



6067 Hollywood Blvd, Hollywood, FL 33024

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6067 HOLLYWOOD BLVD
Hollywood, FL
ACT ID ZAB0390859

RYAN NEE
Broker
License: FLBK 3154667

Marcus & Millichap

SECTION

INVESTMENT OVERVIEW **01**

- Offering Summary
- Regional Map
- Local Map
- Aerial Photos
- Building Photos
- Floor Plans

FINANCIAL ANALYSIS **02**

- Tenant Summary
- Lease Expiration Summary
- Operating Statement
- Notes
- Pricing Detail
- Acquisition Financing

MARKET COMPARABLES **03**

- Sales Comparables
- Lease Comparables

MARKET OVERVIEW **04**

- Demographic Analysis

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA			
			PRO FORMA
Price	\$6,100,000	CAP Rate	7.16%
Rentable SF	31,850	Net Operating Income	\$436,825
Price/SF	\$191.52		
Current Occupancy	78.49%		
Year Built	1985		
Lot Size	1.68 acre(s)		

EXPENSES				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Utilities	\$17,209	\$0.54	\$17,209	\$0.54
Contract Services	\$26,720	\$0.84	\$26,720	\$0.84
Repairs & Maintenance	\$57,908	\$1.82	\$57,908	\$1.82
Insurance	\$22,295	\$0.70	\$22,295	\$0.70
Real Estate Taxes	\$115,171	\$3.62	\$115,171	\$3.62
Management Fee	\$20,004	\$0.63	\$20,004	\$0.63
Total Expenses	\$259,308	\$8.14	\$259,308	\$8.14



DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	23,115	181,570	464,493
2010 Census Pop	21,645	168,307	421,890
2020 Estimate HH	8,159	65,791	174,822
2010 Census HH	7,559	60,132	156,567
Median HH Income	\$47,370	\$54,156	\$51,756
Per Capita Income	\$21,696	\$25,693	\$26,254
Average HH Income	\$61,415	\$70,660	\$69,535

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 6067 Hollywood Boulevard, a three-story office building located in Hollywood, Florida. The Subject property consists of approximately 31,850 square feet of rentable space and is situated on a 1.68-acre parcel (or 73,065 square feet). The opportunity consists of four total folios. 6067 Hollywood Boulevard was built in 1985 and has been exceptionally maintained.

The Subject property is currently 78 percent occupied with a variety of professional tenants. The property provides an investor with a unique opportunity to take advantage of the short-term leases in place and increase rents to market rates. 6067 Hollywood Boulevard provides professional curb appeal along with ample parking. The Subject property has approximately 135 parking spaces, equating to a healthy parking ratio of 4.24 per 1000 square feet of rentable space.

The property is located just off the Florida Turnpike (FL 511), which has traffic counts of over 146,900 vehicles per day. The Subject property is also located directly on Hollywood Boulevard (SR 820) which has traffic counts in excess of over 42,000 vehicles per day. 6067 Hollywood Boulevard is just 0.2 miles from South State Road 7 (US 441), which has traffic counts of over 35,500 vehicles per day, and is only three miles from Interstate 95 which has traffic counts of over 30,000 vehicles per day.

INVESTMENT HIGHLIGHTS

- Value-Add Opportunity with Significant Upside in Rents and Occupancy
- Located on Hollywood Boulevard Which has Traffic Counts of Over 42,000 VPD
- Close Proximity to the Florida Turnpike and Interstate 95
- Ample Parking Ratio of 4.24:1000
- Great Exposure with Excellent Visibility



LOCATION OVERVIEW

The Hollywood office submarket has historically shown positive signs of rent growth. The historical rent growth average has been 1.9 percent and the current submarket vacancy rate is well below the market average. Relatively limited construction and stable demand have created a lucrative environment for office investments located within Hollywood. The submarket demand along with lack of new supply have kept rents stable even throughout the coronavirus pandemic.

With 6.4 million SF of inventory, Hollywood is one of Fort Lauderdale's larger office submarkets, located in the center of the Fort Lauderdale metro, south of Downtown Fort Lauderdale.

Hollywood has a high concentration of office employment, focused on industries such as healthcare, aerospace, technology, education, and professional business services. Some of the largest submarket tenants include HEICO Corporation, Memorial Healthcare System, BrandsMart USA, Duty Free Americas and Chewy.

The City of Hollywood offers many attractive business incentives such as the Commercial Property Improvement Program (CPIP), Economic Development Ad Valorem Tax Exemption, Local Alternative Economic Development Incentive Program, and Community Redevelopment Agency (CRA) programs.





Commercial Property Improvement Program (CPIP)

In 2017, the City of Hollywood established a Commercial Property Improvement Program (CPIP) designed to improve the facades of publicly or privately owned commercial or industrial buildings. CPIP grant funds are available to property owners that intend to restore, renovate or improve their building and property thereby enhancing the visual quality and attractiveness of the corridors and improve the area's physical characteristics. This program is based on the premise that exterior improvements to commercial buildings in highly visible locations will stimulate private investment, attract customers, and result in new economic opportunities for the City of Hollywood.

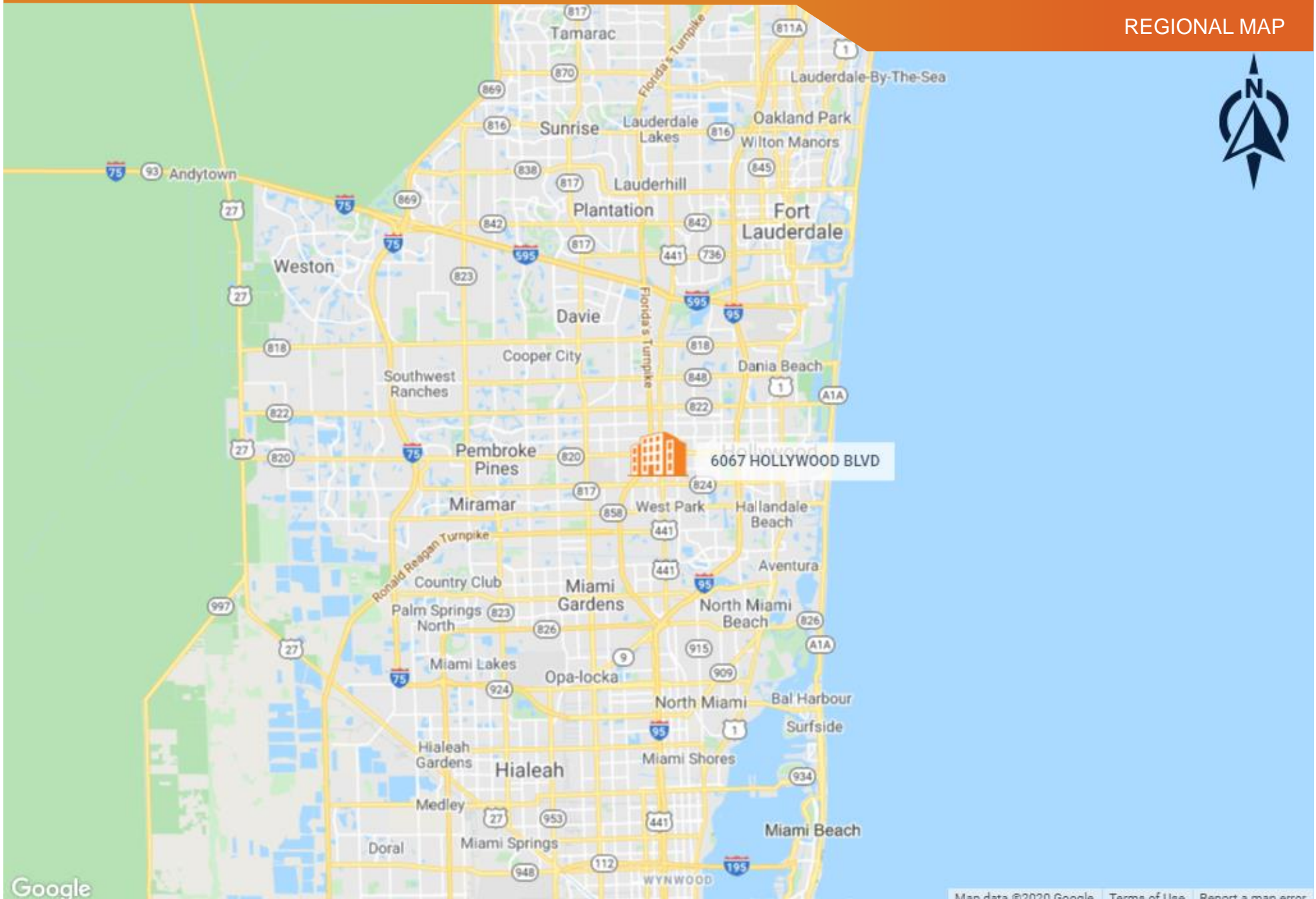
The program consists of a reimbursement grant for a percentage of the construction costs up to a maximum amount of \$25,000 per property/property owner on a post-completion basis.

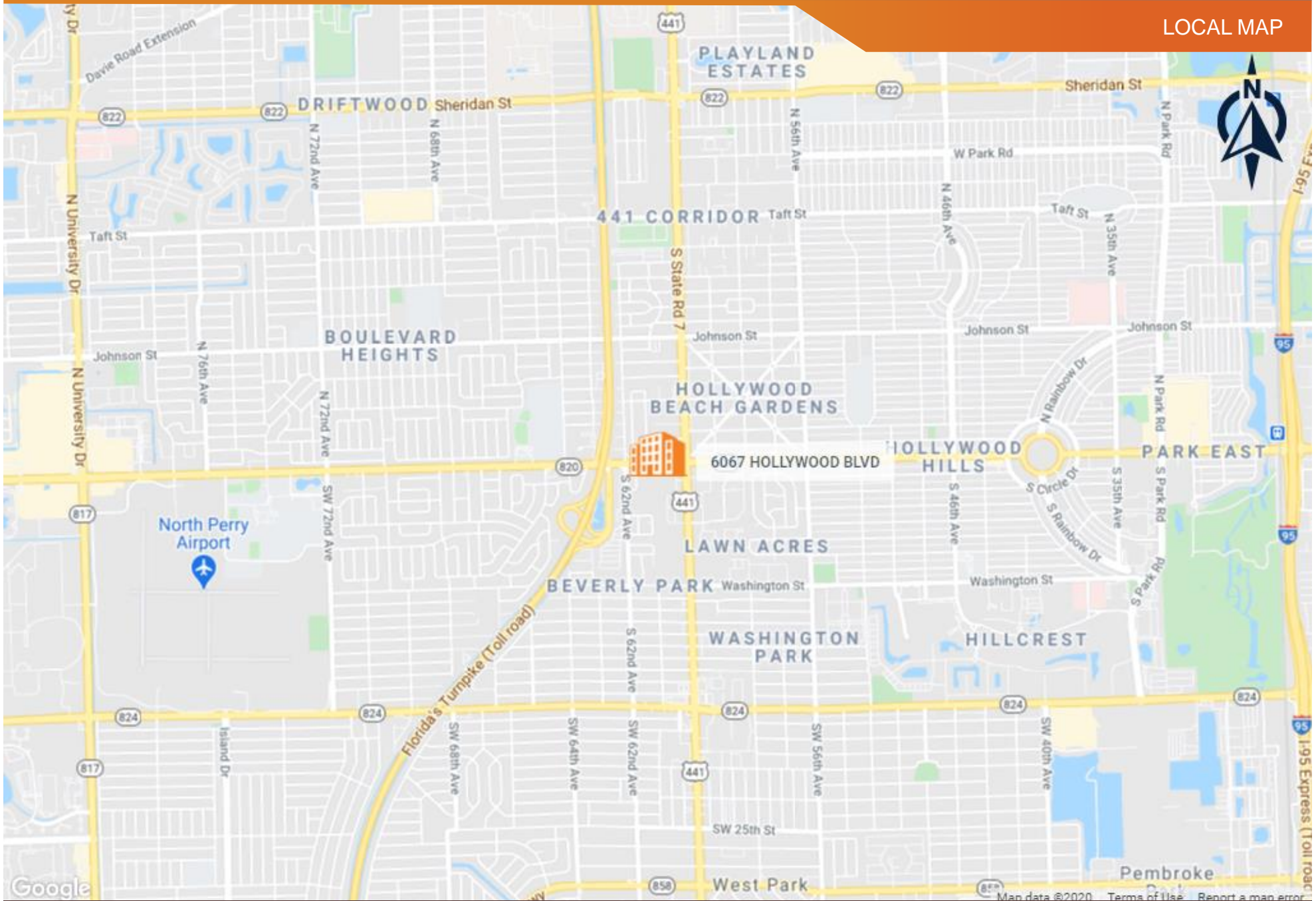
Economic Development Ad Valorem Tax Exemption

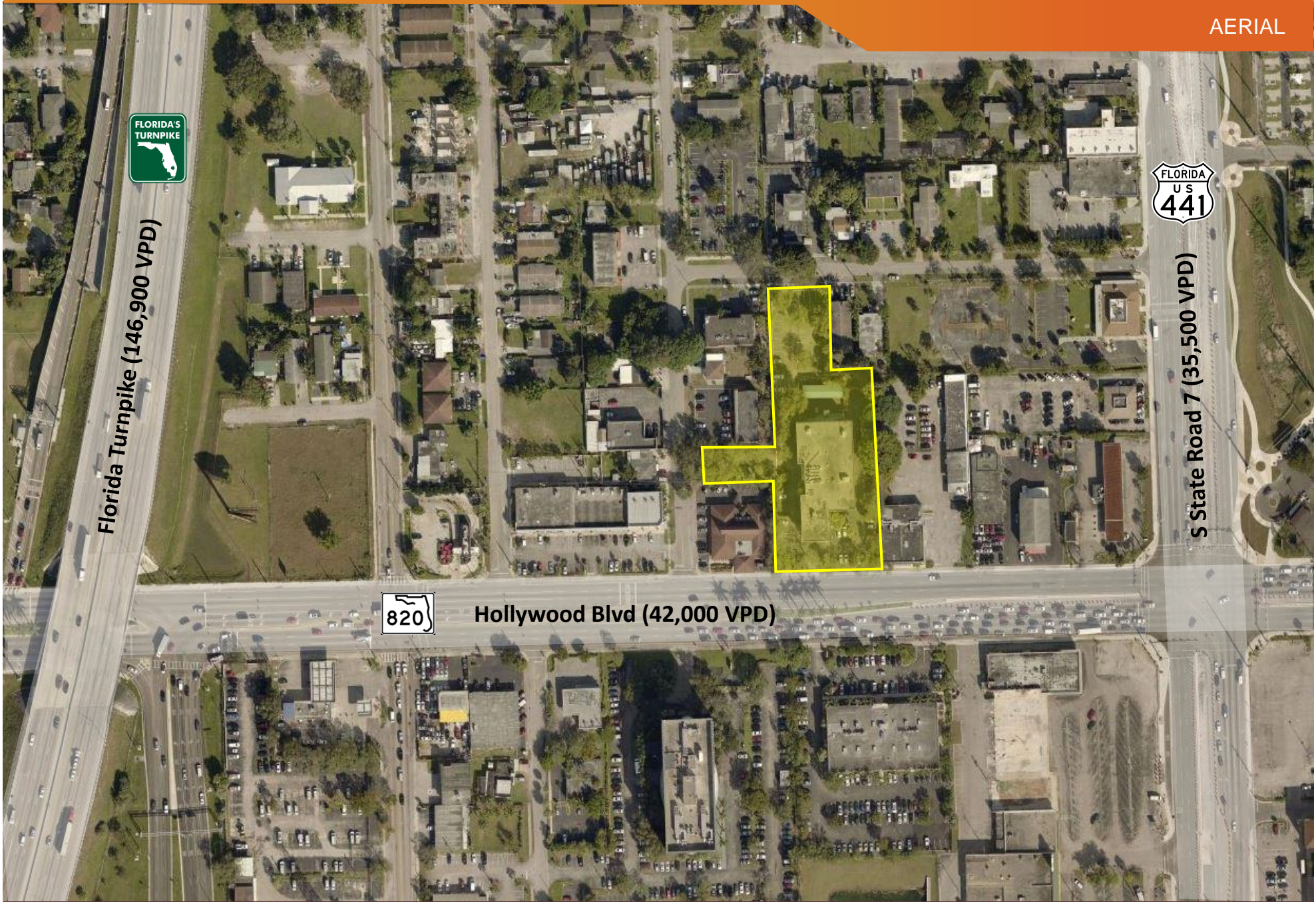
The City of Hollywood offers an Ad Valorem Tax Exemption of up to 25% of the city portion (up to 50% in the Liberia Area Business Corridor) of Ad Valorem Taxes for a period not to exceed 8 years for qualifying new or expanding businesses that invest at least \$250,000 in capital improvements and create new jobs. The award and amount of the exemption requires City Commission approval.

Local Alternative Economic Development Incentive Program

Eligible businesses that make a capital investment of not less than \$500,000 in a target area or \$1,000,000 in a non-target area may qualify for financial incentive payments from the city. The amount of the incentive is at the discretion of the City Commission and is based on a point scale that considers factors such as the number of jobs created, salary level of the jobs created, amount of capital investment and longevity of the business in the city. Each point makes a business eligible for an annual payment of \$1,000, up to a maximum annual payment of \$100,000. The maximum payment to any eligible firm over its lifetime cannot exceed \$500,000.







Florida Turnpike (146,900 VPD)

S State Road 7 (35,500 VPD)

820

Hollywood Blvd (42,000 VPD)



Hollywood Blvd (42,000 VPD)











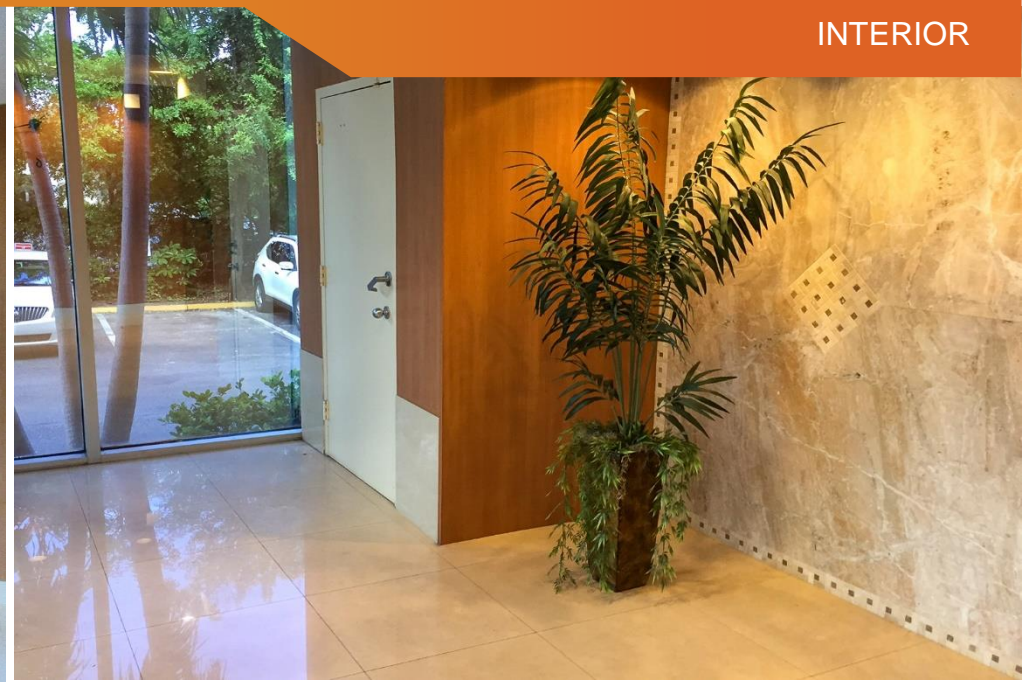
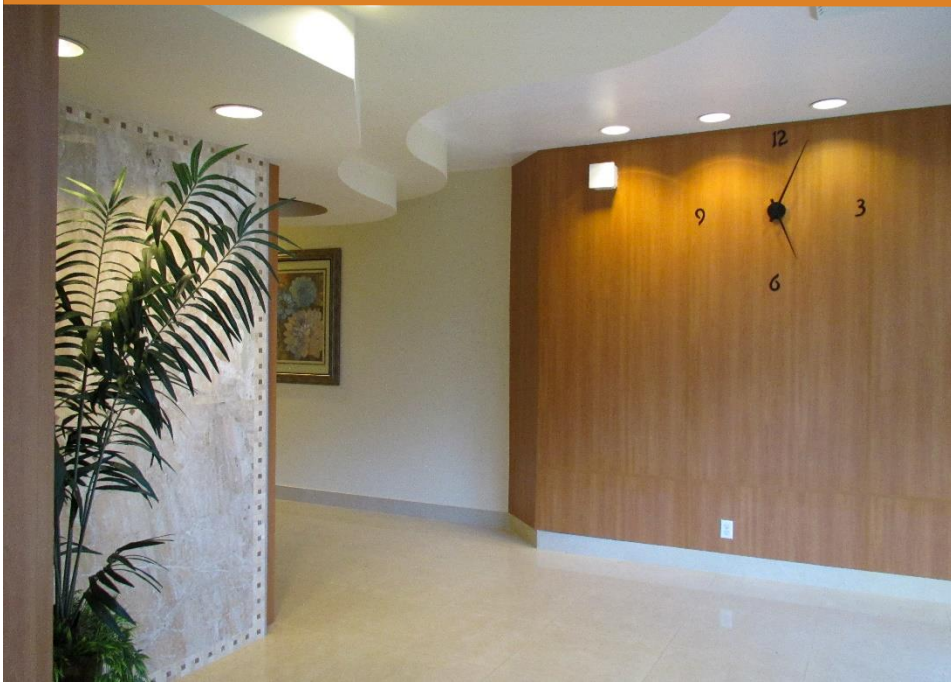








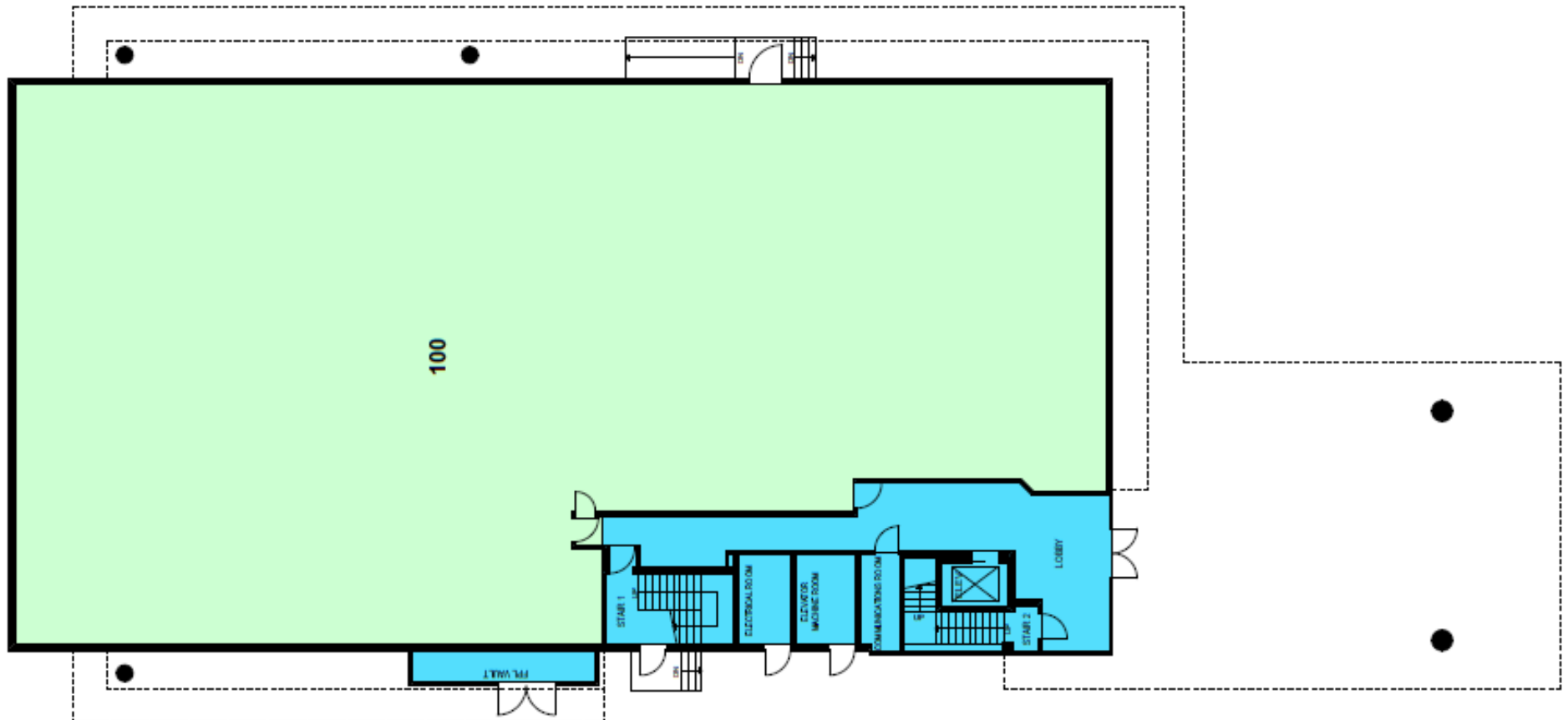


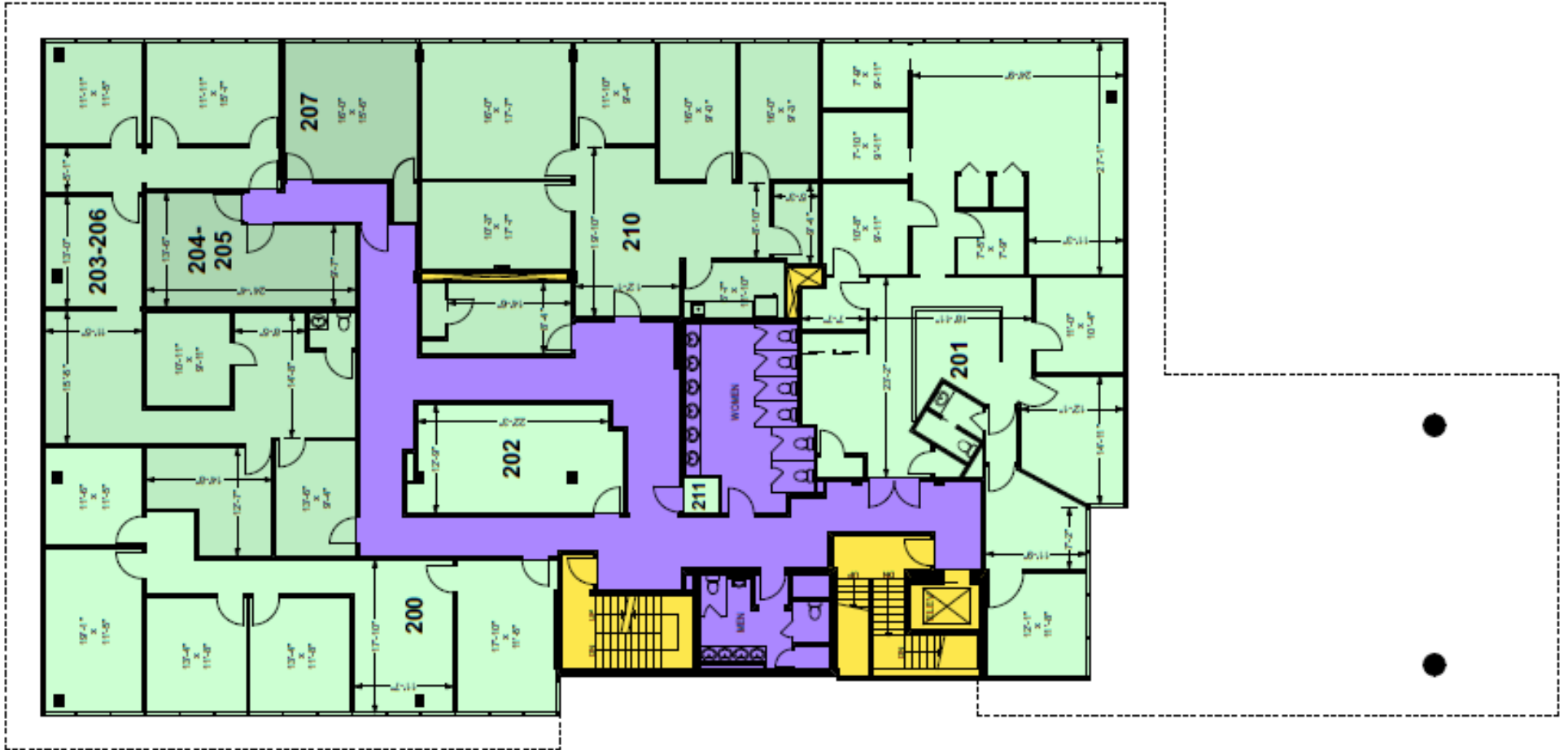


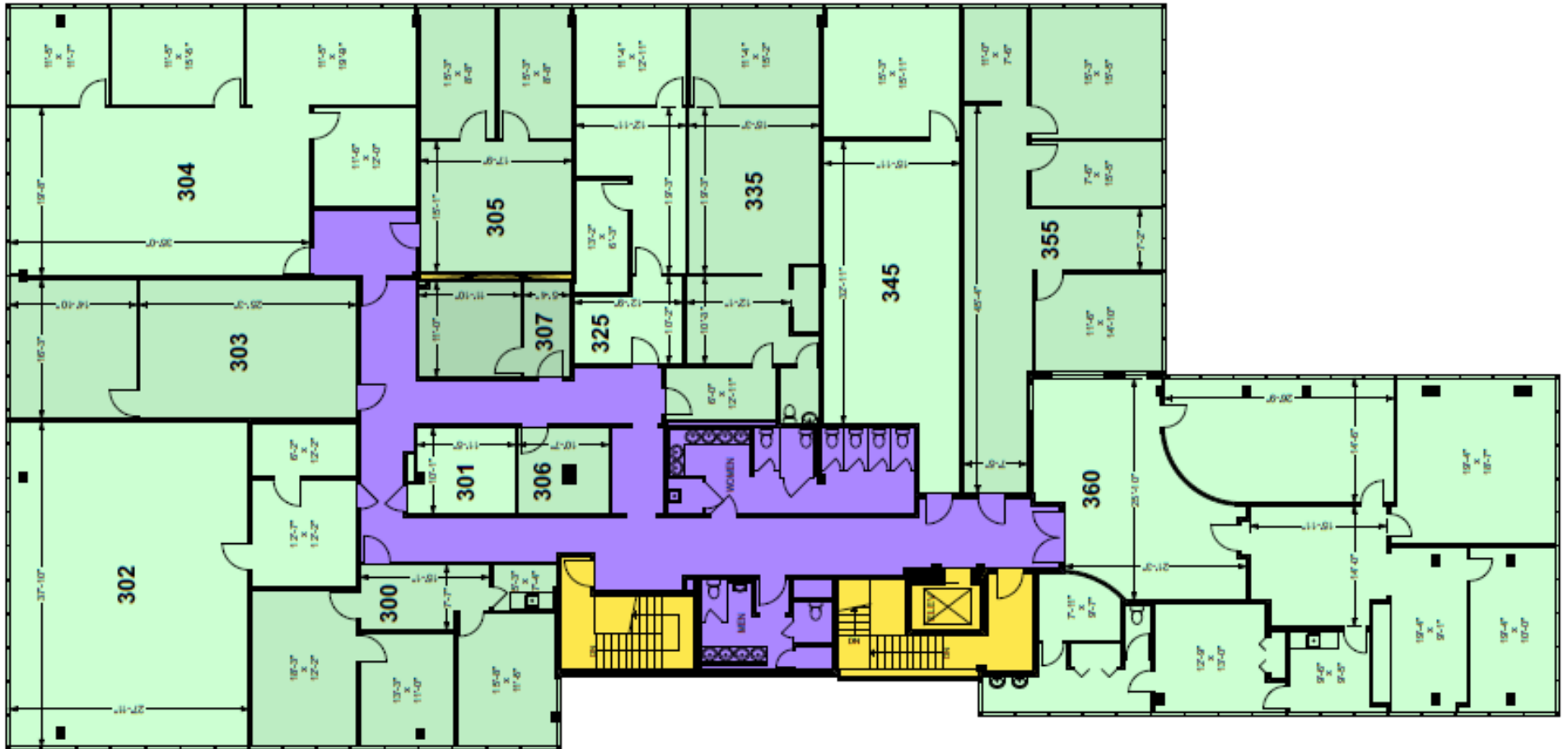












Downtown Hollywood is the new frontier for urban development - *Miami Herald – March 10th, 2020*

In this past decade, re-urbanization and revitalization have transformed downtown Miami and downtown Fort Lauderdale as people seek to live closer to work, entertainment and cultural venues. But as land prices skyrocket in those hot markets, developers are beginning to duplicate the same formula in South Florida cities that are located near employment hubs and prime for redevelopment at more affordable prices.

Hollywood is a great example of a community with tremendous resources to offer to new residents, businesses and visitors. This city has the beach, a boardwalk, a 10-acre park downtown, a city government that is receptive to smart urban infill, and is home to some of the region's largest employers, including the Fort Lauderdale-Hollywood International Airport and Port Everglades.

For decades, these resources have been overlooked by real estate developers and investors. But that is changing. For example, my company, BTI Partners, recently acquired a 64,574-square-foot shopping center on a 3.25-acre site on a full city block across the street from the vibrant ArtsPark at Young Circle. ArtsPark is a 10-acre circular park featuring events, exhibits, concerts, open space and cultural activities with an outdoor amphitheater and is consistently one of the busiest attractions in the area.

The city has diligently rezoned parts of downtown over the years to promote attractive and functional mixed living, working, shopping, education, and recreational activities designed to facilitate mixed-use development. The city of Hollywood has so much to offer to current and future residents that we expect more development to take place in downtown Hollywood.

Our investment in the future of this community has just started. We are currently in the process of acquiring a second property, known as the Bread Building, also on Young Circle. This development site is next door to the retail center we bought last month. We plan to build a luxury, high-rise apartment tower with shops and cafes lining the ground floor. Our two projects combined represent the largest redevelopment effort west of the Intracoastal in the history of the City of Hollywood. The redevelopment, planned to fuel new growth and urban revitalization, is estimated to cost approximately \$500 million. We are bullish on the future of Hollywood, and here's why the diamond of the Gold Coast is South Florida's next frontier for development.

Hollywood's Young Circle to gain luxury towers, restaurants and shops - *Sun-Sentinel – February 3rd, 2020*

Downtown Hollywood's vibrant Young Circle — the scene of a new hotel, restaurants, stores and outdoor concerts and movies — is on the cusp of seeing the last of its aging landmark buildings replaced by more high-rise apartments, shops and cafes.

After committing millions to buy the real estate, BTI Partners of Fort Lauderdale has this in mind for the Young Circle Shopping Center on U.S. 1 east of the ArtsPark at Young Circle, and the long-dormant Hollywood Bread Building on the circle's south side:

- For the shopping center: A mixed-use development combining retail, restaurants, office space and a residential project that's yet to be announced.
- For the Bread Building site: A 25-story tower with 433 luxury apartments. Shops and cafes would line the ground floor. The building, which is under contract to be sold to BTI, would be demolished.

"We have had our eye on Hollywood's Young Circle for awhile," said Noah Breakstone, CEO of BTI Partners. He said he likes the area for its proximity to the beaches and Fort Lauderdale-Hollywood International Airport, as well as the 10-acre ArtsPark with an outdoor amphitheater that offers movies, concerts and food-truck nights.

"I think the city of Hollywood is a diamond in the rough," he said, alluding to the "Diamond of the Gold Coast" nickname the city gave itself for its 50th anniversary in 1975.

The redevelopment projects could help lift the city's ability to compete with other South Florida coastal towns and cities for tourists, new businesses and full-time residents. Fort Lauderdale, Hallandale Beach, Dania Beach, Pompano Beach, Boca Raton and Delray Beach are all in the throes of major redevelopment projects. Hollywood has been far from idle.

The new 111-room Circ Hotel occupies the north side of the circle along with an adjacent residential tower that contains 386 luxury apartments. The Circ Residences at Hollywood Circle opened in 2018. They are part of a master project that includes a Publix supermarket and the Olivia Restaurant & Bar.

Seminole Hard Rock Hotel & Casino – Hollywood, FL



HOLLYWOOD, FL

The Seminole Hard Rock Hotel & Casino Hollywood is located just 3.3 miles from the Subject property and is one of the market's biggest demand generators. Seminole Hard Rock Hotel & Casino Hollywood is one of South Florida's iconic entertainment destinations that fuses an electrifying nightlife scene along with non-stop gaming. The facility includes a brand new 7,000-person capacity amphitheater to support live entertainment and sporting events. Seminole Hard Rock Hotel & Casino has over 10 restaurants, 20 bars, and a 42,000 square foot spa to keep guests coming back for more than just the incredible gaming.

FINANCIAL ANALYSIS



TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Rainbow Montessori	100	8,100	25.4%	10/1/02	2/28/24	\$20.00	\$13,500	\$162,000	\$166,860	Mar-2021	\$13,905	Modified Gross	(1) 5-Year Option 3% Annual Increases
Vacant	200	1,500	4.7%	-	-	\$0.00	\$0	\$0	\$36,000	-	-	-	-
Royal Palm Beach Rehab, Corp	201	2,500	7.8%	2/1/18	7/31/21	\$18.00	\$3,750	\$45,000	\$60,000	-	-	Gross	No Option
Professional Home Health Services LLC	202	500	1.6%	3/1/20	2/28/21	\$19.20	\$800	\$9,600	\$12,000	-	-	Gross	(1) 1-Year Option 5% Increase
Balarezo Family Chiropractic	203/206	2,160	6.8%	6/1/18	5/31/21	\$16.39	\$2,950	\$35,400	\$51,840	-	-	Gross	(1) 3-Year Option 5% Increases
Vacant	204/205	400	1.3%	-	-	\$0.00	\$0	\$0	\$9,600	-	-	-	-
ECHO International Realty LLC	207	300	0.9%	7/1/19	6/30/21	\$26.00	\$650	\$7,800	\$8,190	-	-	Gross	-
Sapphire Mental Health Center LLC	209/210	1,900	6.0%	11/1/19	10/31/21	\$17.05	\$2,700	\$32,400	\$45,600	-	-	Gross	(1) 2-Year Option 2% Increases
Diamond Edge, Inc	300	900	2.8%	4/1/15	3/31/21	\$15.33	\$1,150	\$13,800	\$21,600	-	-	Gross	No Option
L&G of Florida, Inc	301	200	0.6%	9/1/17	8/31/21	\$22.05	\$368	\$4,410	\$4,800	-	-	Gross	-
Vacant	302	1,550	4.9%	-	-	\$0.00	\$0	\$0	\$37,200	-	-	-	-
Centurion Healthcare Consulting, Inc	303	850	2.7%	7/1/18	6/30/21	\$20.26	\$1,435	\$17,220	\$20,400	-	-	Gross	No Option
Celerity Telecom, Inc	304	2,000	6.3%	2/1/17	1/31/23	\$9.60	\$1,600	\$19,200	\$20,160	Feb-2021	\$1,680	Modified Gross	No Option 5% Increases
Mennonite Center Committee	305	720	2.3%	1/1/19	12/31/21	\$17.50	\$1,050	\$12,600	\$17,280	-	-	Gross	(1) 3-Year Option 5% Increases

TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
L&G of Florida, Inc	307	300	0.9%	5/1/17	4/30/21	\$18.90	\$473	\$5,670	\$7,200	-	-	Gross	-
Vacant	309	150	0.5%	-	-	\$0.00	\$0	\$0	\$3,600	-	-	-	-
Vacant	325	650	2.0%	-	-	\$0.00	\$0	\$0	\$15,600	-	-	-	-
Vacant	335	1,150	3.6%	-	-	\$0.00	\$0	\$0	\$27,600	-	-	-	-
Vacant	345	1,450	4.6%	-	-	\$0.00	\$0	\$0	\$34,800	-	-	-	-
Better Sourcing Worldwide	355	1,570	4.9%	3/11/18	5/30/21	\$14.90	\$1,950	\$23,400	\$37,680	-	-	Gross	(1) 1-Year Option 3% Increases
Sukkar & Associates	360	3,000	9.4%	3/12/18	12/1/21	\$12.00	\$3,000	\$36,000	\$72,000	-	-	Modified Gross	No Option
Total		31,850				\$13.33	\$35,375	\$424,500	\$710,010				
Occupied Tenants: 14				Unoccupied Tenants: 7		Occupied GLA: 78.50%		Unoccupied GLA: 21.50%					
Total Current Rents: \$35,375						Occupied Current Rents: \$35,375		Unoccupied Current Rents: \$0					

Notes

- Pro forma assumes \$24/FSG for all suites except Suites 100, 300, and 304
- Property taxes are based on 90% of the proposed value and the City of Hollywood millage rate

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	424,500		13.33	710,010		22.29
Expense Reimbursement Income						
CAM	18,024		0.57	18,024		0.57
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	\$18,024	7.0%	\$0.57	\$18,024	7.0%	\$0.57
Parking Income	3,600		0.11	3,600		0.11
Potential Gross Revenue	446,124		14.01	731,634		22.97
General Vacancy	0		0.00	(35,501)	5.0%	(1.11)
Effective Gross Revenue	\$446,124		\$14.01	\$696,134		\$21.86

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Utilities	17,209		0.54	17,209		0.54
Contract Services	26,720		0.84	26,720		0.84
Repairs & Maintenance	57,908		1.82	57,908		1.82
Insurance	22,295		0.70	22,295		0.70
Real Estate Taxes	115,171		3.62	115,171		3.62
Management Fee	20,004	4.5%	0.63	20,004	2.9%	0.63
Total Expenses	\$259,308		\$8.14	\$259,308		\$8.14
Expenses as % of EGR	58.1%			37.2%		
Net Operating Income	\$186,816		\$5.87	\$436,825		\$13.72

Notes

- Pro forma assumes \$24/FSG for all suites except Suites 100, 300, and 304
- Property taxes are based on 90% of the proposed value and the City of Hollywood millage rate

PRICING DETAIL

Summary	
Price	\$6,100,000
Number of Suites	21
Price Per SqFt	\$191.52
Rentable Built Area (RBA)	31,850 SF
Lot Size	1.68 Acres
Year Built/Renovated	1985
Occupancy	78.49%

Returns	Pro Forma
CAP Rate	7.16%

Operating Data

Income		Current		Pro Forma
Scheduled Base Rental Income		\$424,500		\$710,010
Total Reimbursement Income	4.2%	\$18,024	2.5%	\$18,024
Other Income		\$3,600		\$3,600
Potential Gross Revenue		\$446,124		\$731,634
General Vacancy	0.0%	\$0	5.0%	(\$35,501)
Effective Gross Revenue		\$446,124		\$696,134
Less: Operating Expenses	58.1%	(\$259,308)	37.2%	(\$259,308)
Net Operating Income		\$186,816		\$436,825
Operating Expenses		Current		Pro Forma
CAM		\$101,838		\$101,838
Insurance		\$22,295		\$22,295
Real Estate Taxes		\$115,171		\$115,171
Management Fee		\$20,004		\$20,004
Total Expenses		\$259,308		\$259,308
Expenses/SF		\$8.14		\$8.14

Notes

- Pro forma assumes \$24/FSG for all suites except Suites 100, 300, and 304
- Property taxes are based on 90% of the proposed value and the City of Hollywood millage rate

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,994 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$ 7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through investor qualification support

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings

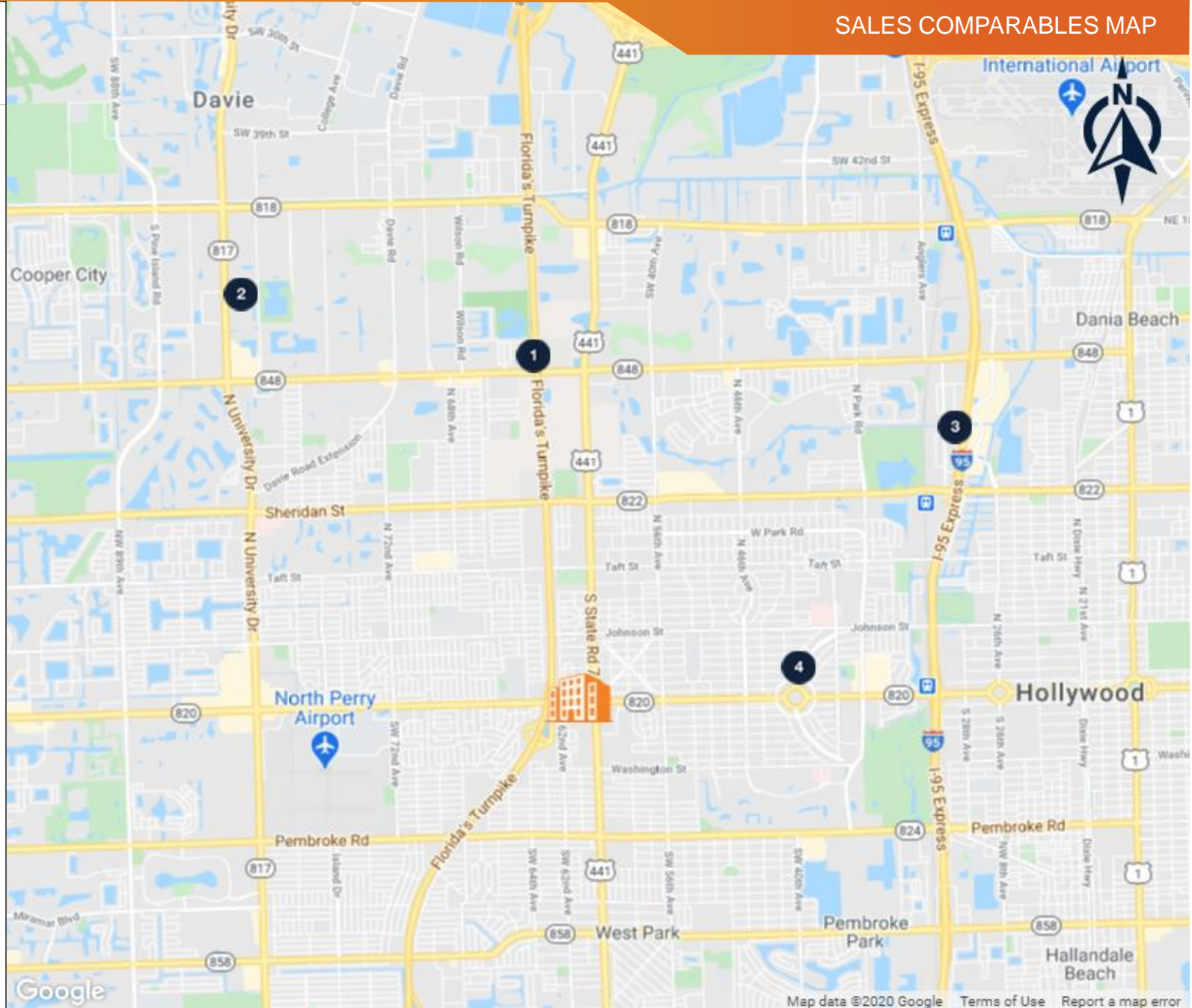
MARKET COMPARABLES





6067 HOLLYWOOD BLVD
(SUBJECT)

- 1 5355-5385 Stirling Rd
- 2 5400 S University Dr
- 3 3300 N 28th Terrace
- 4 3911 Hollywood Blvd



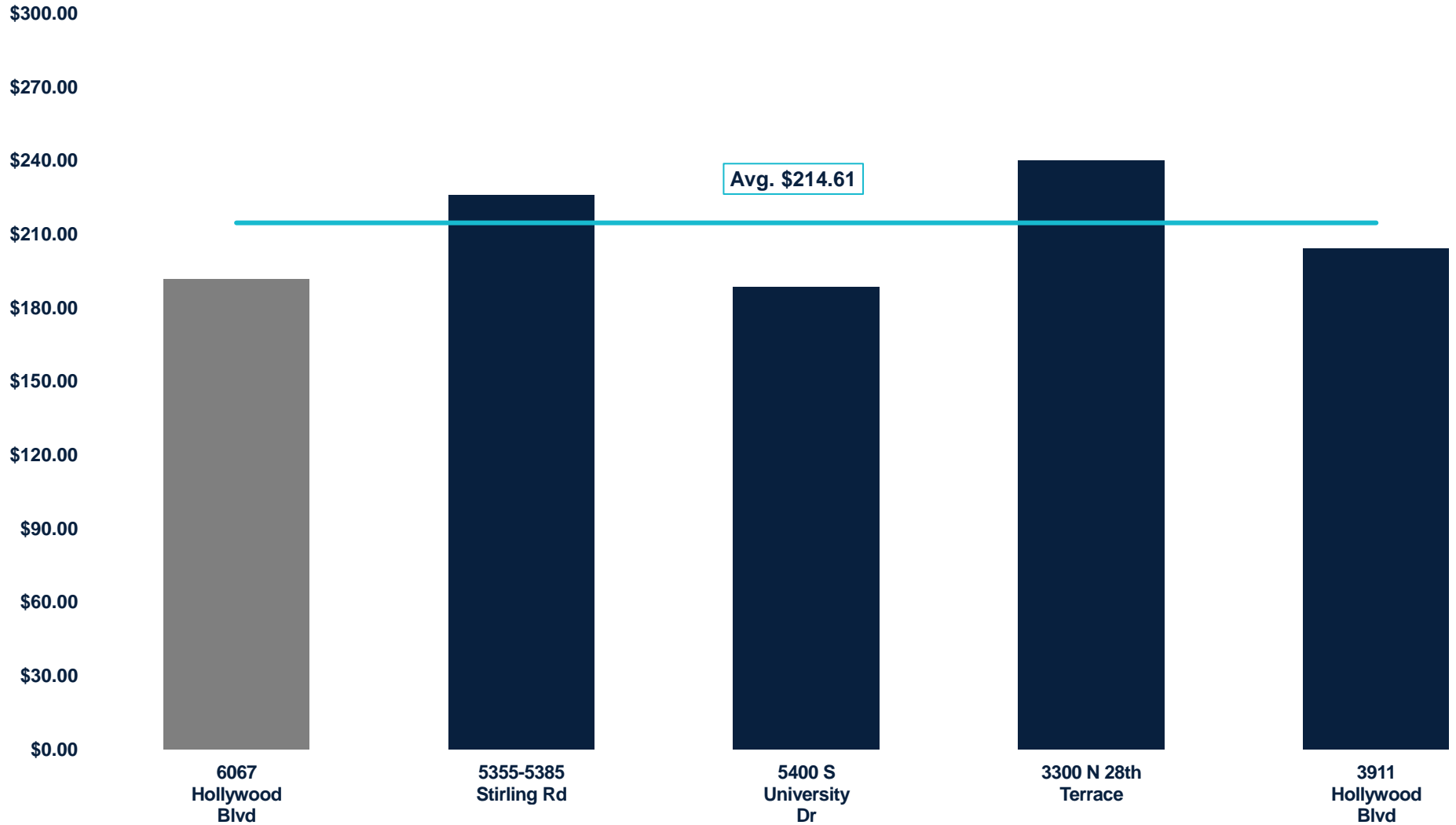
● SALES COMPARABLES

SALES COMPARABLES

SALES COMPS AVG

SALES COMPARABLES

Average Price Per Square Foot



SALES COMPARABLES

6067 HOLLYWOOD BLVD
6067 Hollywood Blvd, Hollywood, FL, 33024



Asking Price	\$6,100,000
Price/SF	\$191.52
Pro Forma CAP Rate	7.16%
Year Built	1985
Occupancy	78.49%

5355-5385 STIRLING RD
5355-5385 Stirling Rd, Fort Lauderdale, FL, 33314



Close of Escrow	9/29/2020
Sales Price	\$2,290,000
Rentable SF	10,136
Price/SF	\$225.93
Year Built	1990
Occupancy	100%

5400 S UNIVERSITY DR
5400 S University Dr, Davie, FL, 33328



Close of Escrow	1/14/2020
Sales Price	\$10,700,000
Rentable SF	56,778
Price/SF	\$188.45
Year Built	1989
Occupancy	92%

SALES COMPARABLES

3300 N 28TH TERRACE
3300 N 28th Terrace, Hollywood, FL, 33020



Close of Escrow	9/13/2019
Sales Price	\$3,625,000
Rentable SF	15,109
Price/SF	\$239.92
Year Built	1977

3911 HOLLYWOOD BLVD
3911 Hollywood Blvd, Hollywood, FL, 33021

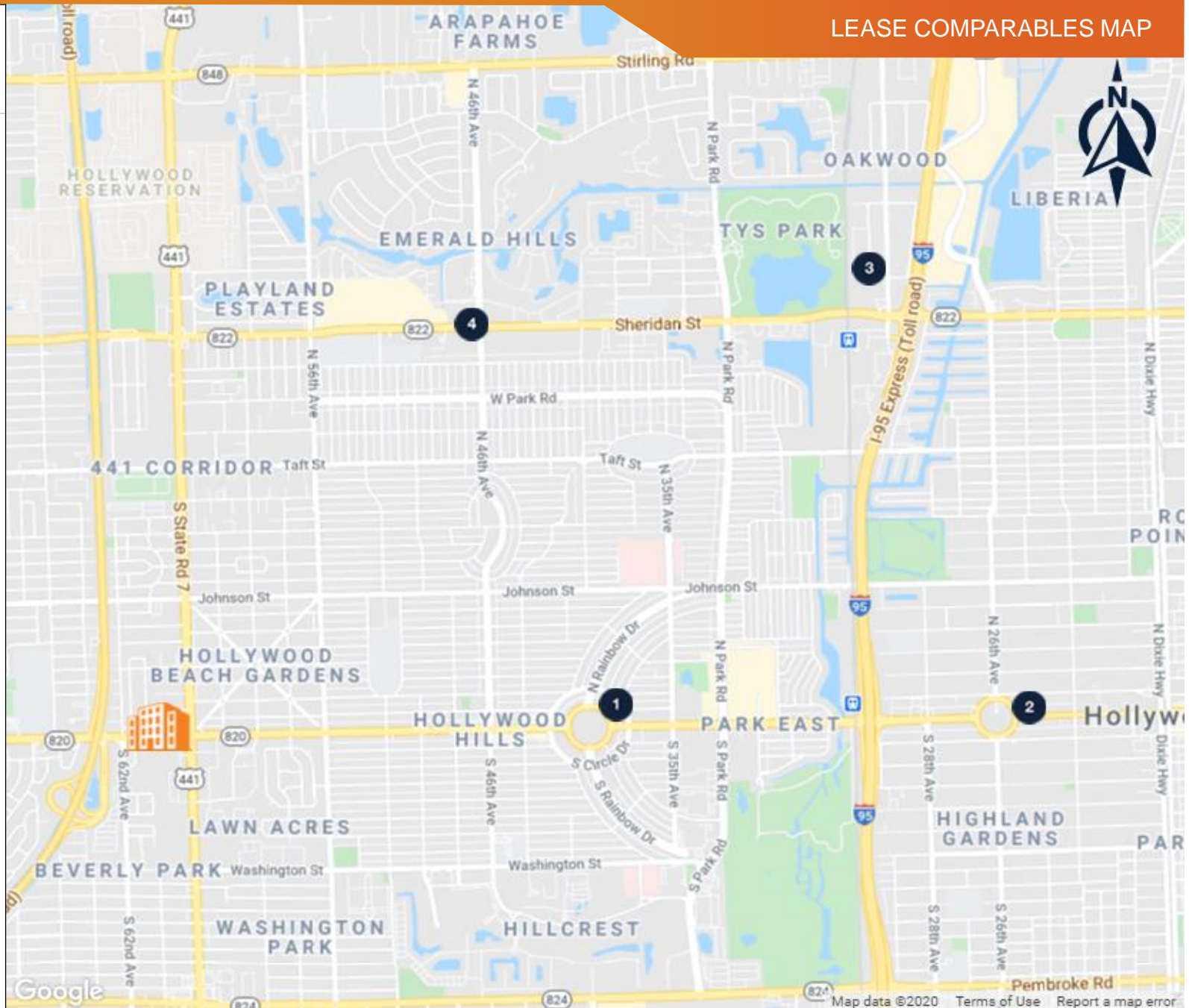


Close of Escrow	5/31/2019
Sales Price	\$2,450,000
Rentable SF	12,002
Price/SF	\$204.13
Year Built	1972
Occupancy	81%

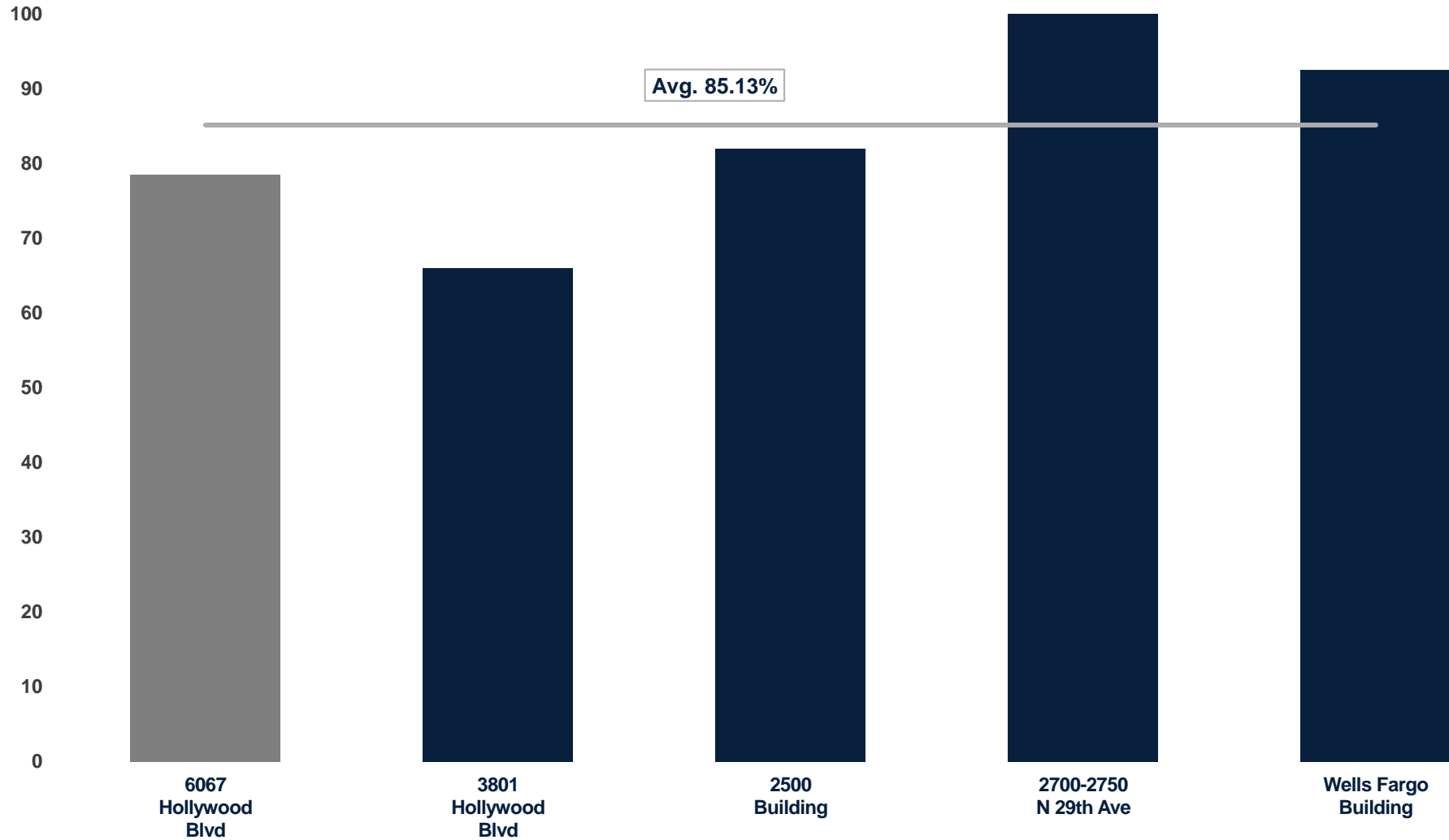


6067 HOLLYWOOD BLVD
(SUBJECT)

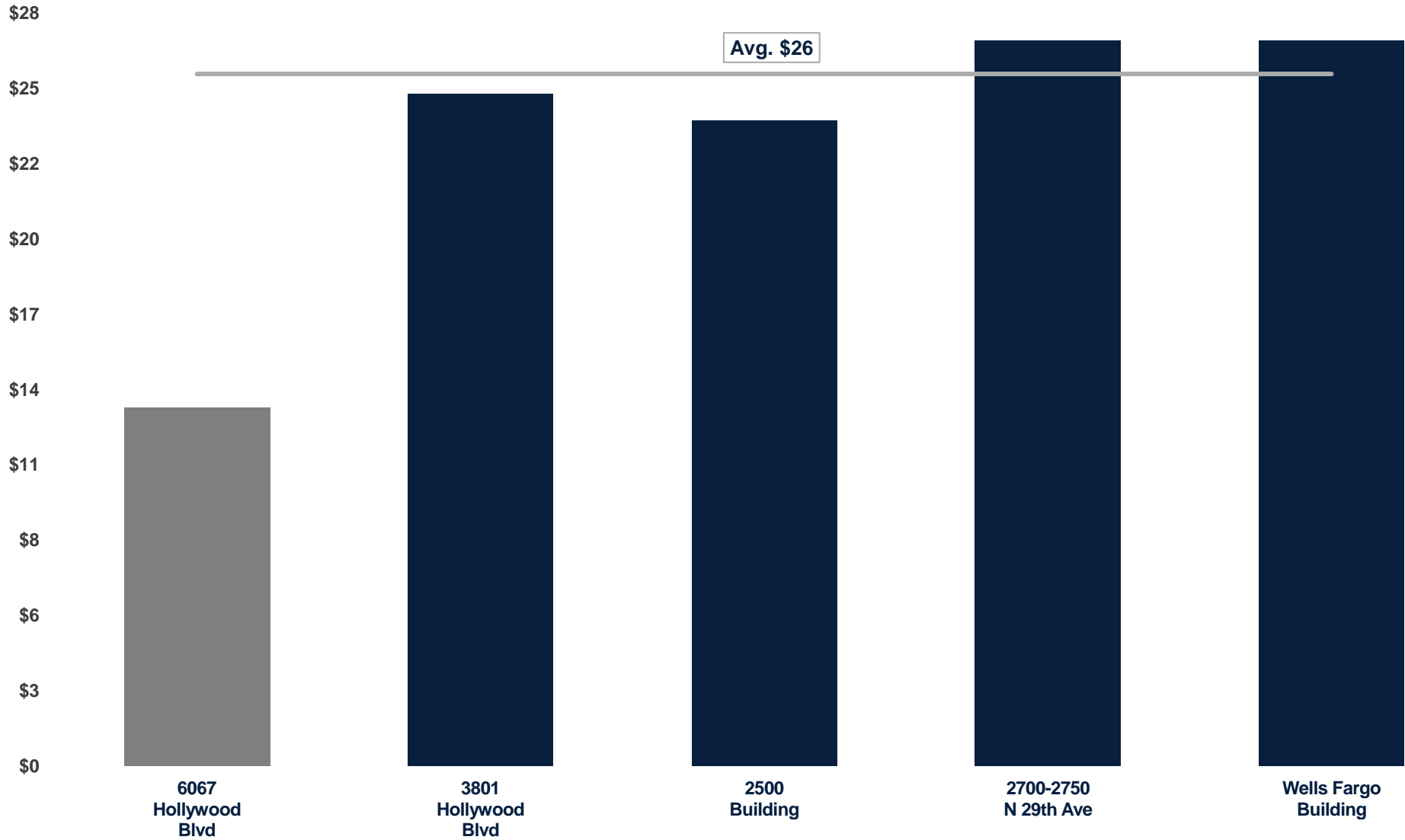
- 1 3801 Hollywood Blvd
- 2 2500 Building
- 3 2700-2750 N 29th Ave
- 4 Wells Fargo Building



AVERAGE OCCUPANCY



AVERAGE RENT PER SQUARE FOOT



6067 HOLLYWOOD BLVD
6067 Hollywood Blvd, Hollywood, FL, 33024



Available SF	6,848
Year Built	1985
Occupancy	78.49%
Lot Size	1.68 acre(s)

3801 HOLLYWOOD BLVD
3801 Hollywood Blvd, Hollywood, FL, 33021



Survey Date	12/11/2020
Rentable SF	19,616
Available SF	6,700
Asking Rent/SF	\$25.00
Year Built	1990
Occupancy	66%
Lease Type	Gross

2500 BUILDING
2500 Hollywood Blvd, Hollywood, FL, 33020



Survey Date	12/11/2020
Rentable SF	27,041
Available SF	5,300
Asking Rent/SF	\$24.00
Year Built	1976
Occupancy	82%
Lease Type	Gross

2700-2750 N 29TH AVE
 2700-2750 N 29th Ave, Hollywood, FL, 33020



Survey Date	12/11/2020
Rentable SF	28,094
Asking Rent/SF	\$27.00
Year Built	1980
Occupancy	100%
Lease Type	Gross

WELLS FARGO BUILDING
 4600 Sheridan St, Hollywood, FL, 33021



Survey Date	12/11/2020
Rentable SF	26,431
Available SF	1,976
Asking Rent/SF	\$27.00
Year Built	1976
Occupancy	93%
Lease Type	Gross

MARKET OVERVIEW



Created on December 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	23,173	184,062	477,715
■ 2020 Estimate			
Total Population	23,115	181,570	464,493
■ 2010 Census			
Total Population	21,645	168,307	421,890
■ 2000 Census			
Total Population	20,645	161,783	399,303
■ Current Daytime Population			
2020 Estimate	17,678	160,682	422,353
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	8,192	66,756	179,896
■ 2020 Estimate			
Total Households	8,159	65,791	174,822
Average (Mean) Household Size	2.80	2.74	2.64
■ 2010 Census			
Total Households	7,559	60,132	156,567
■ 2000 Census			
Total Households	7,432	59,931	152,176
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	2.42%	3.13%	3.23%
\$150,000 - \$199,999	2.25%	3.35%	3.46%
\$100,000 - \$149,000	9.33%	12.09%	11.69%
\$75,000 - \$99,999	10.68%	13.98%	13.12%
\$50,000 - \$74,999	21.77%	21.36%	20.15%
\$35,000 - \$49,999	16.16%	15.07%	15.66%
\$25,000 - \$34,999	13.00%	10.51%	10.38%
\$15,000 - \$24,999	12.96%	9.90%	10.18%
Under \$15,000	13.15%	12.36%	13.08%
Average Household Income	\$61,415	\$70,660	\$69,535
Median Household Income	\$47,370	\$54,156	\$51,756
Per Capita Income	\$21,696	\$25,693	\$26,254

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	23,115	181,570	464,493
Under 20	25.13%	25.22%	24.33%
20 to 34 Years	22.00%	20.26%	20.59%
35 to 39 Years	7.13%	7.06%	7.03%
40 to 49 Years	13.62%	13.57%	13.35%
50 to 64 Years	19.94%	19.54%	20.12%
Age 65+	12.20%	14.34%	14.57%
Median Age	36.98	38.17	38.59
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	15,808	124,616	323,233
Elementary (0-8)	5.60%	4.77%	4.30%
Some High School (9-11)	8.94%	7.73%	7.22%
High School Graduate (12)	37.12%	32.35%	31.36%
Some College (13-15)	21.04%	21.78%	20.94%
Associate Degree Only	9.49%	9.93%	10.30%
Bachelors Degree Only	10.59%	13.84%	15.27%
Graduate Degree	4.76%	7.48%	8.56%



Source: © 2019 Experian

Created on December 2020

POPULATION BY TRANSPORTATION TO WORK	1 Miles	3 Miles	5 Miles
■ 2020 Estimate Total Population			
Bicycle	1.08%	0.76%	0.75%
Bus or Trolley Bus	4.72%	2.79%	3.48%
Carpooled	8.15%	9.25%	9.17%
Drove Alone	79.50%	81.63%	80.56%
Ferryboat	0.00%	0.00%	0.00%
Motorcycle	0.44%	0.17%	0.22%
Other Means	1.99%	0.72%	0.69%
Railroad	0.01%	0.14%	0.18%
Streetcar or Trolley Car	0.00%	0.00%	0.00%
Subway or Elevated	0.02%	0.09%	0.07%
Taxicab	0.01%	0.03%	0.07%
Walked	1.22%	1.28%	1.30%
Worked at Home	2.85%	3.16%	3.51%
POPULATION BY TRAVEL TIME TO WORK	1 Miles	3 Miles	5 Miles
■ 2020 Estimate Total Population			
Under 15 Minutes	15.47%	15.66%	15.09%
15 - 29 Minutes	38.20%	36.72%	35.71%
30 - 59 Minutes	31.03%	31.15%	32.73%
60 - 89 Minutes	6.65%	6.34%	6.43%
90 or More Minutes	2.11%	1.98%	2.14%
Worked at Home	2.85%	3.16%	3.51%
Average Travel Time in Minutes	31	31	32



Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 23,115. The population has changed by 11.96% since 2000. It is estimated that the population in your area will be 23,173.00 five years from now, which represents a change of 0.25% from the current year. The current population is 49.46% male and 50.54% female. The median age of the population in your area is 36.98, compare this to the US average which is 38.21. The population density in your area is 7,368.54 people per square mile.



Households

There are currently 8,159 households in your selected geography. The number of households has changed by 9.78% since 2000. It is estimated that the number of households in your area will be 8,192 five years from now, which represents a change of 0.40% from the current year. The average household size in your area is 2.80 persons.



Income

In 2019, the median household income for your selected geography is \$47,370, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 34.20% since 2000. It is estimated that the median household income in your area will be \$51,572 five years from now, which represents a change of 8.87% from the current year.

The current year per capita income in your area is \$21,696, compare this to the US average, which is \$34,935. The current year average household income in your area is \$61,415, compare this to the US average which is \$90,941.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 56.69% White, 25.92% Black, 0.21% Native American and 3.54% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 52.38% of the current year population in your selected area. Compare this to the US average of 18.38%.



Housing

The median housing value in your area was \$214,723 in 2019, compare this to the US average of \$221,068. In 2000, there were 4,308 owner occupied housing units in your area and there were 3,124 renter occupied housing units in your area. The median rent at the time was \$579.



Employment

In 2019, there are 6,312 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.40% of employees are employed in white-collar occupations in this geography, and 49.04% are employed in blue-collar occupations. In 2019, unemployment in this area is 3.54%. In 2000, the average time traveled to work was 31.00 minutes.

