

POMPANO CITI CENTRE

1955 N. Federal Hwy, Pompano Beach, FL 33062



STERLING
ORGANIZATION

For information: **Jared Aberman**

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October 2025

POMPANO CITI CENTRE

A wide-angle, high-angle photograph of the Aspen Dental office building. The building is a single-story structure with a light beige facade and blue awnings over the entrance areas. The "Aspen Dental" logo is prominently displayed on the left side of the building. To the right, there is a section with large glass windows and a sign that reads "VIBRANT LIPS". The building is surrounded by numerous palm trees and other tropical landscaping. In the foreground, there is a paved parking lot with several cars parked, including a white SUV and a silver sedan. The sky is clear and blue with a few wispy clouds.



October 2025

UNIT	TENANT	SQ. FT.
ANCHORS & JR. ANCHORS		
B-1	PetSmart	15,050
B-2	Nordstrom Rack (Coming Soon)	27,600
B-3	Ross Dress For Less	30,011
B-4	Available	8,117
JCP	JCPenney	82,688
K103	T.J. Maxx	24,000
K105	Five Below	8,500
K107&K207	Burlington	48,800
OUTLOTS		
PAD1	Wendy's	3,500
PAD2	IHOP	4,600
PAD4	J. Marks Restaurant & Bar	8,000
PAD5-1	Chili's	5,697
PAD5-2	Chase Bank	5,700
M101	Aspen Dental	3,750
M102	Venetian Nail Spa	3,001
M103	The Joint Chiropractic	1,130
M104	European Wax Center	1,200
M105	Foxtail Coffee	1,558
M106	Orangetheory Fitness	3,200
M108	Tropical Smoothie Cafe	1,173
M109	Wingstop	1,452
M110	Five Guys	2,400
MULTI-STORY BUILDINGS C, D, E, G & J		
See Separate Site Plans		



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

POMPANO CITI CENTRE LEASING PLAN

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LEASING PLAN

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N

LEGEND

Leased

Vacant

Not A Part

Security Office

Restroom

Elevator

Stairs

Escalator

THIRD FLOOR

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B-3	Ross Dress For Less	30,011
B-4	Available	8,117
JCP	JCPenney	82,688
K103	T.J. Maxx	24,000
K105	Five Below	8,500
K107&K207	Burlington	48,800
OUTLOTS		
PAD1	Wendy's	3,500
PAD2	IHOP	4,600
PAD4	J. Marks Restaurant & Bar	8,000
PAD5-1	Chili's	5,697
PAD5-2	Chase Bank	5,700
M101	Aspen Dental	3,750
M102	Venetian Nail Spa	3,001
M103	The Joint Chiropractic	1,130
M104	European Wax Center	1,200
M105	Foxtail Coffee	1,558
M106	Orangetheory Fitness	3,200
M108	Tropical Smoothie Cafe	1,173
M109	Wingstop	1,452
M110	Five Guys	2,400
ANCHORS/JR. ANCHORS/OUTLOTS		291,127

UNIT	TENANT	SQ. FT.
MALL INLINE SHOPS		
C101	Rainbow	5,000
C102	Rack Room Shoes	6,000
C103	Foot Locker	3,000
C104	Sunshine E-Ride	2,734
C201	Chuck E. Cheese's	15,324
C204	Available	2,788
D101	Available	450
D102-103	Sky Luxe Nails and Spa	1,949
D105	Available	1,342
D107	Available	1,636
D109	GameStop	1,550
D111	Hablame Learning Center of International Languages	698
D112	Cold Stone Creamery	1,103
D114	Consumer Cellular	4,500
D201	DND International	1,000
D202	Wash Bar	1,582
D205	Available	1,663
D211	Saito Japanese Steakhouse	7,914
E104	The Tree House Indoor Playground & Cafe	12,705
E108	Dads Cave Barbershop	1,313
E109	Shishka Lebanese Grill	1,700
E111	Available	1,103
E112	Taj Mahal Indian	2,193
E114	Impressions Kitchens	655

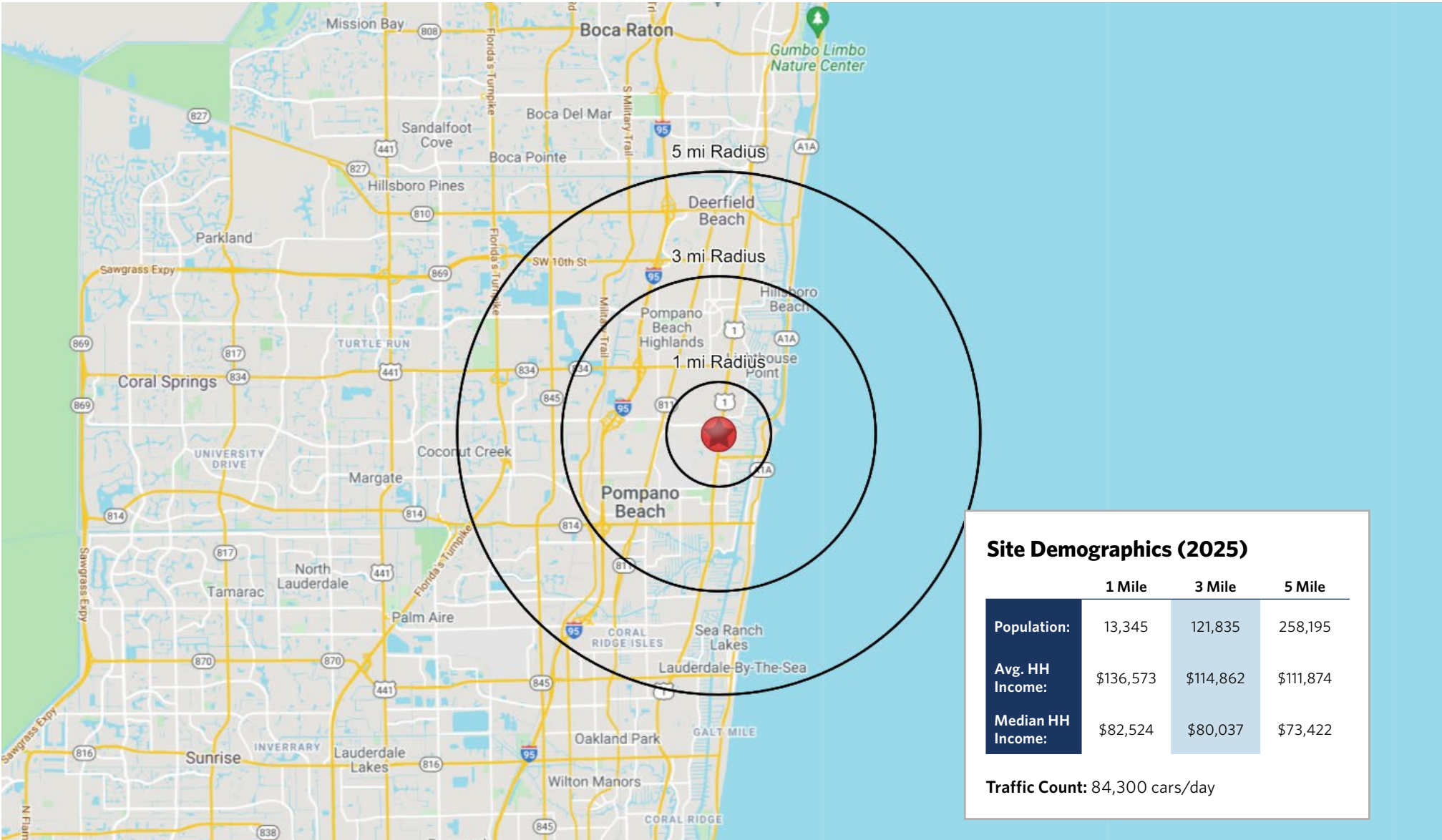
UNIT	TENANT	SQ. FT.
E115	Dangerous Minds Brewing Company	2,900
E201	Available	3,313
E204	Available	3,114
E205	Available	8,331
E209	School of Rock	1,870
E210	Available	1,100
E211	Available	1,463
E212	Available	1,942
E213	Available	1,079
E215	Eric E. Mohr DMD	2,500
G101G102	Available	3,853
G103	Available	1,200
G105	Island Vibes Kava Bar	1,277
G106	Bath & Body Works	3,000
G108	Print Cut Go	2,214
G111	Empanadas LLC	1,730
G115	Sport Clips	1,060
G118	Impressions Kitchens	2,000
G120	Lenscrafters	3,650
G201G203	La Queen Boutique	1,501
G204	Intercoastal Tax Pros	912
G206	Florida Eye & Laser Center	1,426
G208	Sola Salon Studios	6,842
G221	AJ Traffic School	1,512
G224	Available	1,205
G301G306	Amped Fitness	6,660

UNIT	TENANT	SQ. FT.
G312G315	Yoga Home	3,897
G316 -318	United Power Consultants	2,722
G320	Available	1,553
J201	South Florida Technical Center	14,699
J209J215	Florida Department of Highway Safety and Motor Vehicles	6,958
J217	AVP Insurance & Traffic School	2,782
J250	Amped Fitness	34,732
K101	Available	4,243
K109	America's Best Contacts & Eyeglasses	3,000
K111	Crafty Crab	5,750
K201	Available	11,177
K205	Available	27,000
K209	Available	13,795

Total Square Feet: 570,991

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