



ZOMLIVING.COM



THE WATERMARK
SENIOR LIVING

WATERMARK

AT WEST PALM BEACH

THE ESSENCE OF LIVING. —

WATERMARK AT WEST PALM BEACH

WEST PALM BEACH | FLORIDA

Watermark at West Palm Beach is an 8-story, Class AA luxury senior living community in a highly sought after downtown West Palm Beach location. The site provides easy access to some of the top shopping and dining offerings within West Palm Beach. Half a block to the north, Clematis Street, the primary entertainment corridor through downtown, is undergoing a multi-million dollar makeover, creating a much more European-inspired, people-friendly streetscape. Directly across the street to the west is the Brightline train station, which currently operates from Miami to West Palm Beach, with future expansion northward to Orlando. Just a few blocks south is the upscale lifestyle center Rosemary Square, which houses nearly one million square feet of dining, shopping and entertainment. Just a short drive away lies the world-class Kravis Center for the Performing Arts. A perennial destination playing host to many of the top national and international artists, the Kravis Center is a landmark for the arts in the region.

A half a mile to the east lies the prestigious island of Palm Beach. Home to landmarks such as the Breakers Hotel, Mar-a-Lago, Flagler Museum and Worth Avenue to name a few. Palm Beach consistently ranks amongst the Best Places to Live in America. Boasting a median home value in excess of \$1,000,000, Palm Beach is also home to some of the nation's wealthiest households. Watermark at West Palm Beach serves as the premier, proximate senior living option for these residents.


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DESCRIPTION

UNITS: 154: 100 INDEPENDENT LIVING (IL), 34 ASSISTED LIVING (AL), 20 MEMORY CARE (MC)

BUILDING TYPE: 8-story midrise

GROUNDBREAKING: Q4 2020

COMPLETION: Q4 2022

PREMIER DEMOGRAPHICS

Nearly one third of all 75+ households within a 1-mile radius report earnings in excess of \$100,000

Income qualified demand totals nearly 3,000 residents within a 5-mile radius

24% of the population is aged 65+ within a 1-mile radius, materially higher than the U.S. average of 16%

43,000 residents aged 45-64 reside within a 5-mile radius, of which one third report household earnings above \$100,000

DEVELOPMENT TEAM

CO-DEVELOPER: ZOM Senior Living

CO-DEVELOPER / OPERATOR: Watermark Retirement Communities

CAPITAL PARTNER: PGIM

CONSTRUCTION LENDERS: M&T, Comerica

GENERAL CONTRACTOR: Verdex Construction

ARCHITECT: MSA Architects

INTERIOR DESIGN: Lemay Escobar

UNIT MIX

UNIT TYPE	COUNT	AVG SF
IL	100	902
AL	34	623
MC	20	415
TOTAL	154	777



THE NEXT GENERATION OF DESIGN.

LOM
SENIOR LIVING

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