



ROSEN ASSOCIATES DEVELOPMENT, INC.

FREE STANDING RESTAURANT FOR LEASE



101 SE 2nd Avenue, Delray Beach, FL

DELRAY BEACH AND THE MARKET DRIVERS

WELCOME TO DELRAY BEACH

- Drawing visitors from all over Palm Beach County, Downtown Delray Beach is a three time recipient of the "All American City Award" in the State of Florida. The walkable downtown area has a spot for everyone to explore and enjoy Delray's admirable features. From quick service to high-end restaurant dining, locals and tourist rave about the complete dining experiences Delray Beach has to offer.

PALM BEACH COUNTY ANNUAL VISITORS **6 MILLION**

DELRAY BEACH ANNUAL VISITORS **600,000**

MARKET HIGHLIGHTS

POPULATION:	75,383 (3 Mile)
RETAIL SALES:	\$170,000,000
RESTAURANT SALES:	\$51,000,000
AVERAGE HH INCOME:	\$89,033
TOTAL EMPLOYEES:	64,479
TOTAL RESTAURANTS:	120 (DOWNTOWN DELRAY BEACH)
NEW DEVELOPMENT PROJECTS:	\$950,000,000 (Hotels, Residential, Retail, Office)

2017
DOWNTOWN
ACHIEVEMENT
OF EXCELLENCE

TOP 10
COASTAL
LIVING
MAGAZINE

USA TODAY
AMERICA'S
GREAT SHOPPING
STREETS (2017)



NEW DEVELOPMENTS & DEMOGRAPHICS

111 FIRST DELRAY



- 3,500 SF Retail
- 70 Condos

300 E. ATLANTIC AVE.



- 5,500 SF retail
- 11,000 SF office
- Q4 2019 Delivery of Possession

RAY HOTEL



- Ray Hotel (Hilton): 143 hotel rooms
- Under Construction

IMMEDIATE MARKET DRIVERS

HOTEL/RESORTS:

HOTEL/RESORTS:		TOTAL ROOMS	
DOVER HOUSE RESORT	43 ROOMS	1,131	
sundly house	12 ROOMS		
WILSON HOTEL & SPA	154 ROOMS		
COLONY HOTEL	70 ROOMS		
Residence Inn	131 ROOMS		
FAIRFIELD INN	82 ROOMS		
crane's BEACH HOUSE	28 ROOMS		
BERKSHIRE	51 ROOMS		
HYATT PLACE	134 ROOMS		
Marriott	189 ROOMS		
aloft	122 ROOMS		
Delray Sands	115 ROOMS		
THE RAY	143 ROOMS		
COURTYARD	150 ROOMS		

DEMOGRAPHICS

Distance	Population	Daytime Employees	Households	Avg Household Income
1 MILE	14,156	12,128	5,942	\$97,440
3 MILES	75,383	64,479	33,051	\$89,033
5 MILES	174,550	153,402	83,266	\$88,771

MIXED-USE PROPOSED PROJECTS & UNDER CONSTRUCTION

6TH ATLANTIC AVENUE



- ±43,300 SF ground floor
- ±21,600 SF professional offices
- ±33,000 SF grocery space
- 744 proposed parking spots

ATLANTIC CROSSING



- 76,000 SF of restaurants and shops
- 83,000 SF of Class A office space
- 82 Luxury condos; 261 high quality apartments
- In development

MIDTOWN DELRAY BEACH



- 41,000 SF retail proposed
- 85,000 SF office
- 58 residential units and 108 hotel rooms

DELRAY CITY MARKET (FOOD HALL)



- Florida's largest food hall at 30,000 SF amongst main level, mezzanine and basement level
- 40 individually curated, best-in-class vendors
- Live music, cooking classes, guest chefs, events
- Approximately 220 car, 4 level enclosed parking garage
- Proposed

101 SE 2nd Avenue Delray Beach, FL

This free-standing building provides its own parking lot and is located one block South of Atlantic Avenue and Pineapple Grove. The hottest intersection in the entire City of Delray Beach.

1st Floor - 4,412 SF

**Rent - \$65 - 85 psf
CAM - \$18psf**

2nd Floor - 2,643 SF

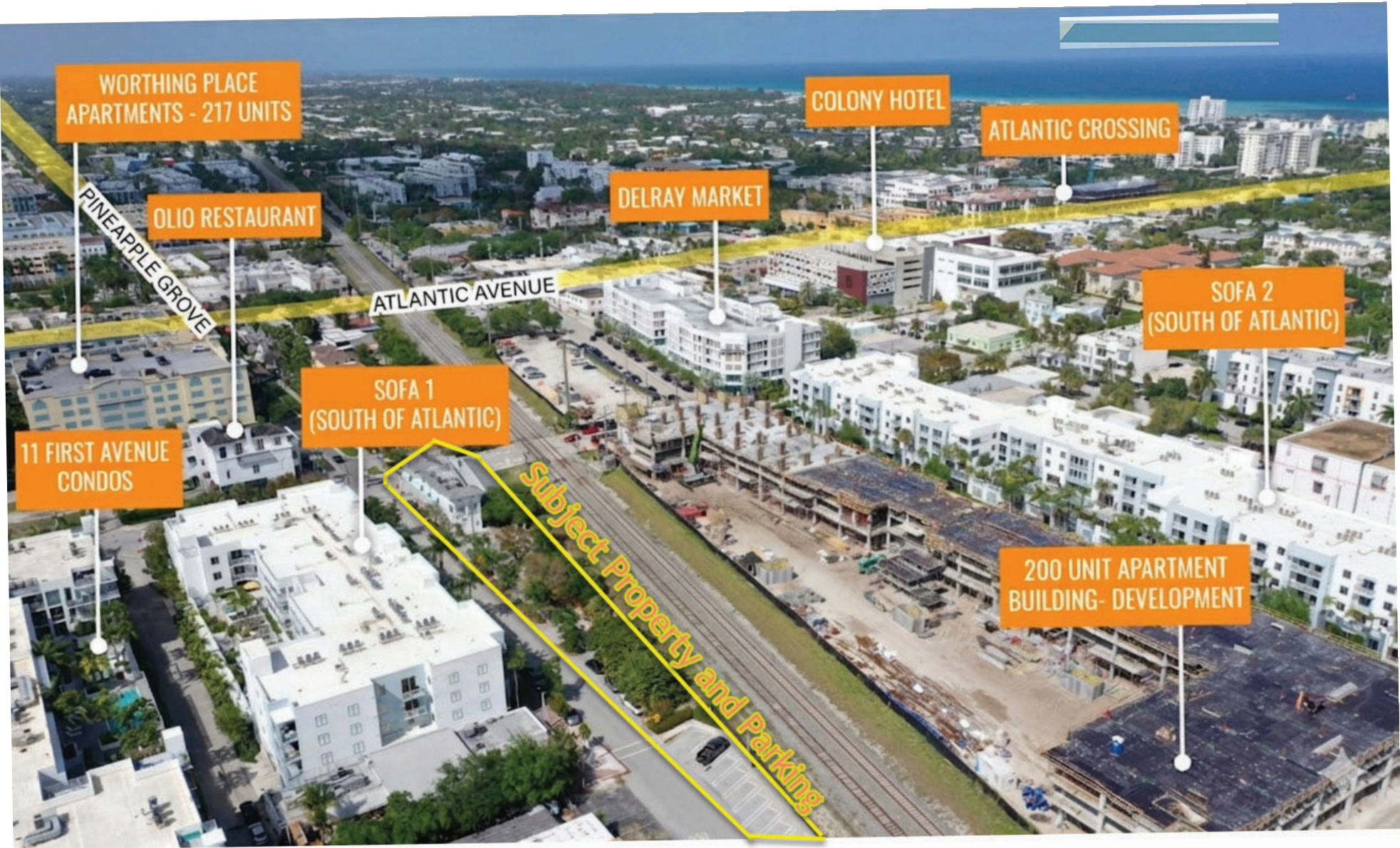
**Rent - \$65 - 85 psf
CAM - \$18 psf**

***Can be leased together or separately



- Directly to the west of the SOFA Luxury Apartment Building
- Over 300 Apartment units being developed within 2 blocks to the south of the property
- Landlord to provide TI based on Tenant and Terms of Lease

AERIAL



SOFA Apartments

200 Apartment Units Under Construction

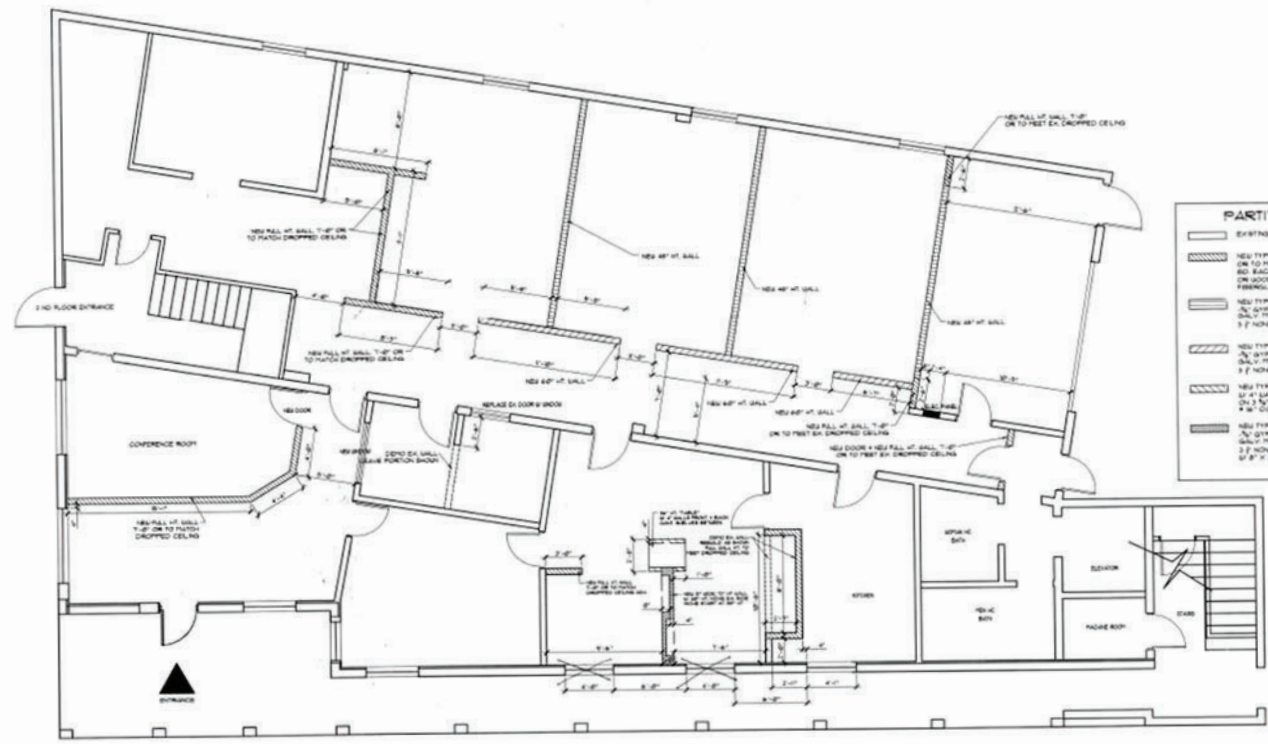
Subject Property



FOOTPRINT

This is a first generation space. This site plan illustrates the First floor footprint.

SITE COPY



PARTITION LEGEND

[Symbol]	EXISTING WALL
[Symbol]	NEW TYPICAL WALL PARTITION FULL HT. 11'-0" ON 10 MATCH DROPPED CEILING - 1/2" STIP. ON EACH SIDE ON 2" X 4" ST. FR. GYPSUM BOARD ON WOOD STUDS 4" X 4" OC. U.P. 2" FIBERGLASS BATT INSULATION
[Symbol]	NEW TYPICAL WALL PARTITION 8'-0" HT. WALL 1/2" STIP. ON EACH SIDE ON 2" X 4" ST. FR. GYPSUM BOARD ON WOOD STUDS 4" X 4" OC. U.P. 2" FIBERGLASS BATT INSULATION
[Symbol]	NEW TYPICAL WALL PARTITION 8'-0" HT. WALL 1/2" STIP. ON EACH SIDE ON 2" X 4" ST. FR. GYPSUM BOARD ON WOOD STUDS 4" X 4" OC. U.P. 2" FIBERGLASS BATT INSULATION
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[Symbol]	NEW TYPICAL WALL PARTITION 10'-0" HT. 1/2" STIP. ON EACH SIDE ON 2" X 4" ST. FR. GYPSUM BOARD ON WOOD STUDS 4" X 4" OC. U.P. 2" FIBERGLASS BATT INSULATION

REVISIONS FOR CODE COMPLIANCE
 DATE: 8/21/07
 BY: [Signature]
 CHECKED: [Signature]
 DRAWN: [Signature]
 PROJECT: [Signature]
 (SINGLE TENANT PLAN)
 PORTABLE PUMP DISTURBANCES
 2A-30 # 100-75 DISTURBANCES

Existing Building

101 SE 2nd Ave
 Delray Beach, Florida

CAUTION PLEASE NOTE
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* INTERIOR WORK ONLY
 SERVICE PUMP REQUIRED IF FIRE SPRINKLERS ARE MOVED OR DISCHARGE AREA IS OBSTRUCTED BY NEW CONSTRUCTION.
 SCALE 1" = 4' 0"

SITE COPY
 DRAWING TITLE
WALL LAYOUT
 Sheet
WL-1
 of
 sheets

AREA DEVELOPMENT



1
ATLANTIC CROSSING
777 East Atlantic Avenue



2
CASPIAN APARTMENTS
190 SE 5th Avenue



3
ALOFT HOTEL
202 SE 5th Avenue



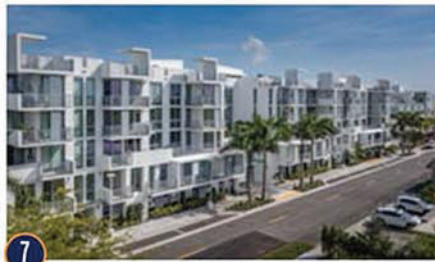
4
SOFA APARTMENTS
151 SE 3rd Avenue



5
COURTYARD BY MARRIOTT
135 SE 6th Avenue



6
ALTA WEST
West Atlantic Avenue



7
111 FIRST DELRAY
111 SE 1st Avenue



8
RAY HOTEL
233 NE 2nd Avenue



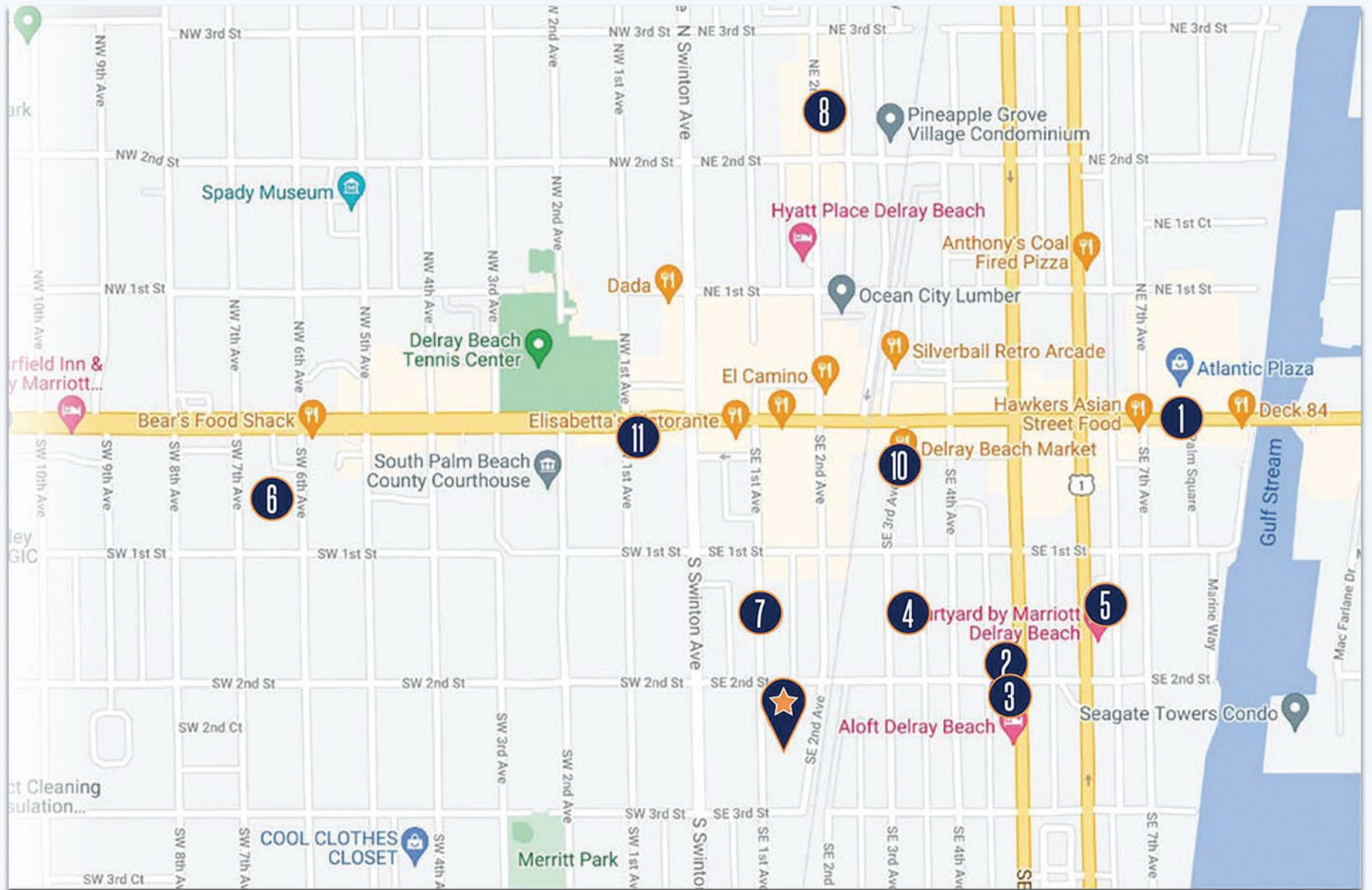
9
MIDTOWN DELRAY
2200 Bloods Grove Circle
(Not pictured on map)

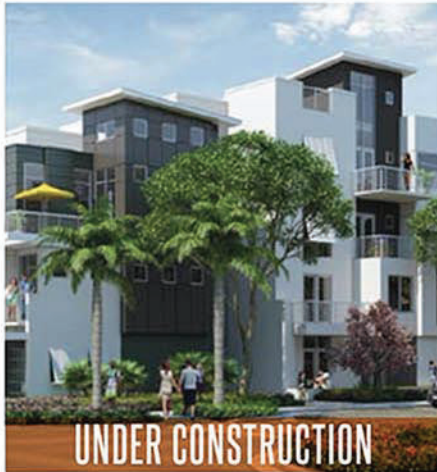


10
DELRAY BEACH MARKET
33 SE 3rd Avenue



11
SUNDY VILLAGE
52 W Atlantic Ave





UNDER CONSTRUCTION

ATLANTIC CROSSING

777 EAST ATLANTIC AVENUE

At the heart of one of the nation's most engaging downtowns, Atlantic Crossing brings added dimensions to Delray Beach's acclaimed Atlantic Avenue with new choices for living, working, shopping and enjoying city life.

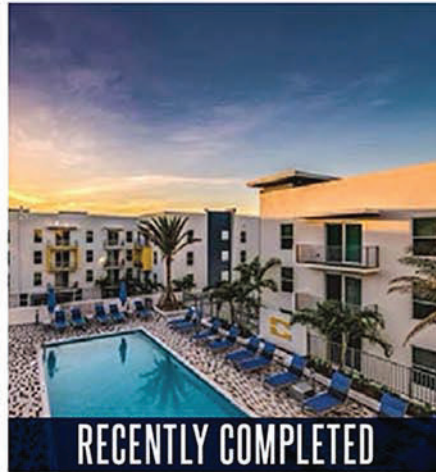
Stroll Atlantic Avenue along wide and shady walkways. Head up NE 7th Avenue with its signature features, shops and varied architecture. Enter off NE 6th Avenue, past a living "green wall" and along a tree-lined promenade to catch lunch at an outdoor café. Then walk straight through to enjoy the City's Veterans Park and waterfront. If you choose to live or work here, everything's at your doorstep.

ATLANTIC CROSSING AT-A-GLANCE:

Live, Work, Shop, Dine & Meet

- 2 luxury condos; 261 high quality apartments
- 83,000 sf of Class A office space
- 76,000 sf of shops and restaurants
- Six buildings, primarily 3 and 4 story
- Downtown living – luxury apartments – Opening Q3 2021
- Parkside condominiums – 2023
- Class A office space – Opening Q4 2020
- Specialty shops and restaurants – Opening Q4 2020
- Everything-at-your doorstep convenience

Credit: <https://atlanticcrossingdelray.com/>



RECENTLY COMPLETED

CASPIAN DELRAY BEACH APARTMENTS

190 SE 5TH AVENUE

The heartbeat behind Caspian is our gathering spaces. Enjoy a variety of communal amenities or see how hosting comes easy in the privacy of your own studio, apartment or vaulted two-story loft.

Stroll up to the sun soak pool and BBQ deck with open-air courtyards to lounge and dine among friendly faces. Engage in the active lifestyle of Delray Beach with a complimentary ride at our Easy-Go Bicycle Station or a virtual spin class in the Fit Gym. Take your friends all around town or stay home and shop built-in retail.

Amenities:

- Kitchens with white quartz countertops & walnut cabinetry *
- Gourmet kitchens with white quartz countertops
- Stylish glass tile backsplashes
- Walnut cabinetry and stainless-steel appliances
- Beautiful hardwood floors
- Vaulted two-story 16' ceiling lofts
- Granite bathroom countertops and artistic basin sinks
- Unique glass opal pendant lighting
- GE® washers, dryers and appliances

Credit: <https://caspiandelray.com/>



RECENTLY COMPLETED

ALOFT DELRAY BEACH

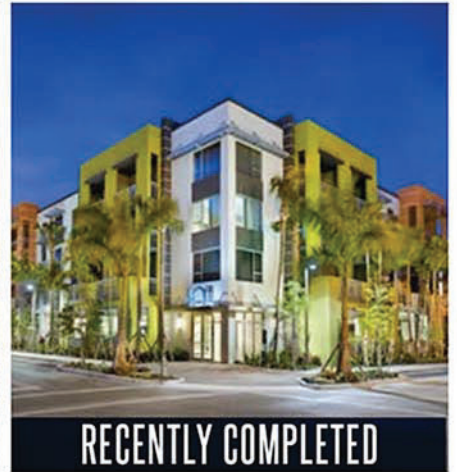
202 SE 5TH AVENUE - DELRAY BEACH

Experience our premier location at Aloft Delray Beach, the brightest and hippest addition to downtown Delray Beach. Our new hotel blends sleek design, modern style and technology for the savvy traveler and is part of the SOFA District, a mixed-use hub exemplifying urban luxury. If you feel like releasing some energy, take advantage of our 24/7 fitness center or take a dip in our Splash Pool located on our swanky, elevated Amenity deck. After enjoying the day, relax in loft-inspired hotel rooms with plush, king-sized beds, walk-in showers, complimentary Wi-Fi, stunning views and more. For those planning a business meeting or destination wedding, make sure contact our Sales Team. Aloft Delray Beach wants to ensure you have a memorable stay.

Highlights:

- Sleep with ease in our loft-inspired hotel rooms with king-sized, plush bedding, and enjoy spacious, modern bathrooms with premium amenities.
- Our Delray Beach hotel is only steps away from gorgeous sandy beaches, Atlantic Avenue's local boutiques, delicious restaurants and local attractions.
- Our downtown Delray Beach hotel is sure to please the savvy traveler with our W XYZ® bar, hand-crafted cocktails and a delicious breakfast buffet.

Credit: <https://www.marriott.com/hotels/travel/pbiay-aloft-delray-beach/?scid=bb1a189a-fc3-4d19-a255-54ba596feb2>



RECENTLY COMPLETED

SOFA - SOUTH OF ATLANTIC APARTMENTS

151 SE 3RD AVENUE

Enhance your lifestyle at Sofa where our community is just steps from Atlantic Avenue. Sofa offers spacious layouts to reflect your personality and amenities to inspire you. While the action of Downtown Delray Beach is within a walking distance, imagine a life where the beach doubles as your back yard and shops, restaurants and night life are a simple stroll away.

You'll be amazed at the beauty that this pet-friendly Delray Beach apartment community has to offer! Our chic modern design of the exteriors will make you proud to call us home. Our sparkling pool will refresh your body and mind during the warm Florida weather. Our adjacent hot tubs are designed with a clean, modern feel that relaxes and recharges. Or check out the photos of our two fitness centers where you can energize for the life you want to live. Do you like what you see? Come experience it all in person and visit or contact us today for your personal tour of these gorgeous Delray Beach apartments.

Some Amenities:

- 9' ceilings
- Distressed wood flooring in kitchens, baths, and living areas
- Kitchen island included in most homes
- Textured cabinetry in kitchens and baths
- Cracked subway tile kitchen backsplash
- Moen fixtures in kitchens and baths

Credit: www.buildcentral.com



RECENTLY COMPLETED

COURTYARD BY MARRIOTT DELRAY BEACH

135 SE 6TH AVENUE - DELRAY BEACH

Courtyard by Marriott Delray Beach is the newest hotel in bustling downtown Delray Beach, affectionately known as the Village by the Sea. Our beach hotel was designed to satisfy the needs of business and group travelers while also providing the comforts and amenities suited for families and leisure guests in Florida. At the center of it all is The Bistro, your destination for a great breakfast or drinks and dinner during the evening.

Enjoy inviting, flexible spaces where guests work or relax with free Wi-Fi throughout our hotel. Plus, amenities such as Delray's first rooftop pool bar, The Reef Bar and our well-equipped fitness center help you stay refreshed and energized. Nestled just a half a mile from Gold Coast Beach and two blocks south of Atlantic Avenue in the Marina Historic District, our location allows guests to easily access the Delray Beach Tennis Center, Old School Square and the Delray Yacht Cruises.

After a day well spent, relax at Delray Beach's only rooftop bar, The Reef Pool Bar and watch the action of city as you sip on hand-crafted cocktail and nibble on seasonal favorites. Our rooftop bar is the best place to soak in the Florida sun and watch the city lights of Delray light up

Credit: <https://www.marriott.com/hotels/travel/pbicd-courtyard-delray-beach/?scid=bb1a189a-fec3-4d19-a255-54ba596f6e2>



PLANNING STAGES

ALTA WEST - MIXED USE 165 RESIDENTIAL

WEST ATLANTIC AVENUE

Sandwiched between Boca Raton and West Palm Beach, Delray Beach earned that boorish nickname due to how few nightlife options it had on offer. But today, the East Atlantic Avenue corridor of downtown Delray Beach is a hot spot for shops, restaurants and bars that some real estate pros compare to Lincoln Road in South Beach. And denser development is on the way, both downtown and in areas that fall within the city's federal Opportunity Zones.

Thanks to the program, which launched with the signing of the 2017 tax law, investors who develop real estate in such zones, designated as distressed areas, can defer capital gains taxes. Delray Beach's zones lie west along Atlantic Avenue toward I-95 — a sparsely developed corridor within a two-square-mile area.

In January, Delray Beach's Community Redevelopment Agency chose Aventura-based BH3's mixed-use project AltaWest as the winning proposal among six submitted by firms bidding to develop the land at the 600, 700, 800 and 900 blocks on the south side of West Atlantic Avenue. The project will contain a grocery store, 165 residential units, 21,600 square feet of office space and 43,000 square feet of ground-floor retail space, all on about six acres of city-owned land within the Opportunity Zone.

Credit: https://therealdeal.com/miami/issues_articles/delray-beach-real-estate-market/



RECENTLY COMPLETED

111 FIRST DELRAY

111 SE 1ST AVENUE

111 First Delray is a brand new innovative 70 unit smart building community in Downtown Delray Beach.

111 First Delray is Beautifully designed Pre-Construction 1, 2, and 3 bedroom condominium residences featuring home wide automation control system capability, designer approved finishes with options to upgrade, lightning fast 1GB Internet speed capability, private storage for each unit, and key fob access to parking.

Bask in the summer sun on the pool deck with cabanas or enjoy the converted entertainment deck with summer kitchens, bar, and TVs.

An endless array of modern design and modern technology minutes from the Ocean. 111 First Delray is in the heart of downtown Delray Beach restaurants, nightlife, shopping, and more!

Credit: <https://modernlivingre.com/downtown-delray-beach/111-first-delray/>



UNDER CONSTRUCTION

THE RAY HOTEL

233 NE 2ND AVENUE

Luxe style in Downtown Delray Beach

Set in the Pineapple Grove Arts District, we're less than a mile from the beach and I-95. Our rooftop is the place to meet and mingle, with cabanas, an iconic restaurant and bar, and lounge areas. Four dining venues - from neighborhood coffee to fine dining, guest rooms with balconies, and a modern fitness center complete the experience.

Amenities:

- Free WiFi
- Concierge
- On-site Restaurant
- Outdoor Pool
- Fitness Center
- Room Service
- Meeting Rooms

Credit: <https://www.hilton.com/en/hotels/pbitqq-the-ray-hotel-delray-beach/>



MIDTOWN DELRAY - TOWNHOUSE RENTALS

2200 BLOODS GROVE CIRCLE

These townhomes are located along the south side of Linton Boulevard, just east of Military Trail in Delray Beach, FL, known as the Village by the Sea. Midtown Delray is just a short drive or shuttle hop to Delray's Atlantic Avenue, which features numerous cultural, dining, and shopping venues and is second only to South Beach's Lincoln Road as a Florida hot spot. Midtown Delray's townhome-styled apartments range in size from 1453 sq. ft. to 1853 sq. ft. and all of our luxury apartments in Delray Beach, FL have private one or two car garages, granite counters, stainless steel appliances, full sized washer and dryer, and many more features. Our pet-friendly community offers a nature trail, playground, pool, grilling area, fitness center, clubhouse and more! Come home to Midtown Delray Apartments.

Amenities:

- Enormous Floor Plans
- Granite Countertops
- Dishwasher
- Disposal
- Stainless Steel Package
- 9' Ceiling
- Clubhouse
- Package Receiving
- Professional On-Site Staff
- Fitness Center



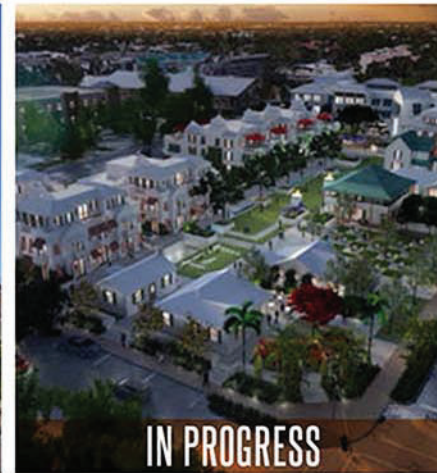
DELRAY BEACH MARKET

33 SE 3RD AVENUE

Delray Beach Market is more than just a food hall - its a lifestyle experience, a beacon of bright energy, a place to connect, a space for visitors to savor and celebrate the vibrance of Delray Beach. Bites to satisfy any craving, craft cocktails, visionary art, immersive pop-ups - here they all collide in unexpectedly delightful ways, creating a unique and playful destination for gathering and soaking in the coastal flavors of this quirky urban beach town.

Delray Beach Market is the brainchild of Menin, conceptualized and developed to bring a new found sense of energy and culture to Delray Beach. Menin, headquartered in Delray Beach, Florida, is a privately-held owner, developer and manager of commercial real estate properties. Menin has acquired, developed and remodeled in excess of \$1.5 billion of property in South Florida, Phoenix, New Orleans and throughout the Mid-Atlantic and Southeast. Presently, Menin owns, manages and is in development of more than \$700 million of commercial real estate.

Credit: <https://www.delraybeachmarket.com/>



SUNDY VILLAGE

52 W ATLANTIC AVENUE

Atlantic Avenue narrows when it reaches Swinton Avenue, giving way to a tree-lined arch that forms a gateway to downtown Delray Beach.

On the southwest corner of this intersection is Sundry Village, where business, shopping, dining, and living seamlessly fuse with both past and present resulting in a signature landmark as unique as Delray Beach itself.

Sundry Village offers a lifestyle that celebrates the sun-drenched tropics with open-air garden walkways and inviting public spaces. Luxury offices and new structures are designed with aesthetic touches inspired by the historic homes on-site, each carefully preserved and restored for their second century of usage. A place for families, friends and more to eat, stroll, and work. Sundry Village embodies the very essence of Delray's history and its intimate "village by the sea" charm.

Credit: <https://sundryvillage.com/>

PROXIMITY DEVELOPMENT

NEW PARKING

62 NEW PARKING SPACES, LIGHTING AND 5 FOOT SIDEWALK DIRECTLY TO ATLANTIC BOULEVARD RECENTLY COMPLETED BY ROSEN ASSOCIATES.



THE O.G.

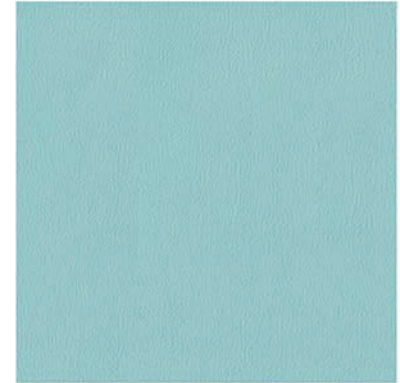
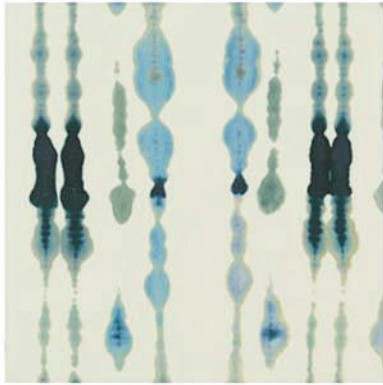
ROSEN ASSOCIATES
DEVELOPMENT, INC.



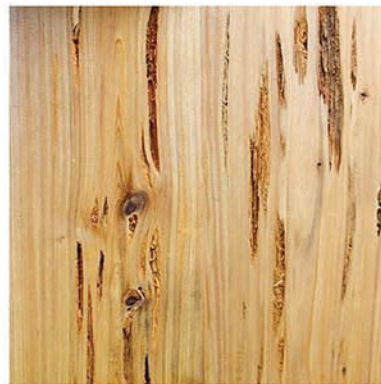
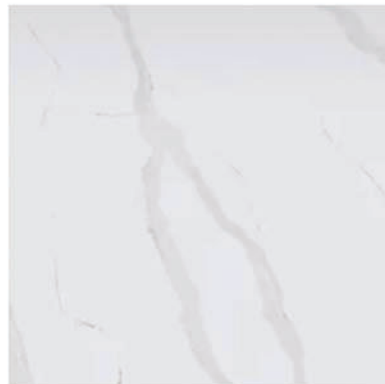
CONCEPT RENDERINGS

Floorplan and interior design renderings





FABRICS

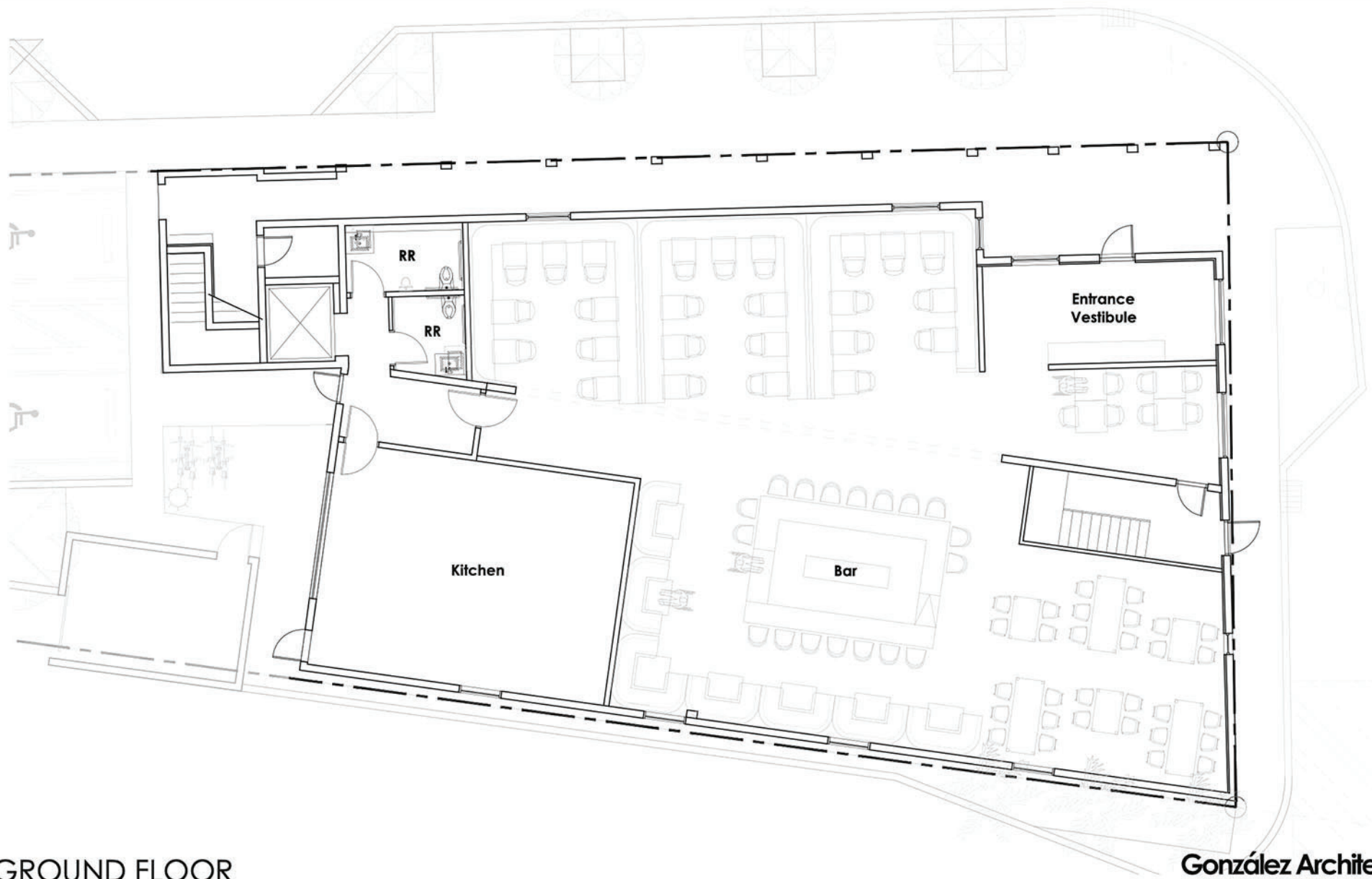


FINISHES



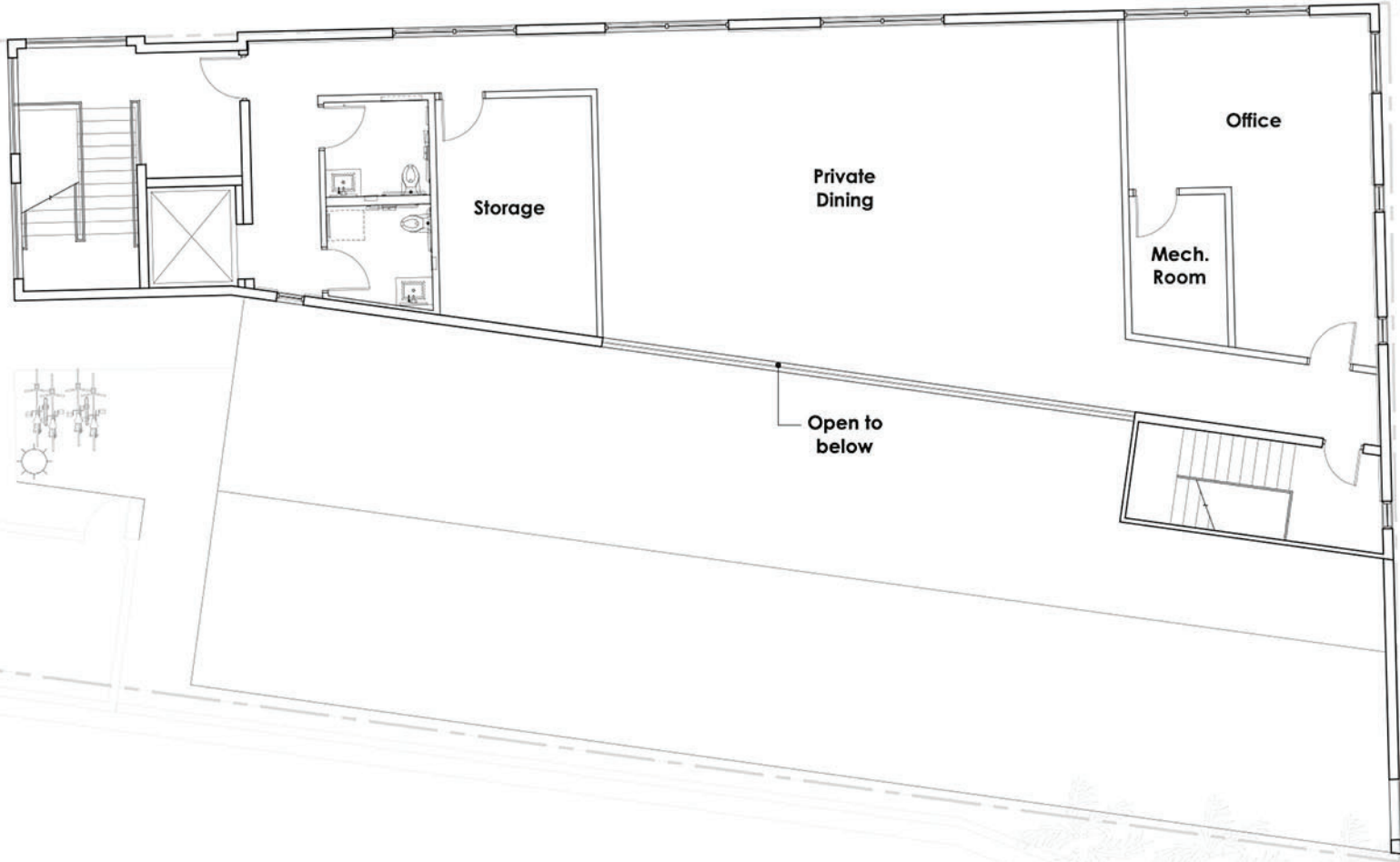






GROUND FLOOR

González Architects

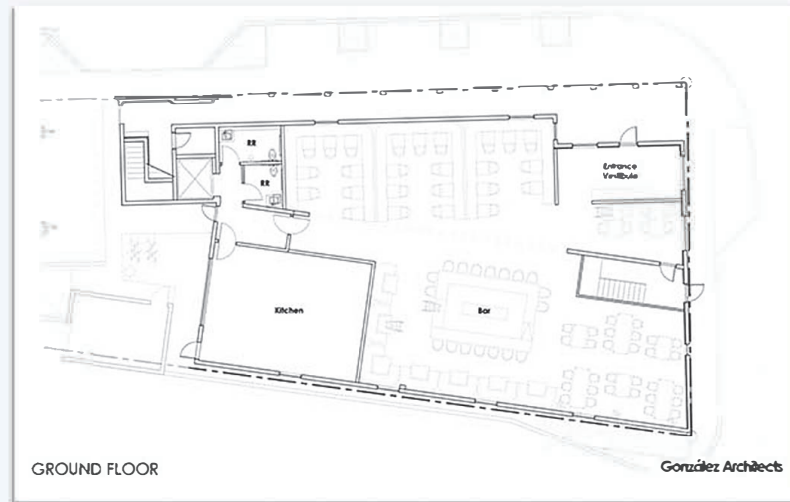


SECOND FLOOR

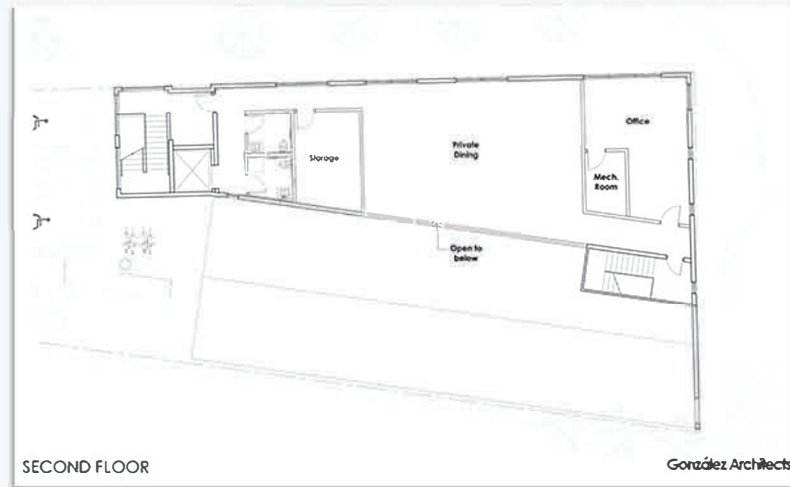
González Architects

RATE

Ground Floor 4,412SF
Rent \$65-85psf
CAM \$18psf



Second Floor 2,643
SF Rent \$65-85 psf
CAM \$18 psf



*****First and Second Floors may be leased together or separately**

CONTACT

Contact Brian Rosen for additional information and to set up property tours.

Brian L. Rosen

First Vice President Investments

Director, National Retail Group / Net Leased Properties Group

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Suite 100
Ft. Lauderdale, FL 33309

(954) 245-3400 ext. 3513
(954) 245-3513 direct
(954) 245-3410 fax
(305) 753-0808 mobile
brian.rosen@marcusmillichap.com

The logo for Marcus & Millichap, featuring the company name in a white serif font on a dark blue rectangular background. A thin orange horizontal line is positioned below the blue rectangle.

Marcus & Millichap

Marcus & Millichap Real Estate Investment Services of Florida, Inc.