

FOR IMMEDIATE RELEASE

**Ram Realty Advisors Breaks Ground in Oakland Park on Latest Mixed-Use Development, Featuring Specialty Grocer Sprouts Farmers Market**

(OAKLAND PARK, FL – March 23, 2021) – Ram Realty Advisors officially broke ground last week on another highly anticipated mixed-use development -- featuring a Sprouts Farmers Market -- at 670 E. Oakland Park Boulevard, a few blocks west of North Dixie Highway. Slated for occupancy in Fall of 2022, the project offers a total of 300 residential options -- 12 carriage homes and 288 apartments that are a mix of studios, one-bedroom, and two-bedroom units ranging from 601 SF to 1,201 SF.

The 12.1-acre site offers residents landscaped and greenspace areas exceeding the City’s requirements, interspersed with seven residential buildings comprised of two-story carriage homes and five-story apartment dwellings, as well as a public walkway along the north fork of the Middle River, which borders the south side of the property.

Like most Ram projects, it is highly amenitized to include a spacious luxury interior designer-decorated clubhouse with open lobby, leasing office, hospitality area, social lounge/think-tank, fitness/wellness center, co-work lounge, and more. Outdoor amenity areas include a fire pit, dog park, and a resort-style pool with spacious cabanas, gazebo, summer kitchen, and gas grills.

“This mixed-use asset joins Ft. Lauderdale’s CURV as our Broward County presence expands, and the addition of Sprouts continues our commitment to creating healthy lifestyles and communities,” says Ram’s Kerry-Ann Wilson, Vice President – South Florida. “This property is an important one to the revitalization of Oakland Park and its downtown. We understand how vital our project is to the neighborhood, and how thoughtful our development must be.”

The parcel is well known for its ownership; originally a K-mart, it was purchased by Walmart in 2012, approved but never developed, and subsequently listed for sale in 2019. Ram completed its acquisition last month, and lender Wells Fargo just approved an almost $56 million construction loan to its affiliates RRPV Oakland Park MF and RRPV Oakland Park Comm.

The two-story carriage homes, a unique design style in this market, feature tuck-under garages, for a total of 445 residential parking spaces that also include surface and detached freestanding spaces.

Homes will feature gourmet kitchens with modern cabinetry, stainless-steel appliances, quartz countertops with designer tile backsplash, undermount sinks, low-maintenance wood-plank style flooring, designer light fixtures throughout, and select residences offer frameless glass showers and spa-style soaking tubs. Units will have secure keyless entry and Wi-Fi-enabled thermostats.

The Sprouts Farmers Market, scheduled to open November 2021, is taking just over 23,000 SF of retail space on the development’s northeast corner– one of two new Broward County locations for the Phoenix-based specialty grocer. The building -- 8,500+ SF of in-line retail, multi-tenant – is approved along Oakland Park Boulevard for retail and restaurant use, with leasing handled by Centre-Line Retail Services.

The Oakland Park team includes lender Wells Fargo Bank, general contractor Kaufman Lynn Construction, residential design firm MSA Architects, and Barranco Gonazlez Architecture, designers of the commercial portion.

Those interested in the retail opportunities can reach Centre-Line’s Brian Gelley via email at bg@centre-line.com or calling him directly at 305.576.9008.

ABOUT RAM

Ram Realty Advisors LLC acquires and develops retail, multifamily, and mixed-use properties in select high-growth markets throughout the Southeast. The investments are capitalized by Ram-sponsored discretionary private equity funds and institutional co-investment vehicles. Since 1996, Ram has deployed in excess of $3.2 billion of capital. Ram and its predecessor entities were founded in 1978. The company is headquartered in Palm Beach Gardens, Florida, and has offices in Charlotte and Chapel Hill, North Carolina. [www.ramrealestate.com](http://www.ramrealestate.com)

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