

2814-2828 Hollywood Blvd
Hollywood, FL 33020

Sale Price
\$5,500,000

This is an excellent opportunity for an investor/developer to build a 90,000+ Live/Work property on one of the most popular roads in Hollywood FL. Two blocks away from 595 and just minutes from downtown Hollywood and the beach make this property a prime location with large upside.



Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Table of Contents

PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

LOCATION INFORMATION

LOCATION MAP

AERIAL MAP

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INCOME & EXPENSES

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

ALL EYES ON KEYES (P)

Confidentiality & Disclaimer

3 All materials and information received or derived from The Keyes Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

6 Neither The Keyes Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. **7** Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. **8** The Keyes Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

9 EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. **10**

11 Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Keyes Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Keyes Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. **12** **13** **14** **15** **16**

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Keyes Company in compliance with all applicable fair housing and equal opportunity laws.



Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 1

PROPERTY INFORMATION



Property Highlights

- Zoned RC-1
- Prime location in Hollywood
- Over 33,000 sq ft lot
- Excellent traffic count (47,500+ per day)
- Cash flow potential
- Versatile development opportunities
- Ideal for live/work investment
- Strategic proximity to major transportation routes

Offering Summary

Sale Price:	\$5,500,000
Lot Size:	33,596 SF
NOI:	\$103,943.00
Cap Rate:	1.89%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	478	1,896	8,948
Total Population	1,124	4,419	21,710
Average HH Income	\$61,185	\$65,182	\$71,153



Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Property Description

Embrace the potential of this prime property located at 2814–2828 Hollywood Blvd, Hollywood, FL, 33020. Zoned RC-1, this expansive plot presents an exciting opportunity for a multifamily investor seeking a strategic location in the thriving Hollywood area. With its prime zoning and location, this property offers the perfect foundation for a multifamily development with the potential for a range of residential configurations. Imagine the possibilities for creating a modern and desirable living space within a dynamic and sought-after neighborhood. This property is poised to be a cornerstone of an exceptional multifamily investment venture in the heart of Hollywood.

Location Description

Discover an exciting opportunity for a comprehensive redevelopment project in the heart of a thriving urban area. This expansive 92,000+ square foot building, with the potential to expand to 138,000 square feet, offers a blank canvas for visionary development. With a strategic location and ample space, this property is ideal for a dynamic office redevelopment and the creation of modern live/work units. Imagine the possibilities of transforming this space into a vibrant hub for businesses and a community of professionals, all within a bustling urban environment. Embrace the potential to shape a landmark development that harmoniously integrates work and living spaces, catering to the evolving needs of the modern workforce.

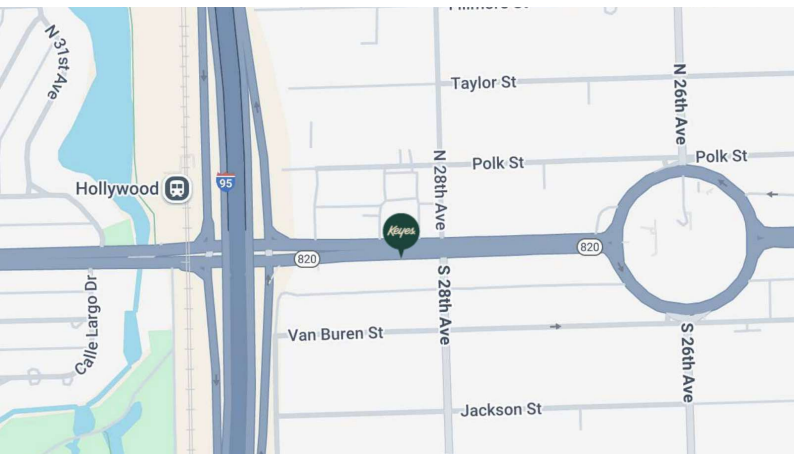


Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Property Highlights

- Zoned RC-1
- Prime location in Hollywood
- Over 33,000 sq ft lot
- Excellent traffic count (47,500+ per day)
- Cash flow potential
- Versatile development opportunities
- Ideal for live/work investment
- Strategic proximity to major transportation routes
- Zoned for: Adult Educational Facilities· Amusement Uses (indoor)· Antique, Consignment, Collectible, and Vintage Store· Artisan and Maker· Assembly of pre-manufactured parts for sale on the premises· Bar, Lounge, or Night Club· Coin Laundry· Commercial Uses· Day care facilities; Special Exception· Dry Cleaner (Drop-off and Pick-up Only)· Food Processing· Funeral Homes· Hotel· Institutional uses· Live-Work· Manufacturing and Space· Microbrewery, Microdistillery, and Microwinery· Multiple Family Residential (on the second floor and above)· Museum, Art Gallery, and Similar Cultural Uses· Office· Parking Lots and Garages (Commercial)· Personal Services· Places of worship, meeting halls and fraternal lodges; Special Exception· Restaurant· Retail sales (indoor)· School, Grades K-12; Special Exception· Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)· Service Stations; Special Exception

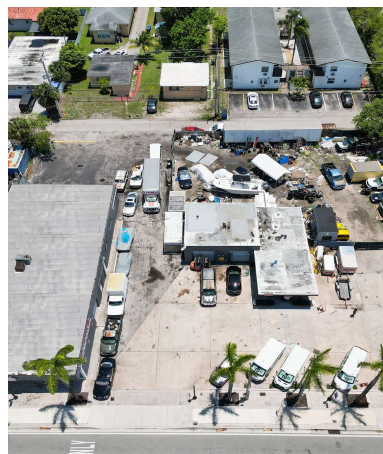
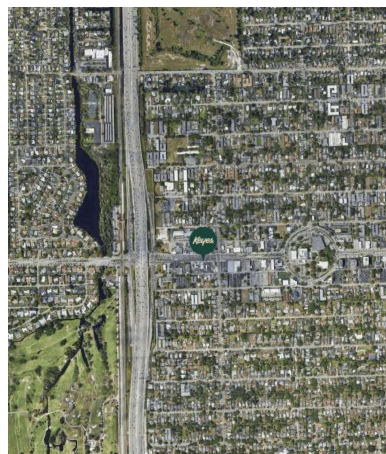
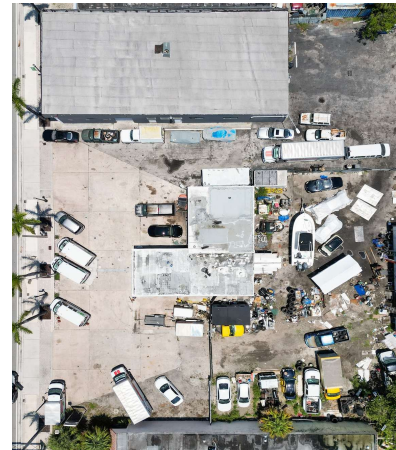
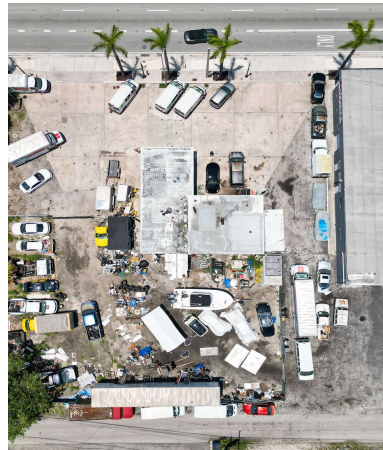
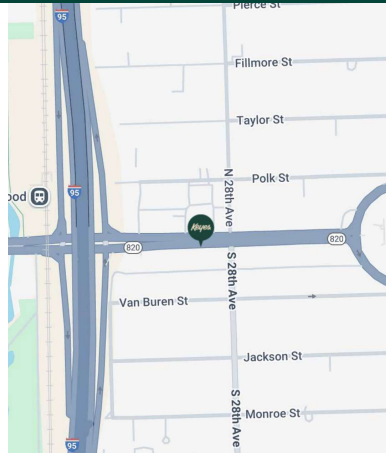


Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Alexander Blanco
Commercial Sales
Associate

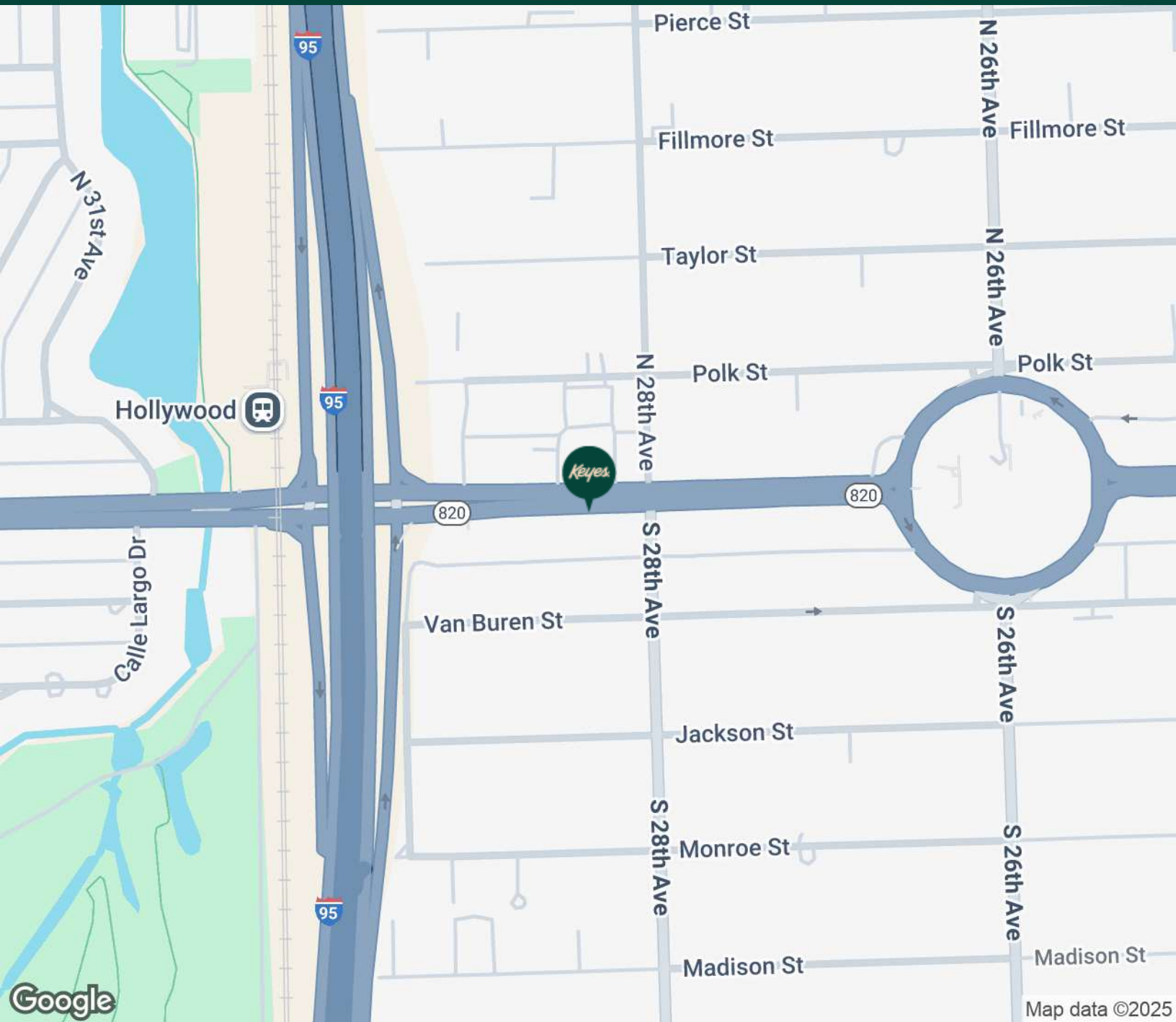
305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 2

LOCATION INFORMATION

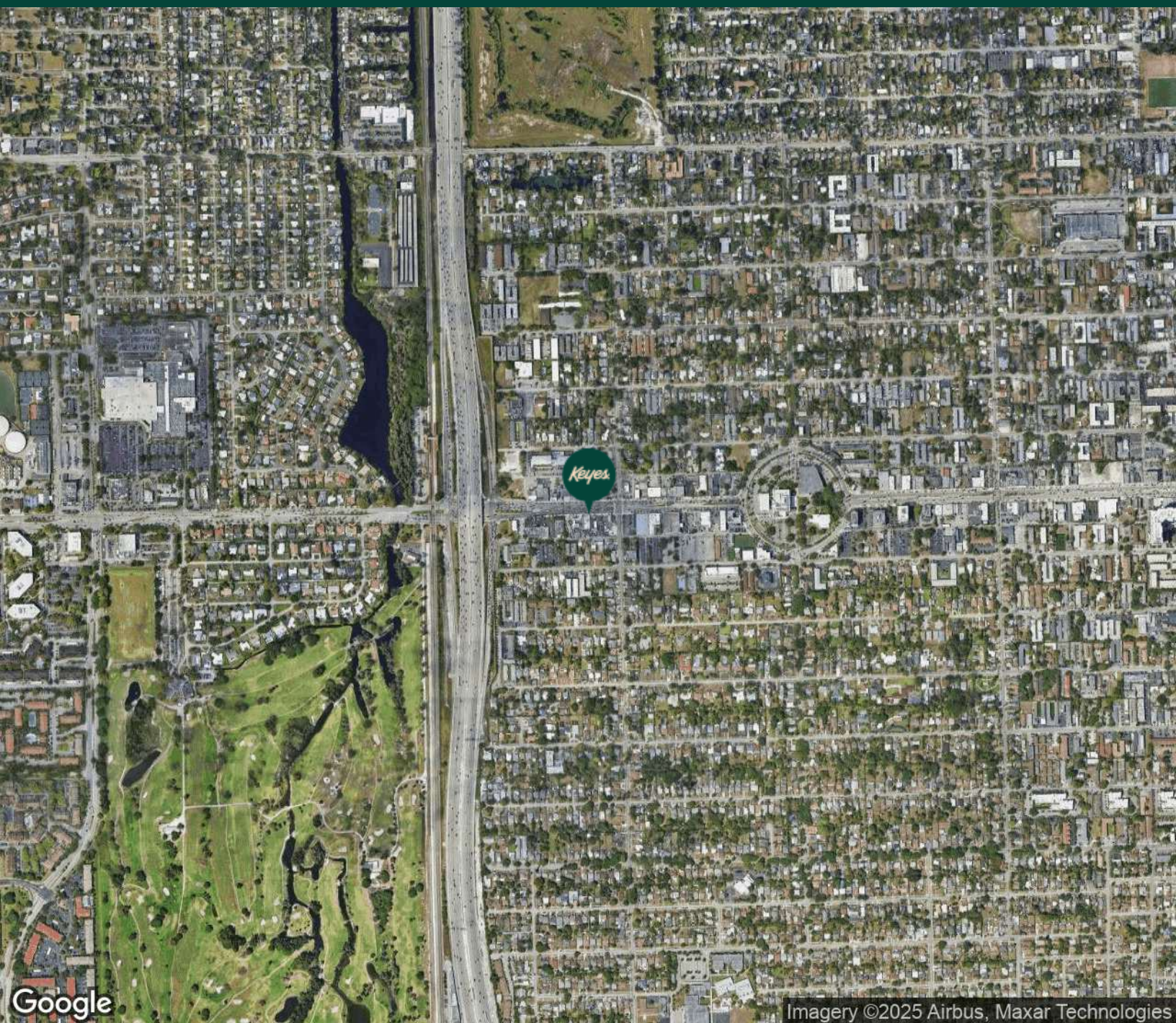


Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 3

FINANCIAL ANALYSIS

Investment Overview

Price	\$5,500,000
Price per SF	\$164
CAP Rate	1.89%

Operating Data

Net Operating Income	\$103,943
----------------------	-----------

Financing Data



Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Income Summary

Gross Income	\$0
--------------	-----

Expenses Summary

Operating Expenses	\$0
--------------------	-----

Net Operating Income	\$103,943
----------------------	-----------

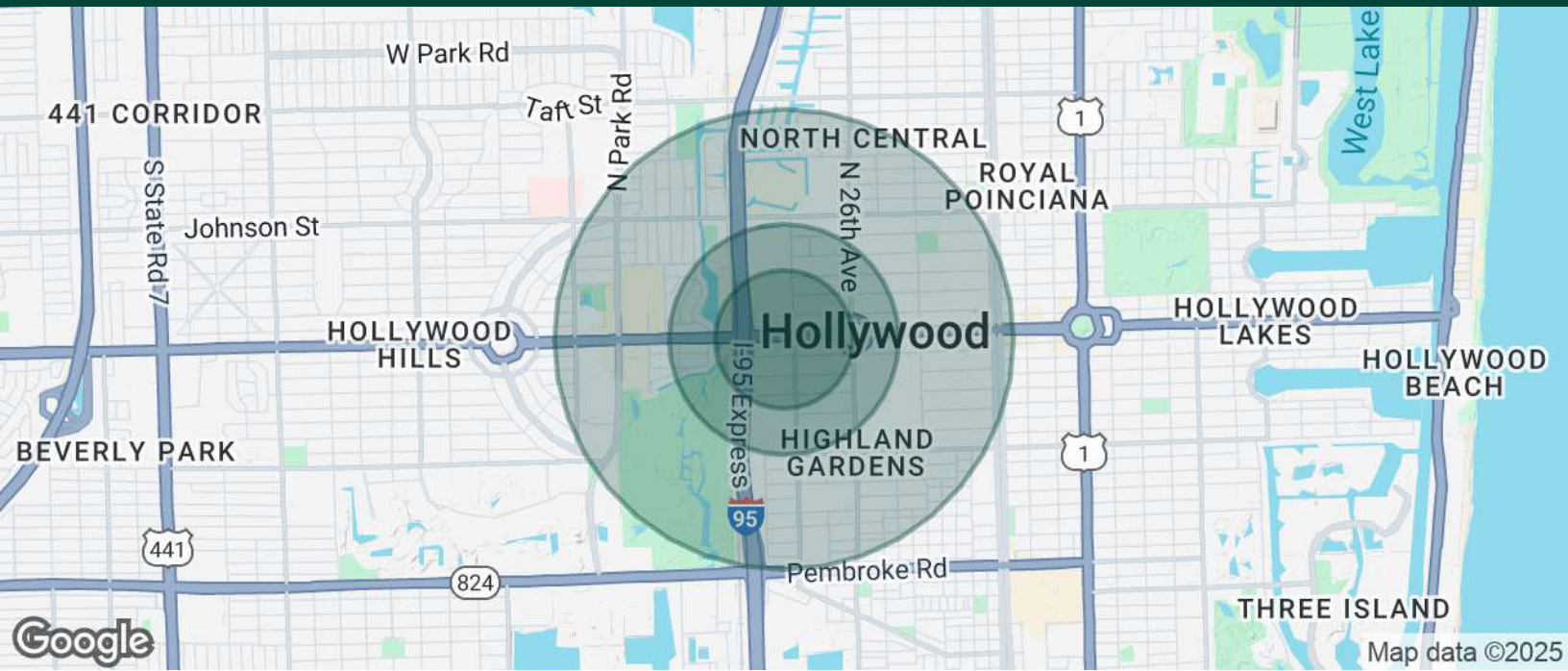


Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

Section 4

DEMOGRAPHICS



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,124	4,419	21,710
Average Age	41	40	40
Average Age (Male)	40	40	40
Average Age (Female)	42	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	478	1,896	8,948
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$61,185	\$65,182	\$71,153
Average House Value	\$467,776	\$413,314	\$356,054

Demographics data derived from AlphaMap



Alexander Blanco
Commercial Sales
Associate

305.308.2718
alexblanco@keyes.com

The Keyes Company Keyes Commercial Weston, 1535 Three Village Road, Weston, FL 33326 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

ALL EYES ON KEYES

From Forbes to Mansion
Global, media companies
around the world
are talking about Keyes

2.2M+

ANNUAL SOCIAL
MEDIA IMPRESSIONS

1M+

ANNUAL
ARTICLE REVIEWS

THE WALL STREET JOURNAL.

FT
FINANCIAL
TIMES

AD

Forbes

THE WEEK

People

MANSION GLOBAL

Luxury Daily®

Robb Report

RISMEDIA™

inman

yahoo!

The New York Times