



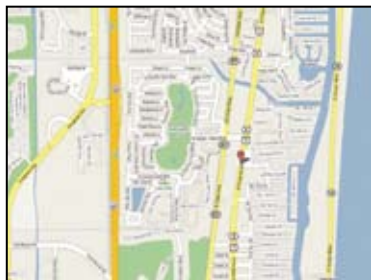
Total SF: 121,270
Land Area: 12.675 acres
Traffic: 32,200 +/- ADT

Demographics:

Population:
 1 mile 13,914
 3 miles 60,745
 5 miles 146,532

Average Household
 Income:
 1 mile \$103,910
 3 miles \$88,847
 5 miles \$86,083

Major Tenants: Publix,
 Blockbuster, Fitness for Women,
 Carlo of Boca Italian
 Fine Dining,
 Lund Animal Hospital,
 Wachovia Bank



Boca Valley Plaza

7401-7491 N Federal Hwy, Boca Raton, FL 33487

**We have fully built out Tanning Salon space (1,583 SF)
 and a fully built out Beauty Supply Store (3,400 SF)
 Endcap: Former Blockbuster Space (4,695 SF) - divisible**

Boca Valley Plaza is a 121,270 square foot shopping center in a dense, high-income and growing location in Boca Raton, Florida. The center is anchored by Publix and includes numerous national and regional tenants. Boca Valley Plaza is located at the southwest corner of Federal Highway (US 1) and Hidden Valley Boulevard, just north of Yamato Road and south of Delray Beach. The property enjoys frontage and access to Old Dixie Highway, which runs parallel to Federal Highway.



For more information, please contact:

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Corporate Office : 8260 Greensboro Dr. Suite 270, McLean VA 22102 703.847.0865
Florida Office : 433 Plaza Real, Suite 275, Boca Raton, FL 33432 561.395.2441



SPACE AVAILABLE :

1,583 SF (fully built out Tanning Salon space)
2,824 SF | 3,400 SF | 6,224 SF (fully built out Beauty Supply Store)
1,029 SF | 1,106 SF | 1,583 SF | 1,751 SF
2,597 SF | 4,448 SF

Available Now!

4,965 SF (endcap, divisible, former Blockbuster space)



Boca Valley Plaza

No.	Tenant	SF
1	Lund Animal Hosptial	5,652
2	Available Now - former Blockbuster	4,695
3	Available - former Smoothie King	1,751
4	Top Hit Nails	1,133
5	Publix Super Market	42,112
6	Available	2,824
7	Available - former Beauty Supply Store	3,400
8	Lemon Grass Asian Bistro	1,492
9	Pet Lovers Central	4,559
10	Available	1,029
11	UPS Store	1,039
12	Leased Out	1,400
13	Dryclean USA	1,418
14	The Great Frame Up	1,076
15	Carlo of Boca Italian Fine Dining	2,549
16	Sew Much Fun & More - recently leased	1,109
17	Coastal Breeze Real Estate	1,495
18	Corporate Caterers	1,564
19	Dr. Roy Barkoe, DDS	1,146
20	Dr. Stephen Silva, DPM	1,156
21	Family Chiropractic	1,577
22	Available	1,106
23	Available	4,448
24	Fitness for Women Health Club	13,500
25	Allstate Insurance	750
26	My Pink Closet	750
27	Wachovia Bank	4,400
28	Available	2,597
29	Available - former tanning salon	1,583
30	Available - former optical	1,583
31	Leader's Casual Furniture	6,377
	Total GLA	121,270

Boca Valley Plaza



Boca Valley Plaza



Boca Valley Plaza





Demographic and Income Profile

7401 N Federal Hwy, Boca Raton, FL 33487-1646
 Ring: 1 mile radius

Boca Valley 2010
 Latitude: 26.416348
 Longitude: -80.076187

Summary	2000		2010		2015	
Population	13,290		13,914		13,882	
Households	6,736		7,031		7,027	
Families	3,867		3,840		3,744	
Average Household Size	1.97		1.98		1.97	
Owner Occupied Housing Units	5,480		5,556		5,531	
Renter Occupied Housing Units	1,256		1,476		1,496	
Median Age	52.1		55.1		56.6	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.05%		0.84%		0.76%	
Households	-0.01%		0.83%		0.78%	
Families	-0.51%		0.64%		0.64%	
Owner HHs	-0.09%		0.89%		0.82%	
Median Household Income	3.26%		2.34%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	605	9.0%	483	6.9%	382	5.4%
\$15,000 - \$24,999	661	9.8%	461	6.6%	347	4.9%
\$25,000 - \$34,999	720	10.7%	579	8.2%	436	6.2%
\$35,000 - \$49,999	1,003	14.9%	907	12.9%	709	10.1%
\$50,000 - \$74,999	1,145	17.0%	1,300	18.5%	1,192	17.0%
\$75,000 - \$99,999	842	12.5%	1,106	15.7%	1,166	16.6%
\$100,000 - \$149,999	738	10.9%	1,008	14.3%	1,428	20.3%
\$150,000 - \$199,999	422	6.3%	414	5.9%	487	6.9%
\$200,000+	604	9.0%	772	11.0%	878	12.5%
Median Household Income	\$56,722		\$70,498		\$82,778	
Average Household Income	\$89,985		\$103,910		\$117,837	
Per Capita Income	\$44,933		\$52,037		\$59,102	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	506	3.8%	484	3.5%	453	3.3%
5 - 9	438	3.3%	469	3.4%	458	3.3%
10 - 14	452	3.4%	536	3.9%	516	3.7%
15 - 19	408	3.1%	475	3.4%	521	3.8%
20 - 24	391	2.9%	380	2.7%	416	3.0%
25 - 34	1,297	9.8%	975	7.0%	968	7.0%
35 - 44	1,838	13.8%	1,466	10.5%	1,212	8.7%
45 - 54	1,903	14.3%	2,157	15.5%	1,987	14.3%
55 - 64	1,850	13.9%	2,410	17.3%	2,491	17.9%
65 - 74	2,031	15.3%	2,088	15.0%	2,549	18.4%
75 - 84	1,684	12.7%	1,631	11.7%	1,496	10.8%
85+	494	3.7%	842	6.1%	811	5.8%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,405	93.3%	12,488	89.8%	12,219	88.0%
Black Alone	450	3.4%	699	5.0%	798	5.7%
American Indian Alone	18	0.1%	34	0.2%	38	0.3%
Asian Alone	121	0.9%	190	1.4%	227	1.6%
Pacific Islander Alone	4	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	109	0.8%	202	1.5%	248	1.8%
Two or More Races	183	1.4%	295	2.1%	347	2.5%
Hispanic Origin (Any Race)	832	6.3%	1,581	11.4%	2,009	14.5%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 17, 2010

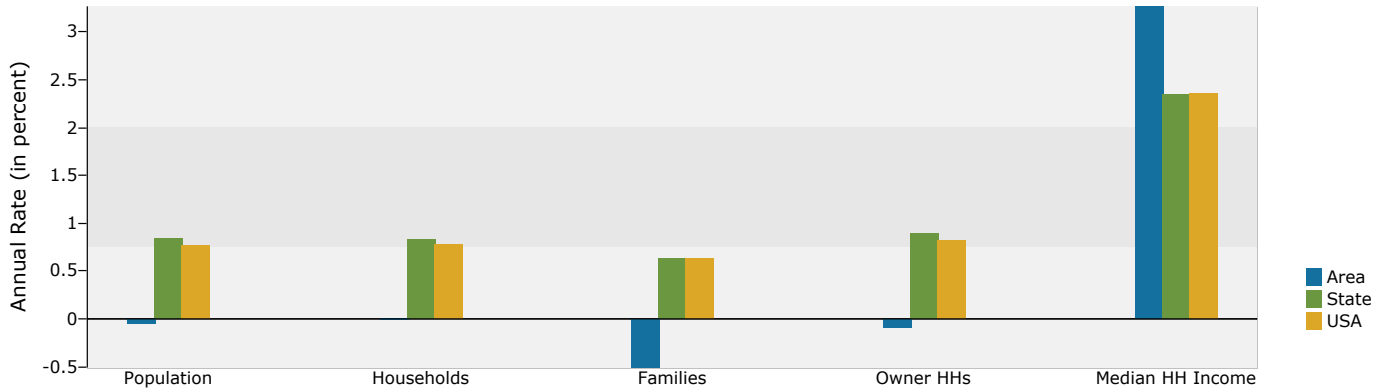
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Demographic and Income Profile

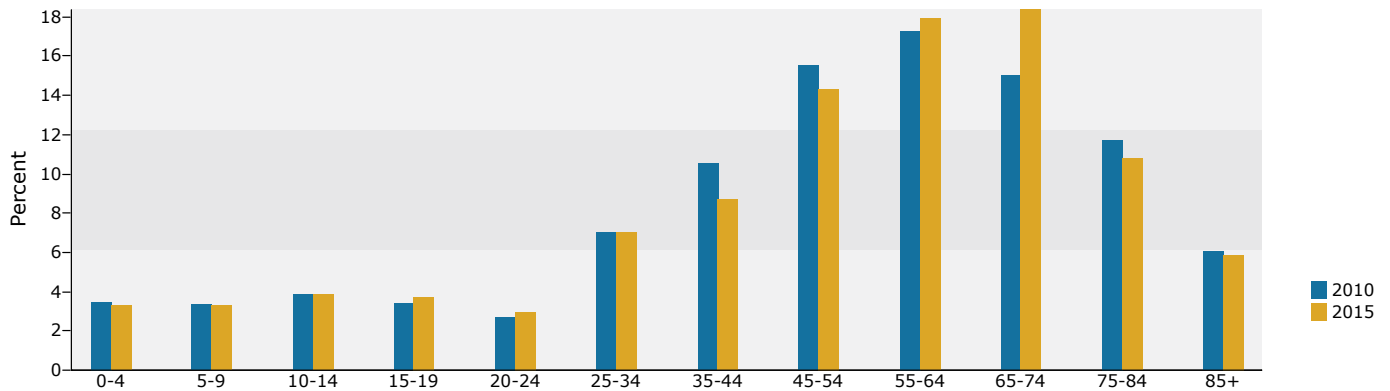
7401 N Federal Hwy, Boca Raton, FL 33487-1646
 Ring: 1 mile radius

Boca Valley 2010
 Latitude: 26.416348
 Longitude: -80.076187

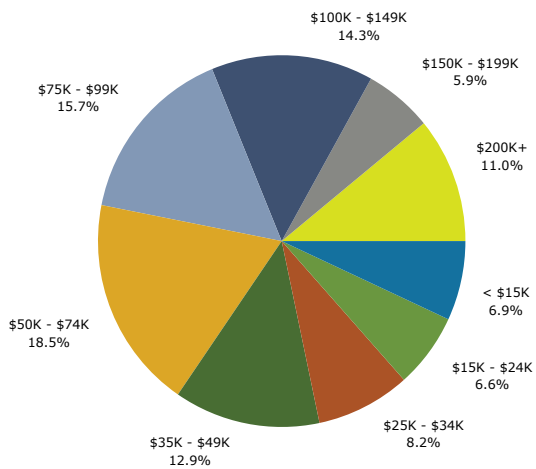
Trends 2010-2015



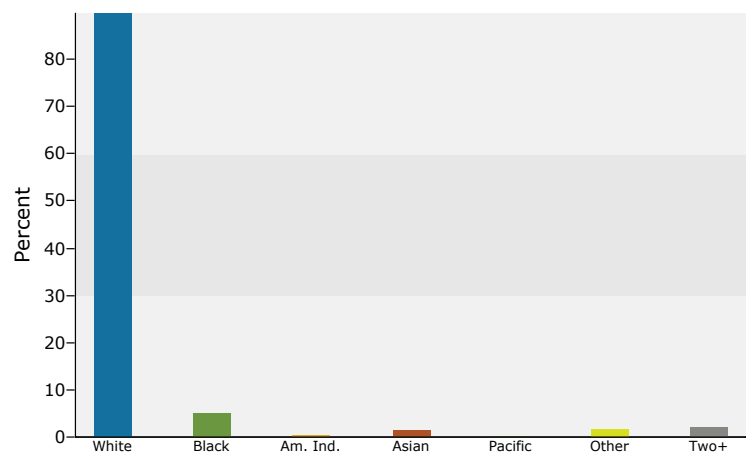
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 11.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 17, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

7401 N Federal Hwy, Boca Raton, FL 33487-1646
 Ring: 3 miles radius

Boca Valley 2010
 Latitude: 26.416348
 Longitude: -80.076187

Summary	2000		2010		2015	
Population	58,739		60,745		60,084	
Households	27,109		27,808		27,521	
Families	15,416		14,997		14,485	
Average Household Size	2.14		2.16		2.15	
Owner Occupied Housing Units	19,104		18,987		18,693	
Renter Occupied Housing Units	8,005		8,821		8,828	
Median Age	46.1		50.6		52.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.22%		0.84%		0.76%	
Households	-0.21%		0.83%		0.78%	
Families	-0.69%		0.64%		0.64%	
Owner HHs	-0.31%		0.89%		0.82%	
Median Household Income	2.99%		2.34%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,383	12.4%	2,619	9.4%	2,177	7.9%
\$15,000 - \$24,999	3,217	11.8%	2,469	8.9%	1,958	7.1%
\$25,000 - \$34,999	3,041	11.2%	2,658	9.6%	2,088	7.6%
\$35,000 - \$49,999	4,343	15.9%	3,846	13.8%	3,013	10.9%
\$50,000 - \$74,999	4,629	17.0%	5,352	19.2%	5,250	19.1%
\$75,000 - \$99,999	3,002	11.0%	4,249	15.3%	4,532	16.5%
\$100,000 - \$149,999	2,648	9.7%	3,173	11.4%	4,523	16.4%
\$150,000 - \$199,999	1,163	4.3%	1,252	4.5%	1,488	5.4%
\$200,000+	1,829	6.7%	2,188	7.9%	2,490	9.0%
Median Household Income	\$48,539		\$61,075		\$70,775	
Average Household Income	\$79,343		\$88,847		\$100,906	
Per Capita Income	\$37,011		\$40,817		\$46,389	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,700	4.6%	2,651	4.4%	2,515	4.2%
5 - 9	2,633	4.5%	2,571	4.2%	2,515	4.2%
10 - 14	2,674	4.6%	2,539	4.2%	2,508	4.2%
15 - 19	2,555	4.3%	2,505	4.1%	2,418	4.0%
20 - 24	2,568	4.4%	2,720	4.5%	2,610	4.3%
25 - 34	7,013	11.9%	6,083	10.0%	6,208	10.3%
35 - 44	8,343	14.2%	6,695	11.0%	5,798	9.6%
45 - 54	7,805	13.3%	8,397	13.8%	7,596	12.6%
55 - 64	6,687	11.4%	9,048	14.9%	9,121	15.2%
65 - 74	7,115	12.1%	7,482	12.3%	9,143	15.2%
75 - 84	6,103	10.4%	6,169	10.2%	5,789	9.6%
85+	2,544	4.3%	3,888	6.4%	3,863	6.4%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,551	75.8%	43,432	71.5%	41,859	69.7%
Black Alone	10,238	17.4%	11,664	19.2%	11,891	19.8%
American Indian Alone	98	0.2%	199	0.3%	218	0.4%
Asian Alone	742	1.3%	1,089	1.8%	1,268	2.1%
Pacific Islander Alone	29	0.0%	49	0.1%	51	0.1%
Some Other Race Alone	910	1.5%	1,486	2.4%	1,732	2.9%
Two or More Races	2,171	3.7%	2,826	4.7%	3,065	5.1%
Hispanic Origin (Any Race)	4,367	7.4%	7,514	12.4%	9,120	15.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 17, 2010

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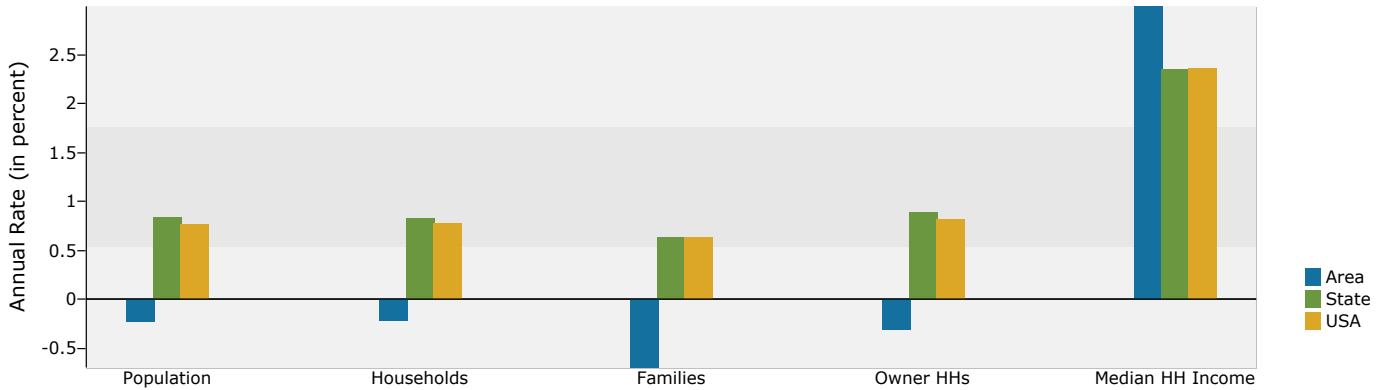


Demographic and Income Profile

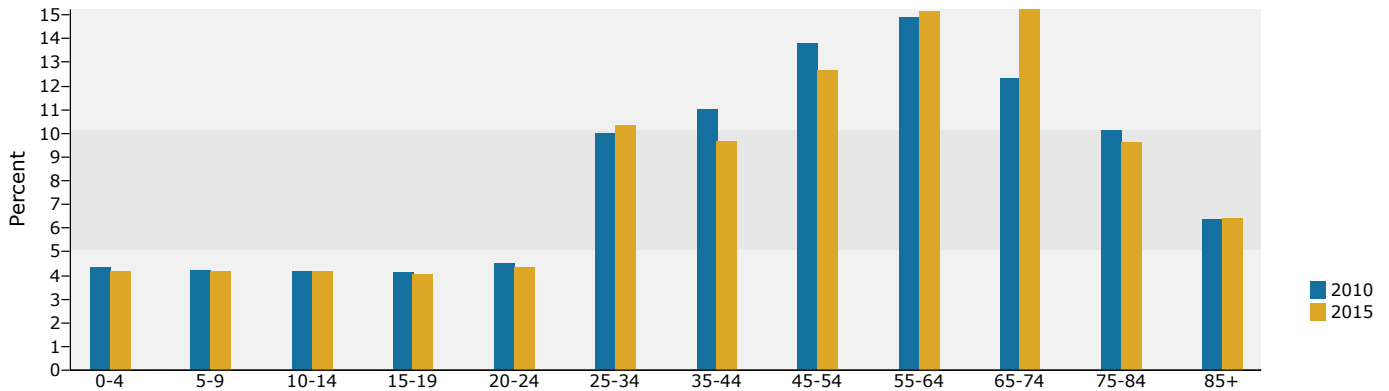
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 Ring: 3 miles radius

Boca Valley 2010
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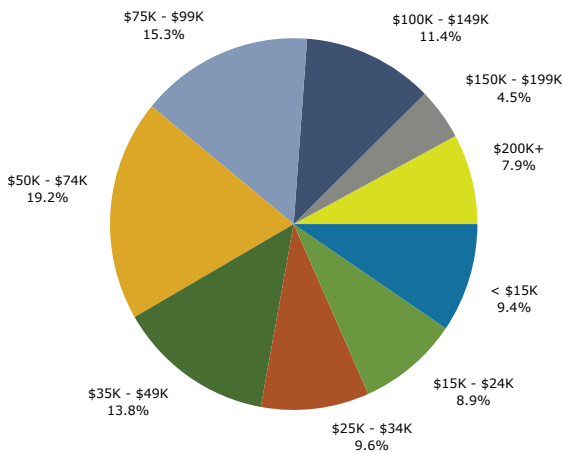
Trends 2010-2015



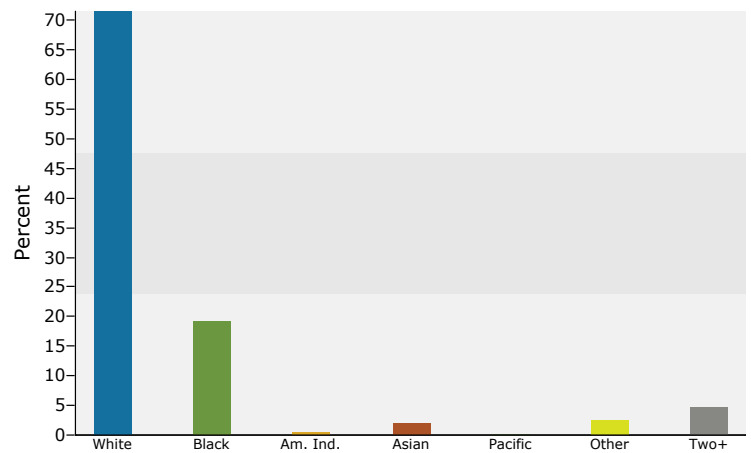
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 12.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 17, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

7401 N Federal Hwy, Boca Raton, FL 33487-1646
 Ring: 5 miles radius

Boca Valley 2010
 Latitude: 26.416348
 Longitude: -80.076187

Summary	2000		2010		2015	
Population	141,421		146,532		145,016	
Households	64,913		66,528		65,799	
Families	37,759		36,839		35,623	
Average Household Size	2.12		2.14		2.14	
Owner Occupied Housing Units	49,018		48,644		47,944	
Renter Occupied Housing Units	15,895		17,884		17,855	
Median Age	48.2		52.3		54.1	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.21%		0.84%		0.76%	
Households	-0.22%		0.83%		0.78%	
Families	-0.67%		0.64%		0.64%	
Owner HHs	-0.29%		0.89%		0.82%	
Median Household Income	3.04%		2.34%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	9,030	13.9%	6,887	10.4%	5,740	8.7%
\$15,000 - \$24,999	8,268	12.7%	6,489	9.8%	5,226	7.9%
\$25,000 - \$34,999	7,911	12.2%	6,787	10.2%	5,412	8.2%
\$35,000 - \$49,999	9,933	15.3%	9,418	14.2%	7,504	11.4%
\$50,000 - \$74,999	10,878	16.7%	12,511	18.8%	12,548	19.1%
\$75,000 - \$99,999	6,270	9.6%	9,320	14.0%	10,106	15.4%
\$100,000 - \$149,999	6,024	9.3%	7,166	10.8%	10,181	15.5%
\$150,000 - \$199,999	2,498	3.8%	2,653	4.0%	3,181	4.8%
\$200,000+	4,287	6.6%	5,296	8.0%	5,898	9.0%
Median Household Income	\$45,541		\$57,596		\$66,885	
Average Household Income	\$76,362		\$86,083		\$97,308	
Per Capita Income	\$35,632		\$39,659		\$44,801	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,855	4.1%	5,747	3.9%	5,484	3.8%
5 - 9	6,192	4.4%	5,777	3.9%	5,655	3.9%
10 - 14	6,470	4.6%	6,018	4.1%	5,871	4.0%
15 - 19	6,762	4.8%	7,090	4.8%	6,674	4.6%
20 - 24	6,423	4.5%	6,879	4.7%	6,624	4.6%
25 - 34	14,454	10.2%	12,867	8.8%	13,341	9.2%
35 - 44	18,720	13.2%	14,771	10.1%	12,921	8.9%
45 - 54	17,678	12.5%	19,603	13.4%	17,669	12.2%
55 - 64	15,063	10.7%	21,245	14.5%	21,820	15.0%
65 - 74	18,423	13.0%	18,659	12.7%	23,187	16.0%
75 - 84	18,840	13.3%	17,048	11.6%	15,249	10.5%
85+	6,541	4.6%	10,828	7.4%	10,521	7.3%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	114,397	80.9%	111,026	75.8%	106,748	73.6%
Black Alone	19,009	13.4%	23,525	16.1%	24,655	17.0%
American Indian Alone	216	0.2%	434	0.3%	480	0.3%
Asian Alone	2,083	1.5%	3,014	2.1%	3,477	2.4%
Pacific Islander Alone	72	0.1%	121	0.1%	127	0.1%
Some Other Race Alone	1,919	1.4%	3,232	2.2%	3,801	2.6%
Two or More Races	3,725	2.6%	5,179	3.5%	5,728	3.9%
Hispanic Origin (Any Race)	9,970	7.0%	17,531	12.0%	21,369	14.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 17, 2010

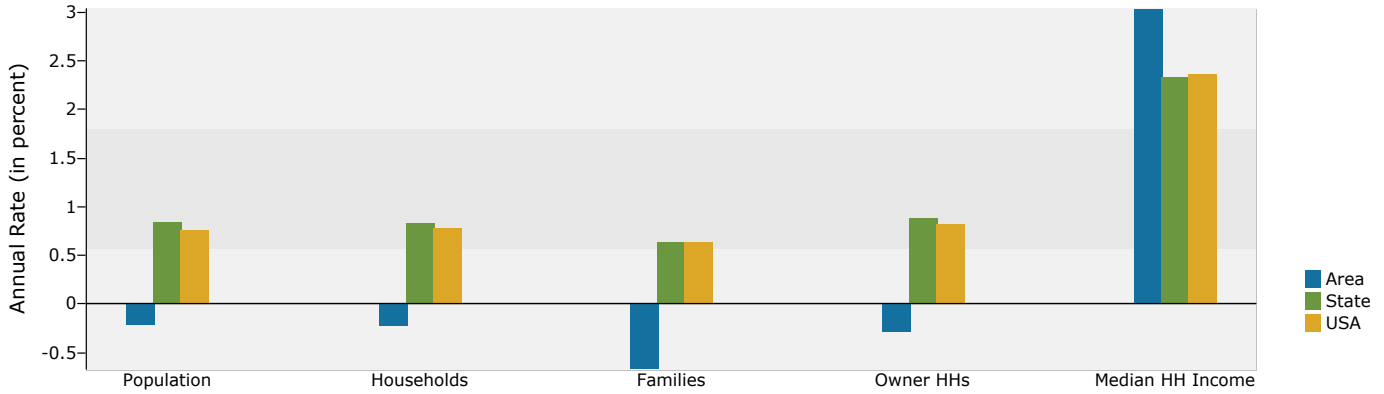
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Demographic and Income Profile

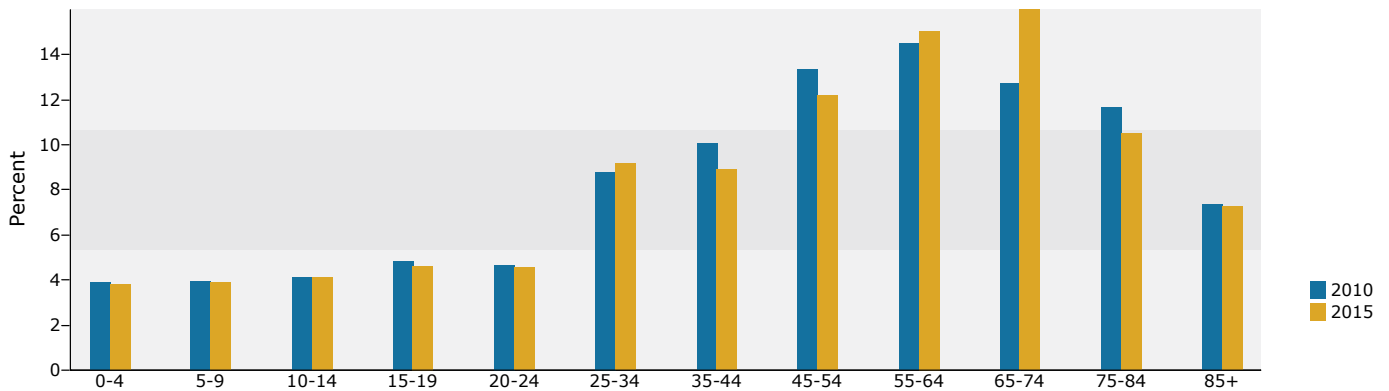
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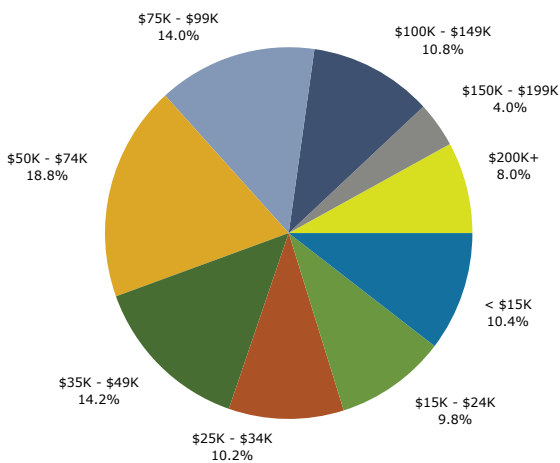
Trends 2010-2015



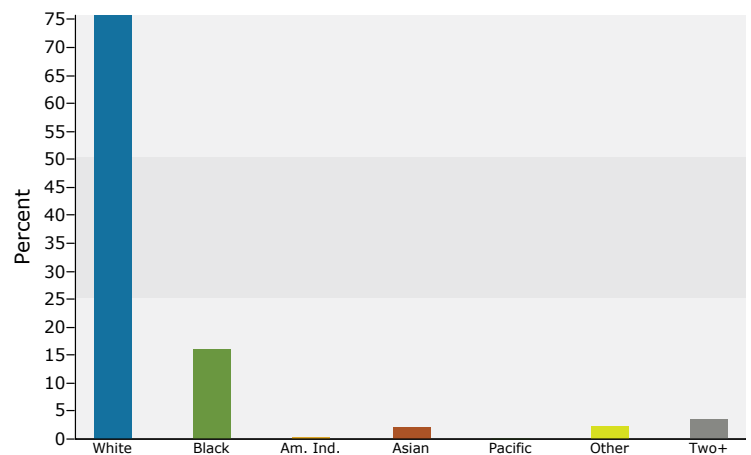
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 12.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

September 17, 2010

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