

FOR SALE

SMOKE SHOP
ORANGE ROOM
SALON
COFFEE

Prime Retail Value-Add

690 E McNab Road
POMPANO BEACH, FL 33060



EXECUTIVE SUMMARY

McNab Square - 690 E McNab Road, Pompano Beach, FL | FOR SALE

Apex Capital Realty is pleased to present McNab Square, a compelling lease-up value add retail opportunity along East McNab Road in Pompano Beach, Florida. The property features six individually metered retail bays, 18 on-site parking spaces, and flexible B-2 zoning within an established, high-traffic retail corridor. Three bays are currently leased to Vanilla Smoke Shop, New Level Coffee, and Orange Salon, providing in-place income while leaving meaningful upside through the lease-up of the remaining 2,295 SF of vacant space.

The value-add opportunity is centered on leasing the existing vacancy at market rents, allowing a new owner to materially increase occupancy and property cash flow. Once stabilized, the vacant bays are projected to bring the property to a Year 1 NOI of \$146,513.98, representing a 9.16% cap rate at the \$1,599,000 asking price, or approximately \$349/SF. NOI is projected to grow to \$171,400.63 by Year 5, providing continued income growth as the property reaches stabilization.

McNab Square also offers an attractive owner-user opportunity, allowing an investor or business owner to occupy one or more bays while existing tenant income helps offset carrying costs. This flexibility, combined with the property’s established location and below-market entry point for small-bay retail along the corridor, provides multiple paths to ownership and value creation.



\$1,599,000
ASKING PRICE



B-2
COMMUNITY BUSINESS



9.16%
CAP RATE



4,586 SF (\$ 349 PSF)
TOTAL BUILDING SIZE



18
PARKING SPOTS



14,450 SF
TOTAL LOT SIZE



PRO FORMA RENT ROLL

SUITE #	TENANT	LEASE EXPIRATION	SQ FOOTAGE	BASE RENT PSF	CAM MONTHLY	MONTHLY RENT TOTAL	ANNUAL RENT	ANNUAL INCREASES	BASIS
690	Vanilla Smoke Shop	11.30.2028	765	\$ 30.54	\$ 557.44	\$ 1,946.88	\$ 23,362.56	4%	5-yr term to 11/30/28 (+1 renewal option to 2033) lease-protected, actual rent + allocated CAM
692	Lease Up (vacant)	-	765	\$ 35.00	\$ 664.71	\$ 2,231.25	\$ 26,775.00	4%	Lease Up at Market Rent
694	Lease Up (vacant)	-	765	\$ 35.00	\$ 664.71	\$ 2,231.25	\$ 26,775.00	4%	Lease Up at Market Rent
696	Lease Up (vacant)	-	765	\$ 35.00	\$ 664.71	\$ 2,231.25	\$ 26,775.00	4%	Lease Up at Market Rent
698	New Level Coffee	1.31.2031	765	\$ 23.53	\$ 545.06	\$ 1,500.00	\$ 18,000.00	4%	5-yr term to 1/31/31, +4%/yr — lease-protected, actual rent + contractual CAM
700	Orange Salon	MTM, no lease	765	\$ 35.00	\$ 664.71	\$ 2,231.25	\$ 26,775.00	4%	MTM, no lease — market rent + market CAM
NET RENT					\$ 3,761.35	\$ 12,371.88	\$ 148,462.56		
AVERAGE				\$ 32.34	\$ 626.89	\$ 2,061.98	\$ 24,743.76	4%	

OPERATING EXPENSES (PROFORMA)

DESCRIPTION	AMOUNT
Taxes (Re Assessed)	\$32,611.00
Insurance	\$7,525.00
Maintenance	\$5,000.00
Total	\$45,136.00
Estimated CAM	\$9.84

PROFORMA INCOME

DESCRIPTION	AMOUNT
CAM	\$45,136.00
NOI	\$148,462.56
Cap Rate	9.28%

5 YEAR PROJECTION

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
\$148,462.56	\$154,401.06	\$160,577.10	\$167,000.19	\$173,680.20

SALES COMPARABLES

ADDRESS	CITY	ZONING	SALE DATE	SALE PRICE	BUILDING SF	BLDG \$/SF	LAND SF
2650 NE 57th St	Ft. Lauderdale	B-1	1/2/2024	\$1,625,000	5,652	\$288	13,504
1101 S Federal Hwy	Pompano Beach	B-3	2/15/2024	\$1,787,500	7,077	\$253	14,375
5640 N Federal Hwy	Ft. Lauderdale	B-1	4/15/2024	\$2,500,000	6,305	\$397	20,473
591 S Cypress Rd	Pompano Beach	B-3	5/30/2025	\$1,500,000	3,276	\$458	18,461
AVERAGES				\$1,853,125	5,578	\$349	16,703
690 E McNab	Pompano	B-2	TBD	\$1,600,000	4,586	\$349	14,450

BIRD'S EYE VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



LET'S SIMPLIFY YOUR DEAL!

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