SOUTH FLORIDA CRE PULSE

VISION INTO THE MARKET

JUNE 19 2026 ISSUE 19 BI-WEEKLY REPORT

RETAIL'S RENAISSANCE AND THE COST OF ENTRY

Just a few years ago, headlines prematurely declared retail a dying asset class. Today, it is indisputably the most sought-after property type in South Florida. Broward County retail vacancy has compressed to a historically tight 4.0%, and the supply-demand imbalance is staggering. There is a massive surplus of aggressive capital chasing a severe deficit of available inventory.

The New Math: Because demand vastly outstrips supply, cap rate spreads are hovering only slightly over the cost of debt. This is forcing buyers to make a stark choice. To secure a piece of South Florida retail, investors must either pay a massive price-per-square-foot premium to acquire a stabilized, cash-flowing asset, or they must settle for properties with lower in-place cash flow to secure a palatable entry basis and underwrite their returns strictly on future pro forma rent growth.

THE MARKET MONITOR

- **10-Year Treasury:** 4.45%
- **2-Year Treasury:** 4.19%
- **SOFR:** 3.63%
- **30-Year Fixed:** 6.47%

SECTOR SPOTLIGHT

THE PREMIUM ON PRO FORMA

We are witnessing a fundamental shift in how retail is being valued. With new construction severely limited by land scarcity and high development costs, existing unanchored strips and grocery-anchored centers are trading at peak valuations.

Buyers are no longer just looking at the trailing twelve months of income. Capital is actively targeting properties with expiring leases or below-market rents, fully confident in their ability to mark those spaces to market. If you own a retail center in South Florida, your property is no longer being valued on what it currently produces; it is being aggressively priced on what it could produce in the next 36 months

STRATEGIC IMPERATIVE

Sellers are firmly in the driver's seat. If you have considered capitalizing on the current market, this is the exact moment to strike. With buyers willing to underwrite future upside to justify incredibly tight yields, we can drive peak liquidity and highly favorable terms for your asset.

ACTIVE INVENTORY & THE PIPELINE

4.0%

CURRENT BROWARD COUNTY RETAIL VACANCY RATE

47,000 SF

NON-REFUNDABLE DEPOSIT SECURED AT CONTRACT FOR FORUM PLAZA

66,000 SF

MARGATE RETAIL ASSET IN FINAL CONTRACT NEGOTIATIONS

JULY 23

MEET OUR TEAM AT ICSC LOCAL IN BOCA RATON

VISION
REAL ESTATE ADVISORS

Pompano Beach: Planet Fitness Plaza

The market response to Planet Fitness Plaza has been extraordinary. Positioned just minutes from the 223-acre master planned development, "The Pomp," this 47,000 square foot fitness-anchored retail center represents exactly the type of generational real estate that institutional and private capital are currently fighting over. We are currently evaluating multiple aggressive offers and expect to officially award the deal in the coming weeks. If your capital is looking for an irreplaceable locational moat in North Broward, this is your absolute final window to underwrite the asset. Access the OM immediately:: **visionrea.com/planet-fitness-plaza/**

Turnkey Industrial Scale: Fort Lauderdale MSA

VisWhile retail dominates the headlines, functional industrial space remains incredibly tight. Vision Real Estate Advisors continues to field heavy interest on our +/- 60,715 square foot owner-user industrial asset in the Fort Lauderdale MSA. Featuring over $750,000 in recent capital improvements, +/- 14.5-foot clear heights, and flexible CW zoning, this 3.26-acre property offers an immediate operational advantage. Positioned near the Fort Lauderdale Swap Shop, a prime target for future redevelopment, this asset provides both immediate functionality and immense long-term strategic upside. 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

FIRM MOMENTUM & EXECUTION

PIPELINE VELOCITY: THE MARGATE CORRIDOR

The velocity on our desk right now is relentless. We are currently in final negotiations and expect to officially execute a contract next week on a highly visible 66,000 square foot retail asset in Margate. In a market starved for inventory, controlling prime assets is everything. When a dominant property in a growing submarket becomes available, we bring a deep, immediate bench of qualified buyers ready to deploy capital. We control the inventory, and we drive the market.

MEET US ON THE GROUND: ICSC LOCAL BOCA RATON

The Vision Real Estate Advisors team will be attending the highly anticipated ICSC Local event in Boca Raton on July 23, 2026. This is a premier opportunity to connect with local dealmakers, tenants, and developers shaping the future of South Florida retail. If you are attending, we want to sit down with you to discuss off-market opportunities, current buyer mandates, and how our team is successfully navigating the current cap rate environment.

THE ACQUISITION ADVANTAGE

In a market where there are ten buyers for every prime listing, having a standard broker is not enough. You need an acquisition team that knows how to find the deal before it hits the open market. Whether you are navigating a 1031 exchange or simply looking to deploy sidelined capital, our team leverages deep local relationships to source off-market retail and industrial assets that offer a palatable cost basis and a clear path to pro forma upside. Contact us today to access our private pipeline.