



# BOCA CENTER

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## HIGHLIGHTS

BOCA CENTER is located on Military Trail in the heart of affluent Boca Raton, Florida. Boca Center a mixed-use development consisting of three Class A office towers totaling over 475,000 sf of office space, a recently renovated 4-star Marriott hotel and destination retail and restaurants. There are over 40,000 cars that pass by Boca Center every day.

Boca Center is located “main and main” at the corner of Military Trail and Town Center Road. This is the gateway to Simon’s 1.6 million square foot regional shopping mall anchored by Neiman Marcus, Bloomingdales, Nordstrom, Macy’s and Saks Fifth Avenue. Boca Center is surrounded by strong demographics.

### NEARBY SCHOOLS:

- Florida Atlantic University (30,000 students)
- Lynn University (3,000 students)
- St. Andrews School (1,300 students)
- St. John Paul II Academy (525 students)
- Pine Crest School (2,700 students)
- Boca Raton Christian School (555 students)
- Boca Raton High School (3,416 students)
- Don Estridge Middle School (1,273 students)
- Boca Raton Community Middle School (1,524 students)
- Addison Mizner Elementary (798 students)
- Verde Elementary School (1,100 students)

### NEARBY MAJOR EMPLOYERS:

- Office Depot Headquarters (2,000 employees)
- Johnson Controls (674 employees)
- IBM (600 employees)
- ADT (500 employees)

### NEARBY HOTELS:

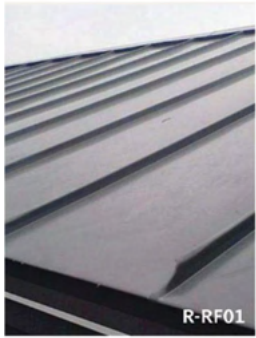
- Marriott at Boca Center (259 rooms)
- Wyndham (184 rooms)
- Renaissance Hotel & Resort (184 rooms)
- Boca Raton Resort & Club, a Waldorf Astoria Resort (1,047 rooms)

### NEARBY RESIDENTIAL COMMUNITIES:

- Broken Sound (4,500 homes \$500K-\$1.5M)
- Woodfield (1,300 homes \$500K-\$2.5M)
- Boca West (3,500 homes \$1M-\$4.2M)

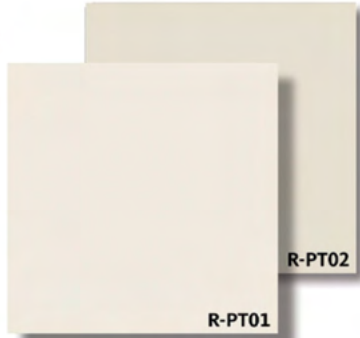


# OVERALL FINISH PALETTE AND SITE ELEMENTS



R-RF01

ROOF



R-PT01

R-PT02

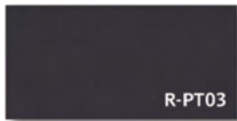
FIELD AND TRIM PAINT



BLACK FAN WITH LIGHTING  
R-CF01



SOFT SEATING SET  
R-SO01/R-CH02/R-TB03



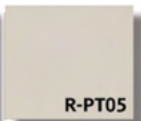
R-PT03

EXTERIOR MULLION PAINT



R-PT04

FLOOR PAINT



R-PT05



BENCHES  
R-BN01



BENCHES  
R-BN02



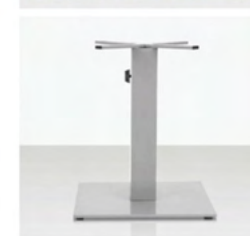
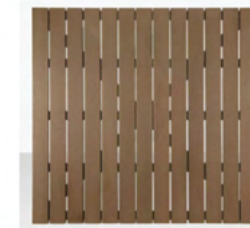
ACCENT PLANTERS  
R-PL01



POLE LIGHTING  
R-LT01



6



DINING SET  
R-CH01/R-TB01/R-TB02/R-ACC01

Gensler



# EXTERIOR PAINT IMPROVEMENTS

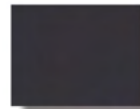
REPAINT EXTERIOR RETAIL WALKWAY



**R-PT01**  
FIELD PAINT



**R-PT02**  
TRIM PAINT



**R-PT03**  
MULLION  
PAINT



**R-PT04**  
FLOOR PAINT



**R-PT05**  
FLOOR ACCENT  
PAINT

**Shop. Dine. Relax. You're in Boca Center**



**TOWN CENTER AT BOCA RATON**  
A SIMON MALL

**GLADES PLAZA**

University Commons

NORDSTROM	bloomingdales	Saks Fifth Avenue
LOUIS VUITTON	Crate&Barrel	lululemon

ALDO'S	FIVE GUYS BURGERS and FRIES	BK BARBARA KATZ
TOOJA'S	RAW JUICE	Orangetheory

WHOLE FOODS MARKET	BARNES & NOBLE	J. ALEXANDER'S
jamba	BED BATH & BEYOND	NORDSTROM rack

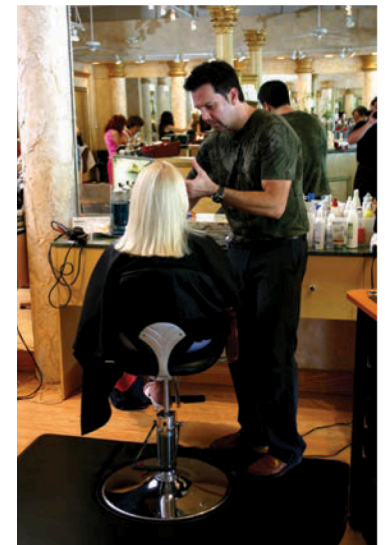
SIXTY VINES	tap42	Total Wine & MORE	BOCA CENTER
Rocco's Tacod	copperfish	MORTON'S THE STEAKHOUSE	

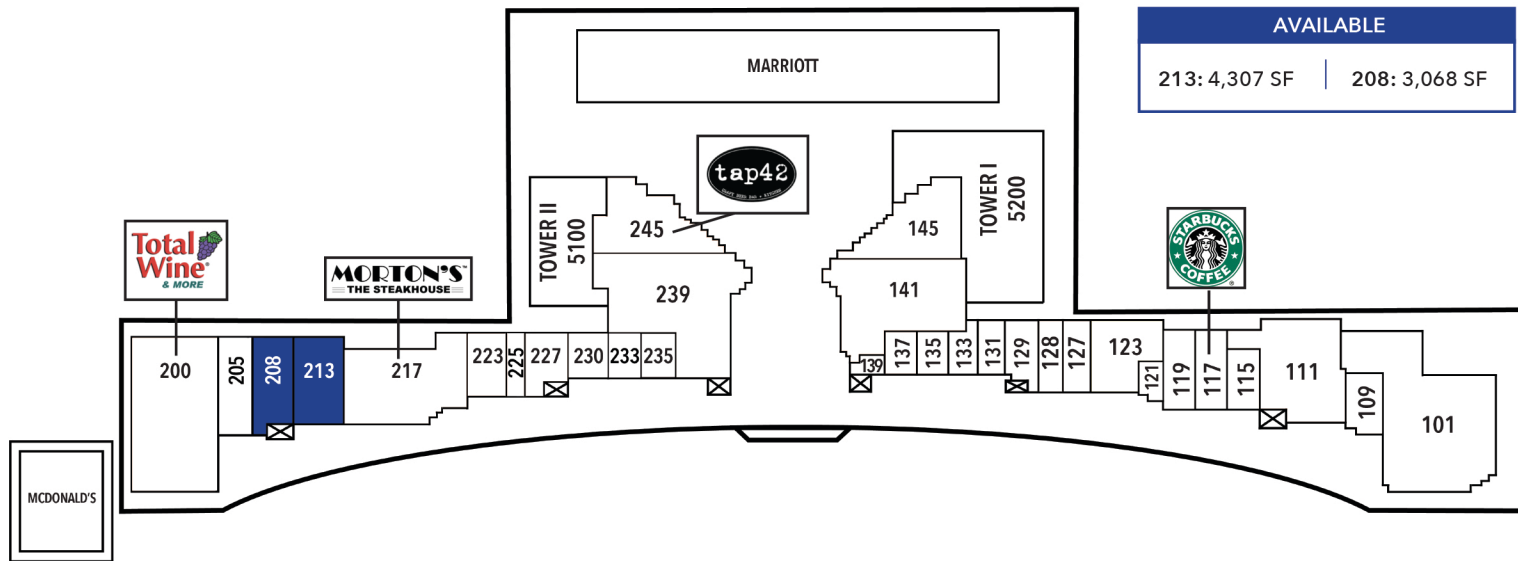






TENANT MIX





## DIRECTORY

### DINING

245: Tap 42  
 239: Sixty Vines (Coming Soon)  
 233: Batch, The Cookie Co. (Coming Soon)  
 217: Morton's The Steakhouse  
 145: Rocco's Tacos & Tequila Bar  
 141: Copper Fish  
 129-131: Vivo Pizza + Pasta  
 111: Sushi Ray

### FASHION

235: En Vogue  
 230: Raise the Bar Menswear  
 225: Marmi Shoes (Coming Soon)  
 137: Chico's  
 133: Revival Boutique  
 121: Agalia Jewelers

### SPECIALTY

200: Total Wine & More  
 139: Grove Opticians  
 128: Vertu Fine Art  
 135: Hoffman's Chocolates  
 109: Kitchen Renovations Perfected  
 101: Narbona (Coming Soon)

### HEALTH & BEAUTY

227: Venus Med Spa  
 205: Orange Theory Fitness (Coming Soon)  
 127: Namaste Nails  
 123: Peter's Salon  
 119: Waxing the City  
 115: Vegan Fine Body

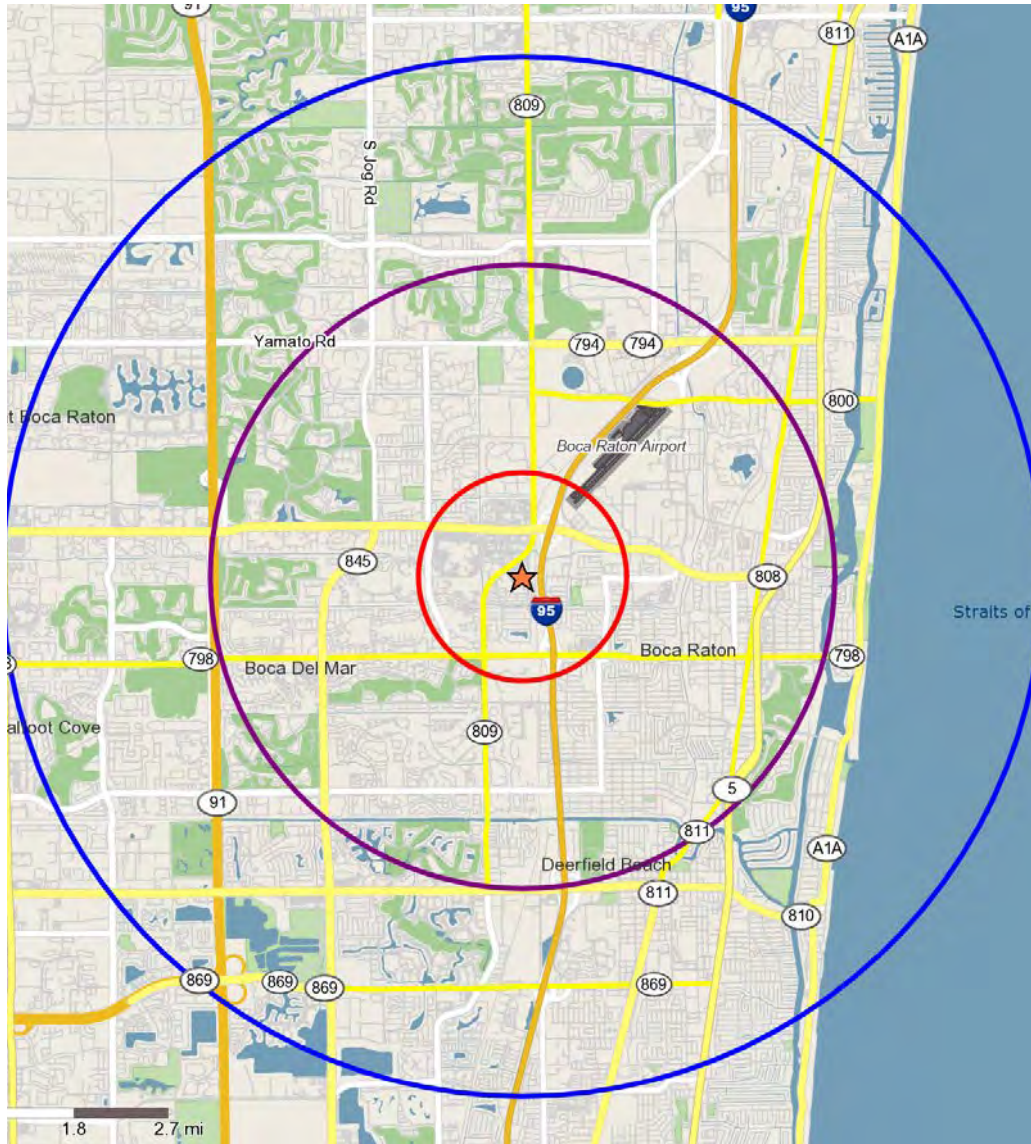
### QUICK BITES

223: Just Salad  
 117: Starbucks  
 M: McDonald's





## DEMOGRAPHIC DATA



	1-MILE	3-MILE	5-MILE
<b>Population 2018</b>	<b>8,555</b>	<b>97,469</b>	<b>248,402</b>
Daytime Population	25,389	163,353	350,224
Seasonal Population	302	7,214	31,669
<b>Projected Population 2023</b>	<b>8,629</b>	<b>43,917</b>	<b>118,647</b>
Census Population 2010	8,117	91,119	229,649
<b>Households 2018</b>	<b>8,407</b>	<b>93,516</b>	<b>243,583</b>
Households with Children	71.2%	73.8%	73.6%
Projected Households 2023	3,839	43,917	118,647
<b>Median Age</b>	<b>40.3</b>	<b>45.8</b>	<b>49.9</b>
<b>Average Household Income</b>	<b>\$87,592</b>	<b>\$113,088</b>	<b>\$100,271</b>
<b>Median Household Income</b>	<b>\$65,561</b>	<b>\$68,802</b>	<b>\$60,410</b>
HHs with Income over \$75,000 (%)	14.1%	11.6%	11.5%
<b>Bachelors Degree or Higher</b>	<b>46.2%</b>	<b>48.6%</b>	<b>41.4%</b>
Workplace Employees	18,671	93,698	194,682
Population: White	81.6%	83.9%	81.6%
Population: Black	7.7%	8.7%	10.7%
Population: Hispanic	21.8%	15.5%	15.3%
Population: Asian	4.4%	2.8%	2.5%
Population: Other Races	3.5%	2.6%	2.8%



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