

# 10X



## 101 VIA MIZNER

### RETAIL

# FOR LEASE

101 East Camino Real, Boca Raton, FL 33432





## 101 Via Mizner: Boca Raton's Premier Luxury Address

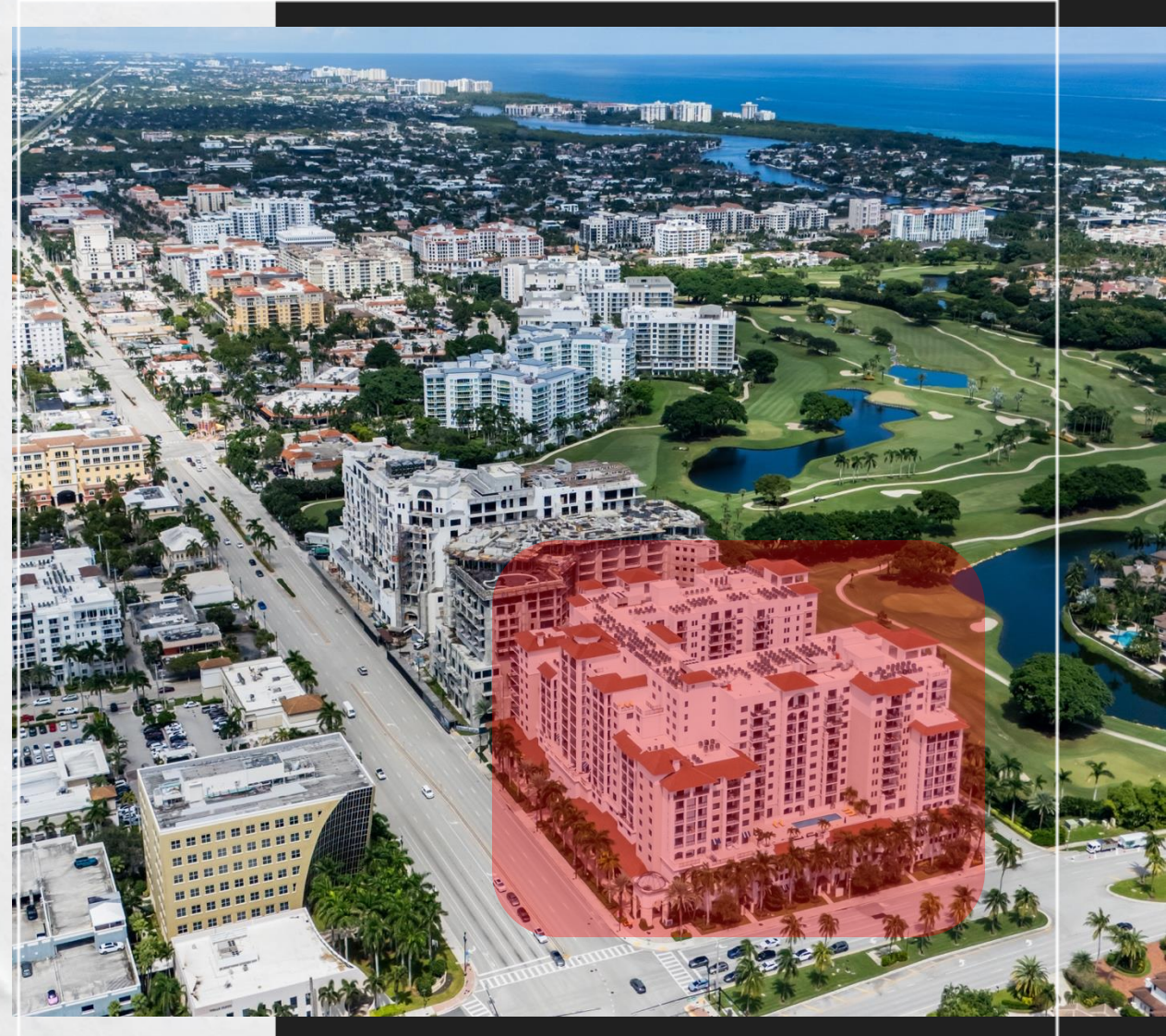
101 Via Mizner is not just a building; it is a landmark and a destination for sophisticated, high-end living in downtown Boca Raton. Completed in 2016, this mid-rise luxury residential tower establishes an unparalleled demographic of immediate clientele for ground-floor retail.

**Luxury Residential Base:** The project features 366 luxury apartment homes, ranging from studios to three-bedroom penthouses, with rental rates reaching up to approximately \$7,000/month. This built-in audience represents a significant concentration of high disposable income residents who live, socialize, and spend on-site.

**Architectural Elegance:** The community is distinguished by its contemporary Mediterranean style, offering a refined aesthetic that aligns with Boca Raton's heritage and attracts a discerning clientele.

**Resort-Style Amenities:** Residents enjoy an array of world-class, resort-style amenities, including a clubroom, cyber cafe, Sunset Lounge with panoramic views, a resort-style pool with cabanas, and a state-of-the-art fitness center. This level of luxury draws a high volume of wealthy residents and their guests on a daily basis, ensuring continuous foot traffic.

**Part of the Via Mizner Masterplan:** The project is a key component of the larger, nearly \$1 Billion Via Mizner master development, which includes The Residences at Mandarin Oriental, Boca Raton, and the exclusive Via Mizner Golf & City Club, solidifying its status as a nexus of luxury and lifestyle.







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## The Retail Opportunity: Your Business at the Heart of Luxury

The retail space at 101 Via Mizner presents a rare opportunity to capture one of the most affluent customer bases in South Florida.

**Immediate Affluent Demographic:** Your business will directly cater to the 366 high-net-worth households residing upstairs, providing a constant stream of local, loyal customers.

**High-Volume Foot Traffic Potential:** This is not just a residential building; the retail area is designed to be "The Shoppes at Via Mizner," destined to rival high-end shopping districts like Worth Avenue and Bal Harbour Shops.

Prime retail bays available fronting U.S. 1, with flexible spaces ranging from approximately 1,281 to 5928.

### Key Highlights:

Under new ownership with a clear vision: to curate an exceptional retail lineup of “amazing tenants.”

**Reserved parking:** Retail tenants benefit from dedicated ground-floor parking—a premium amenity in this vibrant downtown location.

**Adjacent landmark:** The Mandarin Oriental hotel is being delivered right next door—offering heightened visibility and prestige.

### Unbeatable location:

Directly across from Trader Joe’s, with Mizner Park, Royal Palm Place, and Downtown Boca Raton all just a 2-minute drive or a short walk away.

**Demographics:** This area boasts extremely high-income, walkable, and dense demographics, positioning your business to thrive with both local residents and visitors.





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## SPACE PHOTOS





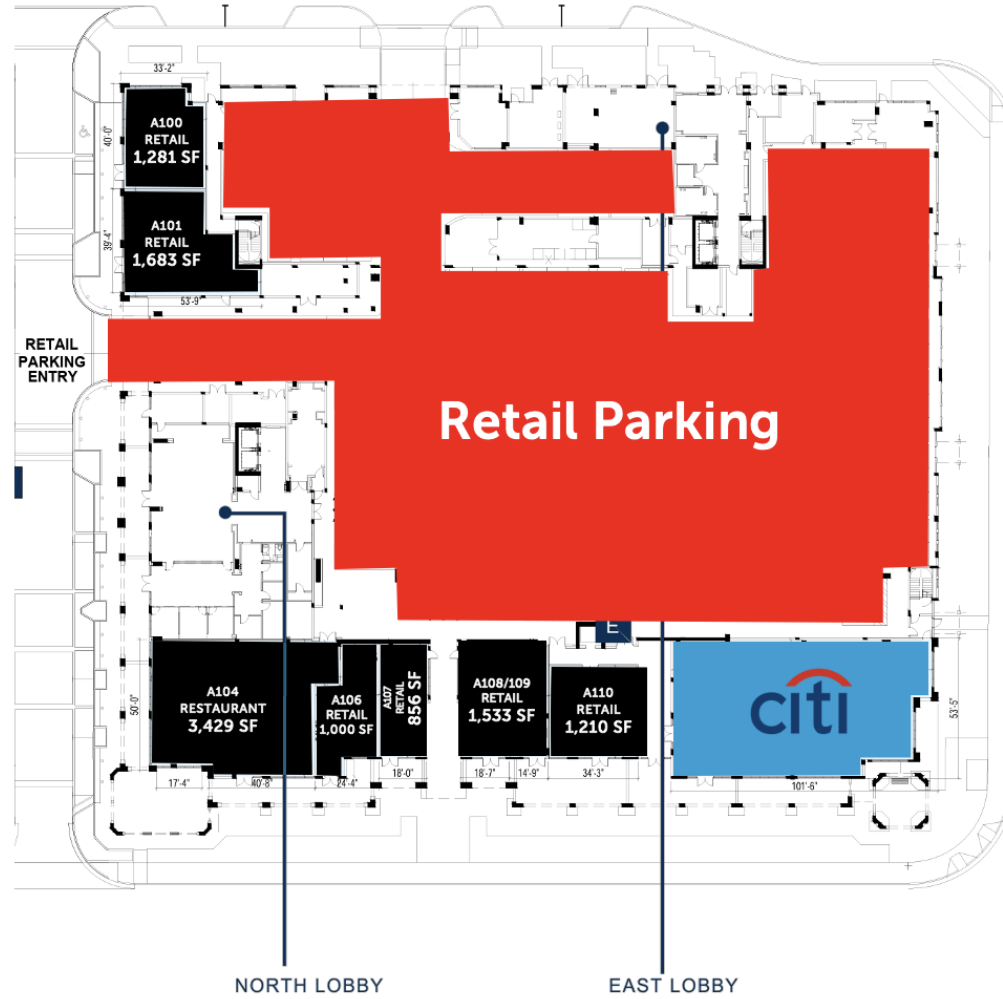
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## Floor Plan



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Available for Lease

101 VIA MIZNER





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## Unbeatable Location: Downtown Boca Raton

Location is everything, and 101 East Camino Real places your business at the undisputed crossroads of wealth, culture, and accessibility in Boca Raton.

**Prime Corner Visibility:** Situated at the highly visible intersection of East Camino Real and US-1/Federal Highway, the retail receives direct exposure to high daily traffic volume (over 45,000 cars per day on Federal Highway).

**Unrivaled Local Demographics:** The area surrounding 101 Via Mizner captures some of the highest average incomes in Boca Raton. It is located adjacent to the exclusive Royal Palm Yacht & Country Club (a Forbes-rated top 10 gated community) and benefits from over 5,000 affluent families living within walking distance.

**Boca Raton Snapshot:** Median Household Income is over \$102,000 and the median property value is over \$660,000, with a high concentration of white-collar workers (96%).

**Proximity to Mizner Park:** Steps away from Boca Raton's premier cultural and entertainment center, creating a synergistic retail draw.

**New Brightline Station:** Located near the new Brightline Boca Raton Station, connecting your business to high-speed rail travelers from Miami to Orlando, further expanding your potential customer base.

**Coastal Access:** Close proximity to the Intracoastal Waterway and the pristine Boca Raton beaches.

**Neighborhood Snapshot**

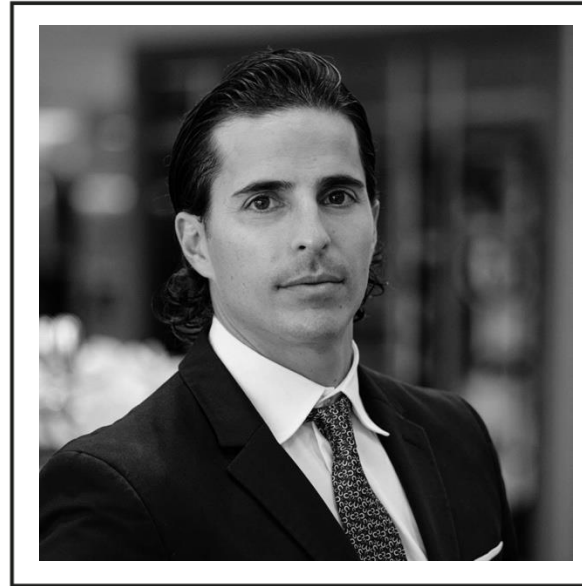




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