Pompano Beach is evolving into one of South Florida's premier luxury destinations. With a stunning coastline, upscale developments, and a commitment to growth, the city is becoming a hotspot for affluent buyers and investors. The future of Pompano Beach's luxury real estate market is more promising than ever.

The Pompano Beach Transformation

Over the last decade, Pompano Beach has undergone a remarkable transformation. Redevelopment efforts have revitalized the city, enhancing its waterfront, boosting tourism, and creating a modern, upscale urban environment. The highlights include the Pompano Beach Fishing Village, the pier renovation, and a vibrant downtown area filled with dining, shopping, and cultural attractions.

These improvements are attracting luxury-minded buyers, particularly those relocating from high-tax states or seeking second homes. Pompano Beach offers the perfect combination of laid-back coastal living and urban sophistication, all while benefiting from Florida's favorable tax climate.

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MARKET OVERVIEW

What Makes Pompano Beach Stand Out?

Pompano Beach offers a unique mix of charm and refinement. While nearby cities like Miami and Fort Lauderdale are known for their fast-paced lifestyles. The city provides a more restful atmosphere with the same luxury appeal.

The city's luxury real estate is not just about properties but also about lifestyle. Residents enjoy access to:

- World-class yachting and boating facilities.
- Championship golf courses.
- Fine dining and vibrant arts scenes.
- Pristine beaches and a lively pier.
- Pompano Beach's exclusivity and relaxed vibe make it a top choice for those seeking a high-end coastal lifestyle.

The Future of Luxury Real Estate in Pompano Beach

The luxury real estate market in Pompano Beach is poised for substantial growth. Key factors driving this market include:

- Limited Waterfront Land: With a finite amount of prime beachfront and waterfront property, demand will continue to rise.
- Increased Investment: Pompano Beach's strategic development initiatives are attracting both domestic and international investors.

Why Pompano Beach Real Estate is a Lucrative Investment Opportunity

1. Pompano Beach is located in a Strategic Location

Pompano Beach's prime location is a key factor driving its real estate market. Situated between Miami and Palm Beach, it benefits from proximity to major economic hubs, international airports, and renowned tourist attractions. This strategic positioning ensures a steady influx of visitors and business professionals, making it an ideal spot for investors.

2. Thriving Tourism Industry of Pompano Beach

Pompano Beach is famous for its pristine beaches, vibrant culture, and diverse recreational options. The city's tourism continues to flourish, attracting millions of visitors annually. This constant demand for vacation rentals and seasonal housing creates a lucrative market for real estate investors.

3. Pompano Beach has a Growing Economy

The city boasts a robust and diverse economy, which contributes to its real estate market stability. The city is home to various industries, including finance, healthcare, education, and manufacturing. The steady job growth, coupled with a low unemployment rate, creates a favorable environment for real estate investments.

4. Promising Future Developments in Pompano Beach

Pompano Beach has several ongoing and proposed development projects that contribute to its investment appeal. The city's commitment to revitalizing its downtown area, enhancing public spaces, and fostering cultural initiatives creates a positive environment for real estate growth. These developments are expected to drive property values higher, increasing the potential return on investment for savvy investors who enter the market in its early stages.

Seize this chance to shape the future of Pompano Beach's waterfront landscape. Contact us today to learn more about this extraordinary development opportunity!

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MARKET OVERVIEW

Pompano Beach is quickly becoming a hotspot for luxury living on Florida's Southeast Coast. With Pompano Beach's pristine beaches, vibrant downtown, and upscale amenities, the city is attracting developers who are reshaping the skyline with stunning new luxury condo buildings.

Why Pompano Beach?

Luxury buyers are choosing Pompano Beach for its balance of serene coastal living and vibrant city life. Its convenient location between Fort Lauderdale and Boca Raton adds to its appeal, along with the city's ongoing investments in infrastructure and community enhancements.

What's Coming to Pompano Beach?

With over \$3 Billion dollars in new development, the city is poised to position itself as one of the best beach towns in America to live in. Several new luxury developments such as the W Pompano Beach Residences, Waldorf Astoria, Ritz Carlton, Salato, CasaMar, Armani Casa are in the works, offering a mix of high-end amenities, waterfront views, and modern designs.

1. Oceanfront Elegance

Developers are focusing on waterfront locations, creating condos with unobstructed ocean views, expansive terraces, and resort-style amenities. Think private pools, spa facilities, and concierge services designed for ultimate relaxation.

2. Downtown Luxury

Pompano Beach's revitalized downtown is attracting luxury condo projects that blend urban living with coastal charm. These buildings offer proximity to fine dining, boutique shopping, and cultural attractions while featuring state-of-the-art condo units and rooftop amenities.

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AERIAL IMAGE



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