WELCOME TO POMPANO BEACH
FLORIDA’S WARMEST WELCOME
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.
<table>
<thead>
<tr>
<th>POMPANO BEACH OFFERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Proximity to Interstate-95, Tri-Rail, FEC Corridor, three international airports, and two major seaports</td>
</tr>
<tr>
<td>✓ More than 30 million sq/ft of industrial/storage/distribution space</td>
</tr>
<tr>
<td>✓ Center of the “Internet Coast” corridor of high technology businesses providing Latin American countries with Internet service</td>
</tr>
<tr>
<td>✓ More than 3.5 miles of sandy white beach, 2,000 tourist accommodations and 200 restaurants</td>
</tr>
<tr>
<td>✓ Great golf courses, fishing and diving on the only coral reef system, including the new shipwreck park, in the continental United States</td>
</tr>
</tbody>
</table>
## DEMOGRAPHICS

Federal Highway & Atlantic Boulevard

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>16,191</td>
<td>95,853</td>
<td>226,483</td>
</tr>
<tr>
<td>Daytime Population</td>
<td>21,274</td>
<td>121,892</td>
<td>324,427</td>
</tr>
<tr>
<td>Households</td>
<td>9,236</td>
<td>47,102</td>
<td>108,105</td>
</tr>
<tr>
<td>Median Income</td>
<td>$65,599</td>
<td>$49,487</td>
<td>$45,718</td>
</tr>
</tbody>
</table>

In season population estimated to increase by 50%
EXISTING CULTURAL ASSETS
"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)

DOWNTOWN POMPANO

Monthly rotating art exhibitions / Art studios / Classes and Events
HISTORIC ALI CULTURAL ARTS CENTER

Performances / Classes / Events
The upcoming Pompano Beach Cultural Center will expand upon this cultural emphasis when it opens in May 2017.
POMPANO BEACH AMPHITHEATER

WITHIN THE CITY
CONNECTIVITY
INNOVATION DISTRICT
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
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.
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 Opportunity 1

INNOVATION DISTRICT
DOWNTOWN POMPANO

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
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
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

737 MLK BLVD

Use: Office

Property ID: 484235280260
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