



# Westfork Plaza & Paraiso Parc

15911-15999 Pines Blvd., Pembroke Pines, FL, 33027

Latitude: 26.009476

Longitude: -80.360321

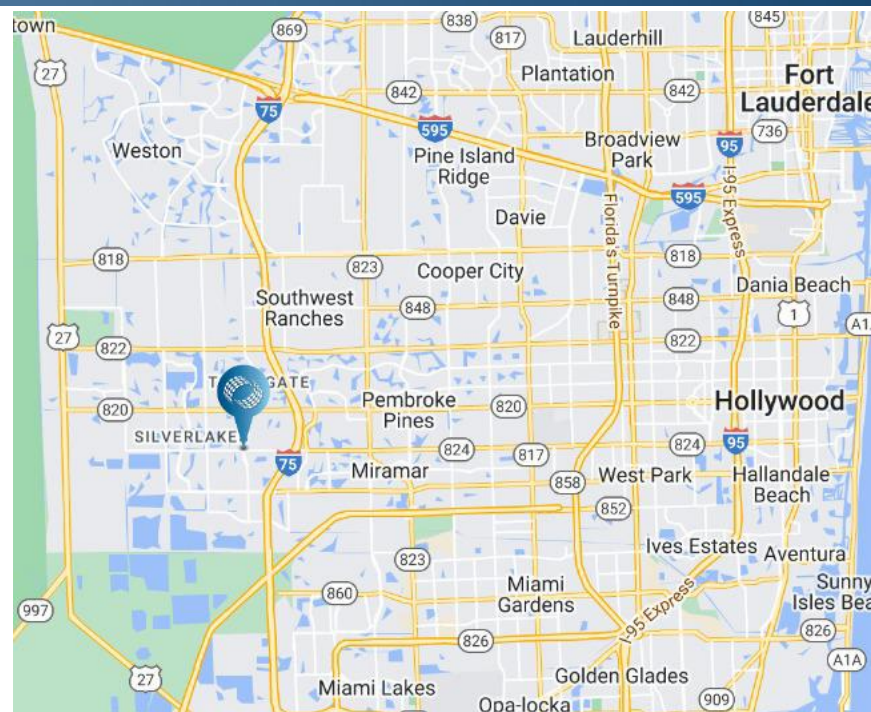
Total SF: 393,313

## HIGHLIGHTS

- Re-developed property anchored by Ross Dress for Less, TJ Maxx, Regal Cinemas, and Publix
- Strategic position one mile west of I-75 on Pines Blvd
- 61,500 cars per day travel Pines Blvd

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,342	107,749	266,660
Daytime Population	10,411	105,907	234,531
Households	4,613	37,351	89,695
Avg HH Income (\$)	179,478	145,213	145,443
Med HH Income (\$)	124,669	104,787	103,895
Median Age	41.61	42.95	40.61
% College Educated	53.39 %	44.65 %	42.21 %



## CONTACTS

*Senior Leasing Representative*

**Kara Morabito**

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*Vice President of Leasing*

**Ken Wygle**

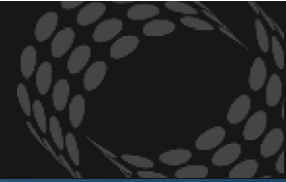
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**InvenTrust**  
Properties

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## Tenant List

001	Army Career Center	3,200	041	Ulta	10,322
002	Crumb! Cookies	1,592	043	Mattress Firm	4,800
003	I Heart Mac & Cheese	1,458	044	Talkin' Tacos	1,750
004	Wingstop	1,713	045	Hertz	1,700
005	KPOT	8,000	046	Available	1,950
006	Available	2,187	047	Amcot Financial	1,800
007	Asia Nails	1,108	048	The Port of Peri Peri	1,700
008	Hawaii Fluid Art	1,496	049	Smoothie King	1,300
009	GNC	1,495	050	Available	793
010	Regal Cinemas	61,422	054	Bath & Body Works	4,678
011	Aone Noodle & Dumpling	1,648	055	Dave's Hot Chicken	2,000
012	Available	1,624	002B	Pembroke Pink Imaging	10,500
013	Vaniglia e Cioccolato	981	003B	Cingular Wireless	1,400
014	Humbertos Shoe & Luggage Repairs	999	004B	Publix	45,600
015	Body20	1,655	005B	Mystic Nails and Spa	3,500
016	Vicky Bakery	1,720	006B	Remax	1,750
017	Mantra Fine Indian Cuisine	2,100	007B	Litchi Snow Ice, Inc.	1,400
018	Diced	2,111	008B	Hair Cuttery	1,050
019	Available	1,638	009B	Sal's Italian Restaurant	2,100
020	Las Vegas Cuban Cuisine	6,078	010B	Pembroke Perinatal Center	3,000
021	Happy Fish Sushi and Thai	3,214	011B	Half Time Barber Shop	1,283
022	El Balcon de Las Americas	2,335	012B	Pembroke Dental & Spa	1,375
023	Petco	12,500	013B	CycleBar	2,750
024	Premier Martial Arts	3,050	014B	Five Guys Burgers & Fries	2,200
025	Skechers	13,500	015B	Truist Bank	4,985
026	Yoga Joint	7,000	016B	Firehouse Subs	1,500
027	Available	1,774	017B	Milan Laser Hair Removal	1,500
028	Baptist Outpatient Services	15,029	018B	Panda Express	2,000
029	Five Below	8,100	019B	Navy Federal Credit Union	3,500
030	All Uniform Wear	3,750	020B	The UPS Store	1,050
031	Salon Lofts	7,519	021B	OXO Care Cleaners	1,400
032	Dollar Tree	10,000	022B	Pines Med Aesthetics	1,400
033	Ross Dress for Less	26,028	023B	Senses Body Waxing Studio	1,200
034	TJ Maxx	24,000	024B	Mazza Restaurant	3,000
035	Club Champion	3,000	025B	Zack Motor LLC	0
036	Sweat440	3,597	026B	Raw Juice	1,392
037	America's Best Contacts & Eyeglasses	3,927	053C	Costco Wholesale	0
038	Dr Z Smiles	1,822	042D	SNG of South FL	0
039	Massage Green Spa	2,709	050D	KFC	0
040	Faithful Companion Animal Clinic	2,606	052D	Waldykes Associates LTD	0

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