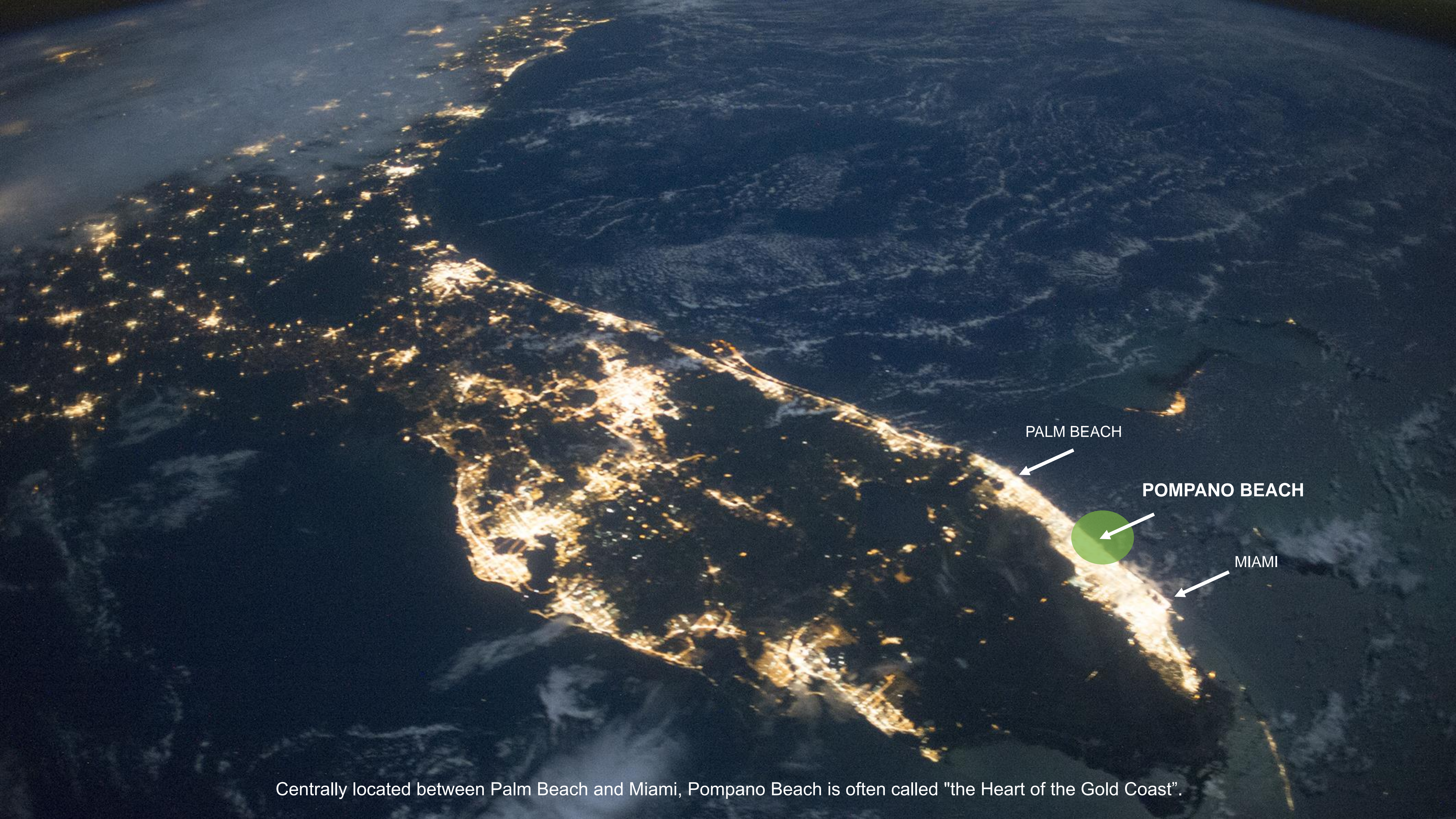

WELCOME TO POMPANO BEACH





FLORIDA'S WARMEST
WELCOME



PALM BEACH

POMPANO BEACH

MIAMI

Centrally located between Palm Beach and Miami, Pompano Beach is often called "the Heart of the Gold Coast".

[A MAJOR TRANSFORMATION]

Trend-setting cities around the globe are creating Innovation Districts transforming underutilized swaths of land into dynamic areas full of corporate sophistication, startup edginess, walkable communities, trendy restaurants, hip housing and cultural clusters. Successful in cities from Barcelona to Boston, the trend is now emerging in smaller communities. However, this model is one that the **Pompano Beach Community Redevelopment Agency (CRA)** has long embraced. And now, thanks to the joint efforts of the **City** and the **CRA, Pompano Beach** is becoming a hot spot for current and new residents alike to live, work and play.

For years, innovation occurred in sprawling corporate campuses that were isolated from one another. But now innovation emerges from a mash-up of ideologies where people can co-invent, co-produce and stay connected to all of the dynamic energy located in close proximity. Designed by concentrating daytime and nighttime economic uses with a dense residential component, these districts foster heightened interaction and collaboration.



DEMOGRAPHICS & FACTS

POMPANO BEACH OFFERS



Proximity to Interstate-95, Tri-Rail, FEC Corridor, three international airports, and two major seaports



More than 30 million sq/ft of industrial/storage/distribution space



Center of the "Internet Coast" corridor of high technology businesses providing Latin American countries with Internet service



More than 3.5 miles of sandy white beach, 2,000 tourist accommodations and 200 restaurants



Great golf courses, fishing and diving on the only coral reef system, including the new shipwreck park, in the continental United States

DEMOGRAPHICS

Federal Highway & Atlantic Boulevard

	1 MILE	3 MILE	5 MILE
Population	16,191	95,853	226,483
Daytime Population	21,274	121,892	324,427
Households	9,236	47,102	108,105
Median Income	\$65,599	\$49,487	\$45,718

In season population estimated to increase by **50%**



EXISTING CULTURAL ASSETS

[POMPANO BEACH DOWNTOWN]

9

"Innovation districts" are economic development tools that utilize partnerships with higher education institutions, businesses, and government to fuel job growth and redevelopment in targeted locations.

The creation of the **Pompano Beach Innovation District** began with the reinvention of the **Bailey Hotel** and the **Historic Ali Building** when the **CRA** transformed them into the acclaimed **Bailey Contemporary Arts (BaCA)** and **Ali Cultural Arts**.

Programmed with classes and events, these cultural hubs expose residents to the arts and attract new visitors into Pompano Beach.

HISTORIC BAILEY CONTEMPORARY ARTS (BaCA)

10

DOWNTOWN POMPAÑO



Monthly rotating art exhibitions / Art studios / Classes and Events



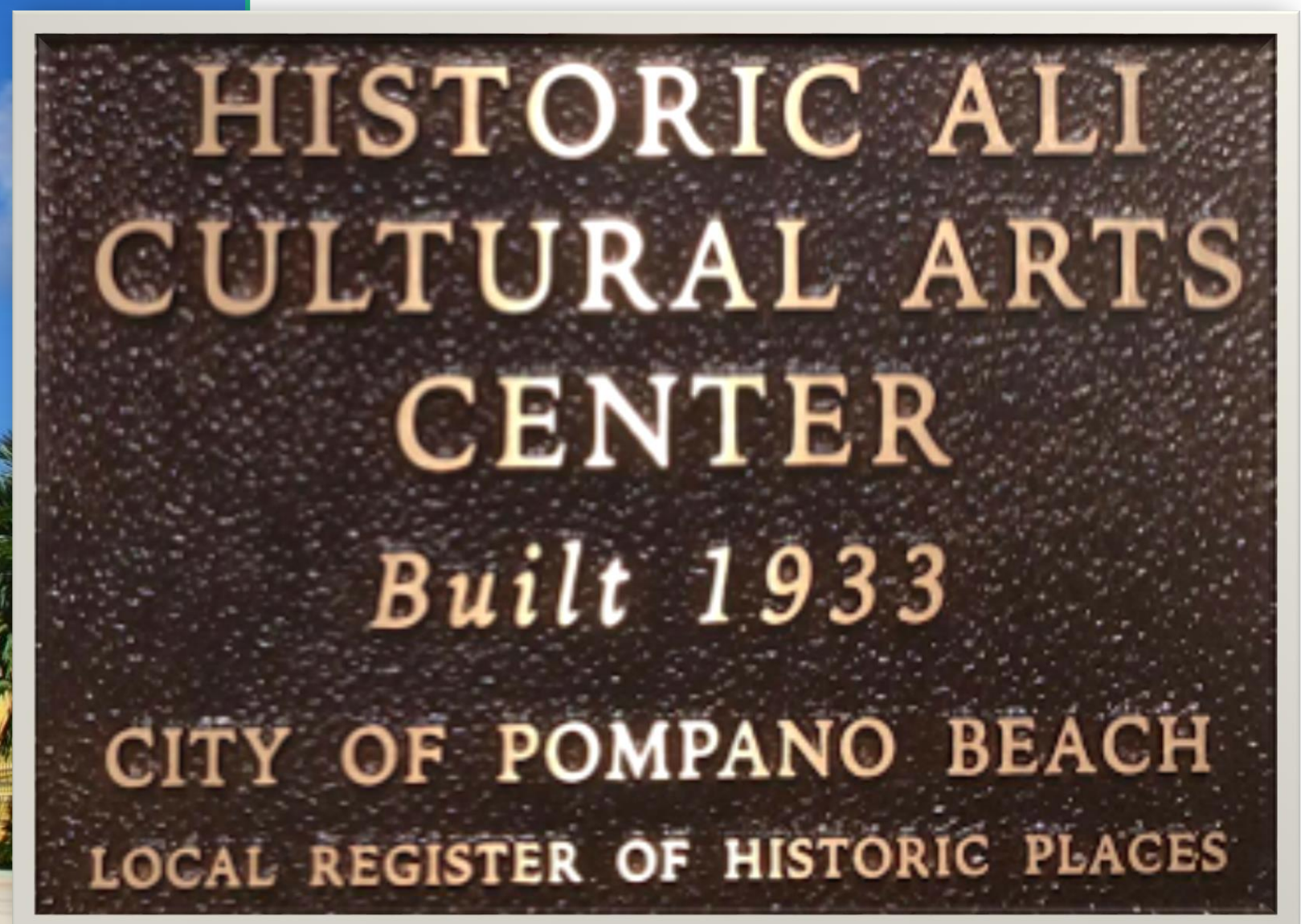
HISTORIC ALI CULTURAL ARTS CENTER

11

DOWNTOWN POMPANO



Performances / Classes / Events



POMPANO BEACH LIBRARY & CULTURAL CENTER

12

DOWNTOWN POMPANO

The upcoming Pompano Beach Cultural Center will expand upon this cultural emphasis when it opens in May 2017.



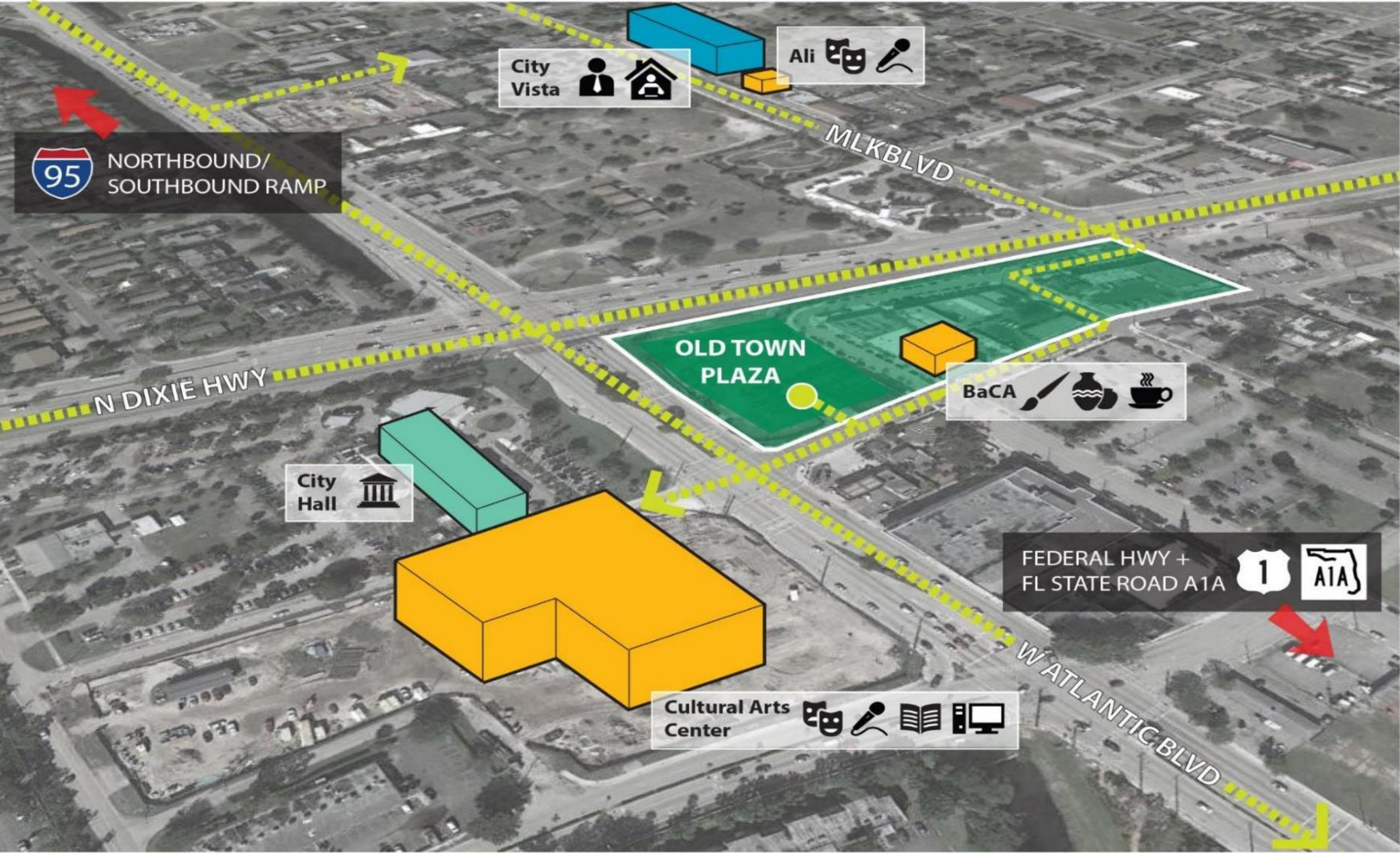
POMPANO BEACH AMPHITHEATER

13

WITHIN THE CITY



CONNECTIVITY



- HISTORIC DOWNTOWN
- CULTURAL
- GOVERNMENT
- OFFICE/ RESIDENTIAL



INNOVATION DISTRICT

[BEYOND THE CULTURAL FOCUS]

16

The **Innovation District** will create a dense, urban and pedestrian-orientated Downtown. It will support new residents and will become the epicenter for employment, retail and commercial services in Pompano Beach.

To build a thriving downtown, innovation is being utilized. The old methods of using dry retention ponds to manage storm and drain water are being set aside. In its place will be an exciting and beautiful linear style design concept inspired by the canal system in Amsterdam. The canal system will become an asset of its own by creating a unique sense of place, by supporting recreational activities such as paddleboard, and by offering stunning canal-side views for dining opportunities.

A UNIQUE DRAINAGE SYSTEM



The Plan:

- ✓ Urban and pedestrian environment with streets and canals lined with offices, outdoor cafes and restaurants, similar to those in San Antonio or Amsterdam.

Future benefits:

- ✓ Developers can capitalize on build out capacity across parcels by eliminating dry retention pond usage.
- ✓ Real Estate values will be maximized.
- ✓ Canal side activities



DOWNTOWN MASTER PLAN



Future development in the District will include 750,000 square feet of office space, 165,000 square feet of retail, 35,000 square feet of restaurants, 1,500 residential units, and two hotels with a combined 420 rooms.

MLK BLVD & HISTORIC OLD TOWN

19

The City and CRA are currently spearheading redevelopment activities that will include the construction of mixed-use buildings. Ground floor uses will include office, restaurant, retail service, public entertainment and neighborhood oriented uses fronting MLK Blvd. Residential spaces will occupy the upper floors.

All developments will be created with smart parking strategies and will take full advantage of the area's close proximity to the Broward County Transit Station and the future Florida East Coast (FEC) railway station.



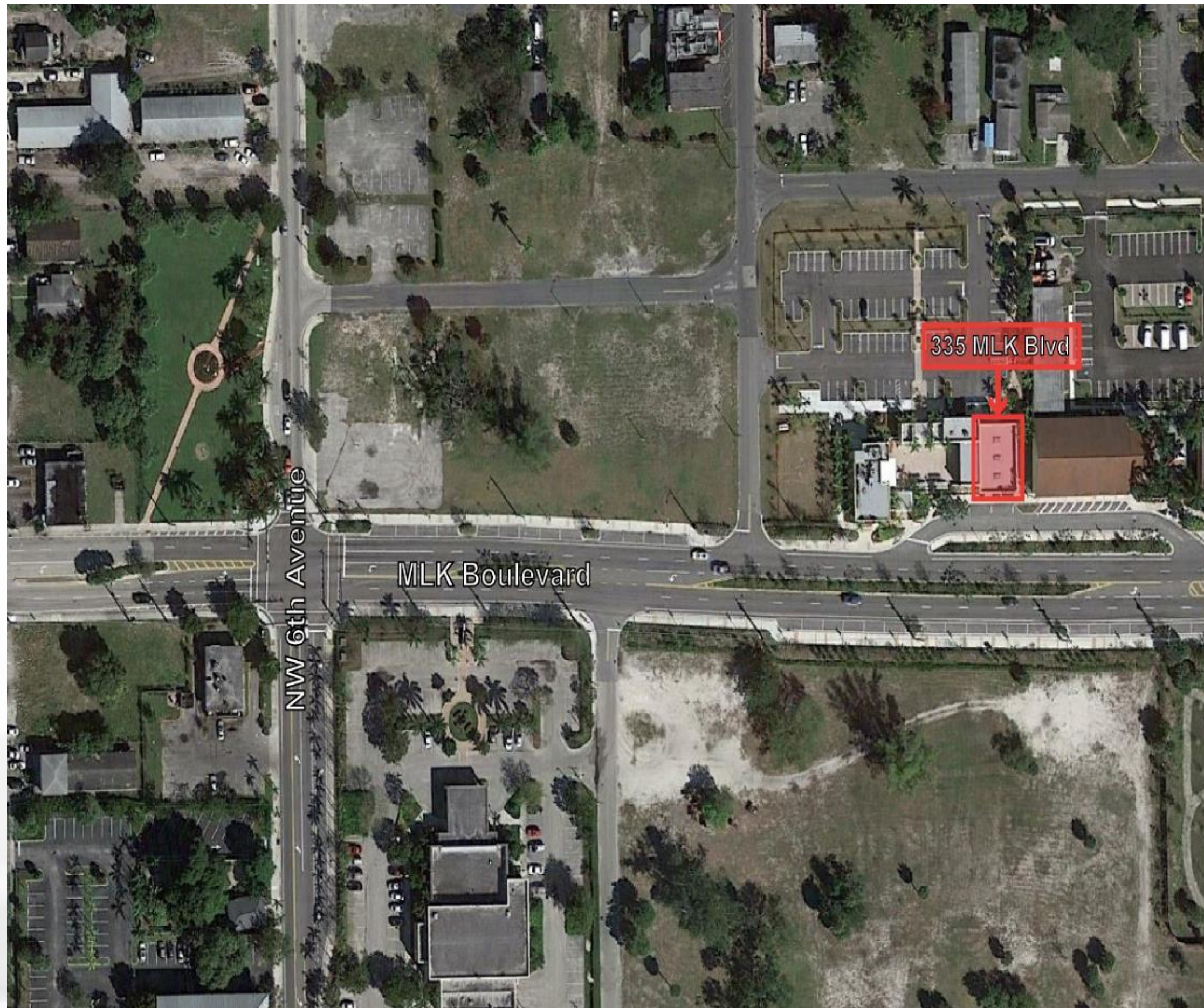


LEASING OPPORTUNITIES

Leasing Opportunity 1

DOWNTOWN POMPANO

INNOVATION DISTRICT



Commercial Use at Ali Cultural Arts

335 MLK Blvd, Pompano Beach

The CRA owns 335 MLK Blvd. It is attached to Ali Cultural Arts and is located at the NE corner parcel of the complex.

Use: cultural or complimenting the Historic Ali Cultural Arts Center.

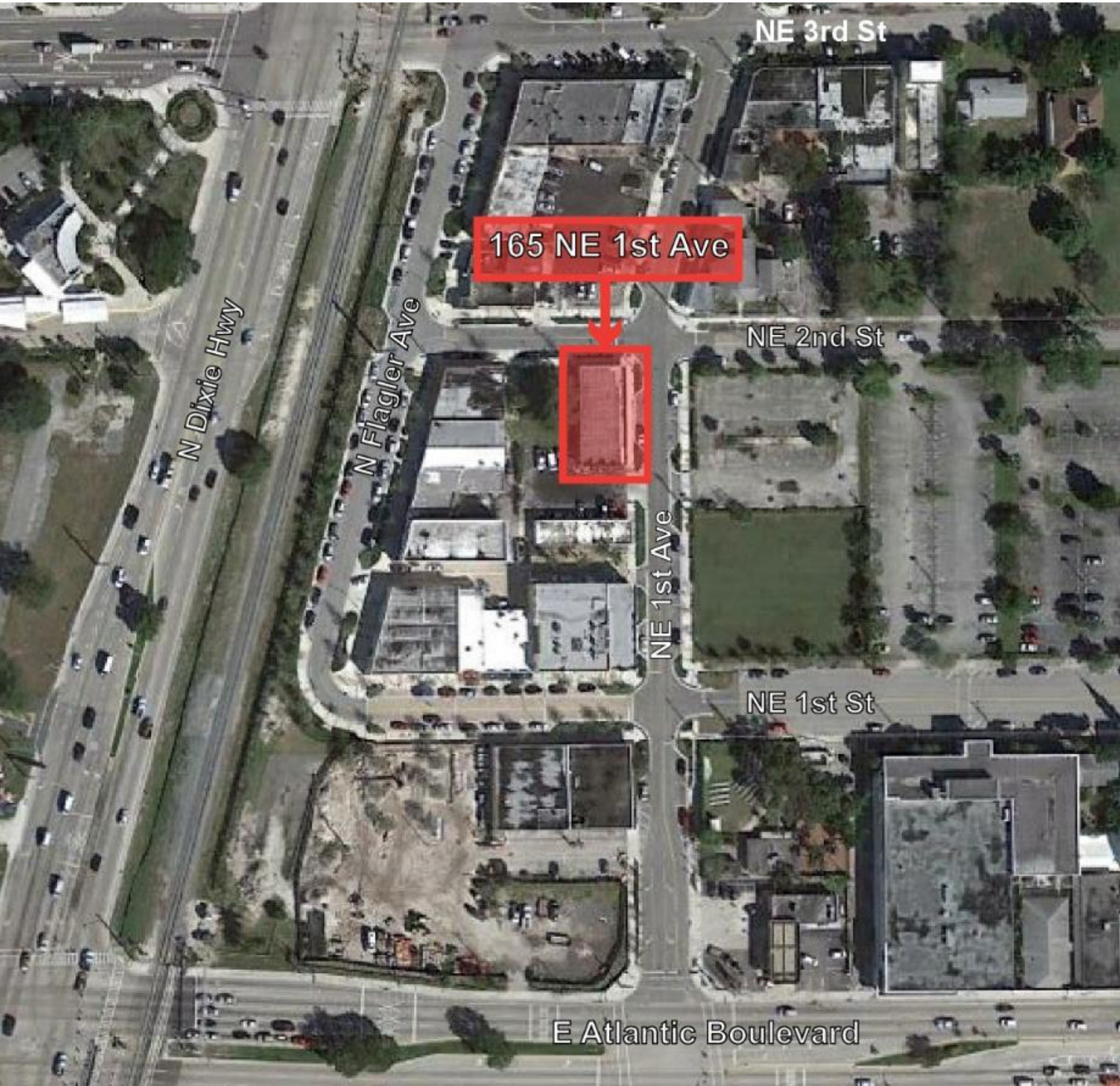
Property ID: 4842 35 26 0070

Sq Ft: 2300

Leasing Opportunity 2

DOWNTOWN POMPANO
INNOVATION DISTRICT

165 NE 1st Avenue



Total Space Available:	3,936 SF
Rental Rate:	Negotiable
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	3,936 SF
Lot Size:	5,320 SF
Listing ID	19708268
Last Updated	11 days ago

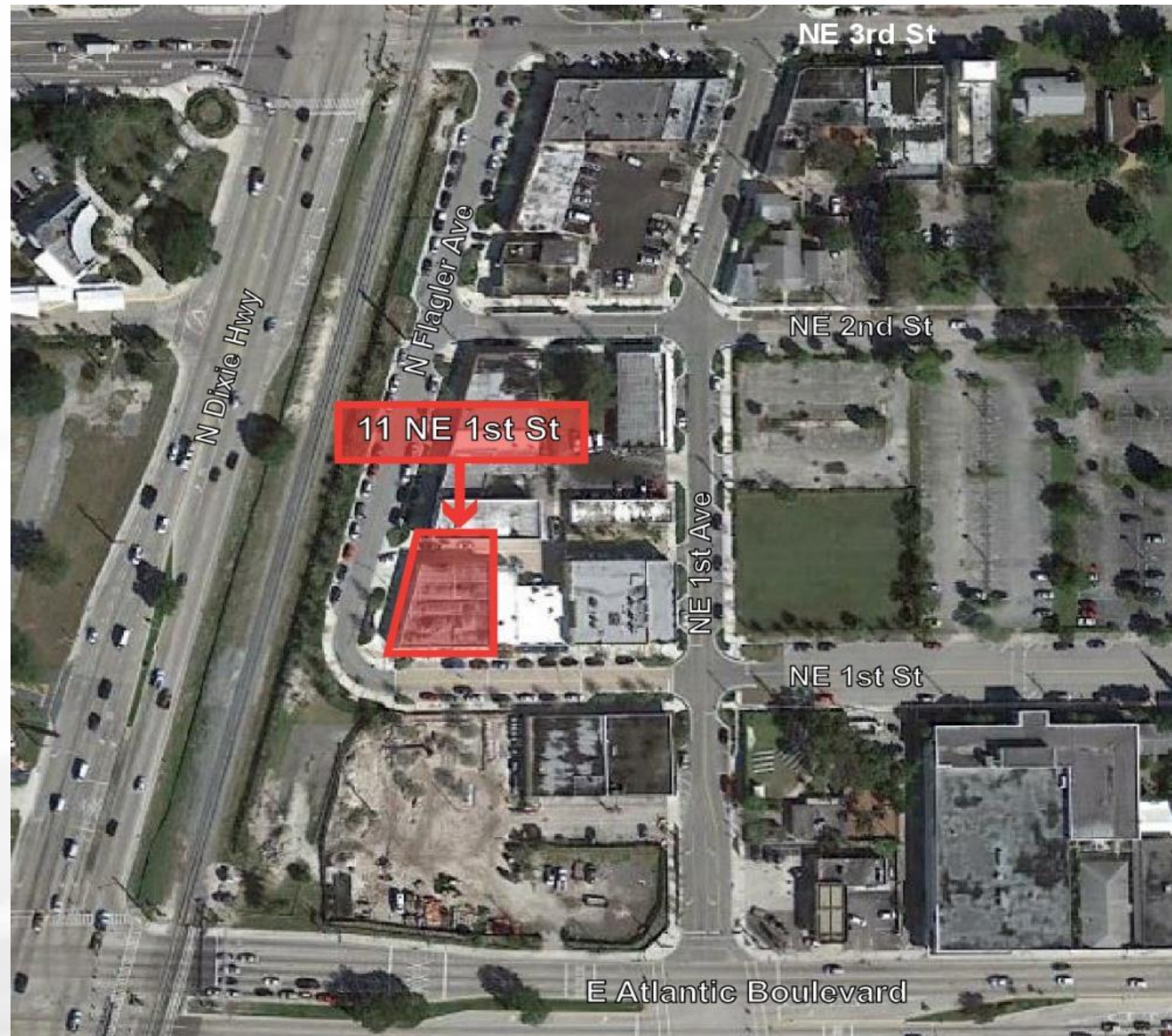
The 3,936 sq. ft. shell is a prime east facing corner space and boasts great visibility and accessibility ideal for creative up and coming businesses set on maximizing their exposure in the area. Potential City of Pompano Beach CRA incentives available for qualified tenants. The property is located in a prominent retail area in the City of Pompano Beach's CRA District surrounded by visible signs of private investment in improvements with great accessibility and visibility.

Property ID: 4842 35 08 0120

Leasing Opportunity 3

DOWNTOWN POMPANO
INNOVATION DISTRICT

11 NE 1st Street



Total Space Available:	6,098 SF
Rental Rate:	Negotiable
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	6,098 SF
Lot Size:	8,658 SF
Listing ID	19708217
Last Updated	11 days ago

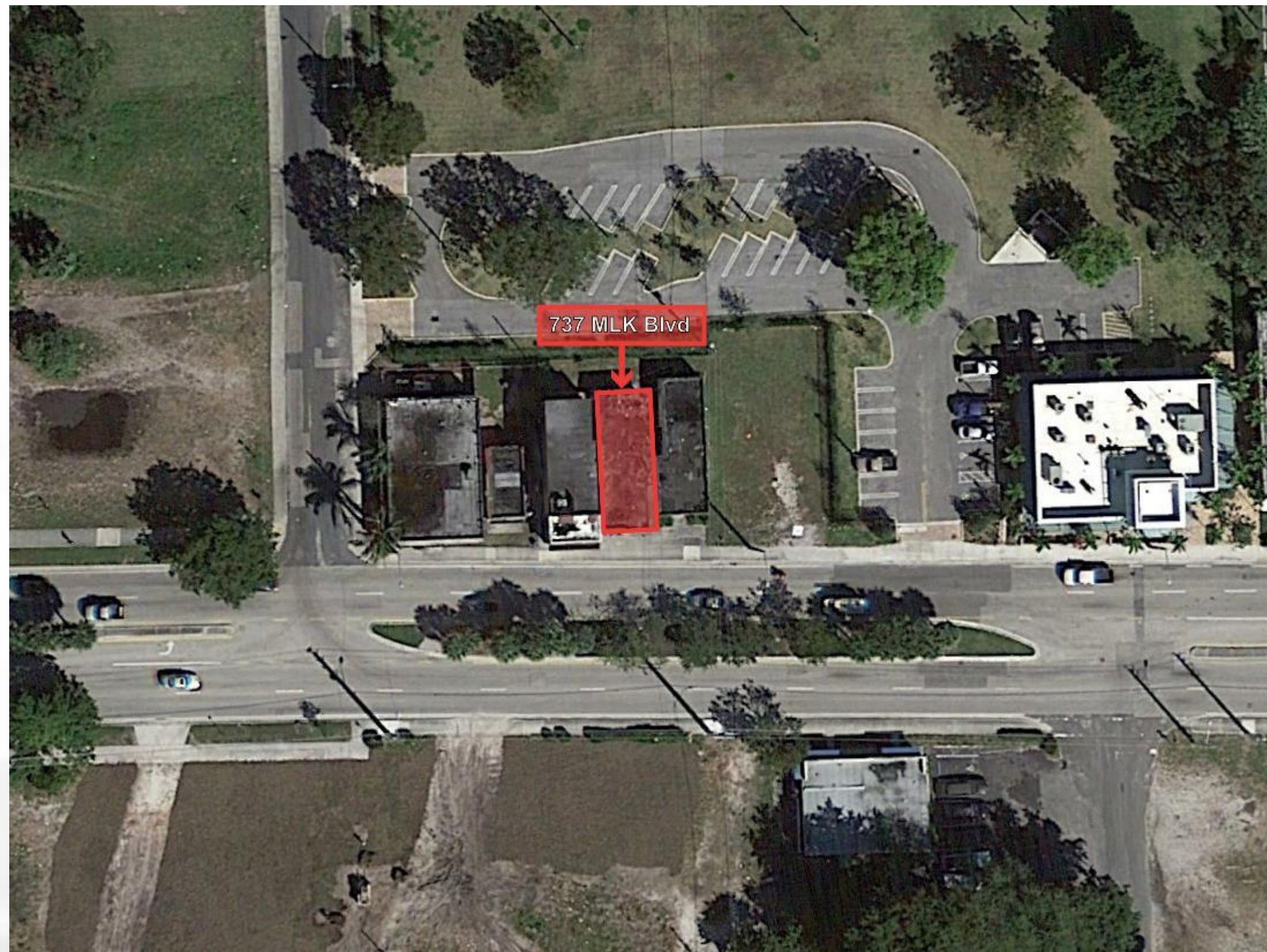
The 6,098 sq. ft. shell is a prime southwest corner facing space and boasts great visibility and accessibility ideal for creative up and coming businesses set on maximizing their exposure in the area. Potential City of Pompano Beach CRA incentives available for qualified tenants. The property is located in a prominent retail area in the City of Pompano Beach's CRA District surrounded by visible signs of private investment in improvements with great accessibility and visibility.

Property ID: 4842 35 08 0200

Leasing Opportunity 4

DOWNTOWN POMPANO

INNOVATION DISTRICT



737 MLK BLVD

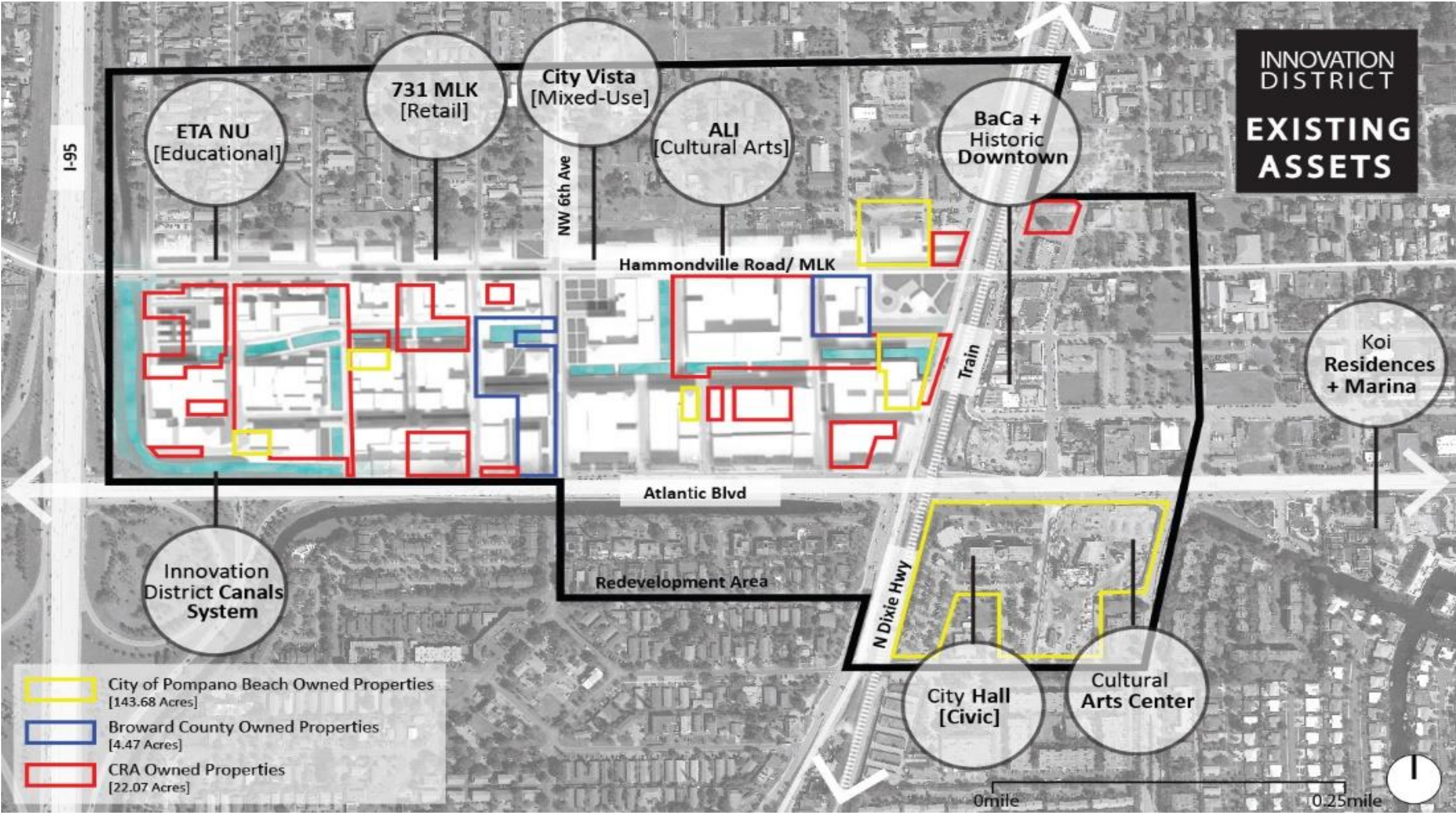
Use: Office

Property ID: 484235280260



DEVELOPMENT OPPORTUNITIES

AVAILABLE LANDS EAST OF I-95





Dear Realtor/Developer,

On behalf of the Pompano Beach City Commission, the Community Redevelopment Agency (CRA) Board of Commissioners and our community partners, I would like to invite you to become a part of the City's redevelopment efforts.

The City of Pompano Beach has adopted an aggressive redevelopment **Strategic Finance Plan** that targets specific project areas within the Northwest and East CRA regions. In addition, several policies and programs that support private redevelopment initiatives have been established by the City to help expedite the development process.

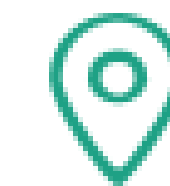
Together, we are committed to creating a vibrant, sustainable, business friendly community that offers an outstanding quality of life and strengthens our position as a world class city.

We look forward to partnering with you on this endeavor.

Sincerely,

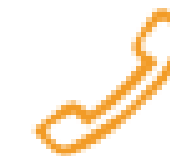
Lamar Fisher
Mayor

Contact Us!



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Pompano Beach, FL 33060



Telephone

954.786.5535



Email

Emily Marcus
Emily.Marcus@copbfl.com



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<http://pompanobeacharts.org>

