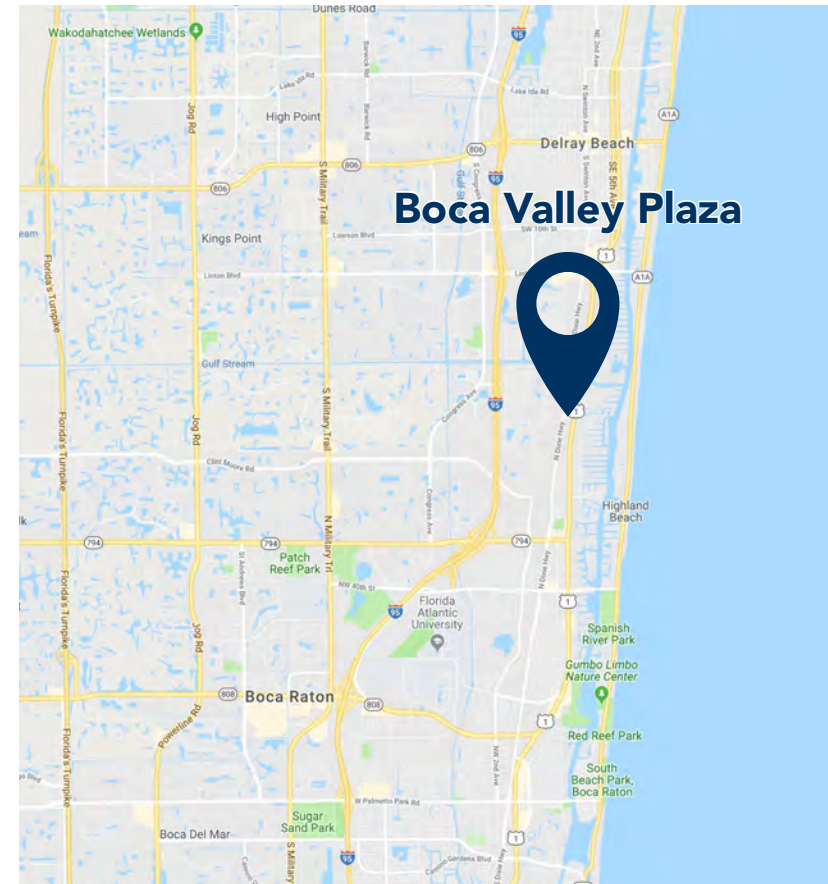


BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



PROPERTY HIGHLIGHTS

- AVAILABLE RETAIL: 1,495 SF, 1,413 SF, 1,400 SF
- GLA: 121,270 SF
- Anchored by Publix and Boca Raton Fitness Center
- Located in a dense and high income area

Join these
retailers:

THE NEW
Boca Raton
FITNESS
CENTER

Publix

iCRYO
RECOVERY & WELLNESS

Forttail
COFFEE CO.

Lead Animal Hospital
South Lond D.V.M. • Kristy Lund D.V.M.

We Rock The Spectrum
KID'S GYM
For All Kids - Boca Raton

last updated: 08/19/25 P. 1

POPULATION

3 Mi 74,811
5 Mi 177,429
10 Mi 645,477

CARS PER DAY

N. Dixie Hwy: 10,621
N. Federal Hwy: 28,329
W. Hidden Valley: 7,895

AV. HH INCOME

3 Mi \$150,109
5 Mi \$160,467
10 Mi \$140,027

EMPLOYEES

3 Mi 81,684
5 Mi 174,347
10 Mi 357,329



SHARY THUR



202-359-3469



sthur@thurassociates.com

BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487

THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage

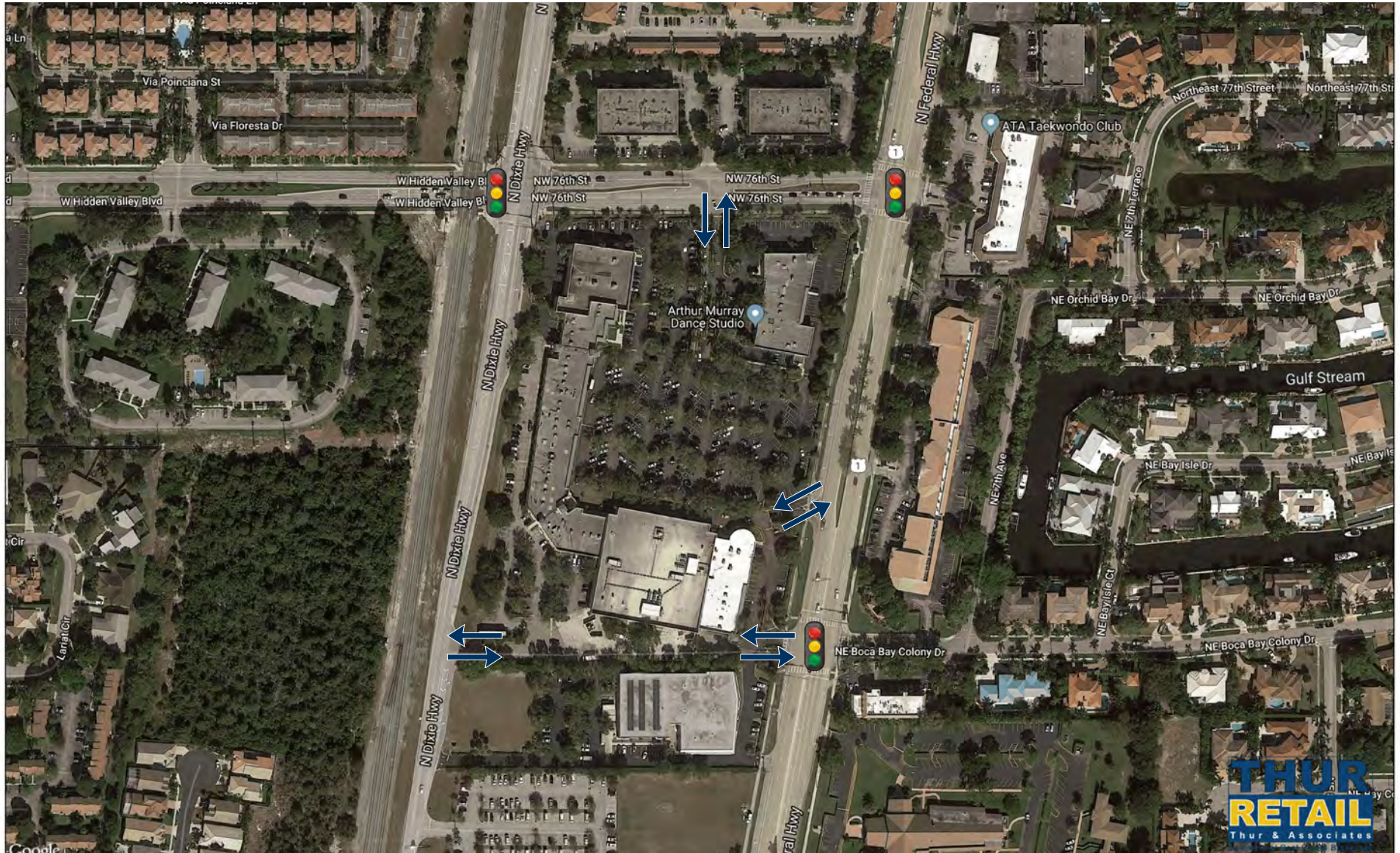


last updated: 08/19/25 P. 2



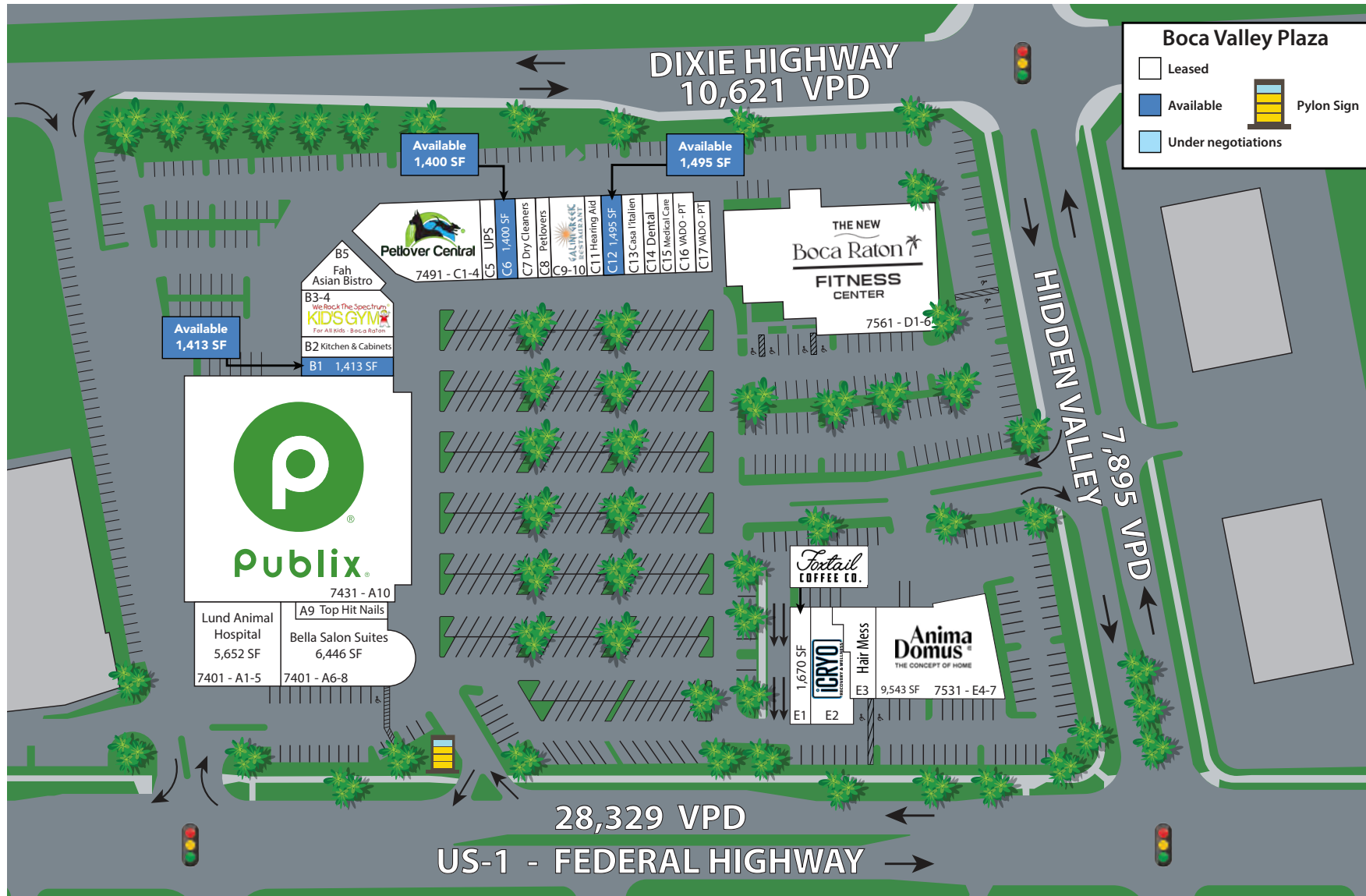
BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



Space	Tenant	Category	SF
7401- A1-5	Lund Animal Hospital	Veterinary Clinic	5,652 SF
7401- A6-8	Salon Suites	Salon	6,446 SF
7401- A9	Top Hit Nails	Nails Salon	1,133 SF
7431 - A10	Publix Supermarket	Grocery Store	42,112 SF
7431 - B1	Available	former Knife Sharpening	1,413 SF
7431 - B2	Viewpoint Cabinetry	Home Improvement	1,600 SF
7431 - B3-4	We Rock the Spectrum	Indoor Playground	3,400 SF
7431 - B5	Fah Asian Bistro	Restaurant	1,492 SF
7491 - C1-4	Pet Lovers Central	Animal Day Boarding	5,588 SF
7491 - C5	UPS Store	Mail / Printing	1,039 SF
7491 - C6	Available	former Insurance	1,400 SF
7491 - C7	Boca Valley Cleaners	Dry Cleaner	1,418 SF
7491 - C8	Pet Lovers Central	Animal Day Boarding	1,076 SF
7491 - C9-10	Galani Greek Mediterranean Grill	Restaurant	2,549 SF
7491 - C11	Renowned Hearing Centers	Hearing Aids	1,109 SF
7491 - C12	Available	former Pilates	1,495 SF
7491 - C13	Casa L'italien	Restaurant	1,564 SF
7491 - C14	Dr. Roy Barkoe, DDS	Dental	1,146SF
7491 - C15	Nova Cosmetics	Medical Office	1,156 SF
7491 - C16	VADO	Physical Therapy	1,577 SF
7491 - C17	VADO	Physical Therapy	1,106 SF
7561 - D1-6	Boca Raton Fitness Center	Health & Fitness	19,448 SF
7531 - E1	Coffee Shop	Coffee Shop	1,670 SF
7531 - E2	iCryo	Cryotherapy	2,730 SF
7531 - E3	Hair Mess	Hair Salon	2,597 SF
7531 - E4-7	Anima Domus	Furniture store	9,542 SF



CLICK OR SCAN
FOR VIRTUAL TOUR



Available for lease Under Negotiation

last updated: 08/19/25 P.5



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BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487

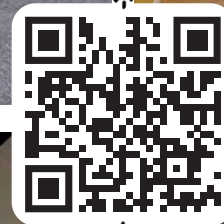


BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



Available Space 1,400 SF - Former AllState Insurance



Click or scan for the video tour



last updated: 08/19/25 P.7

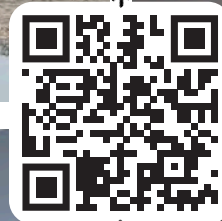


BOCA VALLEY PLAZA

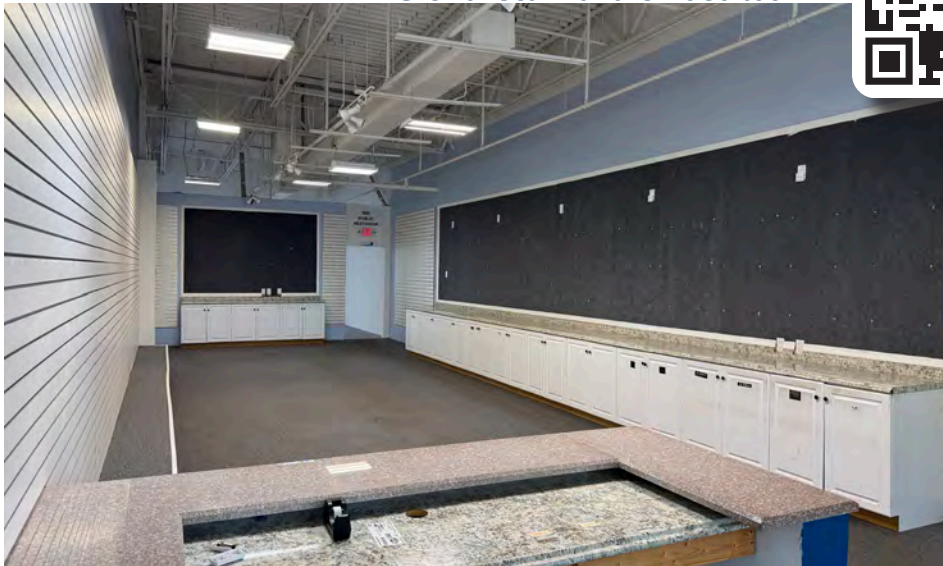
7401-7491 N. Federal Highway, Boca Raton, FL 33487



AVAILABLE SPACE 1,413 SF



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last updated: 08/19/25 P. 8



BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



AVAILABLE SPACE 1,495 SF



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BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



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BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



last updated: 08/19/25 P. 11



BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



LEASING CONTACT

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2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON OFFICE
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2025)	74,811	177,429	645,477
Projected Population (2030)	73,332	173,002	624,302
Census Population (2020)	67,002	161,859	606,871
Census Population (2010)	57,472	141,512	531,150
Projected Annual Growth (2025-2030)	-1,479 -0.4%	-4,427 -0.5%	-21,175 -0.7%
Historical Annual Growth (2020-2025)	7,809 -	15,570 1.9%	38,607 1.3%
Historical Annual Growth (2010-2020)	9,530 1.7%	20,347 1.4%	75,721 1.4%
Estimated Population Density (2025)	2,647 psm	2,260 psm	2,055 psm
Trade Area Size	28.3 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2025)	36,007	83,143	294,780
Projected Households (2030)	35,149	80,639	283,851
Census Households (2020)	31,673	74,555	272,554
Census Households (2010)	26,774	65,891	243,283
Projected Annual Growth (2025-2030)	-857 -0.5%	-2,505 -0.6%	-10,929 -0.7%
Historical Annual Change (2010-2025)	9,233 2.3%	17,252 1.7%	51,497 1.4%
Average Household Income			
Estimated Average Household Income (2025)	\$150,109	\$160,467	\$140,027
Projected Average Household Income (2030)	\$148,650	\$158,573	\$139,001
Census Average Household Income (2010)	\$82,431	\$84,700	\$75,135
Census Average Household Income (2000)	\$79,176	\$77,585	\$70,675
Projected Annual Change (2025-2030)	-\$1,460 -0.2%	-\$1,893 -0.2%	-\$1,026 -0.1%
Historical Annual Change (2000-2025)	\$70,934 3.6%	\$82,881 4.3%	\$69,351 3.9%
Median Household Income			
Estimated Median Household Income (2025)	\$99,674	\$103,342	\$96,373
Projected Median Household Income (2030)	\$99,657	\$102,909	\$96,288
Census Median Household Income (2010)	\$51,774	\$53,496	\$52,027
Census Median Household Income (2000)	\$53,030	\$53,621	\$51,075
Projected Annual Change (2025-2030)	-\$17 -	-\$433 -	-\$85 -
Historical Annual Change (2000-2025)	\$46,644 3.5%	\$49,722 3.7%	\$45,297 3.5%
Per Capita Income			
Estimated Per Capita Income (2025)	\$72,390	\$75,500	\$64,093
Projected Per Capita Income (2030)	\$71,395	\$74,226	\$63,350
Census Per Capita Income (2010)	\$38,397	\$39,431	\$34,410
Census Per Capita Income (2000)	\$36,736	\$35,628	\$32,536
Projected Annual Change (2025-2030)	-\$995 -0.3%	-\$1,274 -0.3%	-\$744 -0.2%
Historical Annual Change (2000-2025)	\$35,654 3.9%	\$39,871 4.5%	\$31,558 3.9%
Estimated Average Household Net Worth (2025)	\$1.77 M	\$1.88 M	\$1.74 M

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza Boca Raton, FL 33487		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$3.97 B	\$9.26 B	\$31.61 B
Total Non-Retail Expenditure		\$2.05 B	\$4.78 B	\$15.99 B
Total Retail Expenditure		\$1.92 B	\$4.48 B	\$15.62 B
Alcoholic Beverages		\$24.54 M	\$57.17 M	\$195.41 M
Apparel		\$72.18 M	\$167.77 M	\$578.27 M
Contributions		\$134.85 M	\$315.65 M	\$1.06 B
Education		\$94.12 M	\$219.9 M	\$744.32 M
Entertainment		\$222.78 M	\$517.43 M	\$1.79 B
Food Away From Home		\$172.92 M	\$402.11 M	\$1.38 B
Grocery		\$224.93 M	\$515.87 M	\$1.86 B
Health Care		\$253.43 M	\$592.71 M	\$2.12 B
Household Furnishings and Equipment		\$105.53 M	\$245.6 M	\$842.14 M
Household Operations		\$71.95 M	\$167.17 M	\$578.51 M
Miscellaneous Expenses		\$67.64 M	\$157.15 M	\$539.72 M
Personal Care		\$45.67 M	\$105.14 M	\$373.9 M
Shelter		\$617.11 M	\$1.41 B	\$4.85 B
Tax and Retirement		\$1.1 B	\$2.61 B	\$8.52 B
Tobacco and Related		\$13.81 M	\$30.7 M	\$119.74 M
Transportation		\$592.91 M	\$1.38 B	\$4.76 B
Utilities		\$158.27 M	\$362.46 M	\$1.31 B
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$9,192	\$9,276	\$8,937
Total Non-Retail Expenditure		\$4,740 51.6%	\$4,788 51.6%	\$4,520 50.6%
Total Retail Expenditures		\$4,452 48.4%	\$4,489 48.4%	\$4,417 49.4%
Alcoholic Beverages		\$57 0.6%	\$57 0.6%	\$55 0.6%
Apparel		\$167 1.8%	\$168 1.8%	\$163 1.8%
Contributions		\$312 3.4%	\$316 3.4%	\$300 3.4%
Education		\$218 2.4%	\$220 2.4%	\$210 2.4%
Entertainment		\$516 5.6%	\$519 5.6%	\$505 5.6%
Food Away From Home		\$400 4.4%	\$403 4.3%	\$391 4.4%
Grocery		\$521 5.7%	\$517 5.6%	\$525 5.9%
Health Care		\$587 6.4%	\$594 6.4%	\$598 6.7%
Household Furnishings and Equipment		\$244 2.7%	\$246 2.7%	\$238 2.7%
Household Operations		\$167 1.8%	\$168 1.8%	\$164 1.8%
Miscellaneous Expenses		\$157 1.7%	\$158 1.7%	\$153 1.7%
Personal Care		\$106 1.1%	\$105 1.1%	\$106 1.2%
Shelter		\$1,428 15.5%	\$1,416 15.3%	\$1,371 15.3%
Tax and Retirement		\$2,544 27.7%	\$2,614 28.2%	\$2,408 28.2%
Tobacco and Related		\$32 0.3%	\$31 0.3%	\$34 0.4%
Transportation		\$1,372 14.9%	\$1,380 14.9%	\$1,346 15.1%
Utilities		\$366 4.0%	\$363 3.9%	\$370 4.1%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza							
Boca Raton, FL 33487		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity							
Total Population (2025)	74,811		177,429		645,477		
White (2025)	49,814	66.6%	120,540	67.9%	418,539	64.8%	
Black or African American (2025)	13,710	18.3%	29,091	16.4%	110,234	17.1%	
American Indian or Alaska Native (2025)	198	0.3%	415	0.2%	1,401	0.2%	
Asian (2025)	2,278	3.0%	5,321	3.0%	19,828	3.1%	
Hawaiian or Pacific Islander (2025)	41	-	78	-	226	-	
Other Race (2025)	2,715	3.6%	6,760	3.8%	29,455	4.6%	
Two or More Races (2025)	6,056	8.1%	15,223	8.6%	65,795	10.2%	
Population < 18 (2025)	11,006	14.7%	24,401	13.8%	101,131	15.7%	
White Not Hispanic	4,765	43.3%	11,246	46.1%	43,864	43.4%	
Black or African American	3,191	29.0%	5,989	24.5%	25,746	25.5%	
Asian	343	3.1%	799	3.3%	3,367	3.3%	
Other Race Not Hispanic	414	3.8%	978	4.0%	4,618	4.6%	
Hispanic	2,293	20.8%	5,390	22.1%	23,536	23.3%	
Not Hispanic or Latino Population (2025)	62,778	83.9%	148,318	83.6%	525,832	81.5%	
Not Hispanic White	45,766	72.9%	111,213	75.0%	383,686	73.0%	
Not Hispanic Black or African American	13,482	21.5%	28,515	19.2%	108,022	20.5%	
Not Hispanic American Indian or Alaska Native	23	-	52	-	208	-	
Not Hispanic Asian	2,246	3.6%	5,233	3.5%	19,598	3.7%	
Not Hispanic Hawaiian or Pacific Islander	13	-	28	-	74	-	
Not Hispanic Other Race	192	0.3%	505	0.3%	2,529	0.5%	
Not Hispanic Two or More Races	1,055	1.7%	2,772	1.9%	11,715	2.2%	
Hispanic or Latino Population (2025)	12,033	16.1%	29,111	16.4%	119,645	18.5%	
Hispanic White	4,048	33.6%	9,327	32.0%	34,852	29.1%	
Hispanic Black or African American	227	1.9%	576	2.0%	2,212	1.8%	
Hispanic American Indian or Alaska Native	175	1.5%	362	1.2%	1,193	1.0%	
Hispanic Asian	32	0.3%	88	0.3%	229	0.2%	
Hispanic Hawaiian or Pacific Islander	27	0.2%	51	0.2%	152	0.1%	
Hispanic Other Race	2,523	21.0%	6,255	21.5%	26,926	22.5%	
Hispanic Two or More Races	5,001	41.6%	12,452	42.8%	54,080	45.2%	
Not Hispanic or Latino Population (2020)	57,636	86.0%	140,070	86.5%	511,033	84.2%	
Hispanic or Latino Population (2020)	9,367	14.0%	21,789	13.5%	95,838	15.8%	
Not Hispanic or Latino Population (2010)	51,255	89.2%	127,293	90.0%	468,366	88.2%	
Hispanic or Latino Population (2010)	6,218	10.8%	14,219	10.0%	62,784	11.8%	
Not Hispanic or Latino Population (2030)	58,898	80.3%	138,744	80.2%	489,994	78.5%	
Hispanic or Latino Population (2030)	14,435	19.7%	34,258	19.8%	134,308	21.5%	
Projected Annual Growth (2025-2030)	2,402	4.0%	5,147	3.5%	14,663	2.5%	
Historical Annual Growth (2010-2020)	3,149	5.1%	7,570	5.3%	33,054	5.3%	

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
Boca Raton, FL 33487							
Total Age Distribution (2025)							
Total Population	74,811			177,429		645,477	
Age Under 5 Years	3,030	4.1%		6,530	3.7%	27,177	4.2%
Age 5 to 9 Years	2,841	3.8%		6,334	3.6%	27,023	4.2%
Age 10 to 14 Years	2,953	3.9%		6,664	3.8%	28,321	4.4%
Age 15 to 19 Years	3,430	4.6%		10,980	6.2%	32,690	5.1%
Age 20 to 24 Years	3,981	5.3%		10,700	6.0%	30,889	4.8%
Age 25 to 29 Years	4,348	5.8%		9,022	5.1%	30,920	4.8%
Age 30 to 34 Years	4,577	6.1%		9,565	5.4%	34,250	5.3%
Age 35 to 39 Years	4,113	5.5%		8,848	5.0%	33,892	5.3%
Age 40 to 44 Years	3,824	5.1%		8,416	4.7%	33,286	5.2%
Age 45 to 49 Years	3,728	5.0%		8,454	4.8%	32,698	5.1%
Age 50 to 54 Years	4,503	6.0%		10,299	5.8%	37,830	5.9%
Age 55 to 59 Years	5,273	7.0%		12,017	6.8%	41,986	6.5%
Age 60 to 64 Years	5,724	7.7%		13,628	7.7%	47,380	7.3%
Age 65 to 69 Years	5,493	7.3%		13,613	7.7%	47,304	7.3%
Age 70 to 74 Years	5,194	6.9%		12,757	7.2%	46,328	7.2%
Age 75 to 79 Years	4,696	6.3%		11,722	6.6%	44,293	6.9%
Age 80 to 84 Years	3,462	4.6%		8,700	4.9%	32,985	5.1%
Age 85 Years or Over	3,640	4.9%		9,180	5.2%	36,226	5.6%
Median Age	48.5			49.6		49.9	
Age 19 Years or Less	12,254	16.4%		30,508	17.2%	115,211	17.8%
Age 20 to 64 Years	40,070	53.6%		90,949	51.3%	323,130	50.1%
Age 65 Years or Over	22,486	30.1%		55,972	31.5%	207,136	32.1%
Female Age Distribution (2025)							
Female Population	38,397	51.3%		88,359	49.8%	333,798	51.7%
Age Under 5 Years	1,489	3.9%		3,196	3.6%	13,395	4.0%
Age 5 to 9 Years	1,345	3.5%		3,010	3.4%	13,136	3.9%
Age 10 to 14 Years	1,419	3.7%		3,211	3.6%	13,875	4.2%
Age 15 to 19 Years	1,731	4.5%		3,842	4.3%	14,554	4.4%
Age 20 to 24 Years	2,003	5.2%		4,150	4.7%	14,461	4.3%
Age 25 to 29 Years	2,123	5.5%		4,355	4.9%	15,454	4.6%
Age 30 to 34 Years	2,219	5.8%		4,642	5.3%	17,200	5.2%
Age 35 to 39 Years	2,004	5.2%		4,300	4.9%	16,999	5.1%
Age 40 to 44 Years	1,956	5.1%		4,266	4.8%	17,079	5.1%
Age 45 to 49 Years	1,956	5.1%		4,390	5.0%	16,921	5.1%
Age 50 to 54 Years	2,311	6.0%		5,270	6.0%	19,710	5.9%
Age 55 to 59 Years	2,778	7.2%		6,317	7.1%	22,158	6.6%
Age 60 to 64 Years	2,975	7.7%		7,138	8.1%	25,066	7.5%
Age 65 to 69 Years	2,869	7.5%		7,228	8.2%	25,670	7.7%
Age 70 to 74 Years	2,819	7.3%		6,981	7.9%	25,906	7.8%
Age 75 to 79 Years	2,590	6.7%		6,500	7.4%	25,154	7.5%
Age 80 to 84 Years	1,918	5.0%		4,877	5.5%	18,552	5.6%
Age 85 Years or Over	1,893	4.9%		4,686	5.3%	18,507	5.5%
Female Median Age	49.7			52.0		51.4	
Age 19 Years or Less	5,984	15.6%		13,259	15.0%	54,960	16.5%
Age 20 to 64 Years	20,325	52.9%		44,826	50.7%	165,048	49.4%
Age 65 Years or Over	12,089	31.5%		30,273	34.3%	113,790	34.1%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
Boca Raton, FL 33487							
Male Age Distribution (2025)							
Male Population		36,414	48.7%	89,070	50.2%	311,679	48.3%
Age Under 5 Years		1,542	4.2%	3,334	3.7%	13,781	4.4%
Age 5 to 9 Years		1,496	4.1%	3,324	3.7%	13,887	4.5%
Age 10 to 14 Years		1,535	4.2%	3,452	3.9%	14,446	4.6%
Age 15 to 19 Years		1,698	4.7%	7,138	8.0%	18,136	5.8%
Age 20 to 24 Years		1,978	5.4%	6,551	7.4%	16,428	5.3%
Age 25 to 29 Years		2,224	6.1%	4,666	5.2%	15,466	5.0%
Age 30 to 34 Years		2,358	6.5%	4,923	5.5%	17,050	5.5%
Age 35 to 39 Years		2,110	5.8%	4,548	5.1%	16,893	5.4%
Age 40 to 44 Years		1,869	5.1%	4,150	4.7%	16,207	5.2%
Age 45 to 49 Years		1,772	4.9%	4,064	4.6%	15,777	5.1%
Age 50 to 54 Years		2,191	6.0%	5,030	5.6%	18,120	5.8%
Age 55 to 59 Years		2,495	6.9%	5,701	6.4%	19,828	6.4%
Age 60 to 64 Years		2,748	7.5%	6,490	7.3%	22,314	7.2%
Age 65 to 69 Years		2,624	7.2%	6,385	7.2%	21,634	6.9%
Age 70 to 74 Years		2,375	6.5%	5,775	6.5%	20,422	6.6%
Age 75 to 79 Years		2,106	5.8%	5,222	5.9%	19,139	6.1%
Age 80 to 84 Years		1,545	4.2%	3,823	4.3%	14,433	4.6%
Age 85 Years or Over		1,747	4.8%	4,493	5.0%	17,719	5.7%
Male Median Age		47.3		47.3		48.4	
Age 19 Years or Less		6,271	17.2%	17,249	19.4%	60,250	19.3%
Age 20 to 64 Years		19,746	54.2%	46,123	51.8%	158,082	50.7%
Age 65 Years or Over		10,397	28.6%	25,698	28.9%	93,346	29.9%
Males per 100 Females (2025)							
Overall Comparison		95		101		93	
Age Under 5 Years		104	50.9%	104	51.1%	103	50.7%
Age 5 to 9 Years		111	52.7%	110	52.5%	106	51.4%
Age 10 to 14 Years		108	52.0%	108	51.8%	104	51.0%
Age 15 to 19 Years		98	49.5%	186	65.0%	125	55.5%
Age 20 to 24 Years		99	49.7%	158	61.2%	114	53.2%
Age 25 to 29 Years		105	51.2%	107	51.7%	100	50.0%
Age 30 to 34 Years		106	51.5%	106	51.5%	99	49.8%
Age 35 to 39 Years		105	51.3%	106	51.4%	99	49.8%
Age 40 to 44 Years		96	48.9%	97	49.3%	95	48.7%
Age 45 to 49 Years		91	47.5%	93	48.1%	93	48.3%
Age 50 to 54 Years		95	48.7%	95	48.8%	92	47.9%
Age 55 to 59 Years		90	47.3%	90	47.4%	89	47.2%
Age 60 to 64 Years		92	48.0%	91	47.6%	89	47.1%
Age 65 to 69 Years		91	47.8%	88	46.9%	84	45.7%
Age 70 to 74 Years		84	45.7%	83	45.3%	79	44.1%
Age 75 to 79 Years		81	44.9%	80	44.5%	76	43.2%
Age 80 to 84 Years		81	44.6%	78	43.9%	78	43.8%
Age 85 Years or Over		92	48.0%	96	49.0%	96	48.9%
Age 19 Years or Less		105	51.2%	130	56.5%	110	52.3%
Age 20 to 39 Years		104	50.9%	119	54.3%	103	50.7%
Age 40 to 64 Years		92	48.0%	93	48.2%	91	47.8%
Age 65 Years or Over		86	46.2%	85	45.9%	82	45.1%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza							
Boca Raton, FL 33487		3 mi radius		5 mi radius		10 mi radius	
Household Type (2025)							
Total Households	36,007		83,143		294,780		
Households with Children	5,906	16.4%	13,398	16.1%	57,949	19.7%	
Average Household Size	2.1		2.0		2.1		
Household Density per Square Mile	1,274		1,059		939		
Population Family	48,466	64.8%	112,250	63.3%	455,468	70.6%	
Population Non-Family	25,437	34.0%	56,937	32.1%	177,070	27.4%	
Population Group Quarters	908	1.2%	8,242	4.6%	12,939	2.0%	
Family Households	16,965	47.1%	39,638	47.7%	158,007	53.6%	
Married Couple Households	12,391	73.0%	29,858	75.3%	118,719	75.1%	
Other Family Households with Children	4,574	27.0%	9,780	24.7%	39,287	24.9%	
Family Households with Children	5,896	34.8%	13,377	33.7%	57,859	36.6%	
Married Couple with Children	3,785	64.2%	8,995	67.2%	39,375	68.1%	
Other Family Households with Children	2,111	35.8%	4,382	32.8%	18,483	31.9%	
Family Households No Children	11,069	65.2%	26,261	66.3%	100,148	63.4%	
Married Couple No Children	8,607	77.8%	20,863	79.4%	79,344	79.2%	
Other Family Households No Children	2,462	22.2%	5,398	20.6%	20,804	20.8%	
Non-Family Households	19,042	52.9%	43,505	52.3%	136,773	46.4%	
Non-Family Households with Children	10	-	21	-	91	-	
Non-Family Households No Children	19,031	99.9%	43,484	100.0%	136,683	99.9%	
Average Family Household Size	2.9		2.8		2.9		
Average Family Income	\$181,529		\$214,035		\$177,665		
Median Family Income	\$124,692		\$140,471		\$127,349		
Average Non-Family Household Size	1.3		1.3		1.3		
Marital Status (2025)							
Population Age 15 Years or Over	65,986		157,901		562,957		
Never Married	20,531	31.1%	47,181	29.9%	152,039	27.0%	
Currently Married	27,789	42.1%	67,333	42.6%	255,578	45.4%	
Previously Married	17,666	26.8%	43,388	27.5%	155,340	27.6%	
Separated	2,764	15.6%	6,985	16.1%	23,555	15.2%	
Widowed	5,516	31.2%	14,727	33.9%	55,533	35.7%	
Divorced	9,386	53.1%	21,676	50.0%	76,251	49.1%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	58,576		136,220		499,378		
Elementary (Grade Level 0 to 8)	2,505	4.3%	4,784	3.5%	17,937	3.6%	
Some High School (Grade Level 9 to 11)	1,925	3.3%	4,757	3.5%	18,374	3.7%	
High School Graduate	9,928	16.9%	24,188	17.8%	102,581	20.5%	
Some College	9,383	16.0%	21,693	15.9%	88,582	17.7%	
Associate Degree Only	4,864	8.3%	11,229	8.2%	43,457	8.7%	
Bachelor Degree Only	17,592	30.0%	40,999	30.1%	133,931	26.8%	
Graduate Degree	12,378	21.1%	28,570	21.0%	94,516	18.9%	
Any College (Some College or Higher)	44,218	75.5%	102,492	75.2%	360,486	72.2%	
College Degree + (Bachelor Degree or Higher)	29,970	51.2%	69,569	51.1%	228,447	45.7%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
Boca Raton, FL 33487							
Housing							
Total Housing Units (2025)	41,040		94,455		330,815		
Total Housing Units (2020)	40,013		92,348		325,666		
Historical Annual Growth (2020-2025)	1,027	-	2,107	-	5,149	-	
Housing Units Occupied (2025)	36,007	87.7%	83,143	88.0%	294,780	89.1%	
Housing Units Owner-Occupied	21,579	59.9%	53,567	64.4%	203,781	69.1%	
Housing Units Renter-Occupied	14,428	40.1%	29,576	35.6%	90,999	30.9%	
Housing Units Vacant (2025)	5,034	12.3%	11,312	12.0%	36,035	10.9%	
Household Size (2025)							
Total Households	36,007		83,143		294,780		
1 Person Households	15,116	42.0%	35,167	42.3%	111,757	37.9%	
2 Person Households	12,293	34.1%	28,178	33.9%	101,663	34.5%	
3 Person Households	3,474	9.6%	8,447	10.2%	35,827	12.2%	
4 Person Households	3,141	8.7%	7,045	8.5%	27,718	9.4%	
5 Person Households	1,233	3.4%	2,725	3.3%	11,111	3.8%	
6 Person Households	466	1.3%	974	1.2%	4,089	1.4%	
7 or More Person Households	284	0.8%	607	0.7%	2,615	0.9%	
Household Income Distribution (2025)							
HH Income \$200,000 or More	6,647	18.5%	17,045	20.5%	51,521	17.5%	
HH Income \$150,000 to \$199,999	3,654	10.1%	7,410	8.9%	25,860	8.8%	
HH Income \$125,000 to \$149,999	2,641	7.3%	6,048	7.3%	21,246	7.2%	
HH Income \$100,000 to \$124,999	3,876	10.8%	8,462	10.2%	28,871	9.8%	
HH Income \$75,000 to \$99,999	4,370	12.1%	9,273	11.2%	33,074	11.2%	
HH Income \$50,000 to \$74,999	4,565	12.7%	10,340	12.4%	43,714	14.8%	
HH Income \$35,000 to \$49,999	3,232	9.0%	7,923	9.5%	29,648	10.1%	
HH Income \$25,000 to \$34,999	2,377	6.6%	5,346	6.4%	19,871	6.7%	
HH Income \$15,000 to \$24,999	1,820	5.1%	4,744	5.7%	17,196	5.8%	
HH Income \$10,000 to \$14,999	760	2.1%	1,739	2.1%	7,023	2.4%	
HH Income Under \$10,000	2,065	5.7%	4,813	5.8%	16,757	5.7%	
Household Vehicles (2025)							
Households 0 Vehicles Available	2,163	6.0%	5,587	6.7%	19,700	6.7%	
Households 1 Vehicle Available	17,470	48.5%	39,580	47.6%	136,126	46.2%	
Households 2 Vehicles Available	12,442	34.6%	28,456	34.2%	103,510	35.1%	
Households 3 or More Vehicles Available	3,931	10.9%	9,520	11.5%	35,444	12.0%	
Total Vehicles Available	55,748		128,694		461,745		
Average Vehicles per Household	1.5		1.5		1.6		
Owner-Occupied Household Vehicles	36,434	65.4%	89,285	69.4%	336,714	72.9%	
Average Vehicles per Owner-Occupied Household	1.7		1.7		1.7		
Renter-Occupied Household Vehicles	19,314	34.6%	39,409	30.6%	125,031	27.1%	
Average Vehicles per Renter-Occupied Household	1.3		1.3		1.4		
Travel Time (2025)							
Worker Base Age 16 years or Over	35,553		82,812		295,119		
Travel to Work in 14 Minutes or Less	7,112	20.0%	17,238	20.8%	51,448	17.4%	
Travel to Work in 15 to 29 Minutes	12,327	34.7%	28,312	34.2%	98,623	33.4%	
Travel to Work in 30 to 59 Minutes	6,620	18.6%	16,333	19.7%	75,274	25.5%	
Travel to Work in 60 Minutes or More	1,540	4.3%	3,494	4.2%	16,352	5.5%	
Work at Home	7,954	22.4%	17,436	21.1%	53,421	18.1%	
Average Minutes Travel to Work	19.9		20.3		23.2		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
Boca Raton, FL 33487							
Transportation To Work (2025)							
Worker Base Age 16 years or Over	35,553		82,812		295,119		
Drive to Work Alone	22,824	64.2%	53,912	65.1%	197,727	67.0%	
Drive to Work in Carpool	2,867	8.1%	6,932	8.4%	27,619	9.4%	
Travel to Work by Public Transportation	665	1.9%	1,484	1.8%	5,863	2.0%	
Drive to Work on Motorcycle	38	0.1%	79	-	275	-	
Bicycle to Work	123	0.3%	323	0.4%	1,004	0.3%	
Walk to Work	528	1.5%	1,357	1.6%	4,219	1.4%	
Other Means	555	1.6%	1,289	1.6%	4,990	1.7%	
Work at Home	7,954	22.4%	17,436	21.1%	53,421	18.1%	
Daytime Demographics (2025)							
Total Businesses	9,792		25,105		59,744		
Total Employees	81,684		174,347		357,329		
Company Headquarter Businesses	366	3.7%	764	3.0%	1,451	2.4%	
Company Headquarter Employees	13,912	17.0%	23,586	13.5%	39,543	11.1%	
Employee Population per Business	8.3	to 1	6.9	to 1	6.0	to 1	
Residential Population per Business	7.6	to 1	7.1	to 1	10.8	to 1	
Adj. Daytime Demographics Age 16 Years or Over	111,338		247,768		618,536		
Labor Force							
Labor Population Age 16 Years or Over (2025)	65,298		156,376		556,825		
Labor Force Total Males (2025)	31,517	48.3%	78,209	50.0%	266,480	47.9%	
Male Civilian Employed	18,180	57.7%	44,351	56.7%	155,831	58.5%	
Male Civilian Unemployed	661	2.1%	1,818	2.3%	5,524	2.1%	
Males in Armed Forces	21	-	51	-	342	0.1%	
Males Not in Labor Force	12,655	40.2%	31,989	40.9%	104,782	39.3%	
Labor Force Total Females (2025)	33,781	51.7%	78,167	50.0%	290,345	52.1%	
Female Civilian Employed	17,374	51.4%	38,468	49.2%	139,300	48.0%	
Female Civilian Unemployed	695	2.1%	1,707	2.2%	5,707	2.0%	
Females in Armed Forces	69	0.2%	84	0.1%	145	-	
Females Not in Labor Force	15,643	46.3%	37,907	48.5%	145,193	50.0%	
Unemployment Rate	1,356	2.1%	3,525	2.3%	11,232	2.0%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	35,553		82,812		295,119		
Occupation Total Males	18,178	51.1%	44,345	53.5%	155,819	52.8%	
Occupation Total Females	17,374	48.9%	38,468	46.5%	139,300	47.2%	
Management, Business, Financial Operations	8,410	23.7%	19,423	23.5%	66,122	22.4%	
Professional, Related	8,065	22.7%	18,573	22.4%	65,797	22.3%	
Service	6,727	18.9%	15,510	18.7%	54,633	18.5%	
Sales, Office	7,462	21.0%	18,714	22.6%	64,621	21.9%	
Farming, Fishing, Forestry	104	0.3%	280	0.3%	817	0.3%	
Construction, Extraction, Maintenance	2,346	6.6%	5,005	6.0%	20,717	7.0%	
Production, Transport, Material Moving	2,439	6.9%	5,308	6.4%	22,413	7.6%	
White Collar Workers	23,937	67.3%	56,709	68.5%	196,539	66.6%	
Blue Collar Workers	11,615	32.7%	26,103	31.5%	98,579	33.4%	

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Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
Boca Raton, FL 33487							
Units In Structure (2025)							
Total Units		36,007		83,143		294,780	
1 Detached Unit		11,947	33.2%	32,162	38.7%	128,128	43.5%
1 Attached Unit		4,058	11.3%	9,935	11.9%	36,369	12.3%
2 Units		567	1.6%	1,544	1.9%	5,527	1.9%
3 to 4 Units		2,056	5.7%	5,983	7.2%	17,053	5.8%
5 to 9 Units		2,898	8.0%	5,019	6.0%	17,752	6.0%
10 to 19 Units		2,946	8.2%	5,451	6.6%	20,344	6.9%
20 to 49 Units		3,672	10.2%	9,183	11.0%	26,819	9.1%
50 or More Units		7,601	21.1%	13,247	15.9%	35,936	12.2%
Mobile Home or Trailer		252	0.7%	595	0.7%	6,707	2.3%
Other Structure		9	-	24	-	144	-
Homes Built By Year (2025)							
Homes Built 2020 or later		761	1.9%	1,980	2.1%	7,214	2.2%
Homes Built 2010 to 2019		3,784	9.2%	7,452	7.9%	21,512	6.5%
Homes Built 2000 to 2009		4,385	10.7%	10,206	10.8%	38,865	11.7%
Homes Built 1990 to 1999		3,407	8.3%	10,106	10.7%	44,194	13.4%
Homes Built 1980 to 1989		10,120	24.7%	21,485	22.7%	77,928	23.6%
Homes Built 1970 to 1979		8,706	21.2%	19,794	21.0%	65,004	19.6%
Homes Built 1960 to 1969		2,552	6.2%	5,866	6.2%	22,156	6.7%
Homes Built 1950 to 1959		1,599	3.9%	4,523	4.8%	13,203	4.0%
Homes Built 1940 to 1949		298	0.7%	727	0.8%	2,216	0.7%
Homes Built Before 1939		395	1.0%	1,003	1.1%	2,488	0.8%
Median Age of Homes		38.7	yrs	39.1	yrs	38.5	yrs
Home Values (2025)							
Owner Specified Housing Units		21,579		53,567		203,781	
Home Values \$1,000,000 or More		4,496	20.8%	10,918	20.4%	29,029	14.2%
Home Values \$750,000 to \$999,999		2,801	13.0%	6,944	13.0%	22,176	10.9%
Home Values \$500,000 to \$749,999		5,315	24.6%	11,483	21.4%	45,564	22.4%
Home Values \$400,000 to \$499,999		2,320	10.8%	5,361	10.0%	24,724	12.1%
Home Values \$300,000 to \$399,999		2,248	10.4%	5,794	10.8%	27,559	13.5%
Home Values \$250,000 to \$299,999		1,383	6.4%	2,984	5.6%	13,153	6.5%
Home Values \$200,000 to \$249,999		1,119	5.2%	2,805	5.2%	10,961	5.4%
Home Values \$175,000 to \$199,999		365	1.7%	1,094	2.0%	4,533	2.2%
Home Values \$150,000 to \$174,999		445	2.1%	1,541	2.9%	6,029	3.0%
Home Values \$125,000 to \$149,999		243	1.1%	850	1.6%	3,113	1.5%
Home Values \$100,000 to \$124,999		283	1.3%	1,231	2.3%	4,932	2.4%
Home Values \$90,000 to \$99,999		38	0.2%	337	0.6%	984	0.5%
Home Values \$80,000 to \$89,999		81	0.4%	700	1.3%	2,159	1.1%
Home Values \$70,000 to \$79,999		29	0.1%	231	0.4%	1,164	0.6%
Home Values \$60,000 to \$69,999		18	-	120	0.2%	978	0.5%
Home Values \$50,000 to \$59,999		53	0.2%	150	0.3%	983	0.5%
Home Values \$35,000 to \$49,999		108	0.5%	303	0.6%	1,492	0.7%
Home Values \$25,000 to \$34,999		45	0.2%	235	0.4%	1,335	0.7%
Home Values \$10,000 to \$24,999		116	0.5%	288	0.5%	1,764	0.9%
Home Values Under \$10,000		72	0.3%	197	0.4%	1,148	0.6%
Owner-Occupied Median Home Value		\$642,248		\$617,987		\$533,293	
Renter-Occupied Median Rent		\$2,029		\$2,031		\$1,957	