

---

## Specification Sheet

**900 N Ocean Blvd – Commercial Unit**

**Pompano Beach, FL 33062**

***Exclusive Offering by The Gobin Group @ Compass Florida***

---

### Property Overview

- **Property Name: Casamar Commercial Unit**
  - **Address: 900 N Ocean Blvd, Commercial Unit, Pompano Beach, FL 33062**
  - **Type: Oceanfront Commercial Condominium (Shell Space)**
  - **Size: 2,280 SF**
  - **Frontage: 283 Linear Feet of Oceanfront**
  - **Stories: 1 (Street Level)**
  - **Year Built: Completed September 2025**
  - **Site Size: 3.2 Acres**
- 

### Unit Details

- **Condition: Raw shell, ready for occupancy**
  - **Grease Trap: Installed, plans to be provided.**
  - **HVAC: Location and installation at occupant's discretion**
  - **Hood Vent: At occupant's discretion**
  - **Electric: 600 AMPs**
  - **CAM: \$16.41 / SF (2026 Tax Estimate)**
  - **Condo Association Fee: \$1,627.09/Month (\$.71/sqft)**
  - **Zoning: Commercial, no restrictions, but established for a Restaurant/Food Service**
- 

### Features & Options

- **Outdoor Seating: Permitted, at the restaurant's discretion**
- **Outdoor Awning / Covered: No alteration to façade permitted; signage allowed per association guidelines**
- **Parking: 6 Assigned Spaces + Valet**

- **Seat Limitation: Dependent on build-out and utilization plan**
- 

### **Building Highlights**

- **Developed by The Related Group, designed by Arquitectonica with interiors by Rockwell Group**
  - **Surrounded by luxury residences with high foot traffic (Casamar, Solemar, and Pompano Beach's Fishing Village)**
  - **Prime location in the heart of the Pompano Beach Oceanfront Redevelopment Corridor**
  - **Floor-to-ceiling impact glass windows with ocean views**
  - **Steps to restaurants, pier, lighthouse, and entertainment district**
- 

### **Financials**

- **For Lease: \$85 / SF (Shell Condition)**
  - **For Sale: \$812 / SF**
- 


### **Investment Highlights**

- **Exclusive one-of-a-kind oceanfront commercial condo opportunity in Pompano Beach**
  - **Direct access to an affluent and growing demographic base**
  - **Supported by multi-million-dollar residential sales (\$1,450-\$1,530 / SF condo pricing)**
  - **High visibility and strong year-round tourism**
- 

### **Presented By**

**Denise Gobin**

**Principal | The Gobin Group @ Compass Florida**

 **(954) 553-1089**

 [\*\*denise@gobinre.com\*\*](mailto:denise@gobinre.com)

 [\*\*denisegobin.com\*\*](http://denisegobin.com)

 **@denisegobin**

---