



MAY 29, 2026

ISSUE 18

BI-WEEKLY REPORT

IGNITING THE TRANSACTION CYCLE

The Senate's confirmation of Kevin Warsh as Federal Reserve Chair marks a distinct pivot in monetary philosophy. Warsh's historically pro-growth, pro-liquidity stance is a massive green light for commercial real estate debt markets.

The Ripple Effect: Buyers are no longer just sitting on dry powder. They are actively underwriting deals with the expectation of a more favorable cost of capital. We are seeing a sharp increase in debt-driven buyers re-entering the arena. This is creating a compressed, highly lucrative window for sellers to capitalize on aggressive pricing before new inventory floods the market in response to lower rates.

THE MARKET MONITOR

- **Retail's Historic Run:** Retail is arguably the strongest commercial story in Florida right now. South Florida retail vacancy has compressed to a near-historic low of approximately 3.2%, and the recent elimination of the state's commercial lease sales tax is accelerating aggressive expansion decisions among tenants.
- **Institutional Retail Appetite:** Proving the immense demand for open-air retail, Lone Star Funds just successfully completed the sale of Legacy Place, a massive 419,936 SF regional retail center in Palm Beach Gardens, to real estate investor DLC.
- **The Industrial train keeps on chugging:** The industrial sector remains incredibly tight. Lincoln Property Company recently acquired the Deerfield Corporate Park to capitalize on a Deerfield Beach submarket that boasts a staggeringly low vacancy rate of just 1.3%.

SECTOR SPOTLIGHT

FOLLOWING THE MEGA-PROJECTS

Institutional capital traces the footprints of major developments, and North Broward is currently the epicenter. The 223-acre "The Pomp" project in Pompano Beach is not just a localized upgrade; it is a regional economic engine.

With 1.3 million square feet of retail and entertainment and 4,000 residential units coming online, the surrounding 3-mile radius is experiencing rapid gentrification. Savvy investors are aggressively targeting the limited supply of existing retail centers in this immediate blast radius to capture the imminent surge in consumer density and spending.

STRATEGIC IMPERATIVE

The bid-ask spread is narrowing. With the Fed signaling a pro-growth trajectory and South Florida fundamentals remaining bulletproof, the friction that slowed transactions earlier this year has evaporated. If you own functional industrial or unanchored retail, your asset is currently trading at a premium liquidity valuation.

ACTIVE INVENTORY & THE PROOF

\$1B+

COMMULATIVE
CAREER
TRANSACTION
VOLUME

\$325K

NON-REFUNDABLE
DEPOSIT SECURED AT
CONTRACT FOR
FORUM PLAZA

\$10M

IN TRANSACTION
VOLUME THIS WEEK



Prime Positioning: Planet Fitness Plaza

Vision Real Estate Advisors has officially launched our newest exclusive listing, Planet Fitness Plaza, a highly desirable 47,000 square foot fitness-anchored retail center in Pompano Beach. Located in one of the fastest-growing submarkets in Broward County, this asset is positioned just minutes from the 223-acre master planned development, "The Pomp."

This marks our second major retail listing in this immediate high-growth corridor, joining the heavily trafficked Shoppes at the Pomp. Planet Fitness Plaza provides an incredibly rare locational moat. Register for early OM access: visionrea.com/planet-fitness-plaza/

Turnkey Industrial Scale: Fort Lauderdale MSA

Vision Real Estate Advisors is pleased to present a +/- 60,715 square foot industrial opportunity situated on a 3.26-acre lot within a highly supply-constrained Fort Lauderdale MSA corridor. Benefiting from over \$750,000 in recent capital improvements, this highly functional facility features +/- 14.5-foot clear heights, diverse loading capabilities, and dual three-phase power. The property boasts flexible CW zoning with expanded permitted uses, making it ideal for logistics, light manufacturing, or flex operations. Positioned just south of the Fort Lauderdale Swap Shop, a prime target for major long-term redevelopment, this asset offers tremendous operational scale and strategic upside, with an on-site cell tower and billboard also available separately. Explore the asset: visionrea.com/broward-owner-user-industrial/

SELECT ACTIVE INVENTORY



Wellington Corporate HQ | Wellington, FL
For Sale or for Lease
\$5,200,000 | \$23/SF + CAM



Broward Industrial Portfolio | Ft. Laud MSA
For Sale
\$6,900,000



The 441 Flagship | Margate, FL
For Sale
\$1,900,000



VISION
REAL ESTATE ADVISORS

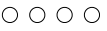


WWW.VISIONREA.COM



561.599.6441

FIRM MOMENTUM & EXECUTION



ICSC LAS VEGAS 2026: SENTIMENT & EXECUTION

The Vision Real Estate Advisors team just returned from a high-velocity week of dealmaking and collaborating with the industry's best at ICSC Las Vegas.

- **The Experience:** We gathered insights from Coach K and Erin Andrews at the Wynn and network leaders at Delliah, Chéri Rooftop, and LIV Beach, with special thanks to Chabad Minyanim and the Schottenstein family for facilitating daily services.
- **The Dealmaking:** On the floor, we advanced key strategies with partners at 4 River Capital, Deal Point Merrill, Borghese Investments, Ziff Real Estate Partners, Curblin, and Colliers.
- **The Takeaway:** The floor consensus fully validated our thesis that retail is back on top, with capital aggressively rotating into the sector due to historic low vacancies and limited new supply.

JUST SOLD: FORUM PLAZA

Vision Real Estate Advisors is proud to announce the successful sale of Forum Plaza in Sunrise, FL at a top-of-market price. Despite location challenges and a low-traffic corridor, our team overcame frontage obstacles by shifting investor focus to the property's operational upside. We highlighted the built-in foot traffic driven by the successful family fun center and bowling alley right next door, outlining a clear roadmap to maximize rental rates. This strategy created a highly competitive bidding environment attracted to the stable tenants, easy-to-rent suite sizes, and immaculate condition of the asset.

The Result: Our team secured a \$325,000 non-refundable hard deposit at contract and achieved a rapid closing, leaving both the buyer and seller thrilled. This transaction demonstrates the power of partnering with specialists who know how to market future value.



THE 1031 SAFETY NET

Closing the sale is only half the battle. We recently guided a client through a high-stakes 1031 exchange, successfully sourcing a premium NNN Jack N Nick's BBQ. By routing the client to our dedicated 1031 acquisition specialist, we provided an abundance of offers. The client ultimately had three exceptional properties to choose from, allowing them to confidently close on the absolute best fit for their portfolio.



MICRO-MARKET TAKEOVER

Our team is executing a clean sweep in Margate. We have successfully secured buyers for two prime, adjacent properties, both currently Under Contract: the 66,000 square foot Village Plaza and The 441 Flagship, a premium 3,600 square foot second-generation restaurant directly across the street. When capital targets a submarket, we control the inventory.

