SOUTH FLORIDA CRE PULSE

VISION INTO THE MARKET

JULY 17, 2026 ISSUE 21 BI-WEEKLY REPORT

THE MID-YEAR ROTATION AND THE VALUE SQUEEZE

As we progress through July 2026, the metrics governing South Florida commercial real estate continue to reward active asset management over passive ownership. Triple-net expense line items have officially transformed from standard operational calculations into core drivers of cap rate compression. Savvy investors are aggressively scrutinizing historical property insurance structures and common area maintenance efficiencies before finalizing equity commitments.

Properties featuring pristine structural integrity and heavily optimized cost-recovery configurations are commanding immense valuation premiums, establishing a definitive liquidity advantage over unmitigated suburban inventory.

THE MARKET MONITOR

- **10-Year Treasury:** 4.52%
- **2-Year Treasury:** 4.17%
- **SOFR:** 3.63%
- **30-Year Fixed:** 6.55%

SECTOR SPOTLIGHT

THE HIGH-DENSITY RETAIL EVOLUTION

A major real estate shift is accelerating across regional infrastructure as traditional retail nodes rapidly convert into high-density mixed-use hubs. The integration of multi-family residential units directly above dominant commercial retail centers is driving permanent, captive consumer traffic to service-based storefronts. This strategic density effectively shields retail properties from broader e-commerce shifts, keeping regional retail vacancy remarkably insulated at sub-5% levels and driving intense competition for well-positioned infill spaces.

STRATEGIC IMPERATIVE

THE CAPITAL POSITIONING EDGE

Liquid capital is actively searching for paths of high efficiency. With alternative asset classes weathering structural shifts, unanchored commercial real estate continues to serve as an ultimate safe haven for private equity in South Florida. If you own commercial assets, the mid-summer market offers an exceptional window for portfolio strategy. By aligning your pricing metrics with real-time institutional and private demand, our desk can unlock maximum pricing leverage and secure non-contingent closing conditions.

ACTIVE INVENTORY & THE PIPELINE

+/- 100K SF

UNDER CONTRACT IN LAST WEEK

REPRESENTATIVE PHOTO

+/- $50M

IN TRANSACTON VOLUME UNDER CONTRACT

$465/SF

PRICE/SF RECORD SET FOR MARGATE 441 CORRIDOR

HIALEAH INDUSTRIAL: $10,000,000 Contract Locked

Market velocity extends across county lines. Our industrial desk has officially awarded and secured a signed contract on a premier $10,000,000 multi-tenant industrial asset in the high-demand Hialeah submarket. Moving this heavy industrial property seamlessly under contract underscores our team's expansive reach across South Florida industrial hubs. Whether maneuvering off-market retail corridors in Broward or locking down dense industrial infill blocks in Miami-Dade, our transaction desk consistently connects premier inventory with immediate, unencumbered liquidity.

Planet Fitness Plaza: Pompano Beach Corridor

Following a highly competitive, multi-round marketing blitz that drew prominent interest from institutional and private investors, the status quo remains highly favorable at Planet Fitness Plaza. Our transaction desk is maintaining absolute momentum through the closing phase of this 47,000 square foot fitness-anchored powerhouse in Pompano Beach. The deal stands as an active testament to the deep liquidity waiting for premium commercial investments along Broward County's high-growth corridors.

The 441 Flagship : Closed for Market Leading Price/Square Foot

Execution grit defines our brokerage desk. After stepping in as the fourth broker team tasked with listing this premium asset, our team successfully closed the transaction at a top-of-market valuation. By targeting an aggressive coin laundry operator to execute a strategic adaptive reuse conversion on this second-generation restaurant property, we secured near the highest price per square foot ever recorded along the entire 441 corridor.

VISION
REAL ESTATE ADVISORS

FIRM MOMENTUM & EXECUTION

SHACHARIT MINYAN & NETWORKING BREAKFAST @ ICSC FLORIDA

Before the hectic pace of the convention floor takes over on Monday morning, join us to daven, network, and fuel up for a successful week ahead. We are handling all the hospitality and transportation details so you can focus entirely on the show.

Interested in attending? Register here.

Going to ICSC Florida?

We'd love to be a resource for you. Whether you are looking for your next acquisition or need local intel to guide your strategy, let's connect. We are currently representing:

- **$50M+ in exclusively listed inventory.**
- ***Off-Market Opportunities not available to the general public.***
- ***Deep Local Intel on retail, office, and industrial assets.***

Book a time to meet with us here.

COMMUNITY FIRST: IMPACT BEYOND COMMERCE

True commercial real estate leadership is ultimately anchored by the positive change you create in the communities you serve when the deals are done. The Vision Real Estate Advisors team is deeply committed to grassroots community action, actively mobilizing our resources every single week to personally package and deliver essential food supplies to local families and individuals in need.

We believe that strengthening the social fabric of South Florida neighborhoods is just as vital as driving its economic pipeline, ensuring that our success as a firm directly impacts the lives of those who need it most.

MEET VISIONREA @ ICSC LOCAL & ICSC FLORIDA NETWORKING EVENTS

The Vision Real Estate Advisors team is hitting the ground running at the upcoming summer dealmaking conferences. Catch our team next week on July 23rd at ICSC Local Boca Raton, gathering at the American Social Bar to talk off-market pipelines and current capital mandates.

Looking ahead, our desk will be out in full force at ICSC Orlando from August 31 to September 2, ready to connect with owners, tenants, and institutional funds expanding across Florida.