

DELRAY



BEACH

SUNDY VILLAGE



Retail and Restaurant Space For Lease

22 West Atlantic Avenue, Delray Beach, FL 33444



VERTICAL
REAL ESTATE



DELRAY



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SUNDY VILLAGE

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Project Overview

Sundy Village is a ± 7.0 -acre project under development in the area surrounding the Sundy House, one of the oldest houses in Delray Beach and current site of a restaurant, boutique inn and botanical garden. The land previously housed the city's first church, schoolhouse and bank. Portions of the site are listed on the National Register of Historic Places and are being preserved during the development process.

Sundy Village will encompass $\pm 32,000$ square feet of dining and retail as well as $\pm 180,000$ square feet of Class A office space spread across the entire campus. There will be 3 acres of open, public landscaped courtyard with outdoor seating for restaurants, office tenants and retail customers creating a vibrant campus environment.

The project is situated at the center of downtown Delray Beach and will serve as the premier entrance to the dynamic live-work-play Atlantic Avenue corridor, home to an exceptional array of high-end restaurants, hotels, retail and entertainment options, and within walking distance of the city's historic and scenic neighborhoods. It will be the most unique and exciting fully-amenitized Class A mixed-use project in the Atlantic Avenue district.

Sundy Village's location sets it apart from the rest of its competitors in the market. The project is less than one mile from Interstate 95 with a 268-space underground parking garage, offering tenants the city's best access to the interstate while remaining within walking distance of all that burgeoning downtown Delray Beach has to offer.



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Master Site Plan Rendering

Sundy House

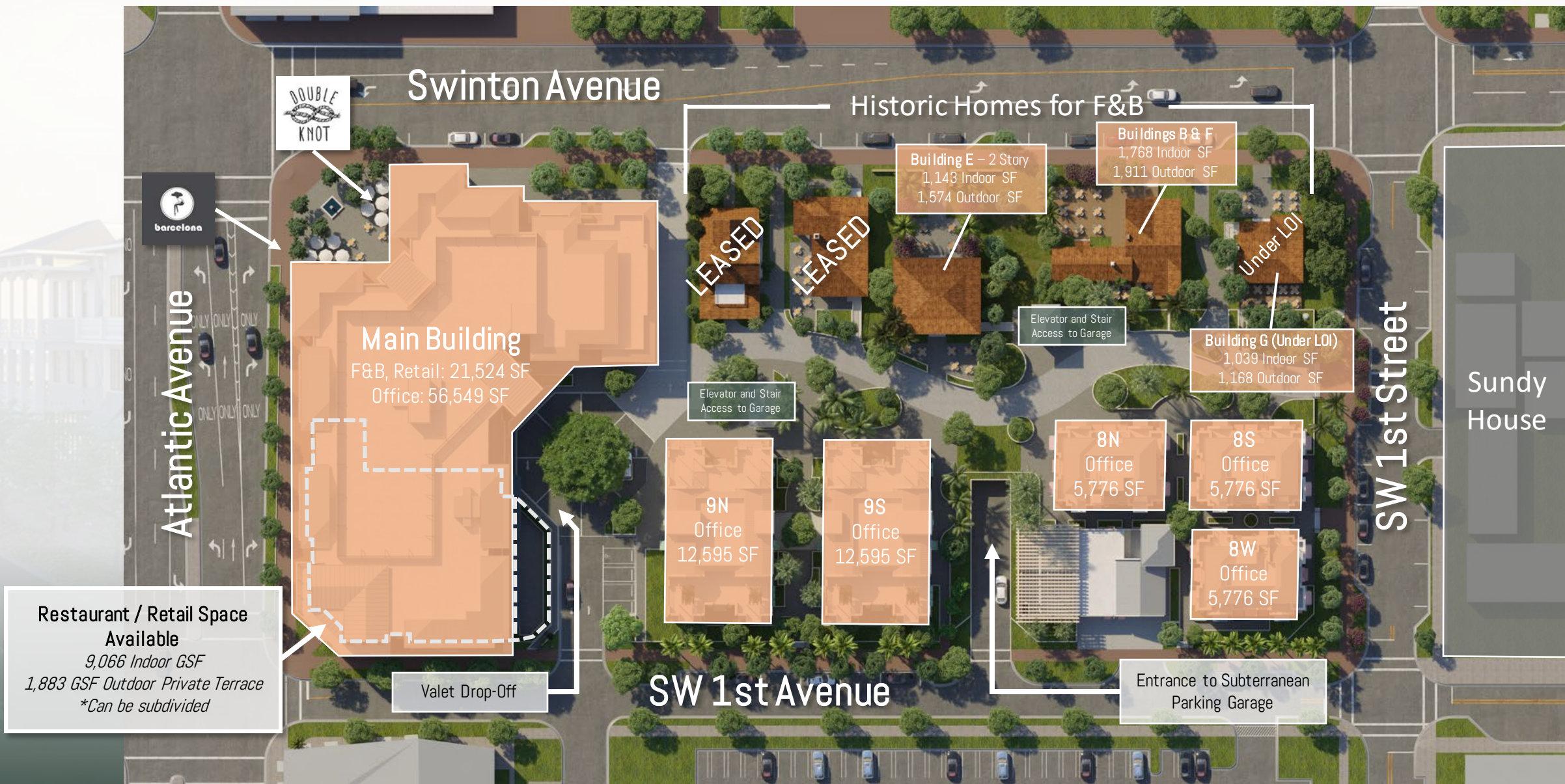
ATLANTIC AVENUE

Blocks 70 & 69: 80,000 SF Office, 3,400 SF Retail, 165-Space Parking Garage
Fully leased to publicly traded company

Block 61: 100,000 SF Office, 29,000 SF Retail, 268-Space Subterranean Parking Garage



Block 61 Site Plan





Historic Homes



Historic Home E
1,143 Indoor SF
1,574 Outdoor SF

Historic Home C
Leased

Historic Home A
Leased



Historic Homes A, C, E - Without Landscaping



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Historic Homes A, C, E - With Landscaping



Floorplan – Home E

Building E
1st Floor: 565 GSF
2nd Floor: 578 GSF
Total Indoor SF: 1,143
Total Outdoor SF: 1,574



Outdoor Dining

Outdoor Dining

Historic Home E
1,143 Indoor SF
1,574 Outdoor SF



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Historic Homes B & F
1,768 Indoor SF
1,911 Outdoor SF

Historic Homes B & F - Without Landscaping

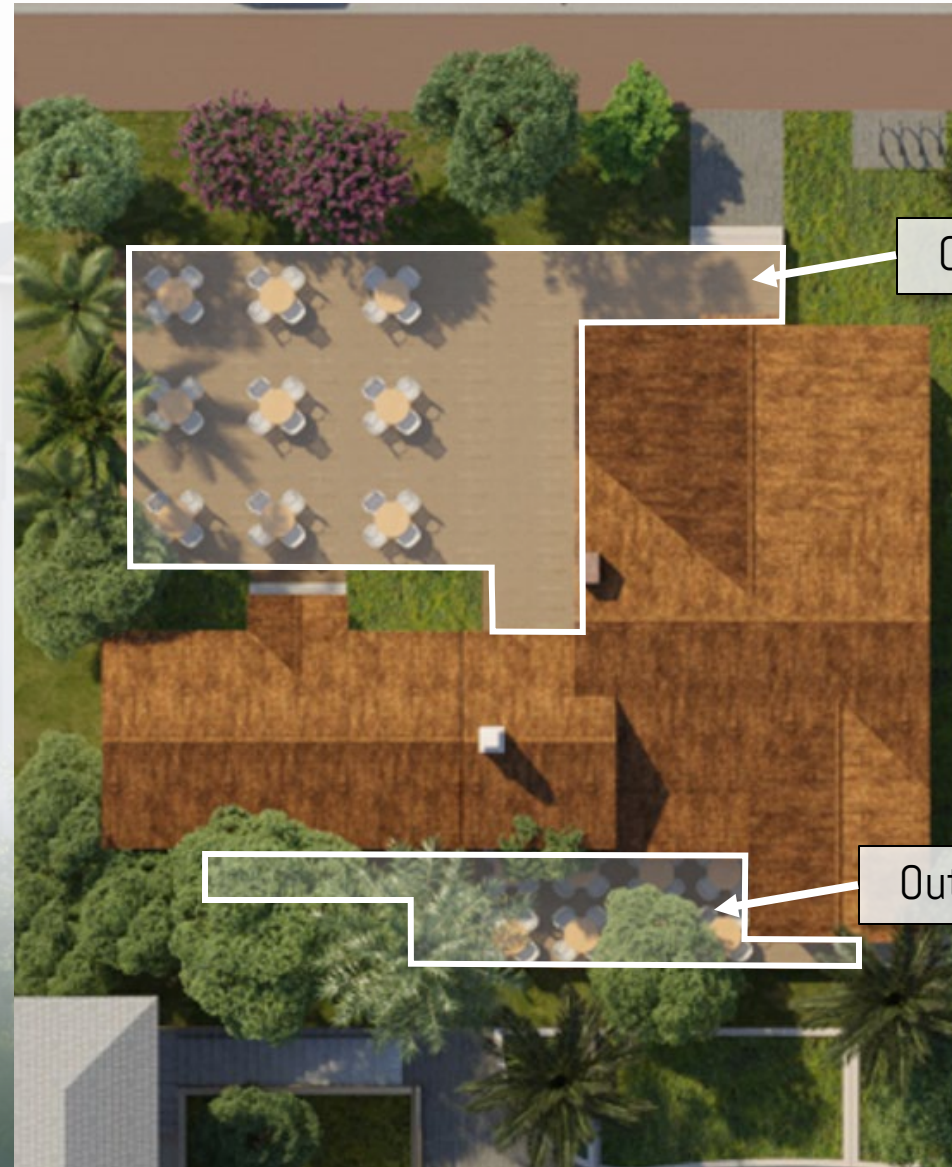


Historic Homes B & F - With Landscaping



Floorplans – Homes B & F

Buildings F & B
1,768 Indoor SF
1,911 Outdoor SF



Outdoor Dining

Outdoor Dining




Floorplans – Home G (Under LOI)

Building G
1,039 Indoor SF
1,168 Outdoor SF



Outdoor Dining

Outdoor Dining

An architectural rendering of a historic home development. The scene features a row of single-story houses with light-colored siding and red-tiled roofs. A large, mature tree is on the left, and several palm trees are scattered throughout. In the foreground, a paved walkway leads towards the houses, with a low concrete wall and a metal railing on the left. People are walking along the path, and a dog is on a leash. A tall, modern metal tower is visible on the right. Three callout boxes provide details about the homes and the entrance.

Historic Homes B & F
1,768 Indoor SF
1,911 Outdoor SF

Historic Home G (Under L01)
1,039 Indoor SF
1,168 Outdoor SF

Pedestrian Entrance to
Subterranean Parking Garage



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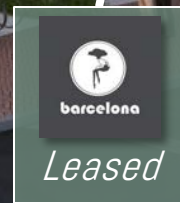


DOUBLE
KNOT
Leased

barcelona
Leased

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Building 1,2,3 – Corner of Swinton Ave (Left) & Atlantic Ave (Right) – Without Landscaping



Building 1,2,3 – Corner of Swinton Ave (Left) & Atlantic Ave (Right) – With Landscaping



*Available For Lease:
F&B or Retail
9,066 Indoor GSF
1,883 Outdoor GSF
Can be subdivided

Building 1,2,3 – Atlantic Ave (Left) & 1st Street (Right) – Without Landscaping



Building 1,2,3 – Atlantic Ave (Left) & 1st Street (Right) – With Landscaping



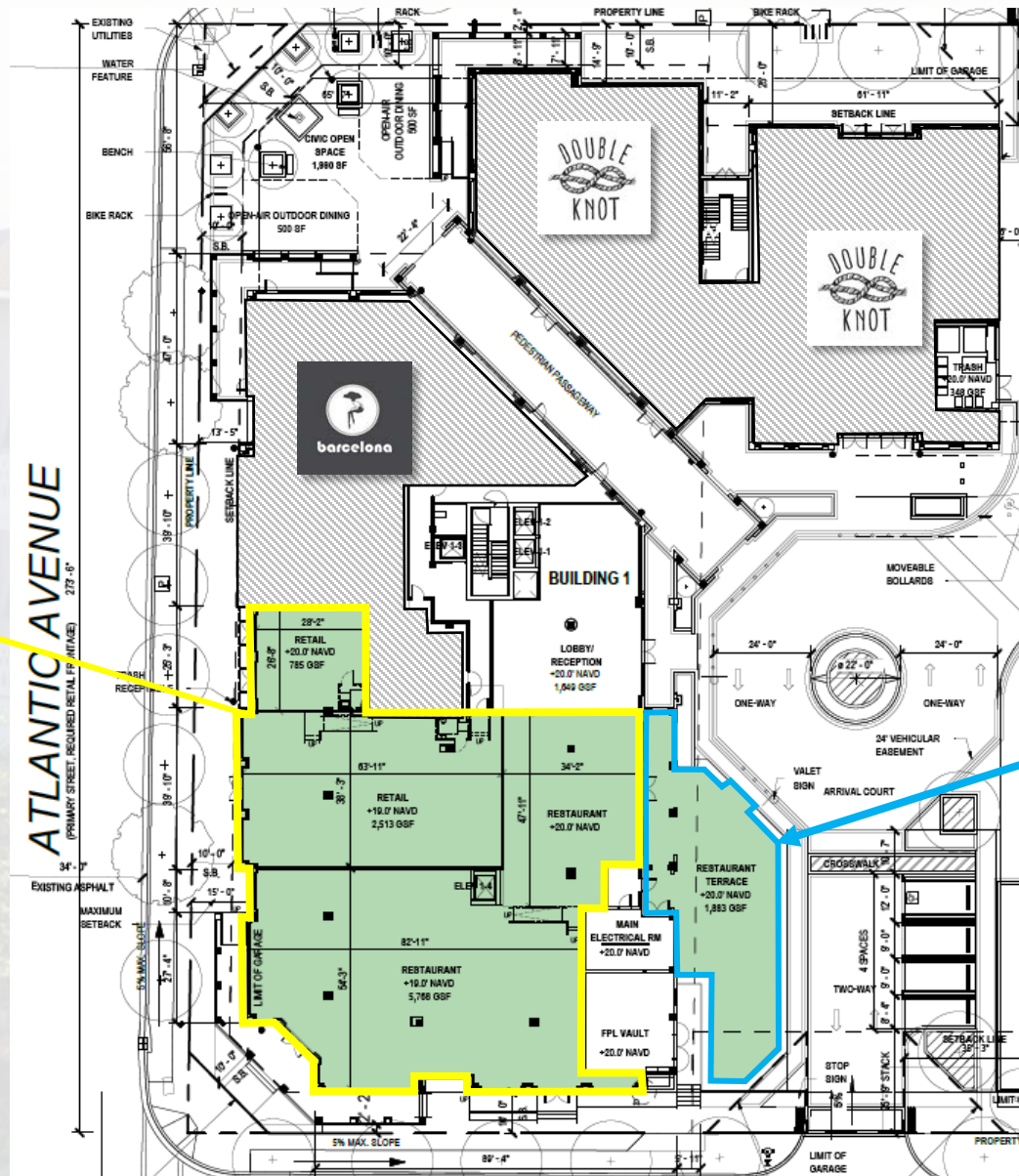
Availability, Main Building

Restaurant / Retail

9,066 Indoor GSF

1,883 Outdoor GSF

**Can be subdivided*



*1,883 GSF
Private Terrace*



Construction Progress



As of 1/24/2024



PAPA'S TAPAS
RESTAURANT

the RAY
CURIO COLLECTION
by Hilton
Akira Back
CAMPI

Hampton
by HILTON

Smoke
Delray Beach

Brulé
BISTRO

RAE
DAUGHTER
EST. 1984

EST. 2015
The HAMPTON
SOCIAL

DADA

HYATT
PLACE

Lula's

Brus Room

DEATH
BY PIZZA

ANTHONY'S
COAL FIRED PIZZA
PIZZERIA & RESTAURANT

Delray Beach Tennis Center
Delray Swim & Tennis Club

ELISABETTA'S
RISTORANTE - BAR - PIZZERIA

EL CAMINO
MEXICAN SOUL FOOD
MEXICAN & THAI BAR

the OFFICE

AMERICAN SOCIAL
BAR & KITCHEN
(Coming Soon)

City Oyster
& SUSHI BAR

Le Colonial

CABANA
HOLERS - LARSEN

TRAMONTI
RISTORANTE ITALIANO

Starbucks

LIONFISH
DELRAY BEACH
MODERN COASTAL CUISINE

Wine Room

musselhead

ATLANTIC
= CROSSING =

Tin Roof
A LIVE MUSIC JOINT

DEL FUEGO
THE HOT KITCHEN AND TERRACE

Atlantic Ave - 28,500 AADT

BLOCK
61

165 SPACE
GARAGE
3,100 SF RETAIL

DELRAY BEACH
SUNDY VILLAGE

SUNDY
HOUSE

LEASED OFFICE
80,000 SF

SALT
SALT SEVEN

ROCK
HULA
(Coming Soon)

PARK TAVERN
DELICIOUS - BEER - WINE

THRōW
SOCIAL

CHIP
CITY

JuicePapi

LMG

amar

Bean
25

BLUE ANCHOR

DECK84
FRESH UNDERFLOOR DINING

Rocco's Tacos
AND TEQUILA BAR

Avalon
STEAK & SEAFOOD

The
O.G.

DELRAY BEACH
MARKET
EAT - DRINK - BEACH - REPEAT

CUT
32
A MODERN STEAKHOUSE

IPIEC
Exclusively Yours

THE SEED
COFFEE - EATS - ICE CREAM

HAWKERS
ASIAN STREET FOOD



Block 70 – 80,000 SF Leased Headquarter Building



Block 69 – 165 Space Parking Garage
2 Storefront Suites Available For Lease:
1,329 and 2,108 SF



Neighborhood

Year-Round Draw

Downtown Delray draws hundreds of thousands of visitors year-round with lively cultural and culinary events, many centered on Atlantic Avenue.

ONE OF AMERICA'S HAPPIEST SEASIDE TOWNS

(COASTAL LIVING)

ONE OF 10 GREAT AMERICAN SHOPPING STREETS

(USA TODAY)

FLORIDA'S BEST MAIN STREET

(FLORIDA MONTHLY MAGAZINE)

ALL AMERICA CITY 2017 - THIRD TIME WINNER

Highlights:

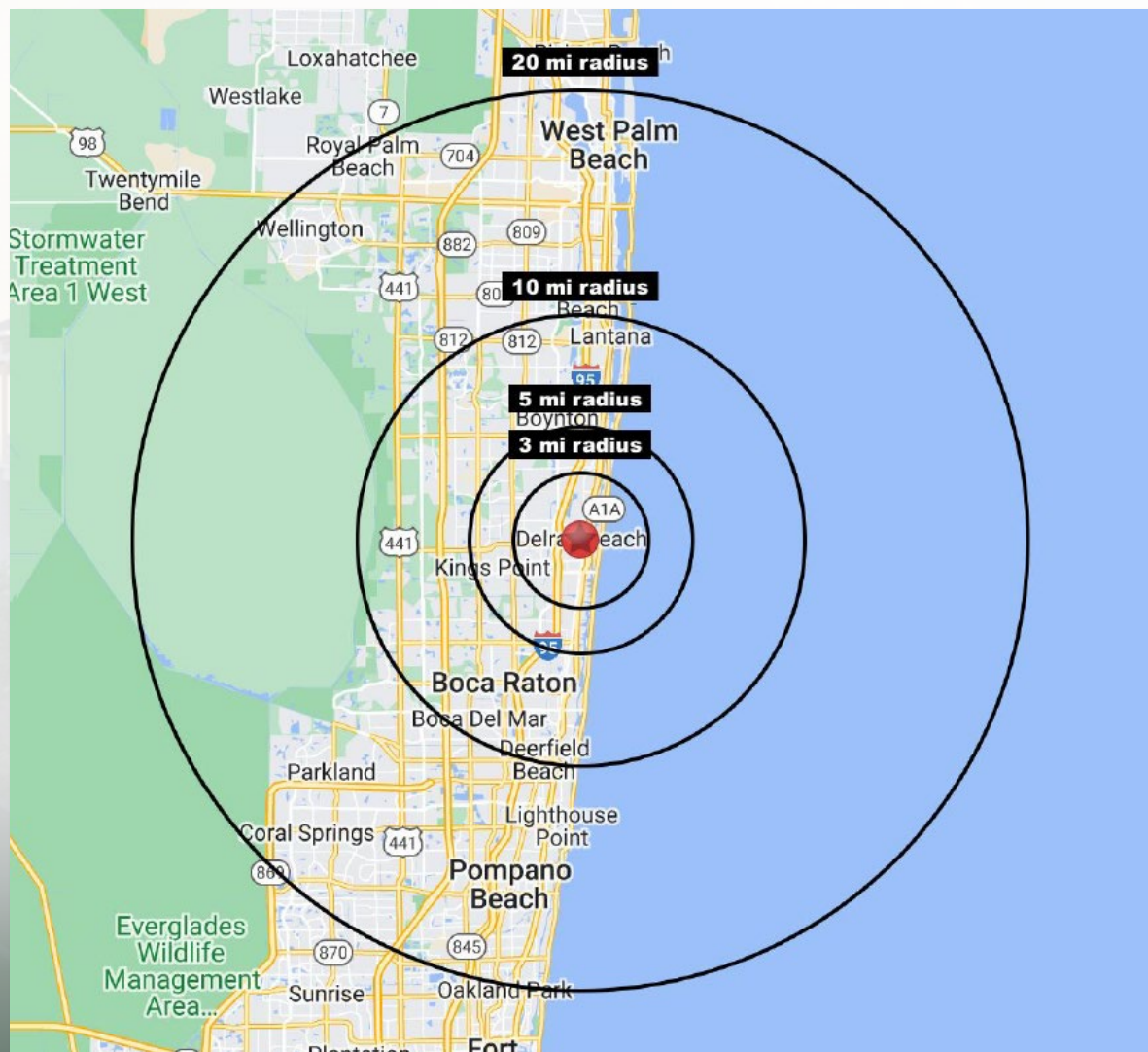
- Delray Affair
- Fashion Week
- Dine Out Delray Restaurant Week
- Savor the Avenue- Florida's largest dining table
- Delray After Dark
- Holiday Tree Lighting
- First Friday Art Walks



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Market Stats



Population Growth

Delray Beach has experienced unprecedented population growth in the immediate area surrounding the property. Since 2010, the population within a 3-mile radius has increased by 11.6%, while the population within the 5-mile radius has increased by 15.4%.

Source ESRI

Multifamily Market

The City of Delray Beach has seen explosive rent growth over recent years, with multifamily asking rents growing 32.1% since Q2 2020. Delray Beach is forecasted to gain an additional 1,124 multifamily units over the next three years, representing an 18.8% growth in inventory.

Source Costar

Strong Migration Trends Will Drive Retail Performance

South Florida's favorable business climate and low tax environment has driven outsized population and employment growth, which will continue to be a catalyst for the area's retail market.

Source Forbes, 2022

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>20 Miles</u>
Est. Population 2023	78,373	187,043	590,702	1,760,486
Est. Population 2028	80,436	193,188	638,530	1,883,593
Daytime Population	45,249	120,582	319,641	906,240
Average HH Income	\$127,906	\$117,229	\$125,360	\$117,070
Median HH Income	\$87,655	\$83,566	\$93,631	\$87,439
Median Age	47.2	53.5	49.6	44.5

Source ESRI



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