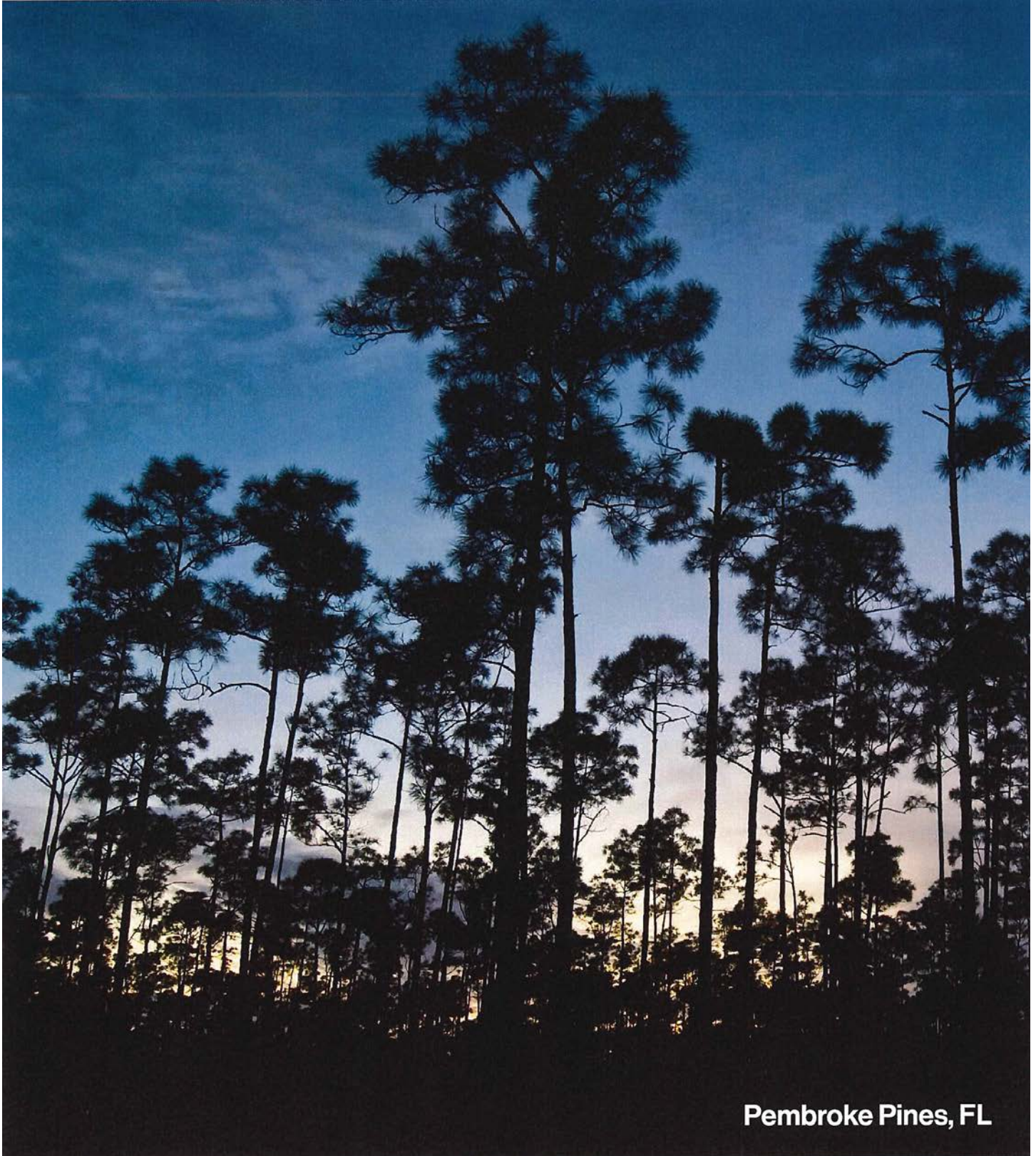


16000
PINES
MARKET



Pembroke Pines, FL

16000 Pines Market is a 135,000 sq.ft. mixed use village center that will include an upscale mix of retail, and restaurants connected to 165 new urban chic design single family homes, integrated into one of Southwest Florida's most prominent intersections at Pines Blvd and Dykes Rd, (Signalized Intersection) in beautiful western Pembroke Pines.

Location	Southeast corner of Pines Blvd & SW 160th Avenue (Dykes Rd)
Acreage	13 commercial acres (27 acres total)
GLA	135,000 SF
Parking	571 parking spaces (4.5 spaces per 1,000 SF)
Traffic Counts	76,000 vehicles per day on Pines Blvd.
Anchor Tenants	Publix, Crunch Fitness & Burlington

Location Map



Aerials



Aerials



Renderings



Renderings



Renderings



Hospitality Map

Pembroke Pines Neighborhood



Pembroke Pines is one of the largest cities in Broward County, perfectly situated in South Florida between Miami-Dade and Palm Beach Counties. Bordered by the Everglades to the west, I-75 in the middle and Florida's Turnpike to the east, Pembroke Pines has easy accessibility to primary highways and interstates, key tourist attractions, employment centers, entertainment venues, parks, golf courses, restaurants, schools and retail/commercial destinations. In late January 1960, the Village of Pembroke Pines, which had begun as an agricultural land occupied by dairy farms after World War II, became a city. In 1980, property from Flamingo Road to U.S. 27 was incorporated into Pembroke Pines, doubling the size of the city. This expansion included the property that is currently C.B. Smith Park as well as what was once the Hollywood Sportatorium and the Miami-Hollywood Motorsports Park.

The city's rapid population growth in the mid- to late 1990s was part of the effect of Hurricane Andrew in 1992. The resulting boom ranked the City of Pembroke Pines third in a list of "Fastest Growing Cities" in the United States in 1999. Decades later it continues its steady growth with the launch of Pembroke Pines City Center as a master planned mixed-use community within the City of Pembroke Pines, Florida.

Just minutes from beautiful beaches, international airports and deep-water ports, the City was named "one of the best cities to live in America," and is home to over 160,000 residents. Its 28 superior parks and lush landscaping throughout neighborhoods and public places enhance the City's natural beauty and South Florida charm.



Pembroke Pines City Center. Artist's Conceptual Rendering.

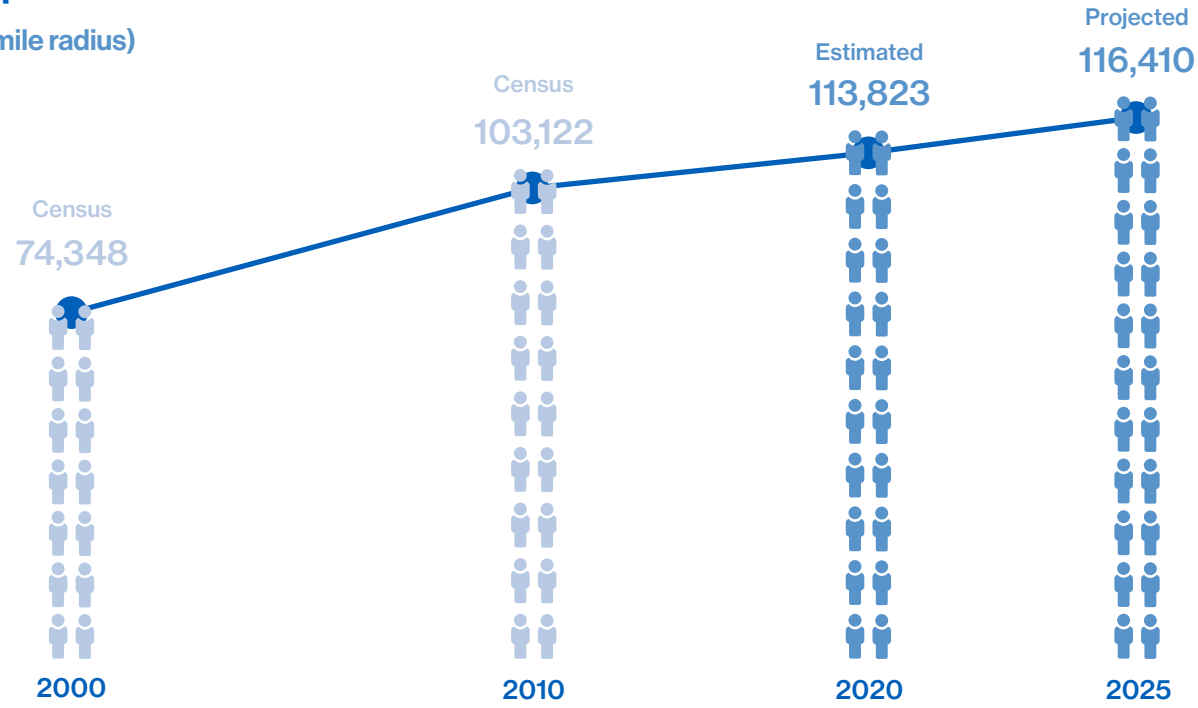


Pembroke Pines City Center. Artist's Conceptual Rendering.

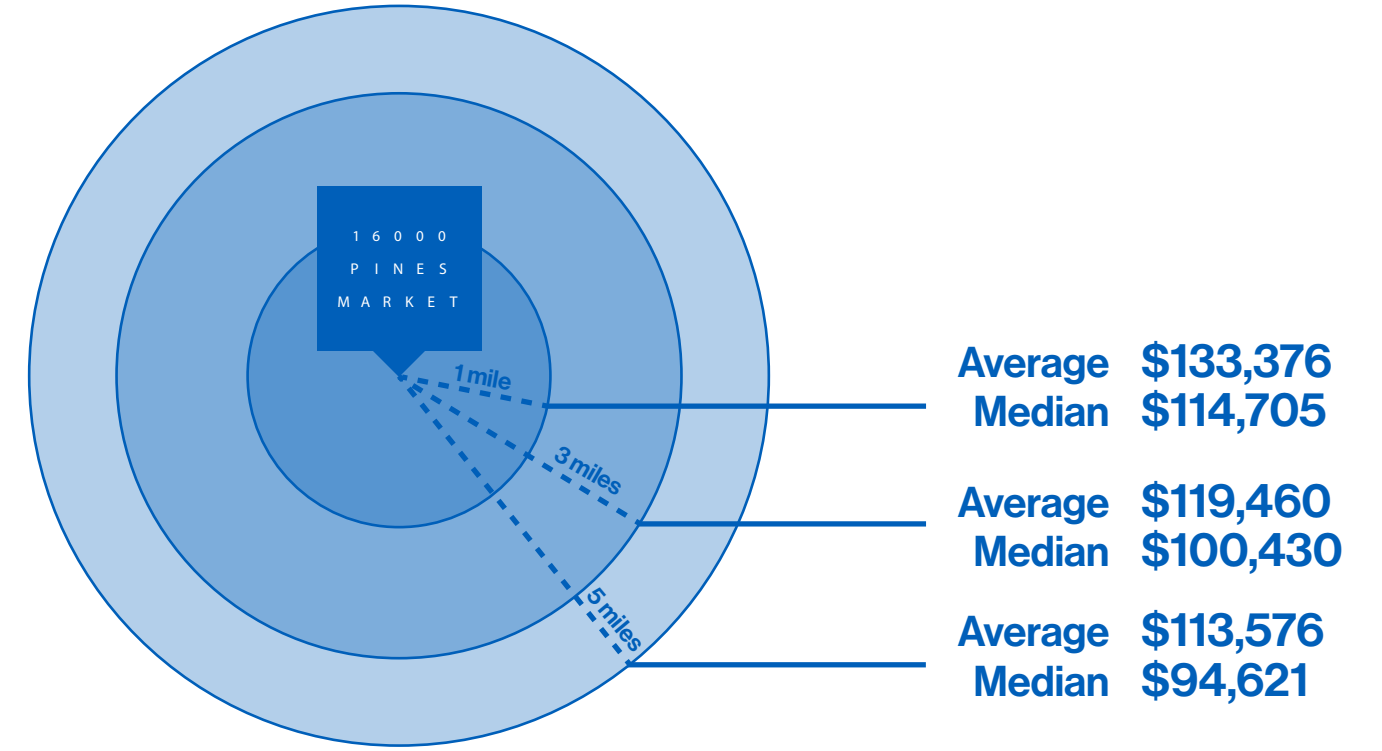
Demographics

Population

(3-mile radius)

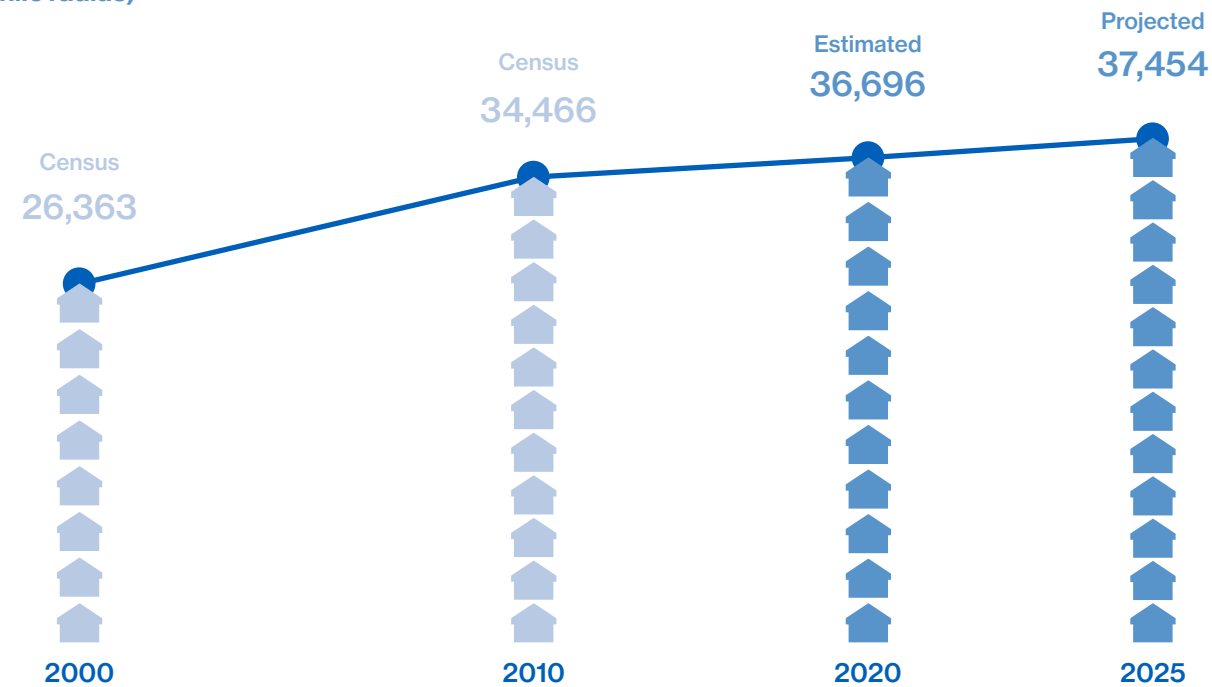


Household Income

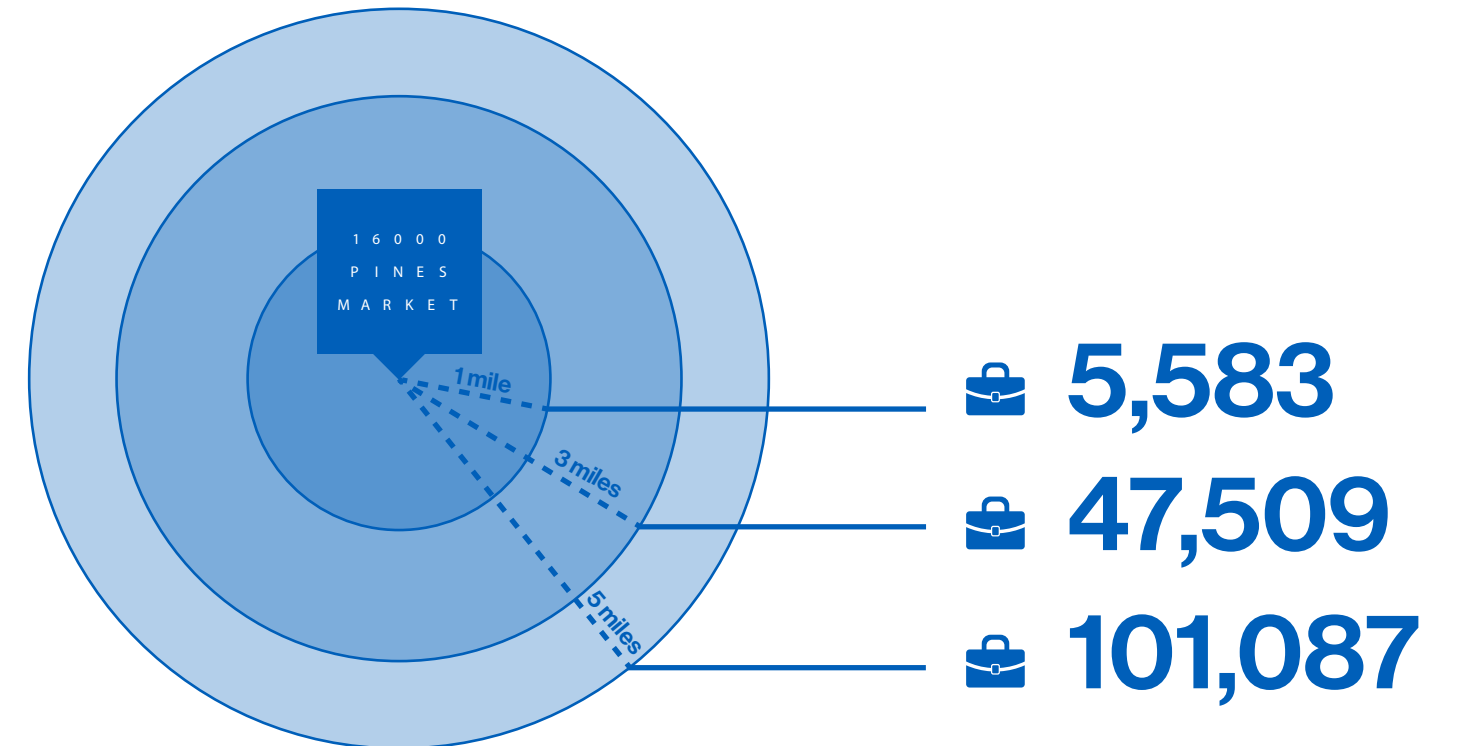


Households

(3-mile radius)



Estimated Total Employees



Team

DEVELOPER

Terra

Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm's portfolio

includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra's land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.

ARCHITECT

RSP Architects

RSP Architects, based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office, hospitality, amusement,

mixed-use, and aviation facilities. Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.

LEASING AGENT

Metro Commercial

An industry leader in national, full-service, retail real estate brokerage and advisory services, Metro Commercial provides access to a dedicated, specialized team to help solve each project's retail real estate needs, wherever

they're needed. Metro is a landlord-focused retail real estate provider with a 35-year history of established relationships, giving its clients a leading edge in the market. Metro has offices in New Jersey, Pennsylvania, and Florida.

Contact

Terra

3310 Mary Street
Suite 302
Coconut Grove, FL 33133
305.416.4556

www.terragroup.com

For Leasing

Metro Commercial
Licensed Real Estate Broker
703 Waterford Way, Suite 800
Miami, FL 33126
www.MetroCommercial.com

www.metrocommercial.com

Rod L. Castan, CRRP

Executive VP, Principal
METRO COMMERCIAL
D 786.388.6470

Yanina Yefimova

Associate / Project Coordinator
METRO COMMERCIAL
D 786.388.6498



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