



DOWNTOWN
PALM BEACH GARDENS



Shop. Dine. Unwind.

Explore the distinctive charm of Downtown Palm Beach Gardens, where cosmopolitan flair meets laid-back sophistication. With over 400,000 square feet of premier retail, eclectic shops, enticing dining, and lively entertainment, there's something for everyone to enjoy.

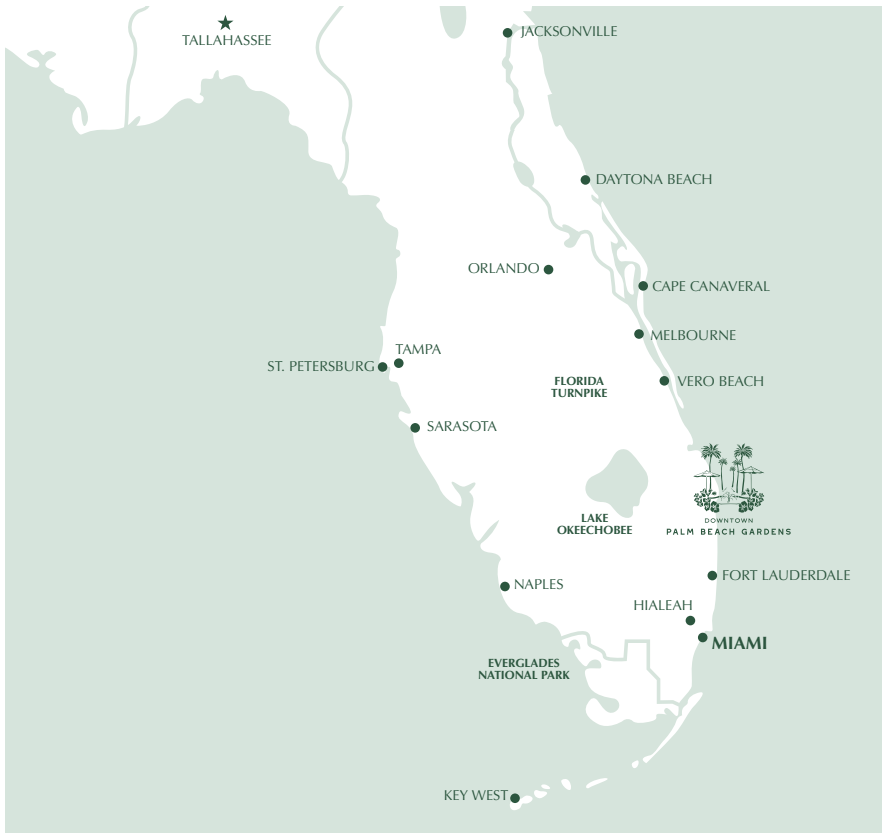
Situated along the renowned PGA Corridor in Palm Beach Gardens, this open-air urban oasis offers picturesque lakeside views and shaded pathways, creating a relaxed atmosphere infused with the essence of South Florida. Delight in the offerings of unique local retailers like Lola Chiq, Pineapple Kids, and Vagabond Apparel Boutique.

In Downtown Palm Beach Gardens, you'll find yourself drawn into the local culture and flavors, each experience leaving you feeling refreshed and inspired.



Premium Location.

Located off the I-95 corridor and nestled in Palm Beach County, Downtown Palm Beach Gardens is a destination that serves up the best of the Palm Beach lifestyle with a lush tropical setting and an inviting collection of shopping, dining and entertainment.



Downtown Delights.

Tropical breezeways line the retail and restaurants making shopping and dining in the sunny Florida climate a bit more enjoyable, while our pop-jet fountain has become a favorite of bigs and littles alike.

The Downtown Carousel has been a treasure to the Palm Beach Gardens community since 2010. Located along Downtown Palm Beach Gardens' waterfront, riders enjoy sweeping lakeside views. The beautifully hand-crafted carousel depicts whimsical animals unique to South Florida.





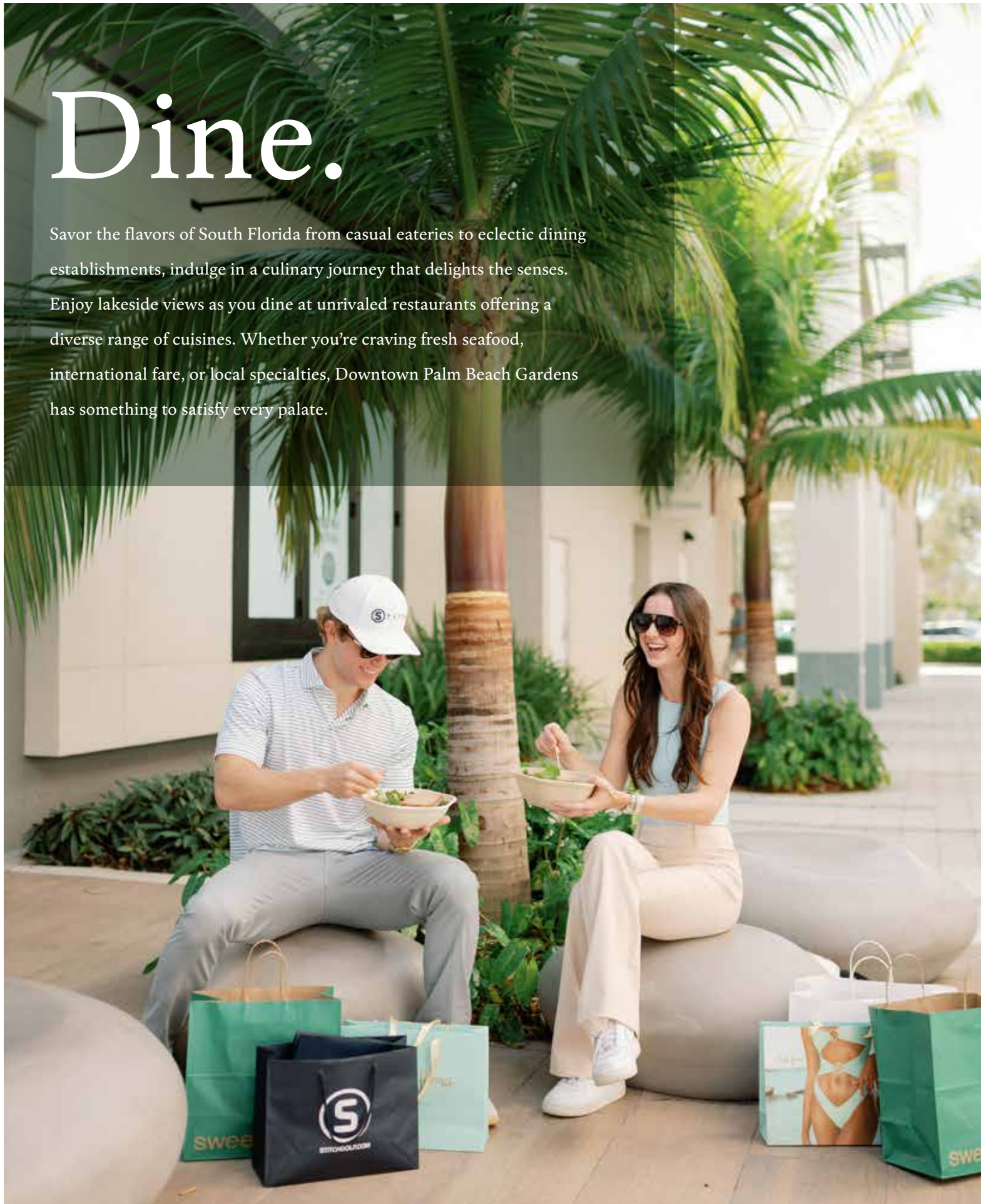
Shop.

Explore a diverse array of premier retailers and unique boutiques, offering everything from upscale fashion to one-of-a-kind treasures. With an exclusive collection of local retailers, including Lola Chiq, Pineapple Kids, Vagabond Apparel Boutique, and national brands such as Whole Foods Market, and REI, Downtown Palm Beach Gardens is your destination for chic finds and stylish delights.



Dine.

Savor the flavors of South Florida from casual eateries to eclectic dining establishments, indulge in a culinary journey that delights the senses. Enjoy lakeside views as you dine at unrivaled restaurants offering a diverse range of cuisines. Whether you're craving fresh seafood, international fare, or local specialties, Downtown Palm Beach Gardens has something to satisfy every palate.



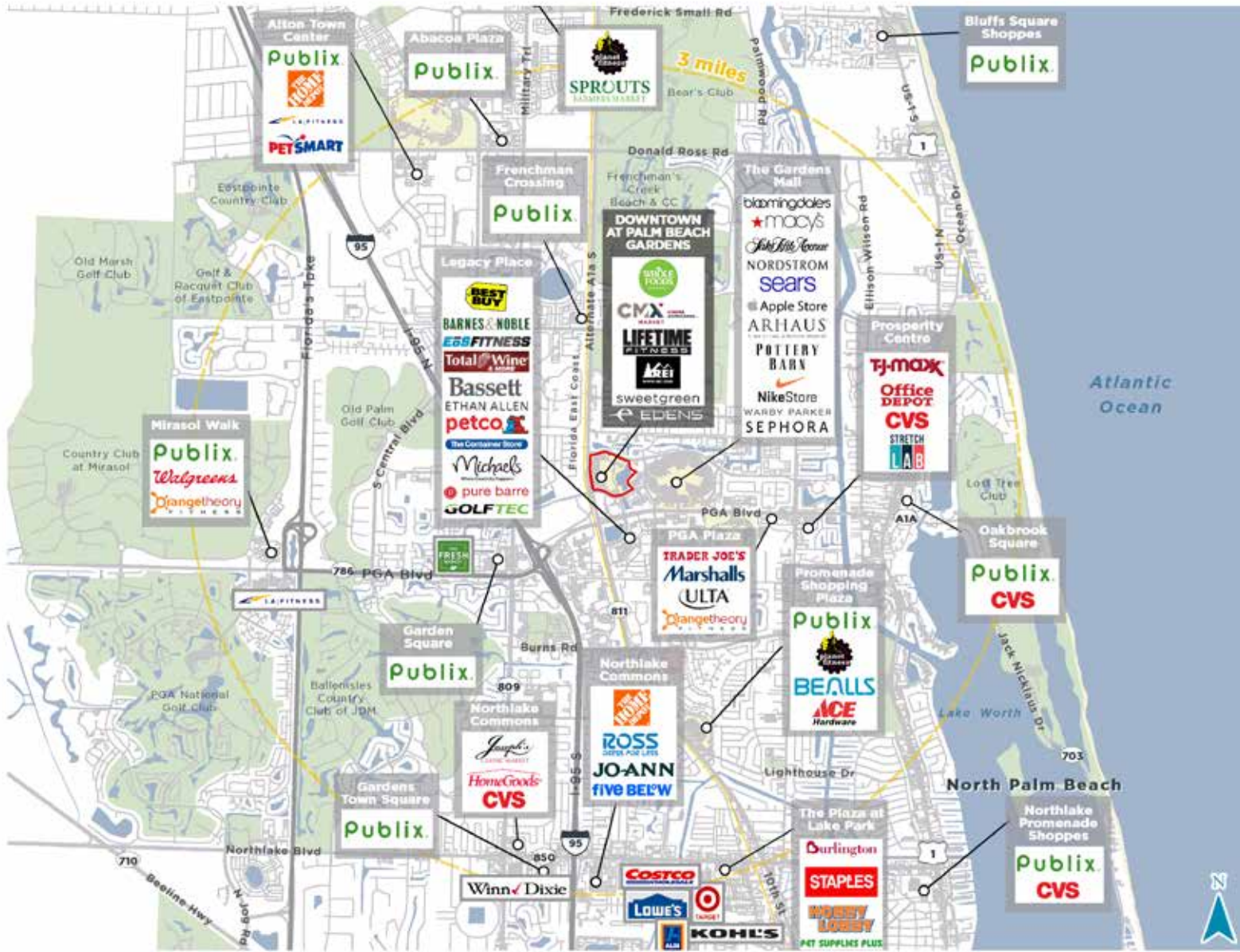
Unwind.

Discover endless opportunities for entertainment and relaxation. Immerse yourself in the vibrant atmosphere with live music performances, outdoor events, and cultural festivities. Unwind amidst the serene lakeside views and palm-shaded walks, perfect for a leisurely stroll or tranquil moment of reflection. Whether you're seeking excitement or seeking solace, Downtown Palm Beach Gardens offers the perfect blend of entertainment and relaxation for all.





Appendix.



Competition Map

Location Map

DEMOGRAPHICS

1 Mile

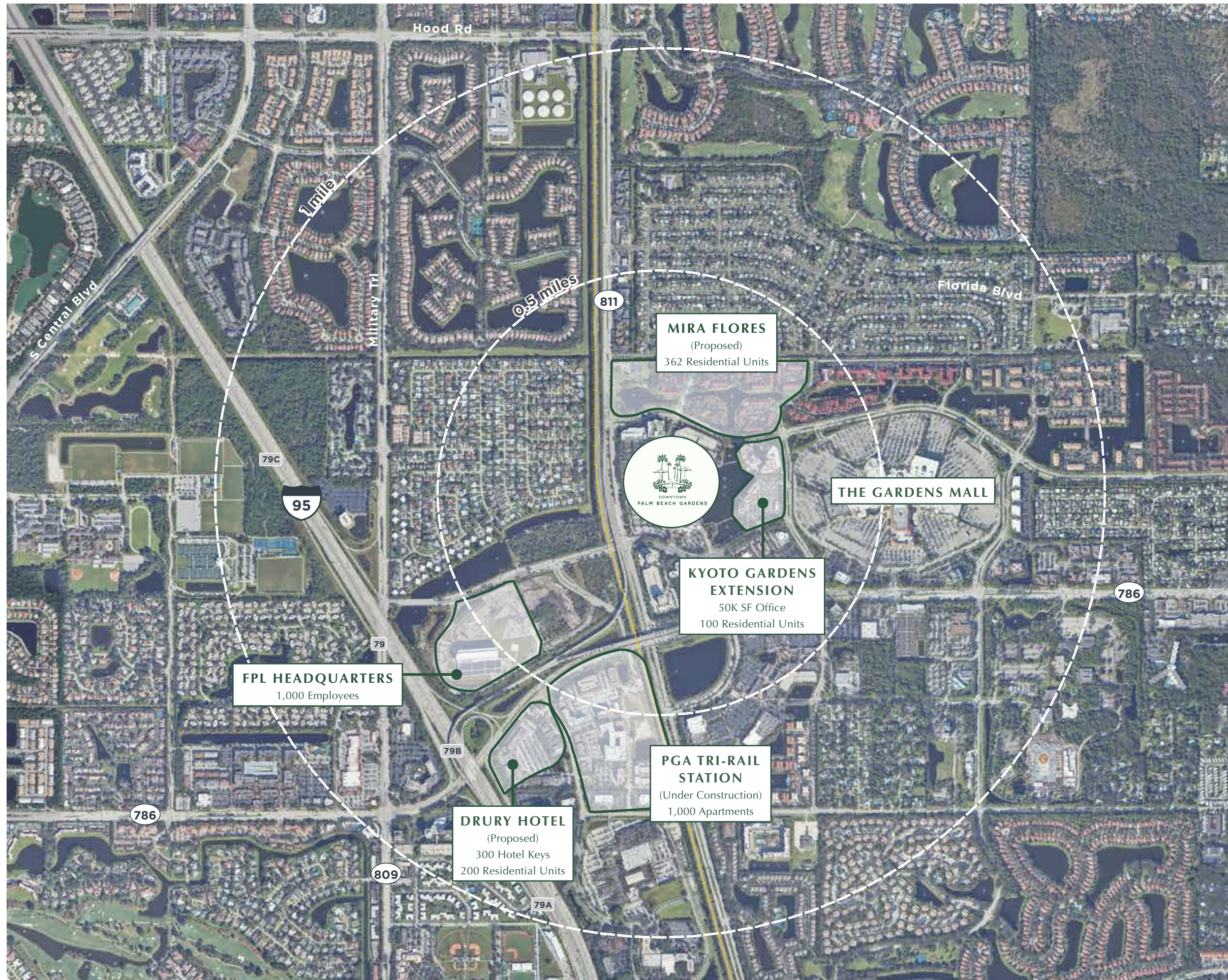
Population	9,892
Daytime Pop	17,468
Average Household Income	\$141,087
Buying Power	\$700M
Educational Attainment	47.88%

3 Miles

Population	74,815
Daytime Pop	93,669
Average Household Income	\$194,729
Buying Power	\$6.7B
Educational Attainment	54.79%

5 Miles

Population	163,313
Daytime Pop	182,921
Average Household Income	\$182,644
Buying Power	\$13.1B
Educational Attainment	52.79%



Site Plan



SUITE	TENANT	GLA (SF)
9101	Life Time Fitness	116,862
LL01	Cheesecake Factory	8,852
1102	REI	25,150
1105	Escapology	3,950
1108	Naked Farmer	2,095
1111	Muse Paintbar	2,607
1116	Life Time Pickleball	20,509
1201	CMX Cinemas	68,087
3101	Grimaldi's	4,950
3102	Available	6,151
3103	Van Leeuwen	1,220
3104	Available	682
3105	Pineapple Kidz	1,334
3106	Available	1,449
3107	Available	2,025
3108	LaserAway	2,100
3110	Lickstein Plastic Surgery	2,100
3111	Sweathouz	2,763
3115	Pura Vida Miami	5,000
3201	Humanaut Health	2,962
3202	Available	2,854
4101	Sweetgreen	2,191
4102	Skin Laundry	1,895
4103A	Madison Reed Hair Color Bar	2,113
4103B	Tipsy Salonbar	2,341
4104	Available	5,375
4105	Avocado Cantina	4,210
4108	Yard House	11,129
5090	Subculture Coffee	1,647
5095	Voodoo Bayou	7,583
5102	Vagabond Apparel	1,757
5110	Quiet Storm Surf Shop	3,596
5125	J Crew Factory	6,028
6101	Whole Foods Market	42,592
7101	Go Greek Yogurt	975
7102	Tweeds	1,244
7104	ZÖE	1,000
7105	Available	1,000
7106	Couture Optique	600
7107	Go Yummy	1,000
7108	Vagabond Apparel Kids	600
7109	Blessed Boutique	1,000
7110	Tina Stephens	1,000
7111	The Spice and Tea Exchange	685
7112	Available	795
8101	Me Time Salon	2,935
8102	PhatBoy Sushi	2,795
8105	Bo Woods BBQ	2,891
8110	Available	2,864
8115	Available	6,230
8201	Volo Medical	2,610
8202	All Smiles Dental	4,729

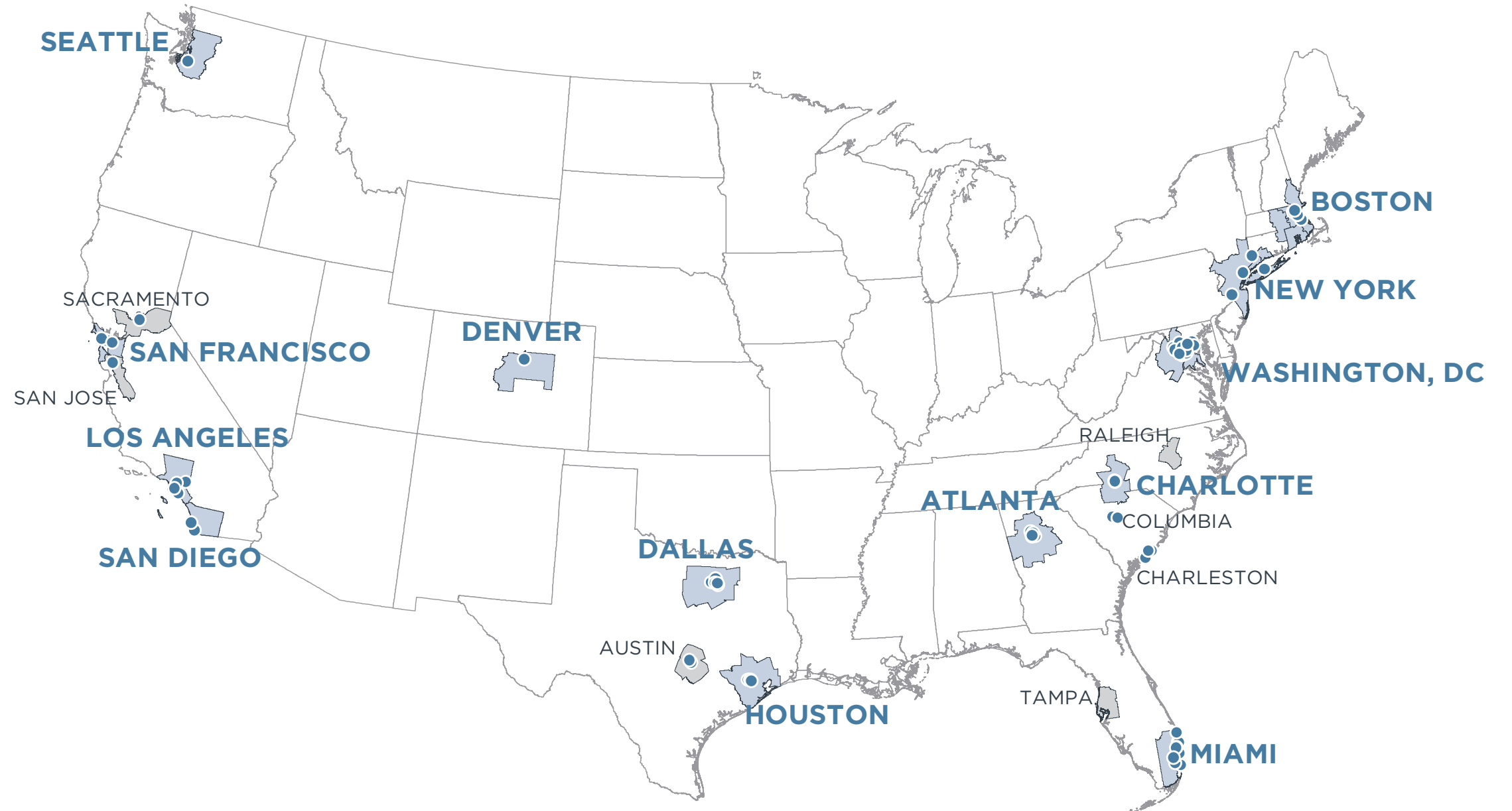
About EDENS

EDENS is the owner, developer and steward of a nationally leading portfolio of more than 100 open-air retail and mixed-use places in high-growth markets coast to coast. Our expertise covers a broad range of areas including pioneering concepts, creating the right merchandise mix, delivering seamless construction projects and maintaining ownership and management.

For over 50 years, we've been shaping communities by consistently delivering innovative, high-profile projects. We are proud of our strong national reputation built through our commitment to enriching the communities we serve and our focus on building key relationships with neighbors, retailers and project partners.

EDENS FOOTPRINT IS CONCENTRATED IN MANY OF THE TOP U.S. MARKETS

- Founded in 1966
- \$7 billion in real estate assets
- 100 Community-Focused Places
- \$10.1B in Average Buying Power*
- 15M Daily Reach at our Places
- 13 Major Markets
- 215 Team Members
- Three Institutional Investors
- *Average buying power within 3-mile radius of EDENS places







DOWNTOWN
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