

Hollywood Retail Strip

6140-6144 Hollywood Blvd, Hollywood, FL 33024



Value Add Opportunity – All tenants occupy month-to-month or short-term leases, offering significant upside to increase income



Proximity to Memorial Regional's \$670M expansion, this location benefits from a new 150-bed surgical tower, driving permanent employment and high daily traffic.



Situated along Hollywood Blvd with approximately 51,000 vehicles per day, just off Florida Turnpike (SR 91) Northbound at Exit 49

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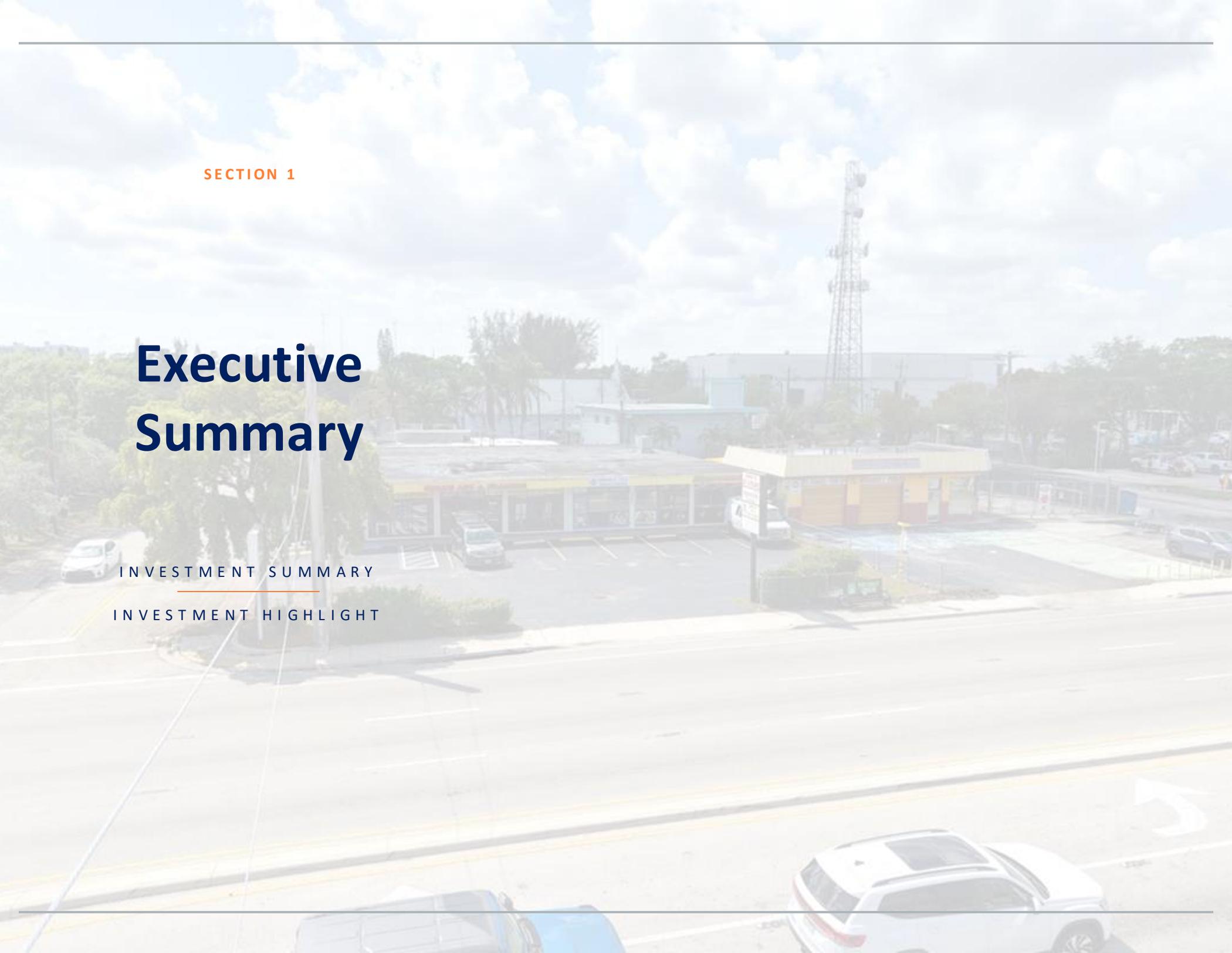
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SECTION 1

Executive Summary

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHT



Offering Summary



Listing Price
\$2,000,000



\$/SF
\$312 PSF



Pro Forma Cap Rate
7.87%

FINANCIAL

Listing Price	\$2,000,000
Price Per SF on Building	\$312 PSF
Current Cap Rate	2.45%
Proforma Cap Rate	7.87%

OPERATIONAL

# of Bays	4 Retail Bays
# of Tenants	3 Tenants
Address	6140-6144 Hollywood Blvd, Hollywood, FL
Rentable SF	6,400 SF
Lot Size	14,730 SF
Year Built	1970
Zoning	S-MU
Parking Spaces	15
Parking Ratio	2.4 Spaces per 1,000 SF

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 6140–6144 Hollywood Boulevard in Hollywood, Florida, a ±6,400 SF retail property offering exceptional value-add potential.

The building is comprised of three retail bays ranging from approximately 1,600 to 3,200 SF, including one contiguous 3,200 SF unit that can be subdivided to maximize leasing opportunities. Current tenants occupy two month-to-month and one short-term leases at below-market rents averaging \$19-20 PSF Gross, presenting a clear opportunity for an investor to increase income by adjusting rents toward market levels of \$25–\$30 PSF net.

Constructed with a Twin-T concrete roof replaced in 2011, the property is separately metered with three electric meters and two water meters. Its layout is well-suited for local service and retail tenants, providing both ease of leasing and re-tenanting flexibility.

Strategically located along Hollywood Boulevard with approximately 51,000 vehicles per day and enhanced by two pylon signs, the property offers outstanding visibility and accessibility. Zoned S-MU (South Mixed Use District) within the Transit Oriented Corridor, the site allows for development of up to 50 dwelling units with a maximum height of 175 feet. A bus stop directly in front of the property adds convenient transit access.

The property is ideally positioned just off Florida Turnpike (SR 91) Northbound at Exit 49, providing direct access to Hollywood Boulevard / Pines Boulevard, with seamless northbound routes to Orlando and southbound routes to Miami. It is located 3.3 miles from Seminole Hard Rock Hotel & Casino, 4.3 miles from the shops and restaurants of Downtown Hollywood Boulevard, and 4.9 miles from Hard Rock Stadium, benefiting from strong local traffic and continued economic activity in the surrounding area.

Hollywood Retail Strip



Value-Add Opportunity

All tenants occupy month-to-month or short-term leases at well below-market rents (~\$19-20/SF Gross), offering significant upside to increase income by adjusting rents toward current market rates, \$25–\$30/SF Net.



Strong Traffic Exposure

Situated along Hollywood Blvd with approximately 51,000 vehicles per day and two pylon signs, the property provides excellent visibility and accessibility.



Flexible Configuration

The 6,346 SF building is divided into three retail units ranging from 1,600 to 3,200 SF, including one contiguous 3,200 SF space that can be subdivided, providing leasing flexibility ideal for local service and retail tenants



Prime Location & Transit Access

Positioned just off Florida Turnpike (SR 91) Northbound at Exit 49 for convenient northbound access to Orlando and southbound access to Miami. The property is within the Transit Oriented Corridor, with a bus stop directly in front, and is located 0.23 miles from future Memorial Regional Hospital \$670 million Expansion, 3.3 miles from Seminole Hard Rock Hotel & Casino, and 4.3 miles from Downtown Hollywood Boulevard shops and restaurants



Financing

Owner financing may be available. Please consult the listing agent for further details



Construction

Constructed with a Twin-T concrete roof replaced in 2011, the property is separately metered with three electric meters and two water meters.



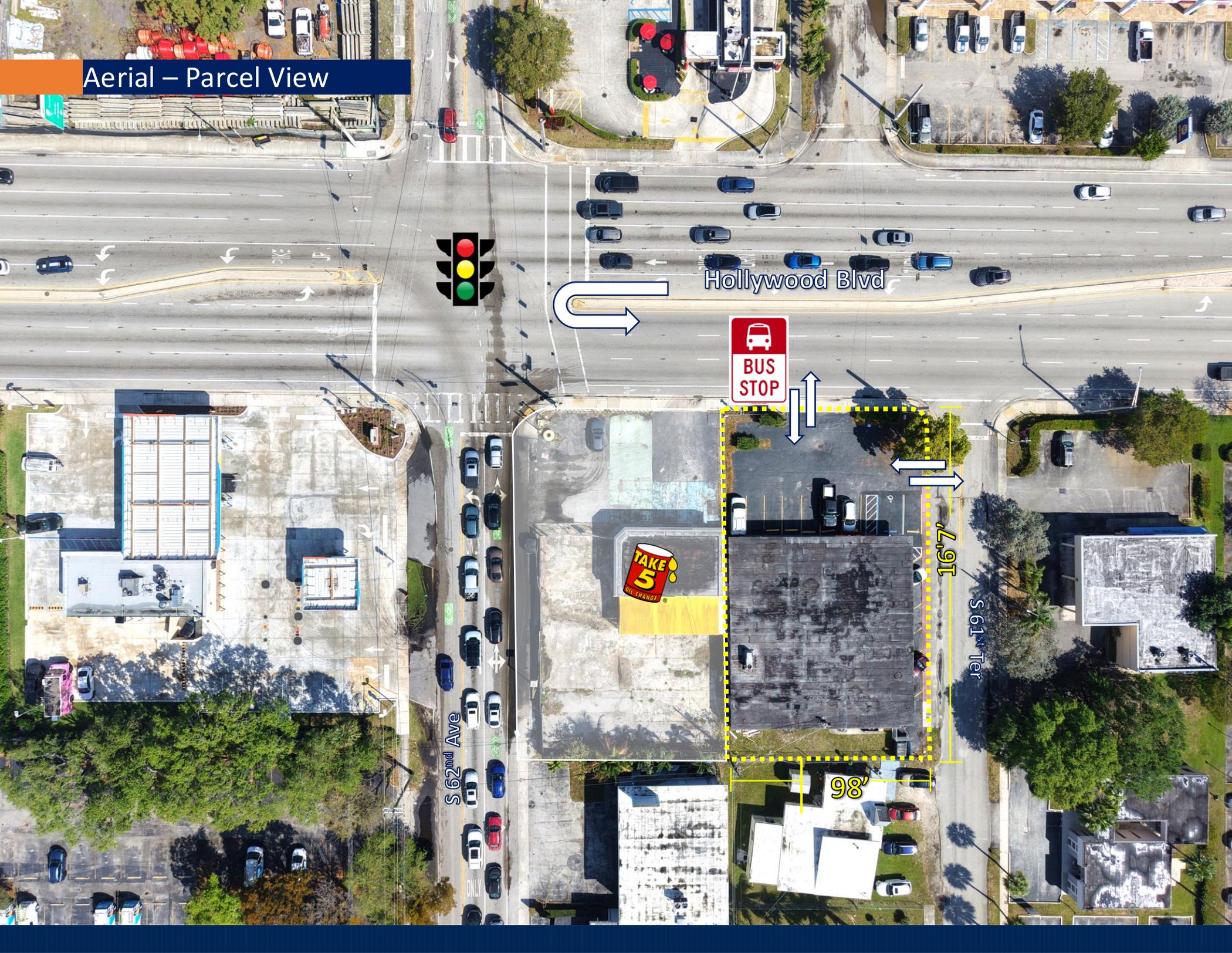
SECTION 2

Property Information

TENANT SUMMARY

AERIALS

Aerial – Parcel View



Hollywood Blvd

S 62nd Ave

S 61st Ter

BUS STOP

TAKE 5 OIL CHANGES

98'

16.7'

16.7'

Aerial – SW View



Florida Turnpike

153,800 VPD



Subject



51,000 VPD



Hollywood Blvd

Aerial – West View

NORTH PERRY AIRPORT
BROWARD COUNTY, FLORIDA

BROWARD COLLEGE
51,000 Students

Brand New 

Upcoming 

Brand New 

 **McArthur High School**
1,879 Students


FLORIDA'S TURNPIKE

Subject









Aerial – SE View

Downtown Hollywood

-3.2 Miles From Subject

Hollywood, FL
Hollywood Amtrak Station

McDonald's

RaceTrac

Wawa, Pollo Tropical, AT&T, Ross, T-Mobile, ALDI, TD Bank, Goodyear, Burlington

DOLLAR TREE, CVS, Wendy's, Denny's, WELLS FARGO, DOLLAR GENERAL, PEP BOYS

S State Rd 7  44,000 VPD

NAPA

DUTY FREE AMERICAS

Subject

Checkers

TAKE 5

Valero



Aerial – North View

Fort Lauderdale



Pinnacle 441 Apartments
of Units: 213
Year Built: 2024



Hollywood Blvd



51,000 VPD

Subject

Aerial – East View

S State Rd 7

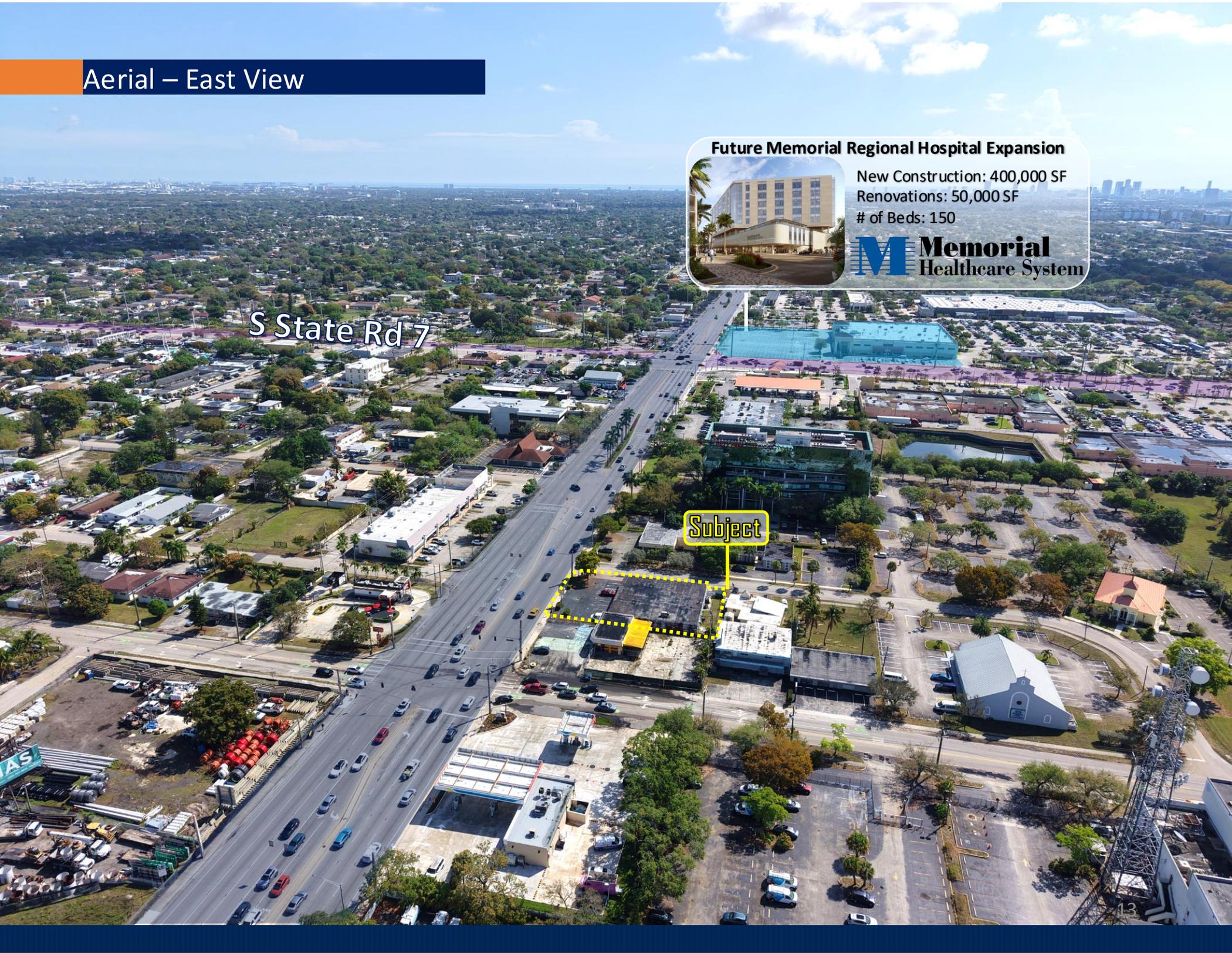
Future Memorial Regional Hospital Expansion



New Construction: 400,000 SF
Renovations: 50,000 SF
of Beds: 150



Subject



SECTION 3

Financial Analysis

FINANCIAL DETAILS

Pricing Overview

CURRENT

Suite	Tenant	GLA (SF)	% of GLA	Lease Expiration	Monthly Rent	Annual Rent	Rent PSF	Reimbursement	Lease Type
6144	Signarma	1,600	25.00%	3/1/2027	\$2,900	\$34,800	\$21.75	\$0.00	Gross
6142	Vacant	1,600	25.00%						
6140	Nina's Art & Framing	3,200	50.00%	MTM	\$5,075	\$60,900	\$19.03	\$0.00	Gross
TOTALS		6,400	100.00%		\$7,975	\$95,700	\$14.95		

PRO FORMA

Suite	Tenant	GLA (SF)	% of GLA	Lease Expiration	Monthly Rent	Annual Rent	Rent PSF	Reimbursement	Lease Type
6144	Signarma	1,600	25.00%	3/1/2027	\$3,667	\$44,000	\$27.50	\$14,727	NNN
6142	Future Tenant	1,600	25.00%	TBD	\$3,667	\$44,000	\$27.50	\$14,727	NNN
6140-1	Future Tenant	1,600	25.00%	TBD	\$3,667	\$44,000	\$27.50	\$14,727	NNN
6140-2	Future Tenant	1,600	25.00%	TBD	\$3,667	\$44,000	\$27.50	\$14,727	NNN
TOTALS		6,400	100.00%		\$14,667	\$176,000	\$27.50	\$58,910	

**Pro Forma Rent Roll assumes Unit 6140 is subdivided into two ±1,600 SF suites.*

Pricing Overview

INCOME	CURRENT	PSF	PRO FORMA	PSF
Occupied Space	\$95,700	\$14.95	\$176,000	\$27.50
Vacant (@ Market Rent)	\$0	\$0.00	\$0	\$0.00
Gross Potential Rent	\$95,700	\$14.95	\$176,000	\$27.50
Expense Reimbursements	\$0	\$0.00	\$58,910	\$9.20
Gross Potential Income	\$95,700	\$14.95	\$234,910	\$36.70
General Vacancy (3%)	\$0	\$0.00	(\$5,280)	(\$0.83)
Effective Gross Income	\$95,700	\$14.95	\$229,630	\$35.88
Less: Operating Expenses	(\$45,305)	(\$7.08)	(\$70,655)	(\$11.04)
Less: Reserves/Replacements	\$0	\$0.00	(\$1,600)	(\$0.25)
NET OPERATING INCOME	\$50,395	\$7.87	\$157,375	\$24.59

EXPENSES	CURRENT	PSF	PRO FORMA	PSF
Real Estate Taxes	\$25,405	\$3.97	\$33,510	\$5.24
Insurance	\$8,900	\$1.39	\$14,400	\$2.25
CAM				
Water	\$1,200	\$0.19	\$1,200	\$0.19
Waste	\$3,600	\$0.56	\$3,600	\$0.56
Landscaping	\$600	\$0.09	\$600	\$0.09
Maintenance/Repairs	\$5,000	\$0.78	\$5,000	\$0.78
Management Fee (5%)	\$0	\$0.00	\$11,745	\$1.84
TOTAL	\$45,305	\$7.08	\$70,655	\$11.04

**Pro Forma Taxes are reassessed based on the purchase price multiplied by 80% and the applicable millage rate.*

***Pro Forma Insurance reflects estimated premiums inclusive of windstorm coverage.*

Pricing Overview

Pricing Overview	
Price	\$2,000,000
Price PSF	\$312.5
Net Leasable Area	6,400 SF
Lot Size	14,730 SF
Cap Rate	2.45%
Pro Forma Cap Rate	7.87%
Number of Bays	3
Zoning	S-MU
Parking	15 Spaces
Parking Ratio	2.36 Spaces Per 1,000 SF
Year Built	1970

Owner financing may be available.

Please contact the listing agent for additional details.

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SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHIC

FORT LAUDERDALE

- Known for its sunshine and beaches, Fort Lauderdale is located in Southeast Florida and contains a population of 2 million people. Encompassing all of Broward County, the region is bordered to the north and south by Palm Beach and Miami-Dade counties, respectively. On the east is the Atlantic Ocean, and Big Cypress National Preserve is to the west. The Everglades cover the western portion of the county, restricting development.
- As limited land is available for construction, any significant growth is upward rather than outward. Roughly 23 miles of shoreline and 300 miles of inland waterways provide a wide range of recreation and transport uses. With roughly 180,000 residents, Fort Lauderdale is the largest city in the county, followed by Pembroke Pines, with about 170,000 people.

METRO HIGHLIGHTS



WELL-EDUCATED POPULATION

An increase in education attainment provides a skilled labor pool and has helped boost income levels. About 30 percent of residents ages 25 and older have at least a bachelor's degree, on par with the national average.



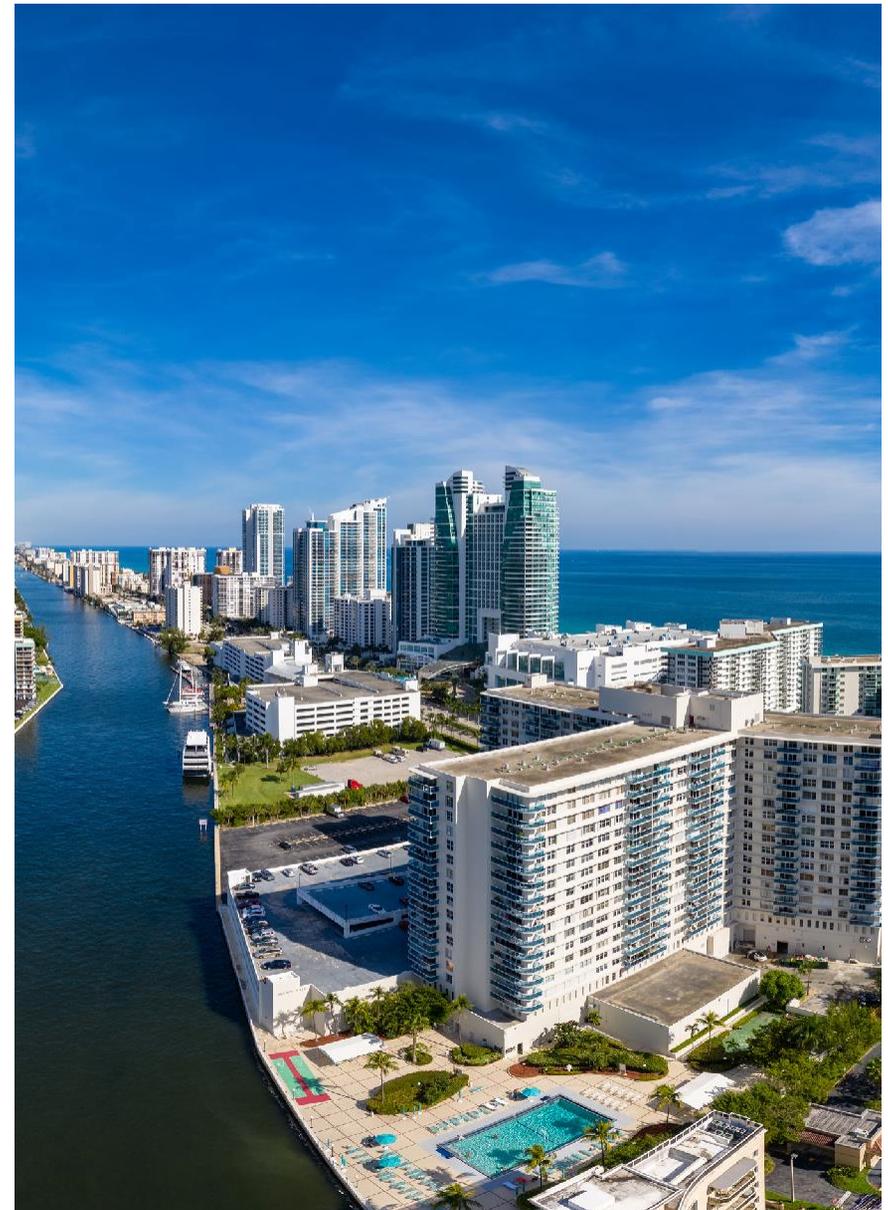
DESIRABLE CORPORATE LOCATION

Companies are attracted to the metro for its tax structure, proximity to Latin American markets, large educated workforce and desirable climate.



HOUSING AFFORDABILITY

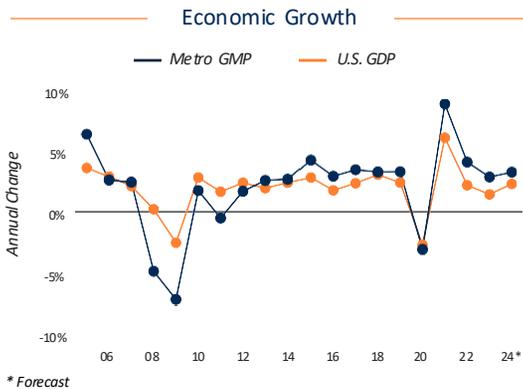
The median home price in Fort Lauderdale is roughly 11 percent and 5 percent lower than nearby Miami and West Palm Beach, respectively.



Market Overview

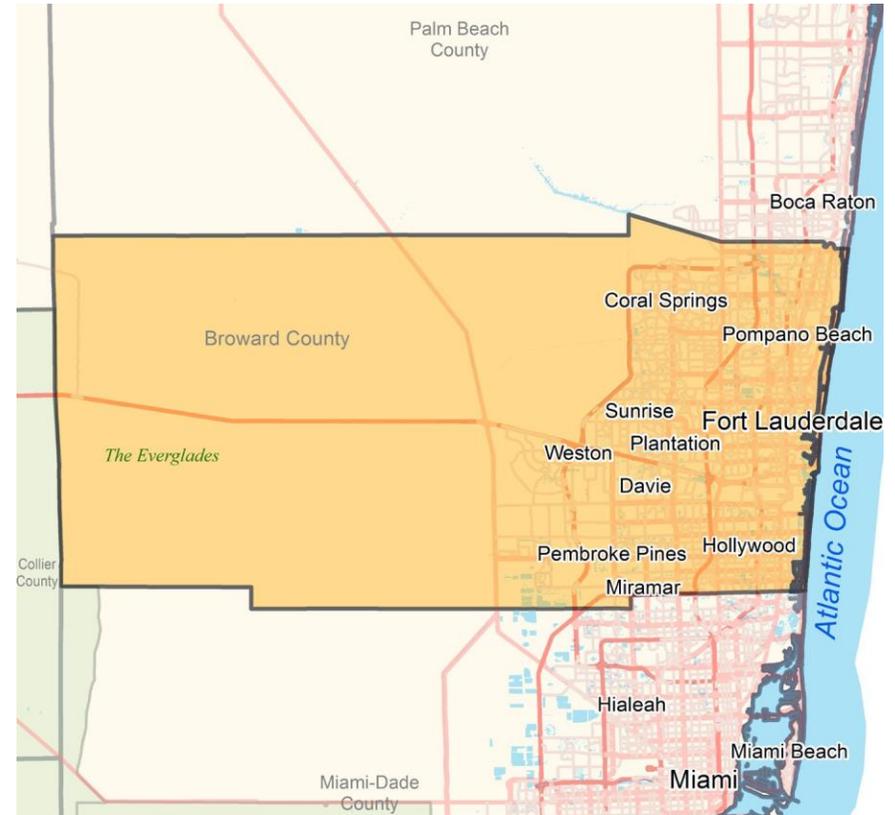
ECONOMY

- Economic drivers include tourism, health care, biotechnology and commerce.
- As a major point of access to both international trade and cruise tourism, Port Everglades typically generates about \$33 billion of economic activity and supports about 10,000 direct local jobs.
- The significant population of senior citizens results in health care playing a major role in the county's economy.

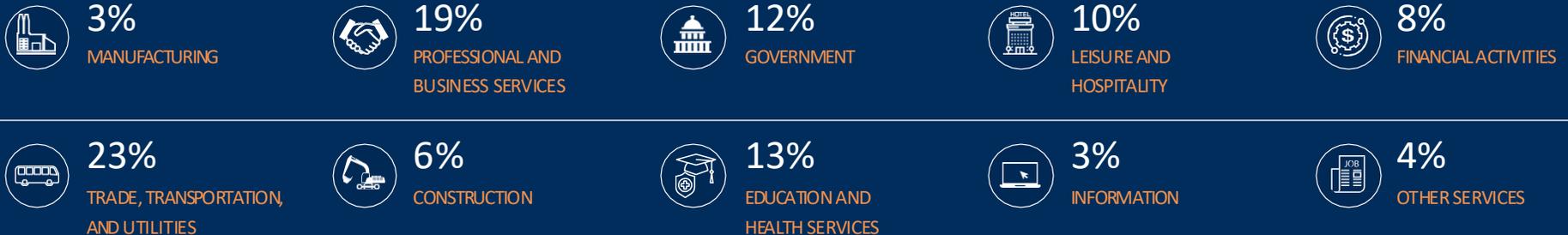


MAJOR AREA EMPLOYERS

- Akumin Corp
- Spirit Airlines
- Publix Super Markets Inc.
- Ultimate Software
- Nova Southeastern University
- School Board of Broward County
- Kaplan, Inc.
- Citrix Systems
- Pediatrix Medical Group



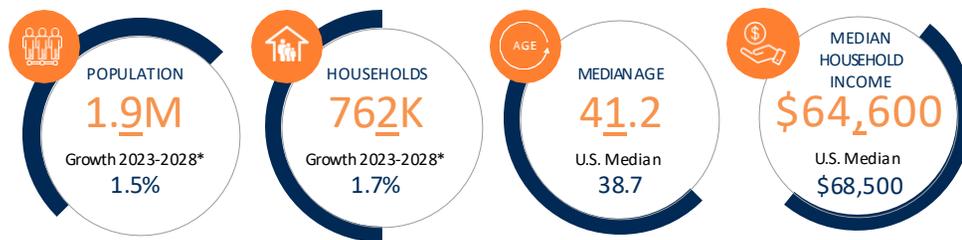
SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The county's population will increase by roughly 28,500 residents by 2028. This growth will raise the metro's household count by nearly 13,000.
- Port Everglades is a major local economic contributor. Nearly three-fourths of all local cargo volume comes from the Caribbean and Central America, contributing to an over \$33 billion worth of business activity.



2023 POPULATION BY AGE



QUALITY OF LIFE

Broward County has one of the most desirable climates in the U.S. and has a wide variety of recreational opportunities and cultural amenities. The metro boasts 300 days of sunshine annually, and the average winter temperature is 78 degrees. Fort Lauderdale is known as the "Venice of America" for its inland canals. In addition, more than 145 marinas along Fort Lauderdale's inland waterways cater to boating and fishing needs. Various professional sports are nearby in Miami. There are also more than 40 golf courses in the county. Other attractions include the NSU Art Museum Fort Lauderdale, the Broward Center for the Performing Arts, Flamingo Gardens, Museum of Discovery and Science, Symphony of the Americas and the International Swimming Hall of Fame and Museum.

SPORTS

- Soccer | **MLS** | INTER MIAMI CF II
- Hockey | **NHL** | FLORIDA PANTHERS

EDUCATION

- FLORIDA ATLANTIC UNIVERSITY
- NOVA SOUTHEASTERN UNIVERSITY
- BROWARD COLLEGE

ARTS & ENTERTAINMENT

- BONNET HOUSE MUSEUM & GARDENS
- INTERNATIONAL SWIMMING HALL OF FAME
- NSU ART MUSEUM
- BROWARD CENTER FOR THE PERFORMING ARTS

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Market Overview

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	22,032	177,964	463,949
2024 Estimate			
Total Population	22,149	178,038	460,071
2020 Census			
Total Population	22,804	182,492	468,105
2010 Census			
Total Population	21,550	166,971	416,711
Daytime Population			
2024 Estimate	15,345	144,762	391,909
HOUSEHOLDS			
2029 Projection			
Total Households	7,830	64,395	174,801
2024 Estimate			
Total Households	7,872	64,443	173,462
Average (Mean) Household Size	2.7	2.8	2.6
2010 Census			
Total Households	7,931	64,520	171,643
2010 Census			
Total Households	7,537	59,826	154,808
Occupied Units			
2029 Projection	8,220	68,772	191,941
2024 Estimate	8,266	68,816	190,360
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	10.7%	13.1%	12.4%
\$100,000-\$149,999	16.8%	17.8%	16.4%
\$75,000-\$99,999	13.1%	15.1%	15.5%
\$50,000-\$74,999	18.3%	16.7%	16.9%
\$35,000-\$49,999	12.2%	12.4%	12.3%
Under \$35,000	28.9%	24.9%	26.4%
Average Household Income	\$81,850	\$88,859	\$87,117
Median Household Income	\$65,210	\$73,160	\$71,476
Per Capita Income	\$28,857	\$31,832	\$32,361

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$180,095	\$191,787	\$187,738
Consumer Expenditure Top 10 Categories			
Housing	\$22,748	\$24,047	\$23,509
Transportation	\$11,807	\$12,384	\$12,234
Food	\$7,778	\$8,131	\$7,991
Personal Insurance and Pensions	\$7,343	\$7,949	\$7,737
Entertainment	\$3,442	\$3,778	\$3,650
Cash Contributions	\$2,235	\$2,650	\$2,553
Apparel	\$1,506	\$1,542	\$1,529
Education	\$743	\$837	\$816
Personal Care Products and Services	\$738	\$786	\$770
Alcoholic Beverages	\$533	\$578	\$565
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	22,149	178,038	460,071
Under 20	24.6%	24.2%	23.7%
20 to 34 Years	20.0%	19.5%	20.1%
35 to 39 Years	7.5%	7.1%	7.1%
40 to 49 Years	13.9%	13.4%	13.3%
50 to 64 Years	20.5%	19.9%	19.9%
Age 65+	13.6%	15.9%	15.9%
Median Age	38.0	39.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	15,354	124,241	322,956
Elementary (0-8)	7.3%	5.4%	5.3%
Some High School (9-11)	8.0%	7.8%	6.6%
High School Graduate (12)	36.6%	30.2%	30.2%
Some College (13-15)	20.3%	21.2%	19.5%
Associate Degree Only	10.4%	10.7%	10.6%
Bachelor's Degree Only	12.1%	15.9%	17.6%
Graduate Degree	5.3%	8.8%	10.3%



POPULATION

In 2024, the population in your selected geography is 460,071. The population has changed by 10.41 percent since 2010. It is estimated that the population in your area will be 463,949 five years from now, which represents a change of 0.8 percent from the current year. The current population is 51.7 percent male and 48.3 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 5,866 people per square mile.



HOUSEHOLDS

There are currently 173,462 households in your selected geography. The number of households has changed by 12.05 percent since 2010. It is estimated that the number of households in your area will be 174,801 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2024, the median household income for your selected geography is \$71,476, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 63.42 percent since 2010. It is estimated that the median household income in your area will be \$80,502 five years from now, which represents a change of 12.6 percent from the current year.

The current year per capita income in your area is \$32,361, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$87,117, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 238,294 people in your selected area were employed. The 2010 Census revealed that 60.4 percent of employees are in white-collar occupations in this geography, and 18.3 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$365,313 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 96,907.00 owner-occupied housing units and 57,901.00 renter-occupied housing units in your area.



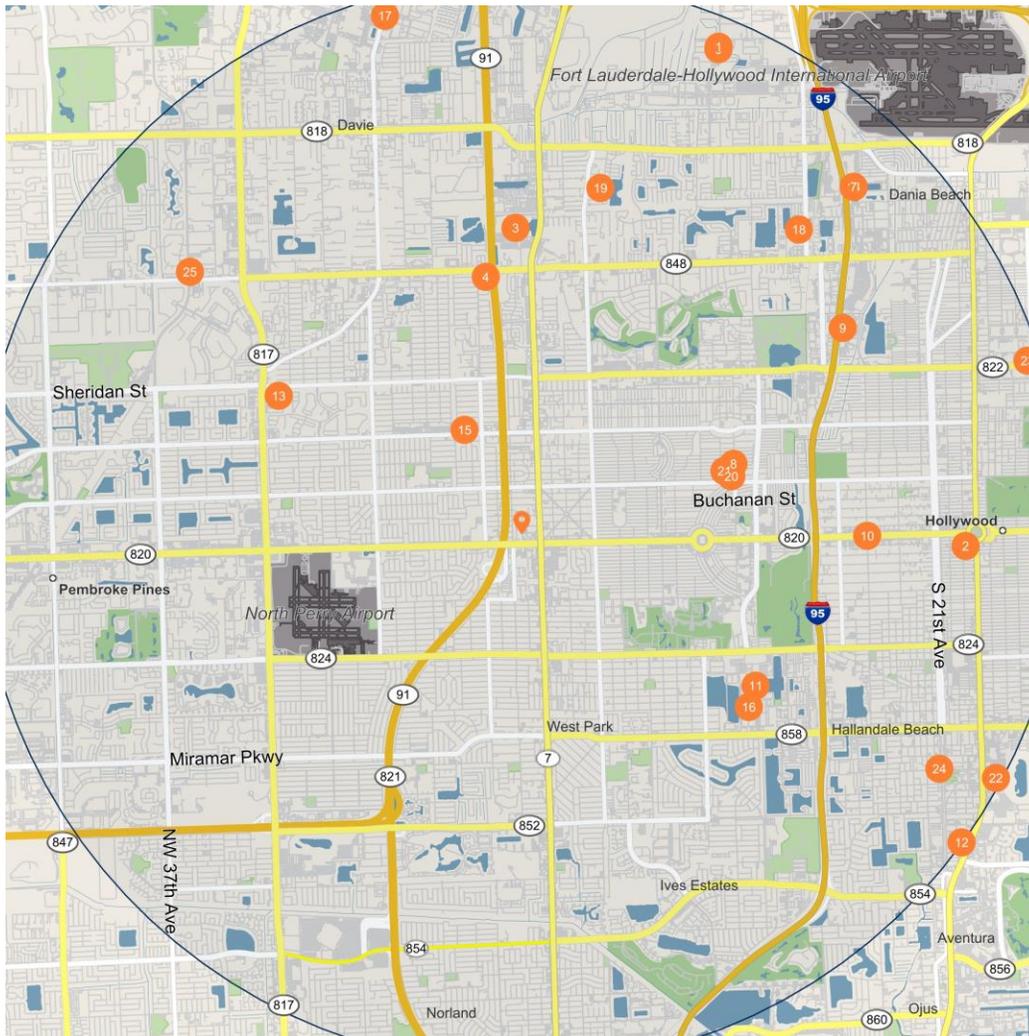
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 27.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.7 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.8 percent in the selected area compared with the 19.7 percent in the U.S.

Market Overview



Major Employers

Employees

1	Princess Cruise Lines Ltd	4,631
2	Kindred Hospitals East LLC-Kindred Hosp - S Fla - Hllywoo	3,669
3	Seminole Tribe Fla Hard Rock-Seminole Gaming	3,300
4	Seminole Tribe of Florida	3,000
5	Seminole Hard Rock Ht & Casino	3,000
6	Princess Cruise Lines Ltd	2,884
7	Chewy Promotions LLC	2,059
8	Sheridan Healthcorp Inc-Davila Susan MD	2,044
9	Carlson Restaurants Inc	1,515
10	City of Hollywood-City Atty Office	1,300
11	Compass Group Usa Inc-Canteen Vending Services	1,168
12	Miami Bch Healthcare Group Ltd-Aventura Hospital and Med Ctr	1,100
13	South Broward Hospital Dst-Memorial Healthcare System	1,009
14	Chiquita Brands Intl Inc-Chiquita	1,000
15	Ifo Pharmacy LLC	901
16	Nationsbenefits LLC-Nationsmarket	809
17	Nationsbenefits LLC	809
18	Baker Concrete Cnstr Inc-Baker Concrete Construction	800
19	Shuttleport Tmsp Svcs LLC-Shuttleport Florida	780
20	South Broward Hospital Dst-Joe Dimaggio Chld Hosp At Mem	661
21	Memorial Health Systems Inc-Memorial Regional Hospital	552
22	Yard House Restaurants LLC-Yard House	531
23	Q Link Wireless LLC>Hello Mobile Telecom	500
24	Southern Parking Inc	500
25	Jewish Family Home Care Inc	476

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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