

POMPANO BEACH, FL

Where Authentic Beach Culture Meets Modern
Development



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE:

POMPANO BEACH BY NUMBERS



Population

Home to around **112,000 residents**, offering a close-knit community feel.

Median Home Price

Homes typically range between **\$325,000 and \$650,000**, making it relatively affordable.

School Rating

B+ rated districts that are steadily improving year over year.

Crime Rate

Crime levels are **50% lower than** the national average, ensuring a safer environment.

Commute

Just a **20–25 minutes** drive to Fort Lauderdale for work or leisure.

Family-Friendly Score

Rated 8.5/10 for its family-oriented atmosphere and amenities.

WHY EVERYONE LOVES POMPANO BEACH

► The Transformation is Real:

Pompano Beach is experiencing one of South Florida's most exciting transformations. Once an overlooked beach town, it's now the hottest real estate market in Broward County - with new developments, restaurants, and vibrant energy, all while preserving its authentic beach culture.

01

Massive Redevelopment

Billions in investment are reshaping Pompano Beach into a modern coastal destination with world-class appeal.

03

Authentic Beach Town

Experience real surf culture, fishing piers, and a laid-back vibe that captures the true spirit of coastal Florida.

02

Affordable Luxury

Enjoy beachfront living and new amenities at prices 30-40% lower than Fort Lauderdale Beach.

04

Rising Lifestyle & Investment Hub

From trendy restaurants and breweries to major growth opportunities - now's the time to be part of Pompano's boom.

BUSINESS & CAREER OPPORTUNITIES



Beach Lifestyle Seekers

- Real surf culture – not just resorts
- Affordable homes near the beach
- Surfing, diving, fishing & boating access
- Iconic pier and beachfront boardwalk

Young Professionals & Remote Workers:

- Beach living at half the price of Fort Lauderdale
- Expanding coworking and startup scene
- New bars, breweries & nightlife 20–25 min commute to Fort Lauderdale

Active Adults & Retirees:

- Golf paradise with affordable courses
- 55+ communities like Leisureville
- Daily beach walks & fishing culture
- Vibrant social and club life
- Great healthcare, lower living costs

Families Seeking Value

- Access to Broward County's great schools
- Beachfront lifestyle for kids
- Excellent parks & youth programs
- Safe, family-friendly neighborhoods

Artists, Creatives & Entrepreneurs:

- Affordable creative studios
- Expanding arts district & cultural scene
- Industrial-meets-beach vibe
- Multicultural, international community

Real Estate Investors & Flippers

- Billions in development driving appreciation
- Still 30–40% below Fort Lauderdale prices
- High rental demand near beach
- Opportunity Zones with tax benefits

NEIGHBORHOODS: FROM BUDGET TO BEACH LUXURY

01



Leisureville (55+)

- Price Range: \$100K-\$275K Best For: Active adults, retirees, investors Amenities: Golf, tennis, clubhouses, Lifestyle: Active adult paradise, social activities Note: Age-restricted but great values

02



Cresthaven

- Price Range: \$400K-\$600K Best For: Families, move-up buyers Features: Waterfront options, Lifestyle: Water-oriented, family-friendly activities Note: Great vibes and nature oriented

03



Lighthouse Point Border

- Price Range: \$700K-\$1.5M+
- Best For: Luxury seekers, boaters
- Features: Waterfront estates, boat docks
- Lifestyle: Upscale waterfront living, more modern lifestyle
- Note: Luxury amenities, calmer

04



Hillsboro Beach Border

- Best For: Ultra-luxury seekers & high-net buyers
- Features: Oceanfront estates
- Lifestyle: Exclusive, serene beachfront living
- Note: High profit opportunities

THE BEACH & COASTAL LIFESTYLE

Sun, Sea & Authentic Charm

Pompano Beach Pier

- Iconic 1,080-ft fishing pier — longest in South Florida
- Free beach access, parking & oceanfront park
- Shops, cafés & live music by the pier
- Perfect for fishing, strolling

Beach Scene

- Relaxed local vibe, fewer tourists
- Real surf culture & strong community
- Family-friendly, clean beaches
- Dog zones & unspoiled natural beauty

Boating & Marina Life

- Hillsboro Inlet lighthouse & ocean access
- Full-service marinas, ramps & charters
- Paddleboarding, kayaking
- Waterfront dining along the Intracoastal

Coastal Living

- Scenic views, ocean breezes, laid-back charm
- Active lifestyle: fishing, boating, surfing
- Affordable dockage & beachside homes

Visuals



DINING & ENTERTAINMENT EXPLOSION

The Restaurant Revolution



Beachfront Dining:

- Oceanic: Upscale seafood, oceanfront
- Beach House Pompano: Casual beachfront, great views
- Calypso: Caribbean-inspired, sunset views
- Briny Irish Pub: Local favorite, right on beach

Downtown Pompano (Exploding!):

- Seaside Grill: Contemporary American
- Rustic Inn Crabhouse: Old Florida charm, famous garlic crabs
- 26 Degree Brewing: Local craft brewery
- The Foundry: Gastropub in old building



REAL



Sasha Valdes

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THANK YOU!



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