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## Westfork Plaza & Paraiso Parc

15911-15999 Pines Blvd.  
 Pembroke Pines, FL 33027  
 26.00948, -80.36032

County: Broward  
 Total SF: 393,313

### Highlights

- Re-developed property anchored by Ross Dress for Less, TJ Maxx, Regal Cinemas, and Publix
- Strategic position one mile west of I-75 on Pines Blvd
- 61,500 cars per day travel Pines Blvd

### Demographics

	1 MILE	3 MILE	5 MILE
Population	19,408	108,069	256,410
Daytime Population	11,108	87,582	201,892
Households	4,911	37,549	87,302
Average Household Income	128,058	113,143	109,896
Median Household Income	105,281	86,151	82,591
Median Age	40	41	39
Percent College Educated	46.00	43.00	41.00

### Tenants Include



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Leasing Representative:  
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## WESTFORK PLAZA & PARAISO PARC Pembroke Pines, FL

1	Army Career Center	3,200 SF	11B	Half Time Barber Shop	1,283 SF	21B	OXXO Care Cleaners	1,400 SF	36	Available	
2	Crumbli Cookies	1,592 SF	12	Available	1,624 SF	22	El Balcon de Las Americas	2,335 SF	37	America's Best Contacts & Eyeglasses	3,927 SF
2B	Pembroke Pink Imaging	10,500 SF	12B	Pembroke Dental & Spa	1,375 SF	22B	Pines Med Aesthetics	1,400 SF	38	Dr Z Smiles	1,822 SF
3	I Heart Mac & Cheese	1,458 SF	13	Vaniglia e Cioccolato	981 SF	23	Petco	12,500 SF	39	Massage Green Spa	2,709 SF
3B	Cingular Wireless	1,400 SF	13B	CycleBar	2,750 SF	23B	Senses Body Waxing Studio	1,200 SF	40	Faithful Companion Animal Clinic	2,606 SF
4	Wingstop	1,713 SF	14	Humberto's Shoe & Luggage Repairs	999 SF	24	Premier Martial Arts	3,050 SF	41	Ulta	10,322 SF
4B	Publix	45,600 SF	14B	Five Guys Burgers & Fries	2,200 SF	24B	Mazza Restaurant	3,000 SF	42D	SNQ of South FL	
5	Hook & Reel Cajun Seafood & Bar	8,000 SF	15	Available	1,655 SF	25	Available	13,500 SF	43	Mattress Firm	4,800 SF
5B	Mystic Nails and Spa	3,500 SF	15B	Suntrust Bank	4,985 SF	25B	Zack Motor LLC		44	Ishi Lima	1,750 SF
6	Available	2,187 SF	16	Vicky Bakery	1,720 SF	26	Yoga Joint	7,000 SF	45	Hertz	1,700 SF
6B	REMAX	1,750 SF	16B	Firehouse Subs	1,500 SF	26B	Raw Juice	1,392 SF	46	Available	1,950 SF
7	Asia Nails	1,108 SF	17	Mantra Fine Indian Cuisine	2,100 SF	27	Available	1,774 SF	47	Amscot Financial	1,800 SF
7B	Litchi Snow Ice, Inc.	1,400 SF	17B	Available	1,500 SF	28	Baptist Outpatient Services	15,029 SF	48	Toss Up Salads	1,700 SF
8	Gideon Math and Reading Center	1,496 SF	18	Diced	2,111 SF	29	Five Below	8,100 SF	49	Smoothie King	1,300 SF
8B	Hair Cuttery	1,050 SF	18B	Panda Express	2,000 SF	30	All Uniform Wear	3,750 SF	50D	KFC	
9	GNC	1,495 SF	19	iBrow Spa	1,638 SF	31	Salonz Beauty and Spa Suites	7,519 SF	52D	Waldykes Associates LTD	
9B	Sal's Italian Restaurant	2,100 SF	19B	Available	3,500 SF	32	Dollar Tree	10,000 SF	53C	Costco Wholesale	
10	regal cinemas	61,422 SF	20	Las Vegas Cuban Cuisine	6,078 SF	33	Ross Dress for Less	26,028 SF	54	Bath & Body Works	4,678 SF
10B	Pembroke Perinatal Center	3,000 SF	20B	The UPS Store	1,050 SF	34	TJ Maxx	24,000 SF	55	Available	2,000 SF
11	Litchi Delights	1,648 SF	21	Happy Fish Sushi and Thai	3,214 SF	35	Available	7,390 SF			

The information provided here is intended as a general depiction of the property and is subject to change. The information has not been independently verified and we do not warrant or represent that the information provided is accurate. As of 2022-10-05.



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