

DELRAY



BEACH

# SUNDY VILLAGE

GATEWAY TO ATLANTIC AVENUE



[sundyvillage.com](https://sundyvillage.com)

 [Download Property Video](#)

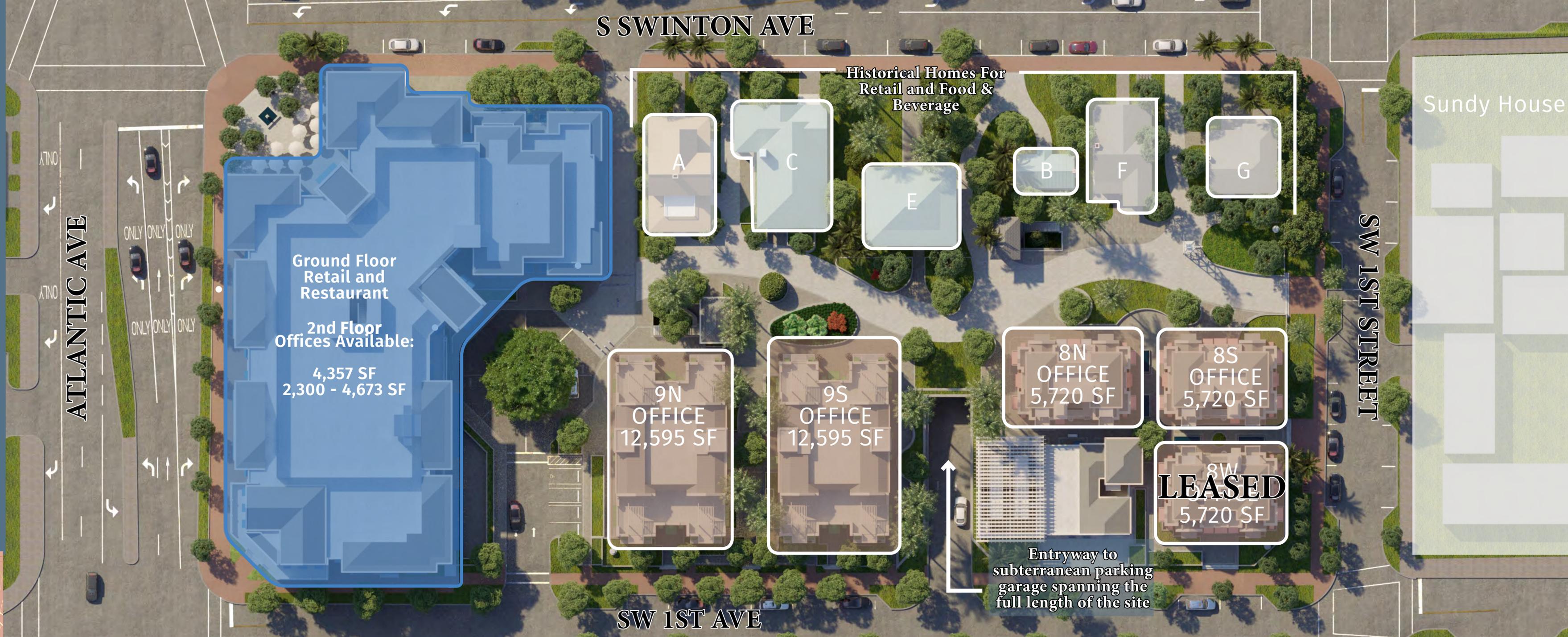
**CBRE**

DELRAY BEACH



# SUNDY VILLAGE

Sundy Village is the premier fully immersed mixed-use development located in Palm Beach County at the signalized intersection of Atlantic Avenue and Swinton Avenue in Delray Beach, Florida known as "The Gateway to Atlantic Avenue." Atlantic Avenue continues to flourish as the prime destination for Palm Beach and Broward County's most affluent residents to dine, shop and entertain due to the abundance of high-end food & beverage options and the unparalleled vibrant atmosphere the downtown district has to offer. The project will offer a diverse selection to office Tenants ranging from: two efficient floorplates providing up to a customizable 30,000 square feet and five free standing boutique office buildings ranging from 5,000 - 12,000 square feet with private balconies and direct elevator access from below building garage. Located on the most prominent corner in Southern Palm Beach County, Sundy Village will be a one of kind office environment for Tenants, providing the best access to I-95 without fighting the Atlantic Avenue congestion reducing commute times. Tenant's will benefit from a "true" urban outdoor centric environment with cultivated food, beverage and fitness to be combined with the Tenant lounge, bar, café and valet creating an EXCLUSIVE experience that has never been seen in South Florida.



**Ground Floor  
Retail and  
Restaurant**

**2nd Floor  
Offices Available:**

**4,357 SF  
2,300 - 4,673 SF**

**Historical Homes For  
Retail and Food &  
Beverage**

A C E B F G

**9N  
OFFICE  
12,595 SF**

**9S  
OFFICE  
12,595 SF**

**8N  
OFFICE  
5,720 SF**

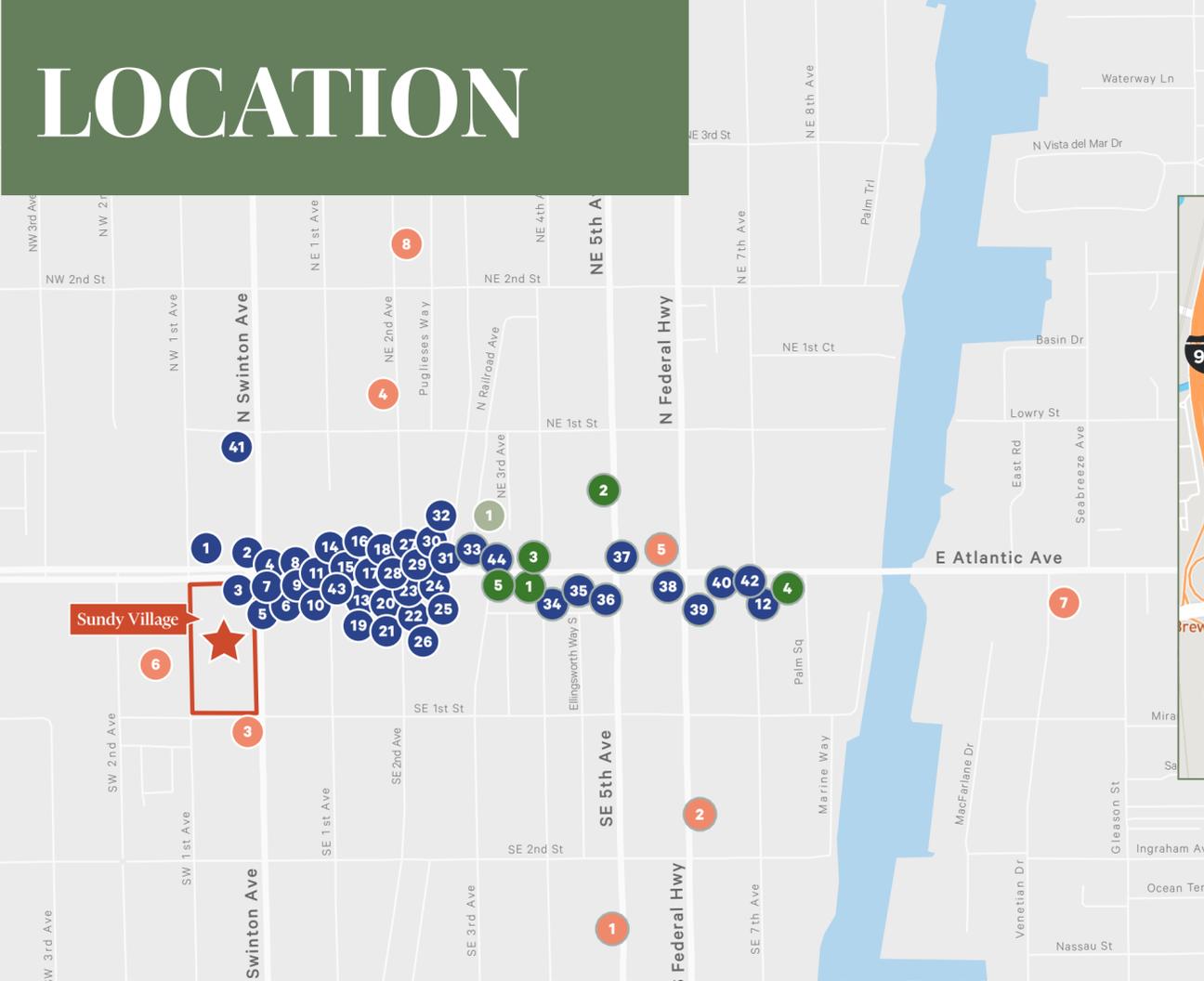
**8S  
OFFICE  
5,720 SF**

**8W  
OFFICE  
5,720 SF  
**LEASED****

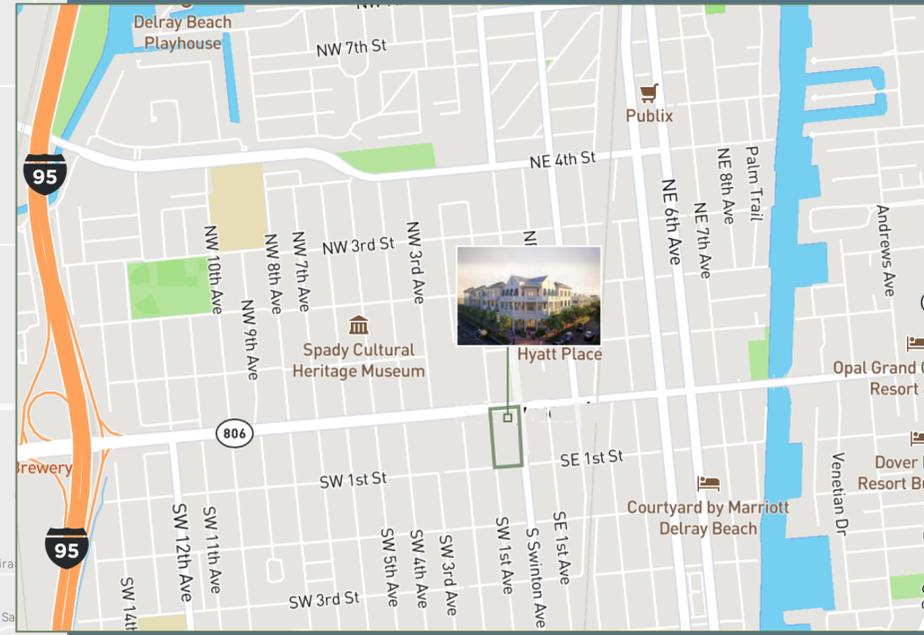
Entryway to  
subterranean parking  
garage spanning the  
full length of the site

Sundy House

# LOCATION



LESS THAN A MILE FROM I-95!



## # Food & Beverage

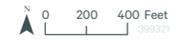
- |                            |                                     |                                  |
|----------------------------|-------------------------------------|----------------------------------|
| 1 Dunkin Donuts            | 12 CASA L'acqua Ristorante Italiano | 23 Gary Rack's Farmhouse Kitchen |
| 2 Doc's All American       | 13 Rocco's Tacos & Tequila Bar      | 24 Taverna Opa Delray            |
| 3 Subculture Coffee        | 14 Cabana El Rey                    | 25 Vic & Angelo's                |
| 4 Bull Bar                 | 15 Sloan's Ice Cream                | 26 Prime                         |
| 5 Jimmy's Bistro           | 16 Tramonti                         | 27 El Camino                     |
| 6 The Patio                | 17 The Real Poké                    | 28 The Office Delray             |
| 7 Tapas 35                 | 18 Sazio                            | 29 Starbucks                     |
| 8 Tin Roof                 | 19 Park Tavern                      | 30 City Oyster & Sushi Bar       |
| 9 Honey                    | 20 SALT7                            | 31 Buddha Sky Bar                |
| 10 Elisabetta's Ristorante | 21 Two Fat Cookies                  | 32 Bru's Room Sports Grill       |
| 11 Haagen Dazs             | 22 RACKS Fish House & Oyster Bar    | 33 Johnnie Brown's               |

## # Hotels

- |  |
|--|
| 1 Aloft  |
| 2 Courtyard by Marriott                                |
| 3 Sundry House   |
| 4 Hyatt Place  |
| 5 Colony Hotel & Cabana Club                           |
| 6 Fairfield Inn & Suites by Marriott Delray Beach I-95 |
| 7 The Seagate  |
| 8 The Ray  |

## # Attractions

- |                     |
|---------------------|
| 1 Silverball Museum |
|---------------------|
- ## # Banks
- |                    |
|--------------------|
| 1 Capital One Café |
| 2 Legacy Bank      |
| 3 Banks United     |
| 4 Northern Trust   |
| 5 Truist Bank      |





# PROJECT HIGHLIGHTS

## Delivery for Tenant Improvements Q4 2024

### Property Highlights



Super Class A+ modern & elegant finish level throughout project



Exclusive Tenant Bar, Lounge & Cafe



Valet Drop Off



Direct elevator access to tenant suites



Views overlooking landscaped patio



Substantial parking



Private balconies



High-end dining & catering provided by world-class restaurant operators

### SPEC DETAILS

High level of sustainability and energy conservation. The office areas and retail space program of the building will be served off of the central building's MEP/FP systems. Office space has a single air handler per floor with VAV distribution Mechanical means to enhance indoor environmental quality that are already in design as per CDC and

ASHRAE guidelines include:

- Ability to flush dining room and kitchen space with 100% outdoor air (conditioned) prior to occupancy
- Ability to maintain indoor humidity between 40 - 60% Relative Humidity
- MERV 13 HVAC filtration
- Tankless Water Heaters (offers reduced risk of bacteria, such as Legionella, compared to tank-type water storage heaters)

#### HVAC

#### OPTIONS

Utilization of Bi-Polar ionization at HVAC supply air and Interior Quality (IAQ) monitoring systems.\*

#### CEILING HEIGHTS

Bldg 1 & 2: 11'4" slab to slab  
Bldg 8 (N, S, W) 2<sup>nd</sup> & 3<sup>rd</sup> floor: 8'10" slab to slab  
Bldg 9 (N, S) 2<sup>nd</sup> & 3<sup>rd</sup> floor: 9'3" slab to slab

\* Subject to change

### PROPERTY HIGHLIGHTS

Buildings 1, 2, 3 (2<sup>nd</sup> & 3<sup>rd</sup> Floor) 2,300 - 9,030 SF

#### OFFICE BUILDING

Building 8: 5,720 SF

Building 9: 12,595 SF

#### ASKING RATES

Bldgs. 1, 2, 3: \$60.00 - \$65.00 NNN

Bldgs. 8 & 9: \$60.00 - \$65.00 NNN

#### OPEX

\$18.00 + Electric & HVAC separately metered.

#### Historic Village

Consisting of chef driven fast casual food and beverage as well as retail with large outdoor patios for seating

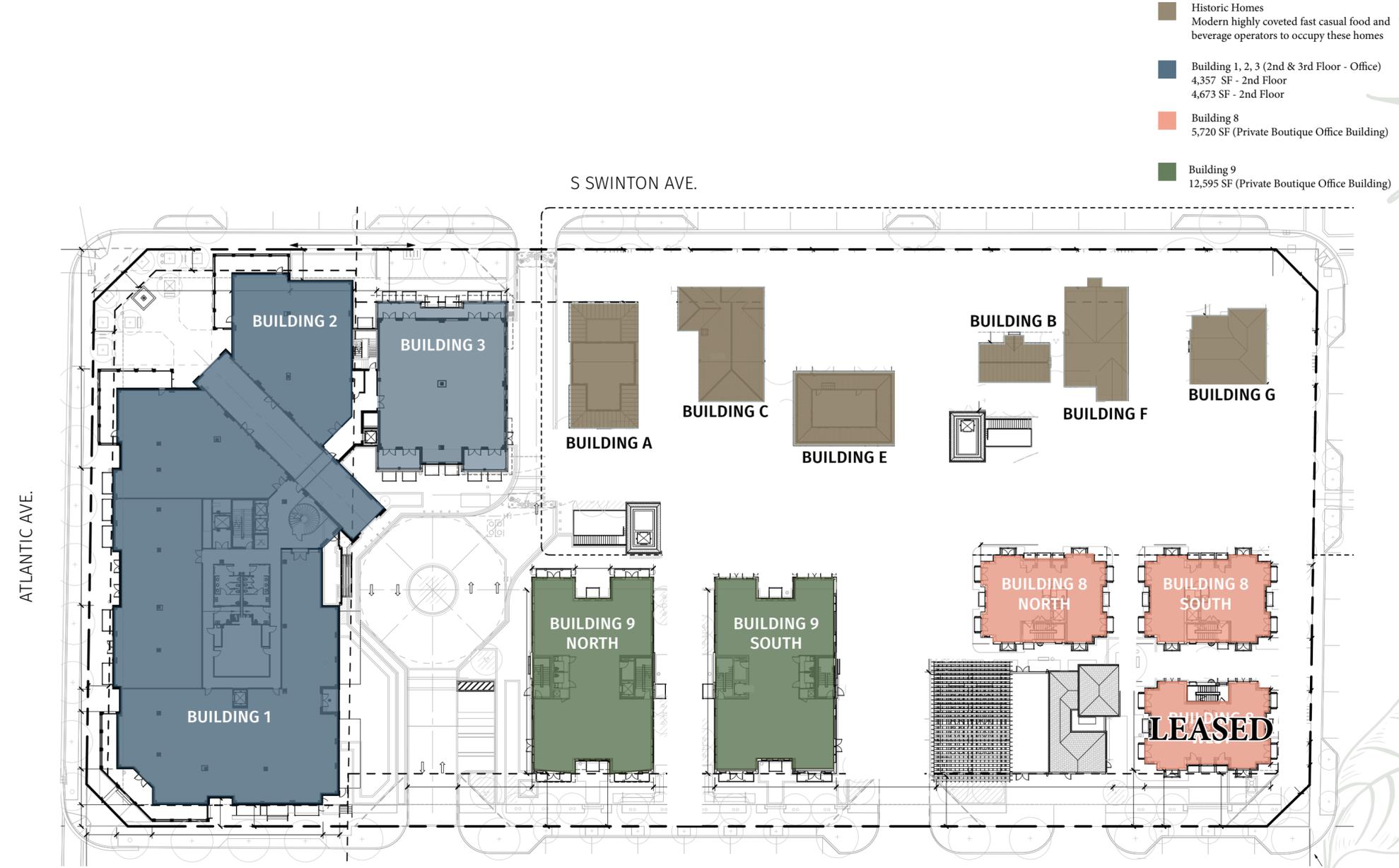
#### PARKING

100% garage parking providing tenants both reserved and unreserved at a ratio of 2.00/1,000SF. Subject to market rates

# BUILDING 1, 2, 3 RENDERINGS

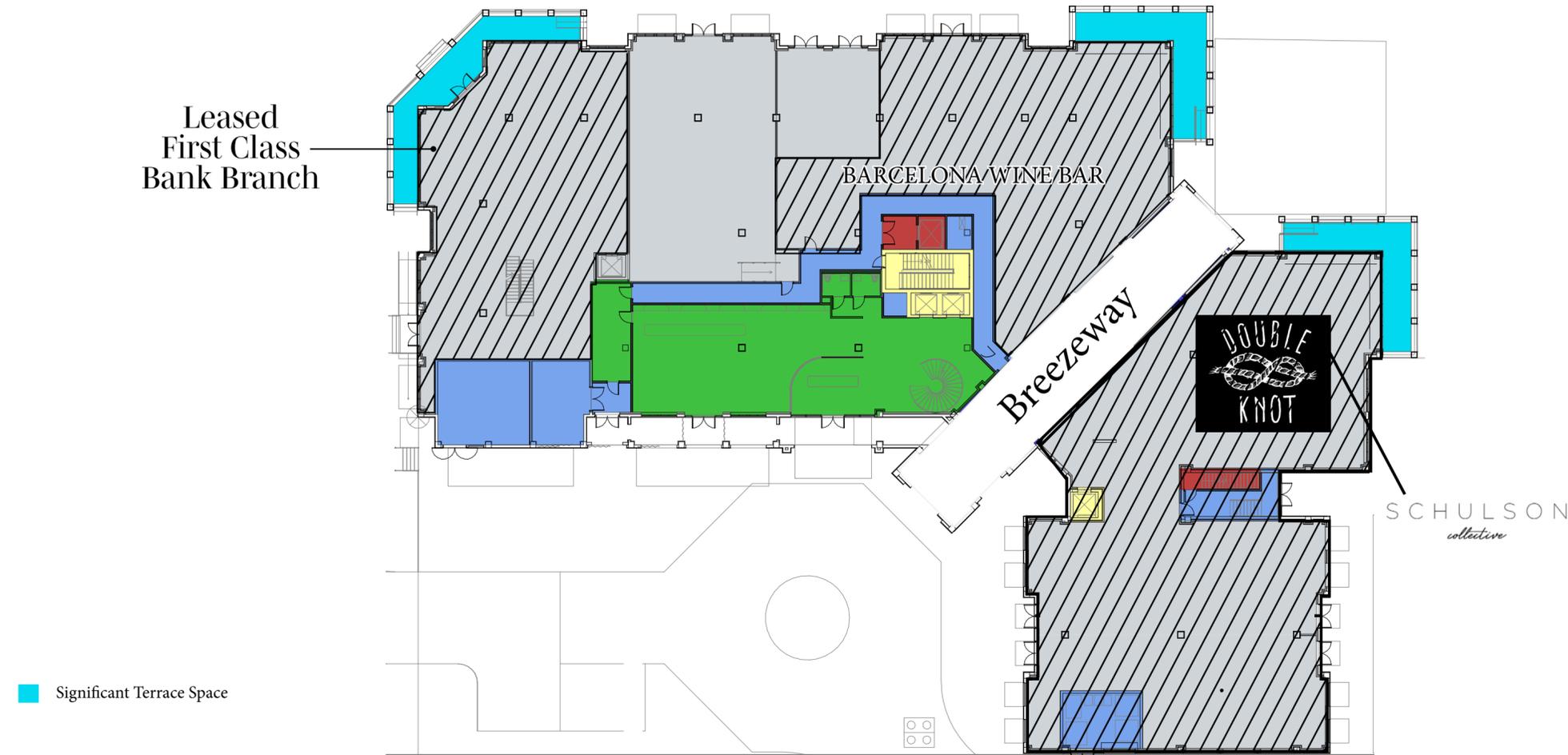


# SITE PLAN



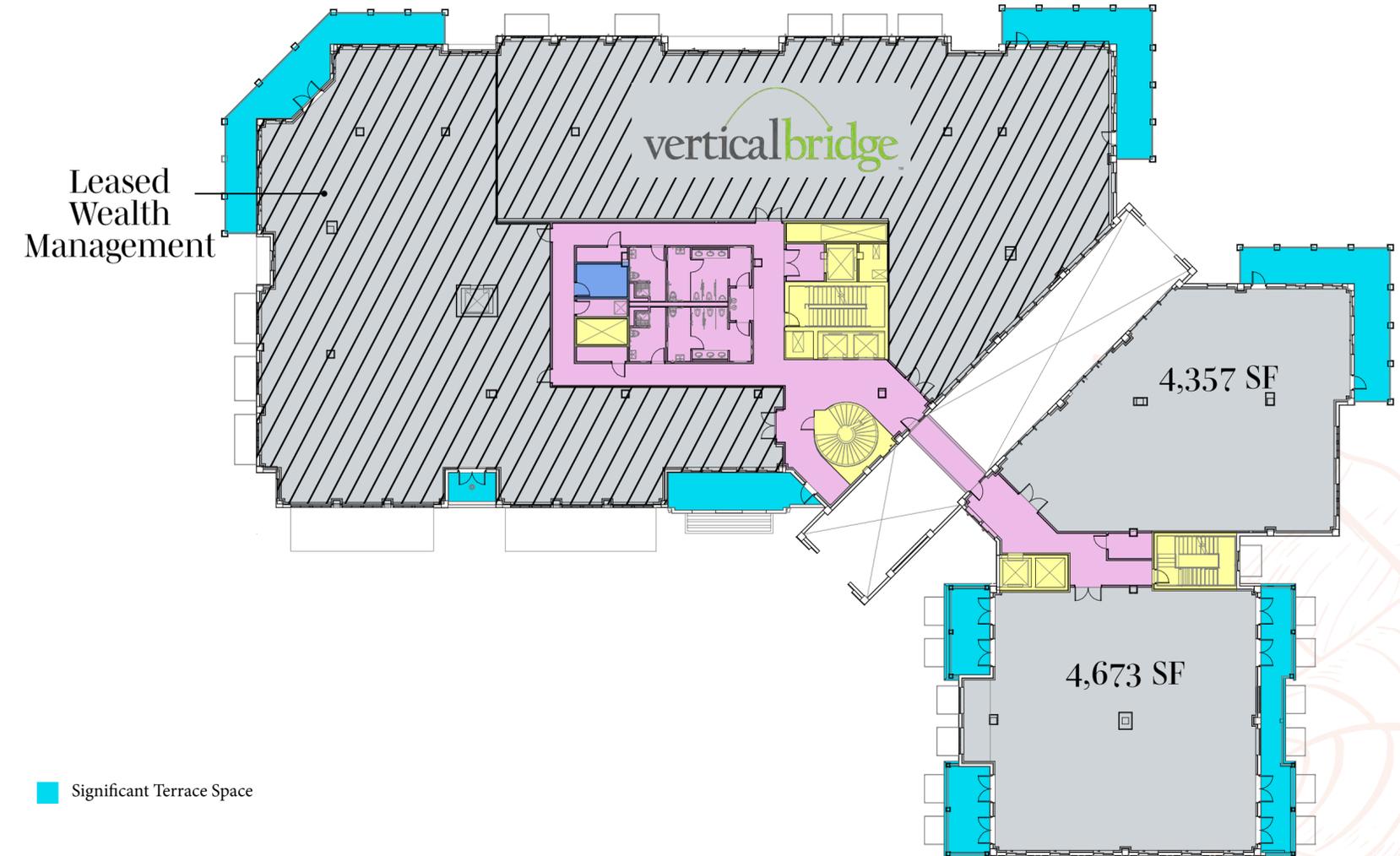
**BLOCKING PLAN**  
BUILDING 1, 2, 3  
*Retail Only*

**GROUND FLOOR**

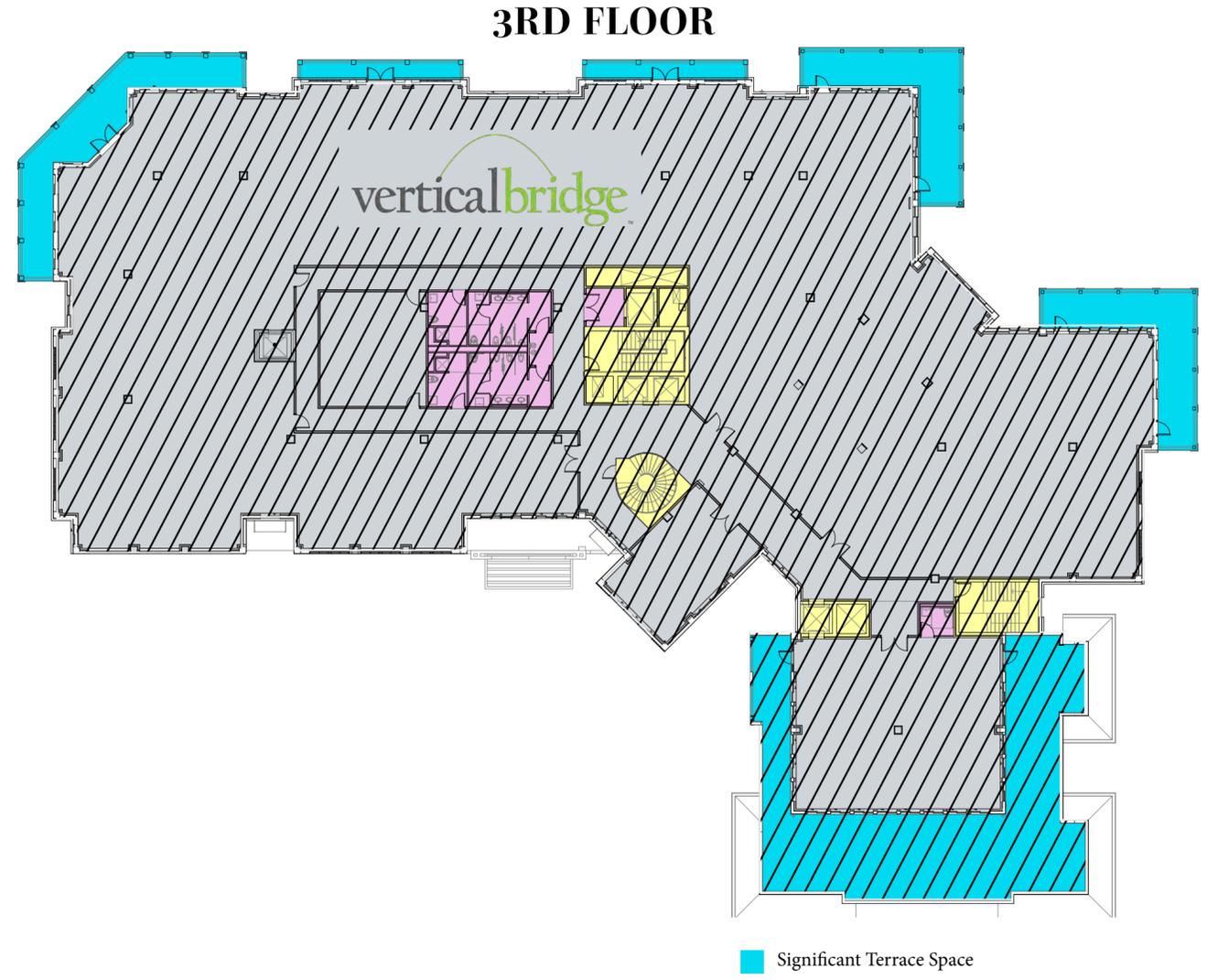


**BLOCKING PLAN**  
BUILDING 1, 2, 3

**2ND FLOOR**



**BLOCKING PLAN**  
**BUILDING 1, 2, 3**



**BUILDING 8**



**BUILDING 9**

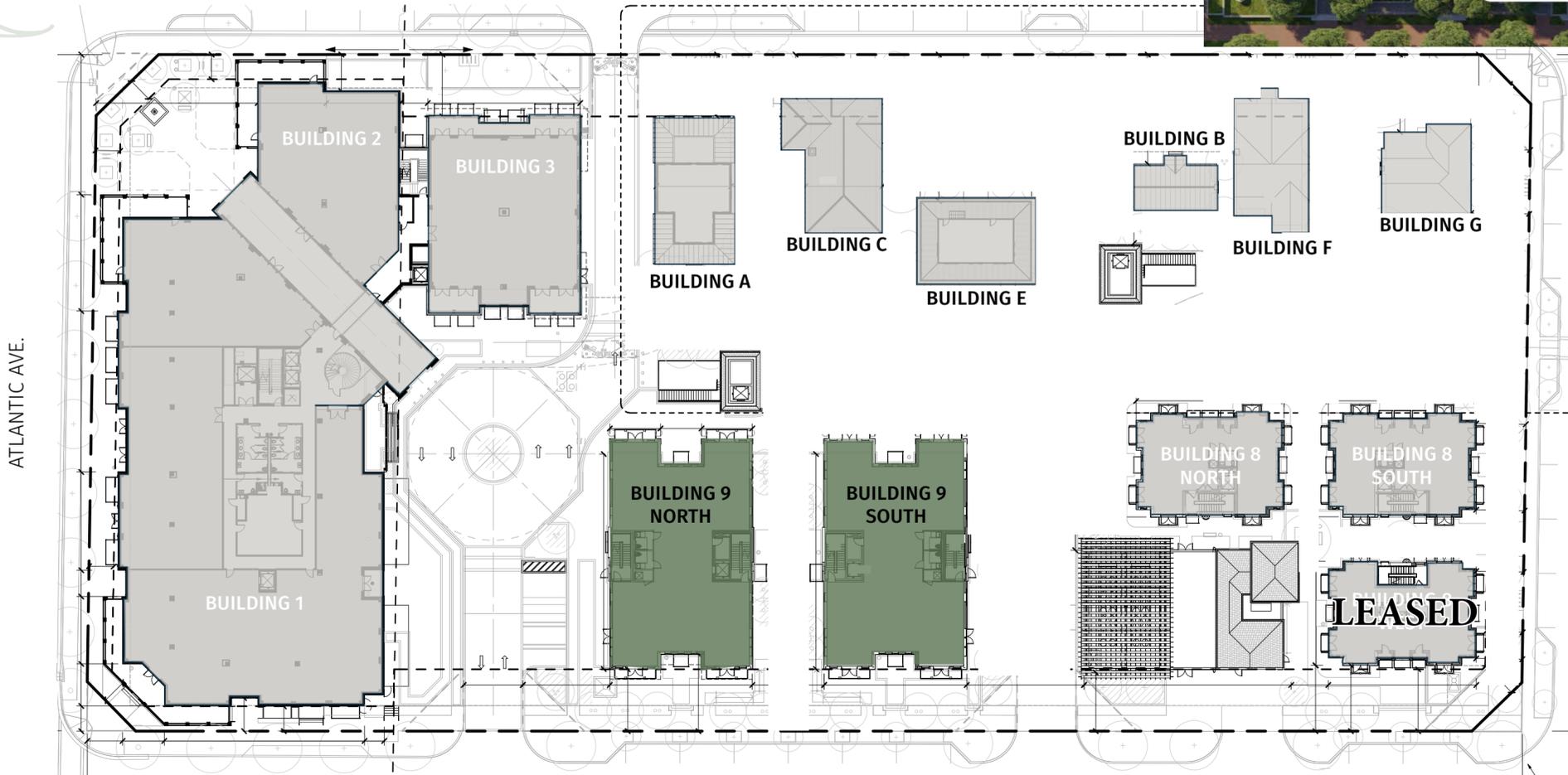


# BUILDING 9



# One of a Kind

private boutique office building within the campus.



Full building user



Private balconies



Direct elevator access to/from parking

# BUILDING 9 LAYOUTS

Applicable to both North & South Buildings

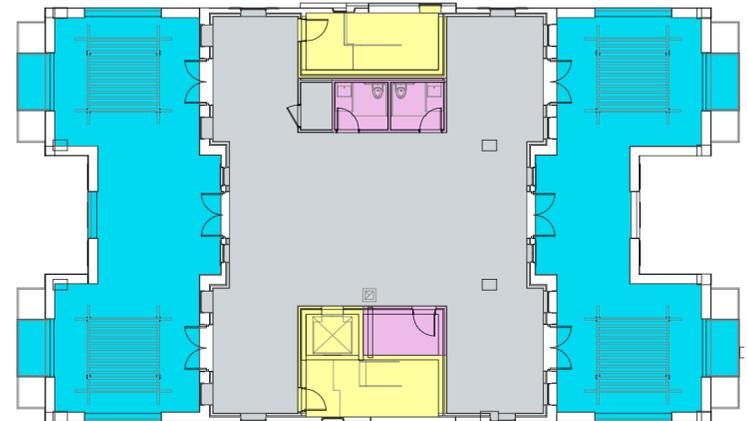
Ground Floor  
4,967 SF



2nd Floor  
5,245 SF

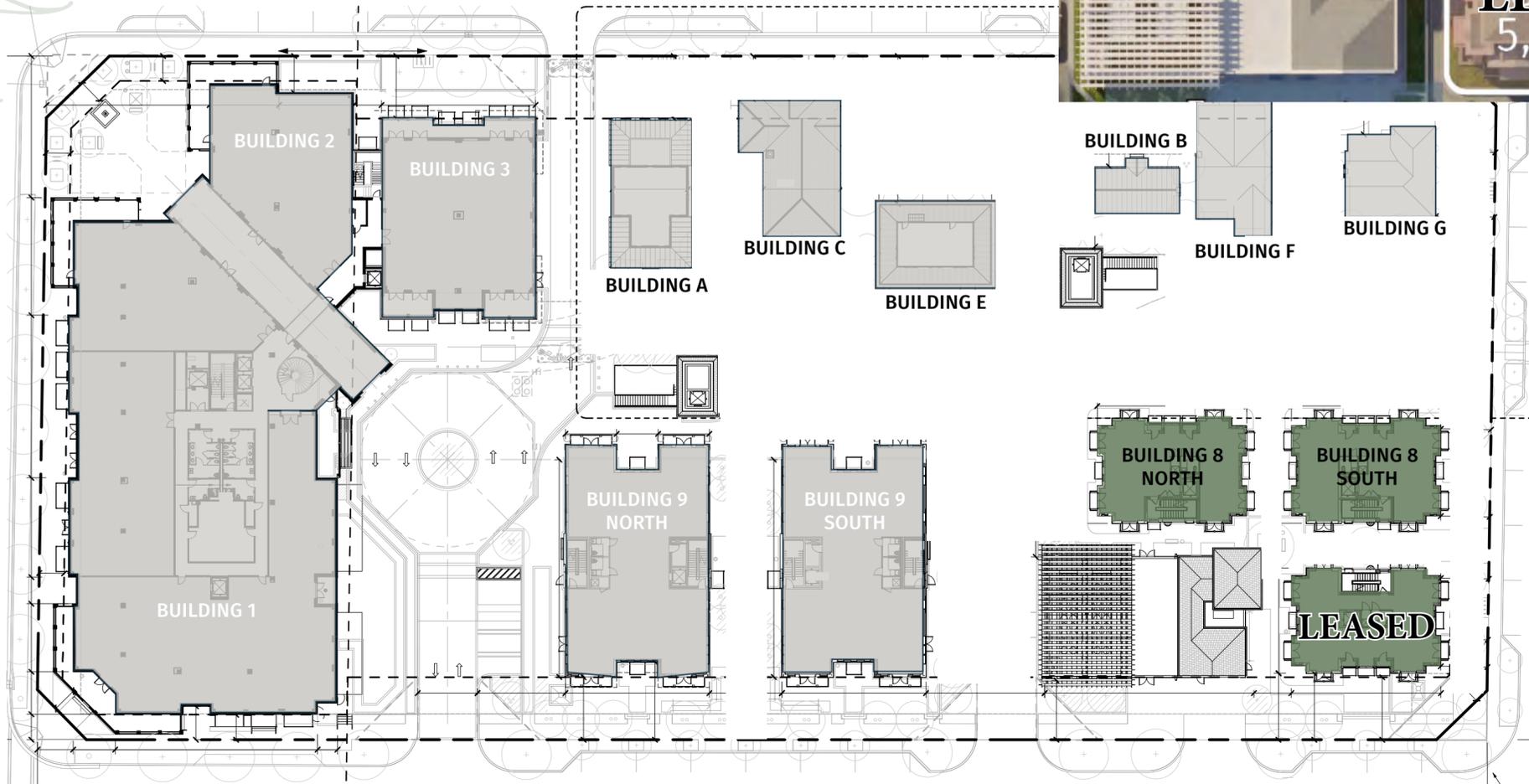


3rd Floor  
2,383 SF



# BUILDING 8

ATLANTIC AVE.



8N OFFICE  
5,720 SF

8S OFFICE  
5,720 SF

8W  
**LEASED**  
5,720 SF

# One of a Kind

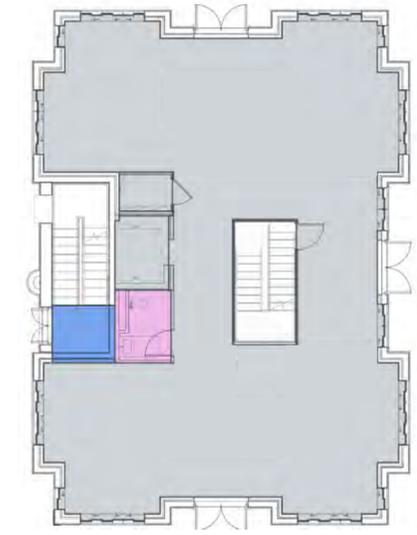
*private boutique office building within the campus.*



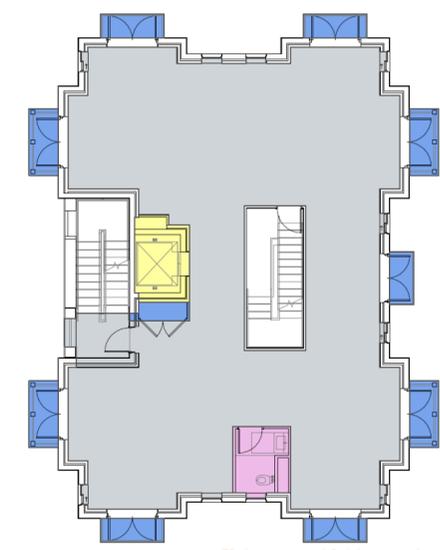
# BUILDING 8 LAYOUTS

*Applicable to both North & South Buildings*

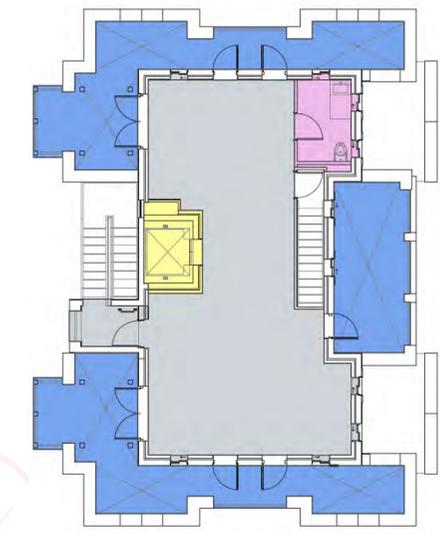
**Ground Floor**  
2,356 SF



**2nd Floor**  
2,278 SF

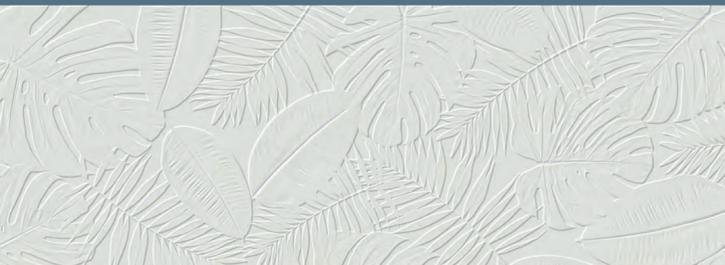


**3rd Floor**  
1,086 SF



■ Significant Terrace Space

# DELRAY BEACH



# EVENTS

## DELRAY BEACH

### FLORIDA

Downtown Delray Beach, is the Village of the Sea located on Florida's southeast coast. The City is rich in history and cultural diversity. Two miles of pristine beach on the crystal blue Atlantic Ocean, which connects to the vibrant shopping district filled with one of a kind shops, dining, entertainment and hip business district Downtown Delray Beach, long known for its eclectic community and vibrant atmosphere, has become a cultural mecca. It has become a fun, festive, and one-of-a-kind oceanfront town. The walkability, wide range of offerings, and proximity to the beach make Downtown Delray a resort town, and one of the only "downtowns" across the United States with a beach attached.



#### DINE OUT DOWNTOWN DELRAY RESTAURANT WEEK

Foodies unite in downtown Delray Beach to tuck into the diverse dining scene and wide array of culinary experiences available during this annual event. Simply select your choice from the list of participating restaurants and make reservations directly through the restaurant. No passes, tickets or coupons required. Dine from multicourse prix fixe lunch or dinner menus.



#### SAVOR THE AVENUE

Make your reservations for a memorable night of dining under South Florida starlight during this annual outdoor culinary event on renowned Atlantic Avenue in Delray Beach. Make reservations directly with the restaurant of your choice. And on the night of the event, take your seat at Florida's longest dining table (more than five blocks long!) to relish a specially designed four-course dinner with beverage pairings. Past participating restaurants have included Cabana El Rey, L'Acqua, Rocco's Tacos, Salt7, Gary Rack's Farmhouse Kitchen, The Office Delray, City Oyster and Sushi Bar, Vic & Angelo's, Caffe Luna Rosa, Che!!!, 50 Ocean, Death or Glory, and Lemongrass Asian Bistro.

#### DELRAY AFFAIR

Stroll along the palm tree-lined downtown streets of Delray Beach while witnessing the diverse mix of fine art, crafts and funky products found at the oldest and largest arts-and-crafts festival in the southeastern United States. Take your time as you make your way along 12 city blocks, viewing handcrafted wares, listening to live music and chatting with artisans who come from around the country and across the globe.

#### DELRAY BEACH JULY 4TH CELEBRATION

Celebrate Independence Day Delray-style—with barbecue, beaches, family fun and, of course, fireworks. This free event along A1A and Atlantic Avenue is perfect for all ages, with a kids' zone, teen activities, an adrenaline-pumping obstacle course and live music all evening long. It all ends with a fireworks show that illuminates the Atlantic Ocean.

#### 100 FT CHRISTMAS TREE LIGHTING & HOLIDAY FESTIVITIES

Celebrate the start of the holiday season by watching Santa Claus light Delray Beach's famous 100-foot-tall Christmas tree in Old School Square Park on NE 2nd Avenue. Take a walk through the enormous tree to view magical scenes, including a reindeer barn, Santa's workshop, 'Twas the Night Before Christmas House, and a favorite with kids, the Train House.



#### DELRAY BEACH OPEN

Get a thrill when you witness the world's only 10-day ATP (Association of Tennis Professionals) Champions Tour and ATP 250 event. Compete in amateur tennis tournaments or watch legends and top-ranked ATP stars hit the Delray Beach courts during action-packed days of matches.



#### DELRAY FASHION WEEK

Couture is part of downtown Delray Beach culture, and never more so than during this international, award-winning event. The glamorous multiday production shines a spotlight on the designs, collections and coiffures of downtown boutiques, designers, hairstylists and makeup artists. Models strut Atlantic Avenue on catwalks around downtown, showcasing resort wear, evening wear, swim and surf fashions.



#### DOWNTOWN DELRAY BEACH ARTS FESTIVAL

With the sparkling Atlantic Ocean as a backdrop, art lovers converge on this much-anticipated juried art festival that features hundreds of local and international artists. Produced by Jupiter-based Howard Alan Events, this festival is consistently ranked as one of the top fine art festivals in the country by Sunshine Artist™ Magazine. Discover artistic treasures in a variety of mediums, including glass, fiber, wood, jewelry, paintings, photography, mixed media and pottery.



# DEMOGRAPHICS DELRAY BEACH



## POPULATION GROWTH

### 1.04% Population Growth

Palm Beach County, Florida Population 2020

*Palm Beach County, Florida's estimated population is 1,517,150 with a growth rate of 1.04% in the past year, according to the most recent United States census data.*

- World Population Review



## PALM BEACH COUNTY

### 4<sup>th</sup> Wealthiest Zip Code in the Country

Palm Beach's annual income in the report released last week was **\$1.07 million**

- Bloomberg



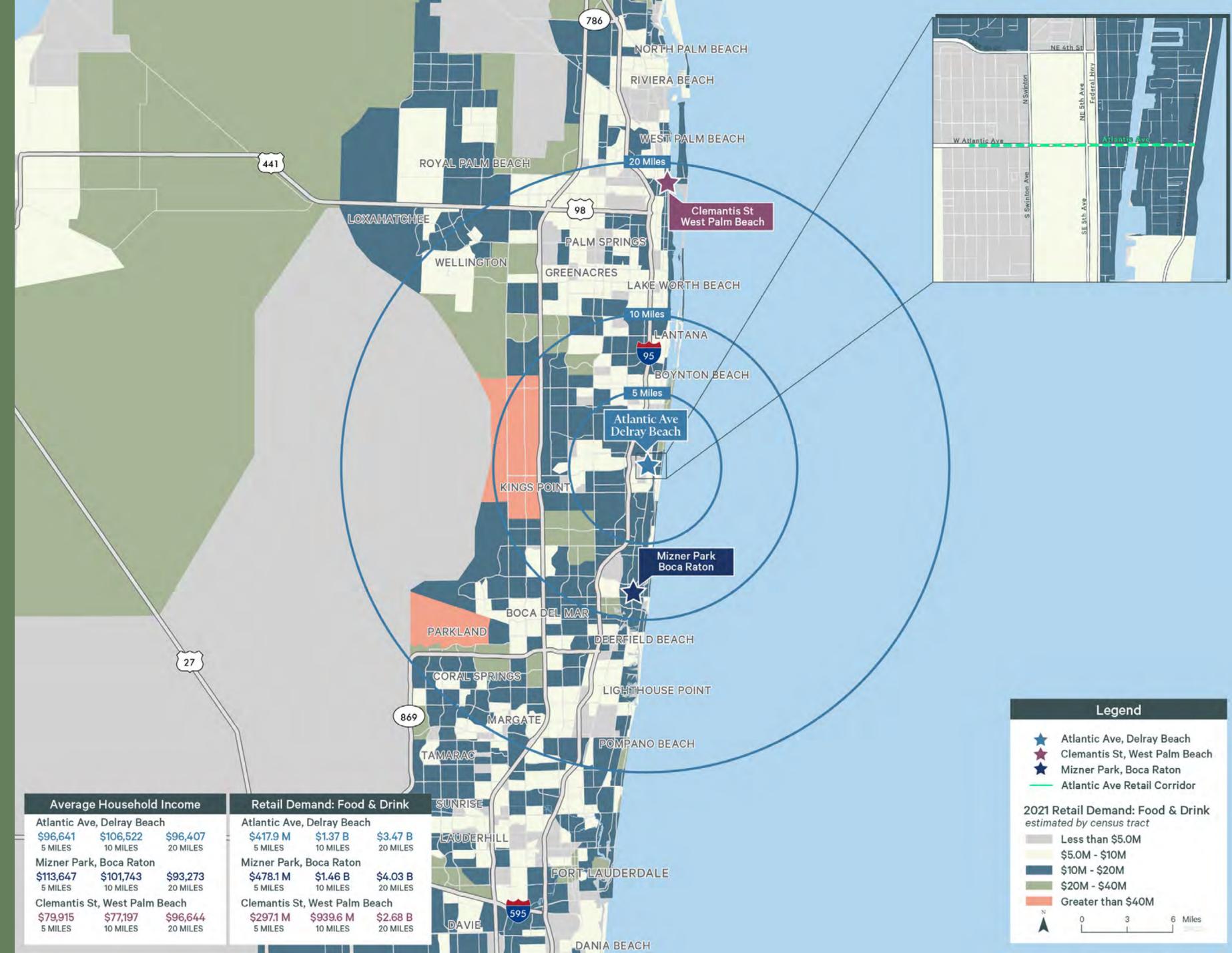
## JOB GROWTH

### 1.40% Job Growth

Year-Over-Year with **Projected Job Growth of 40.2%**

*Delray Beach has seen the job market increase by 14% over the last year. Future job growth over the next 10 years is predicted to be 40.2%, which is higher than the US average of 33.50%*

- BestPlaces.net



# RETAIL DEMAND

**Legend**

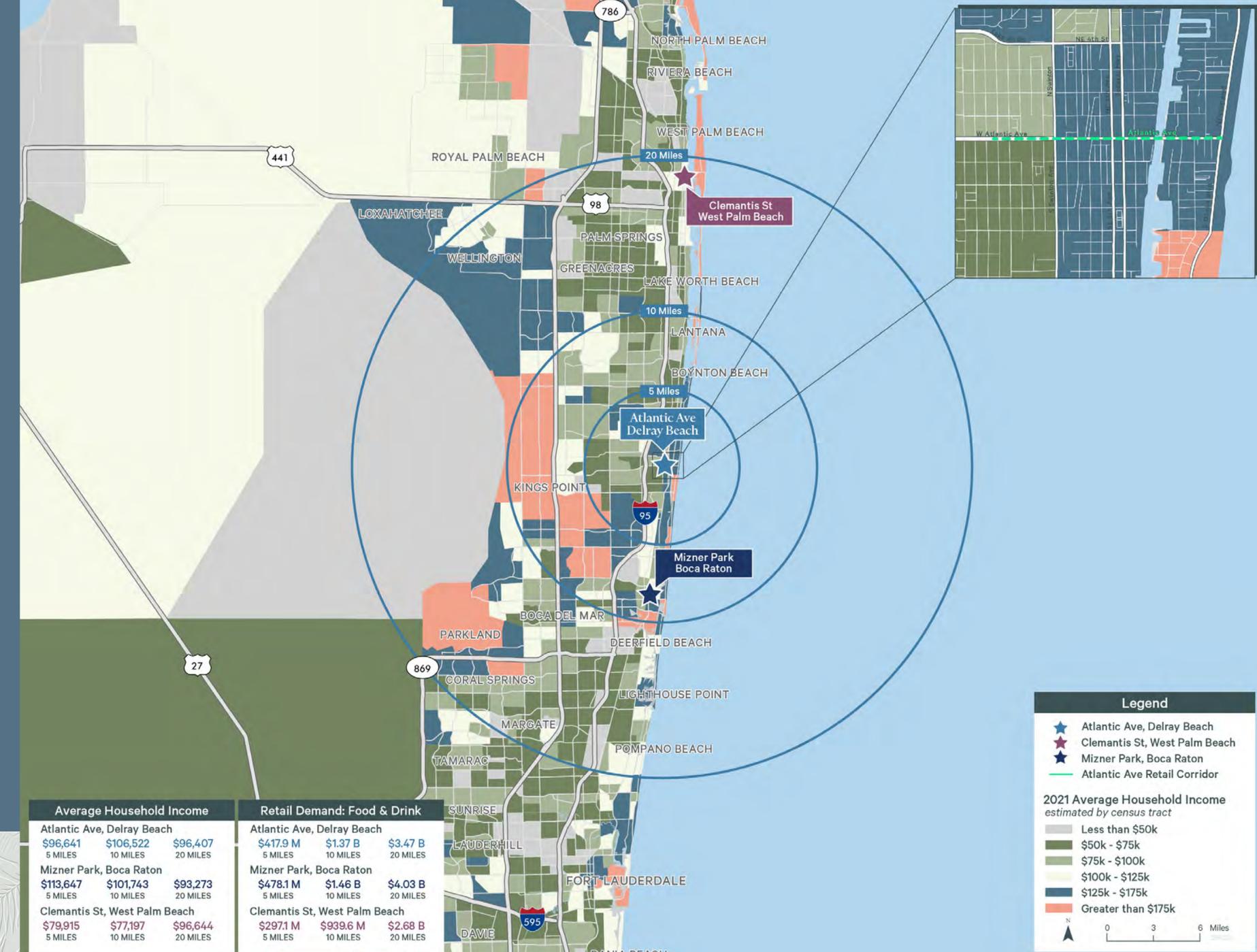
- ★ Atlantic Ave, Delray Beach
- ★ Clemantis St, West Palm Beach
- ★ Mizner Park, Boca Raton
- Atlantic Ave Retail Corridor

**2021 Retail Demand: Food & Drink estimated by census tract**

- Less than \$5.0M
- \$5.0M - \$10M
- \$10M - \$20M
- \$20M - \$40M
- Greater than \$40M

0 3 6 Miles

# AVERAGE Household Income



| Average Household Income      |                               |                               | Retail Demand: Food & Drink   |                               |                               |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Atlantic Ave, Delray Beach    |
| \$96,641                      | \$106,522                     | \$96,407                      | \$417.9 M                     | \$1.37 B                      | \$3.47 B                      |
| 5 MILES                       | 10 MILES                      | 20 MILES                      | 5 MILES                       | 10 MILES                      | 20 MILES                      |
| Mizner Park, Boca Raton       |
| \$113,647                     | \$101,743                     | \$93,273                      | \$478.1 M                     | \$1.46 B                      | \$4.03 B                      |
| 5 MILES                       | 10 MILES                      | 20 MILES                      | 5 MILES                       | 10 MILES                      | 20 MILES                      |
| Clemantis St, West Palm Beach |
| \$79,915                      | \$77,197                      | \$96,644                      | \$297.1 M                     | \$939.6 M                     | \$2.68 B                      |
| 5 MILES                       | 10 MILES                      | 20 MILES                      | 5 MILES                       | 10 MILES                      | 20 MILES                      |

**Legend**

- ★ Atlantic Ave, Delray Beach
- ★ Clematis St, West Palm Beach
- ★ Mizner Park, Boca Raton
- Atlantic Ave Retail Corridor

**2021 Average Household Income estimated by census tract**

- Less than \$50k
- \$50k - \$75k
- \$75k - \$100k
- \$100k - \$125k
- \$125k - \$175k
- Greater than \$175k

0 3 6 Miles

## DELRAY BEACH SUNDY VILLAGE

### FOR MORE INFORMATION

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