SOUTH FLORIDA CRE PULSE

VISION INTO THE MARKET

JULY 31, 2026 ISSUE 22 BI-WEEKLY REPORT

THE NEW INSTITUTIONAL DARLING: UNANCHORED ESSENTIAL RETAIL

For years, institutional capital exclusively chased grocery-anchored centers, ignoring unanchored strip retail. That paradigm is dead. Today, private family offices, small syndicates, and institutional funds are fiercely competing for service-oriented "essential" retail plazas across South Florida. Supported by sub-4% regional retail vacancy, unanchored centers are delivering superior risk-adjusted yields. With high-foot-traffic service tenants permanently insulated from e-commerce, unanchored retail has officially become the market's primary investment darling.

THE MARKET MONITOR

- **10-Year Treasury:** 4.52%
- **2-Year Treasury:** 4.17%
- **Fed Funds Target Rate:** 3.63%
- **30-Year Fixed:** 6.55%

SECTOR SPOTLIGHT

THE FED HOLD AND THE 1031 MATURITY CLIFF

On July 29, 2026, the Federal Reserve held interest rates steady at 3.50% to 3.75%, with three FOMC members dissenting in favor of a rate hike. For commercial real estate, this cements the reality that borrowing costs are staying higher for longer. As low rate debt matures into current interest rate environments, often double original rates, owners facing cash flow drag upon refinancing are choosing to sell. To avoid massive capital gains taxes without taking on expensive refinancing debt, financial advisors are increasingly steering clients toward 1031 exchanges into Delaware Statutory Trusts (DSTs) for passive, tax deferred institutional income.

STRATEGIC IMPERATIVE

TAX INCENTIVES AND CAR WASH VELOCITY

Capital is aggressively targeting high price per square foot niche assets with accelerated tax benefits. Car wash facilities have emerged as a high velocity asset class, trading at top of market pricing per square foot due to bonus depreciation incentives, high cash flow margins, and underlying real estate value. Investors are aggressively utilizing these specialized assets to optimize tax exposure while securing prime, high traffic commercial corridors.

ACTIVE INVENTORY & THE PIPELINE

1 YEAR

CELEBRATING VISION REA ONE YEAR ANNIVERSARY

$10M

HIALEAH INDUSTRIAL MULTI-TENANT UNDER CONTRACT

$11.35M

BROWARD OWNER USER INDUSTRIAL PRICE IMPROVEMENT

VISION
REAL ESTATE ADVISORS

EMERGING GROWTH CORRIDORS: RENT GROWTH POCKET

Market intelligence requires boots on the ground coverage. As showcased on our social media channels, critical infill pockets across West Boca Raton, Coconut Creek, Pompano Beach, and Margate are quietly setting up for unprecedented rent growth. Driven by major master-planned developments, traffic-generating infrastructure, and restricted supply, these unanchored retail nodes offer incoming capital immediate pro-forma upside and an irreplaceable locational moat.

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 institutional-grade 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 liquidity.

BROWARD OWNER-USER INDUSTRIAL: STRATEGIC REPRICE TO $11,350,000

With regional industrial development constrained by land scarcity, functional flex and warehouse inventory remains at a premium. Our strategically adjusted +/- 60,715 SF warehouse facility on 3.26 acres in the Fort Lauderdale MSA offers an extraordinary entry basis below replacement cost ($186/SF). Featuring over $750,000 in recent capital improvements and flexible CW zoning, this asset stands ready for immediate private investor deployment or owner-user acquisition.

FIRM MOMENTUM & EXECUTION

ONE YEAR OF UNSTOPPABLE MOMENTUM

Vision Real Estate Advisors Gears Up for 1-Year Anniversary on August 14.

With our official 1-year anniversary approaching on August 14, the Vision Real Estate Advisors team got a head start on the celebrations at Strike 10 Bowling in Boca Raton! We gathered to reflect on an extraordinary inaugural year defined by record breaking corridor sales, tens of millions in closed transaction volume, and deep client trust. As we officially enter year two this August, we want to thank our clients, capital partners, and industry colleagues who backed our vision from day one. We are just getting started.

ICSC BOCA RECAP & UPCOMING ICSC ORLANDO

Boots on the Ground in Boca: Our team recently connected with regional brokers, lenders, and private investors at ICSC Local at American Social Bar in Mizner Park, discussing active buyer mandates and fresh off-market deal flow across our home market of Boca Raton.
Gearing Up for Orlando: 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 South Florida.

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.