



**917 North Fort Lauderdale Beach
Boulevard
Fort Lauderdale, FL 33304**

**Sale Price
\$1,707,800**

Rare opportunity to acquire a single-story beachfront retail building located directly on Fort Lauderdale Beach Boulevard / A1A in the heart of Fort Lauderdale's premier Central Beach submarket. The property consists of an approximately 1,424-square-foot commercial building situated on a compact 1,639-square-foot lot, offering direct frontage along one of South Florida's most recognized beach corridors. Public records identify the property as a restaurant-style commercial building originally built in 1955 and renovated in 1968, making it a true small-format beach retail asset in an irreplaceable coastal location.



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Section 1

PROPERTY INFORMATION



Property Description

The building is currently occupied by El Taquito, an established Mexican restaurant operating at 917 N Fort Lauderdale Beach Blvd. The property's active restaurant use adds strong appeal for investors seeking an income-producing beach-corridor asset or for buyers looking to secure a highly visible location in a supply-constrained market. El Taquito's presence aligns well with the surrounding hospitality, tourism, and dining environment that defines Fort Lauderdale Beach.

Positioned just south of Sunrise Boulevard, the property benefits from outstanding exposure to both vehicular and pedestrian traffic generated by nearby hotels, restaurants, nightlife venues, and beachgoers. Its placement directly on A1A gives it lasting value in one of Broward County's highest-profile beachfront corridors. This is an attractive opportunity for investors seeking a compact, well-located retail asset with a recognizable tenant use and long-term beachfront positioning.

Property Highlights

Offering Summary

Sale Price:	\$1,707,800
Number of Units:	1
Lot Size:	0.038 Acres
Building Size:	1,424 SF
NOI:	\$111,279.00
Cap Rate:	6.52%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	222	851	3,336
Total Population	392	1,516	6,146
Average HH Income	\$166,192	\$183,653	\$206,396



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Property Description

Located at 917 North Fort Lauderdale Beach Boulevard, this single-story retail property offers a rare opportunity to own a highly visible commercial asset in one of Fort Lauderdale's most desirable beachside corridors. The building is occupied by El Taquito, a well-known Mexican restaurant, providing an active and appealing street presence in a high-traffic area frequented by both locals and tourists. Its prime location near the beach, luxury hotels, and surrounding retail and dining destinations makes it an attractive investment in a vibrant coastal market. The property benefits from exceptional exposure along Fort Lauderdale Beach Boulevard, a premier thoroughfare known for strong pedestrian and vehicle traffic. This is an excellent chance to acquire a retail property in a sought-after location with strong visibility, established tenancy, and long-term upside.

Location Description

917 N Fort Lauderdale Beach Blvd is positioned in the heart of Fort Lauderdale's highly desirable Central Beach district, directly along the city's iconic A1A / Fort Lauderdale Beach Boulevard corridor. The property benefits from excellent visibility in one of Broward County's most recognized beachfront retail corridors, surrounded by hotels, restaurants, nightlife, beach visitors, and luxury residential towers. Its location just south of Sunrise Boulevard provides strong access to the beach market while maintaining convenient connectivity to the broader Fort Lauderdale area.

Site Description

Compact beachfront retail site directly on Fort Lauderdale Beach Boulevard / A1A in the Central Beach submarket. The parcel offers strong visibility in one of South Florida's premier beach corridors and benefits from surrounding tourism, hospitality, and pedestrian activity.



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Zoning SLA

SLA means Sunrise Lane Area District

City of Ft. Lauderdale's Central Beach zoning

Permitted uses:

SLA allows, at different

hotels, parking garages, tourist-oriented retail, and restaurants.

The code specifically lists commercial retail uses for tourists and visitors, plus restaurants; restaurants on parcels abutting the Intracoastal cannot have outdoor food or beverage service on the Intracoastal side. Accessory improvements such as fences, walls, landscaping, parking, signs, and exterior nonstructural alterations are also allowed as lower-level approvals. Height / density / intensity

In the SLA district, the maximum structure height is 120 feet.

Density is 48 dwelling units per acre for residential, 90 hotel rooms per acre for hotels,

Exterior Description

Single-story beachfront restaurant/retail storefront building fronting Fort Lauderdale Beach Blvd / A1A with strong pedestrian exposure and direct visibility in the Central Beach district

Interior Description

Restaurant build-out occupied by El Taquito, supporting active food-and-beverage use in a compact beach-corridor storefront layout.

Parking Description

Street parking available. No spots belong to the building.

Utilities Description

Urban utility-served commercial location with active restaurant



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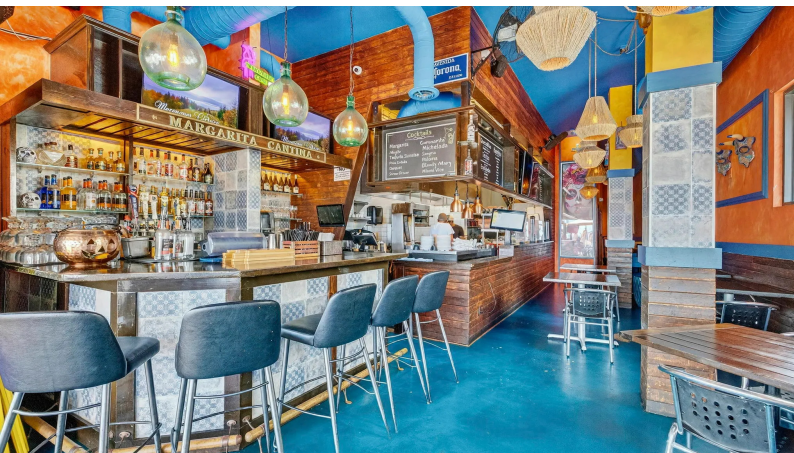
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Property Highlights

- Located in Fort Lauderdale's premier Central Beach submarket.
- Approximately 1,424 SF building area.
- Situated on an approximately 1,639 SF lot (.04 acres).
- Single-story commercial building built in 1955.
- Renovated in 1968 according to public records.
- Tenant: El Taquito, an active Mexican restaurant at the property.
- Prime A1A beachfront frontage with strong pedestrian and tourist exposure.
- Just south of Sunrise Blvd in a high-visibility hospitality corridor.
- Strong fit for an investor seeking a high-barrier-to-entry Fort Lauderdale Beach retail asset.
- Turnkey restaurant operation with established local and tourist customer base
- Excellent signage potential along a heavily trafficked beachfront corridor
- Limited small-bay retail supply along A1A supporting long-term leasing demand
- Positioned within a dense cluster of resort hotels and short-term rentals
- Ideal for food & beverage operators seeking a compact, high-volume location
- Consistent year-round traffic driven by Fort Lauderdale's tourism economy



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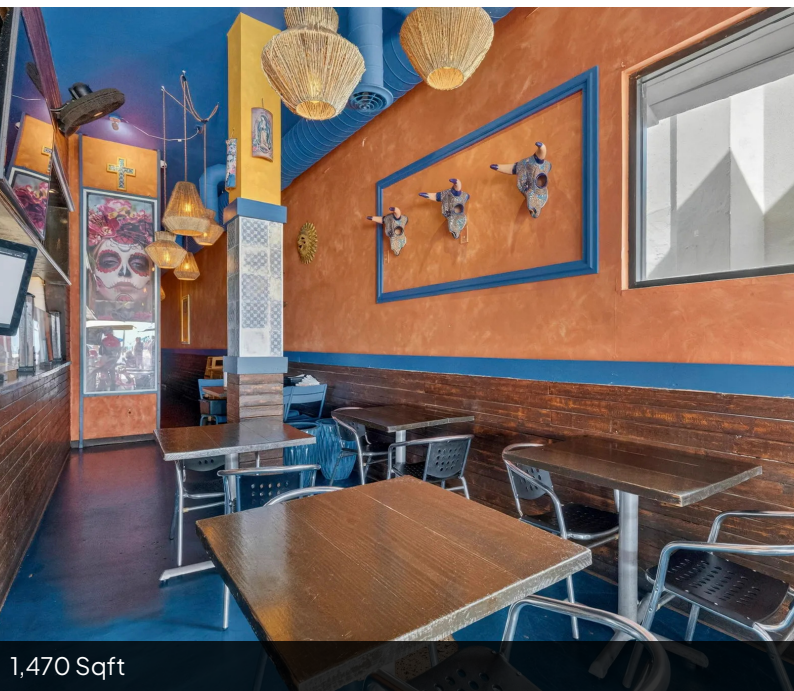
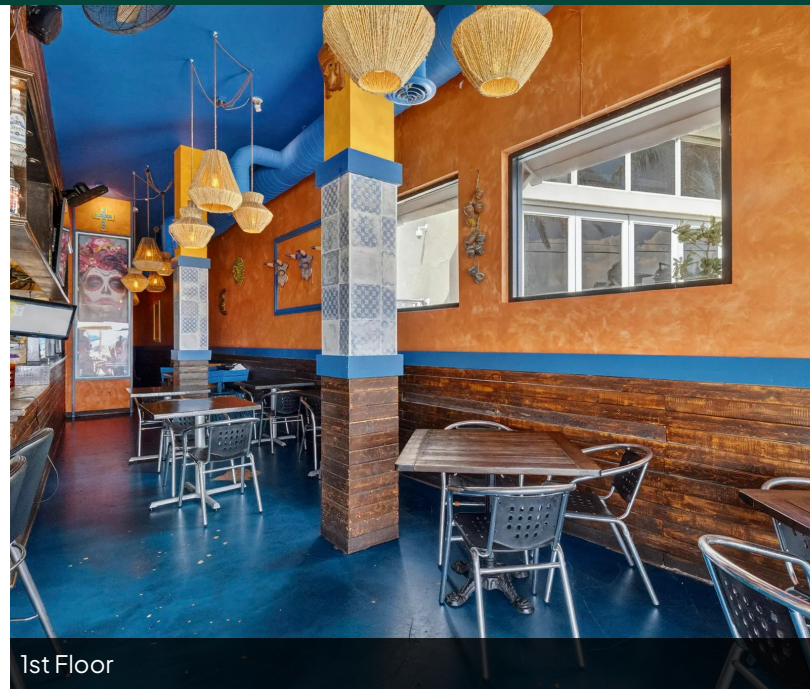
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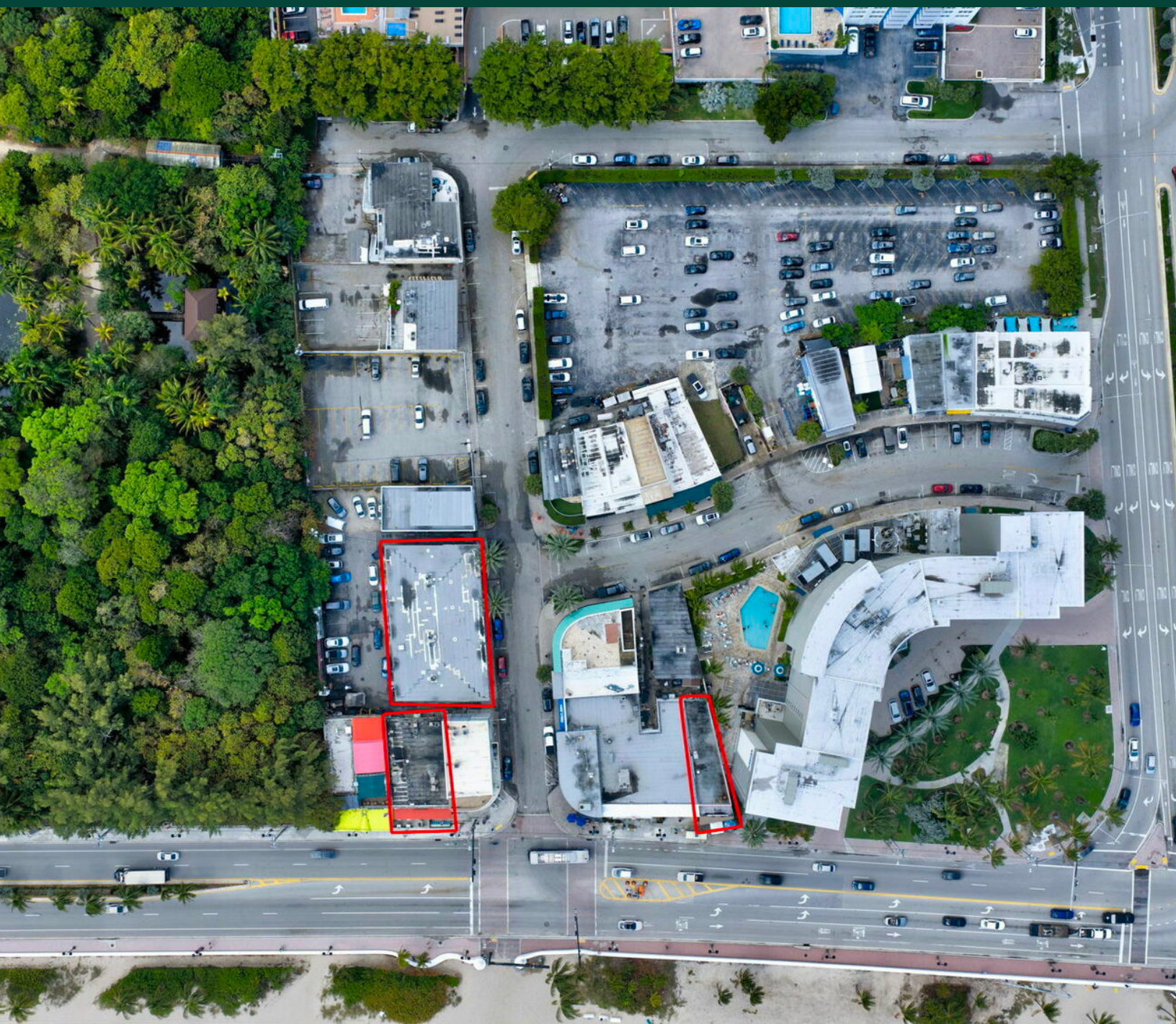
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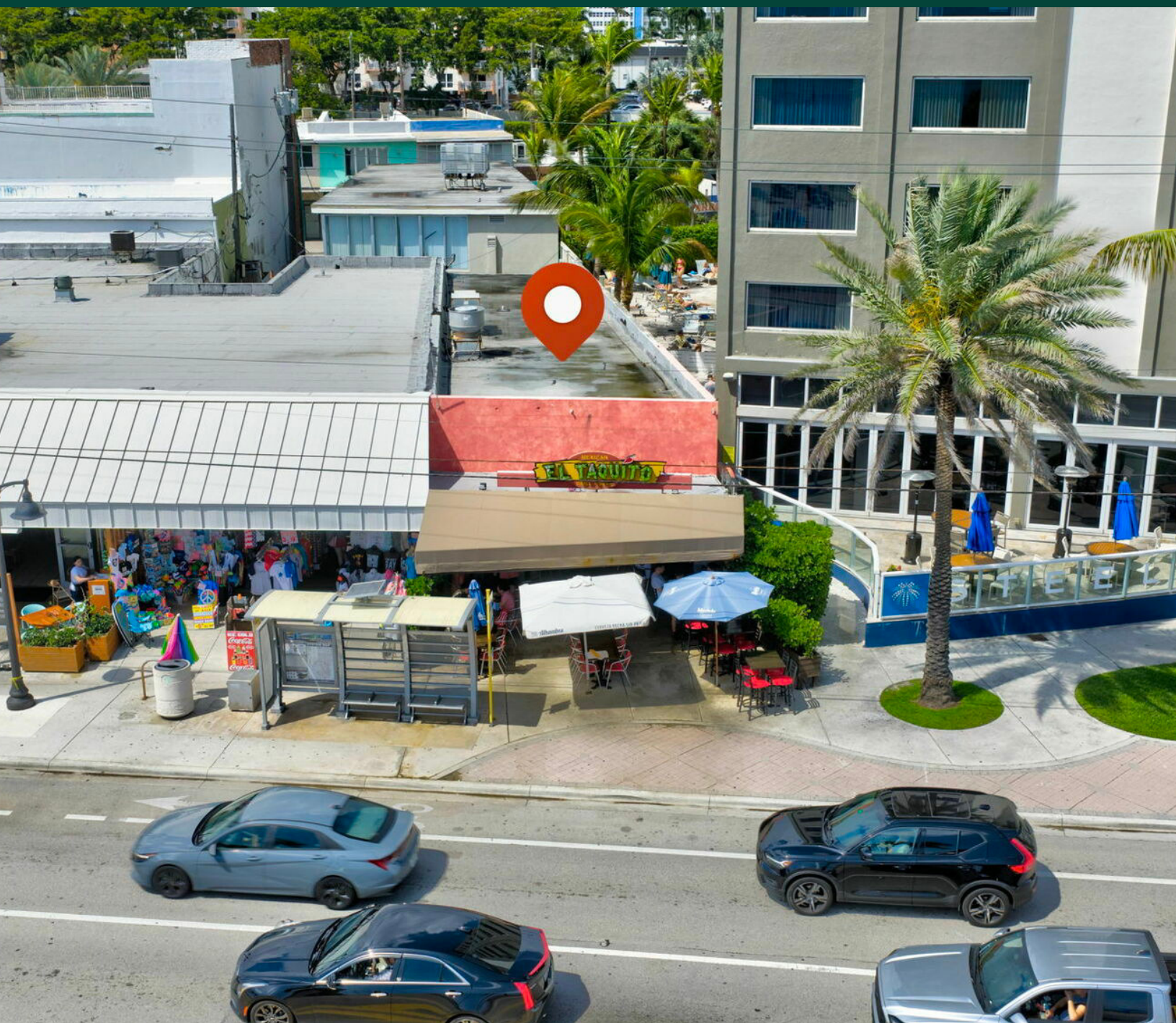
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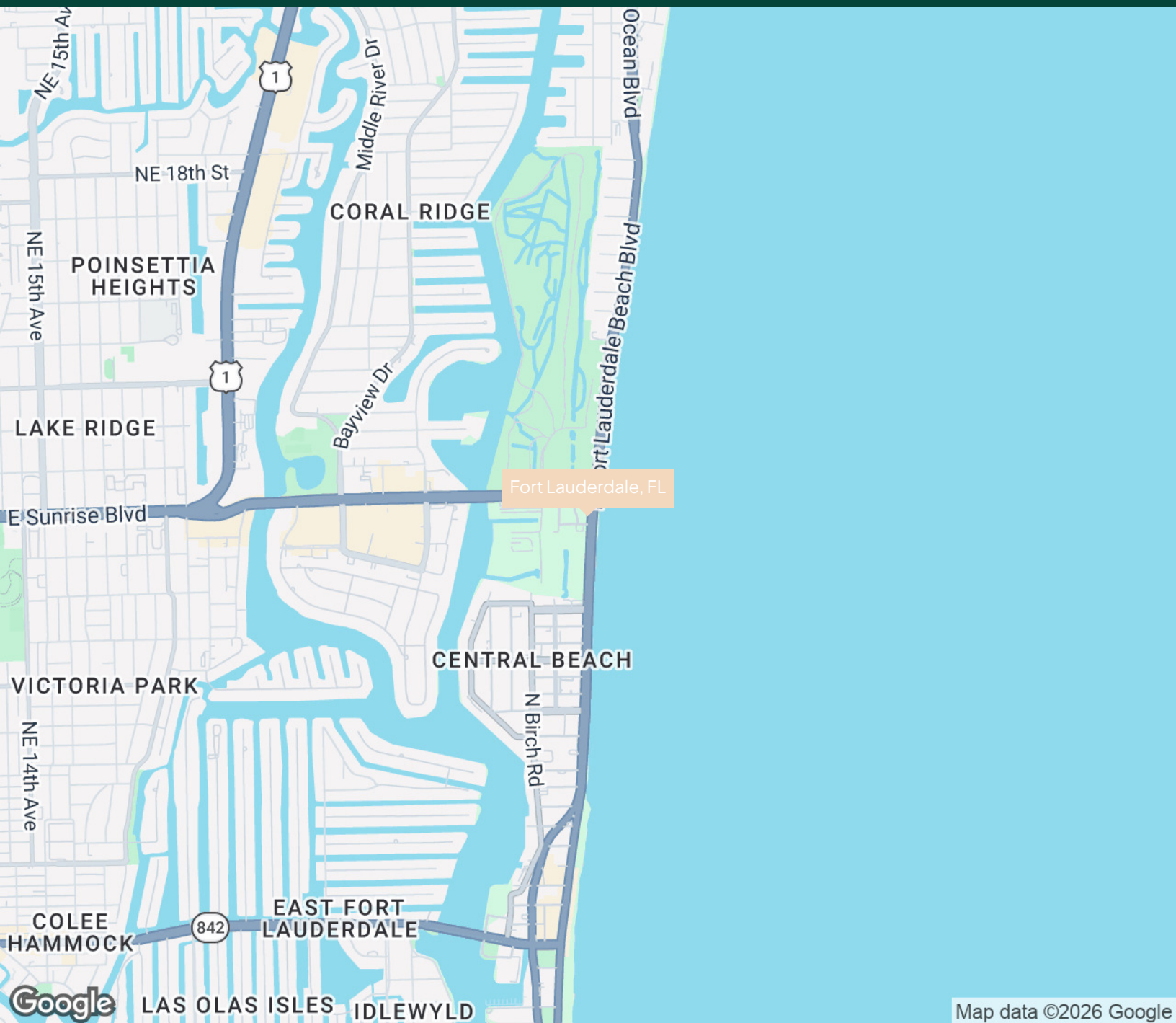
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Section 2

LOCATION INFORMATION



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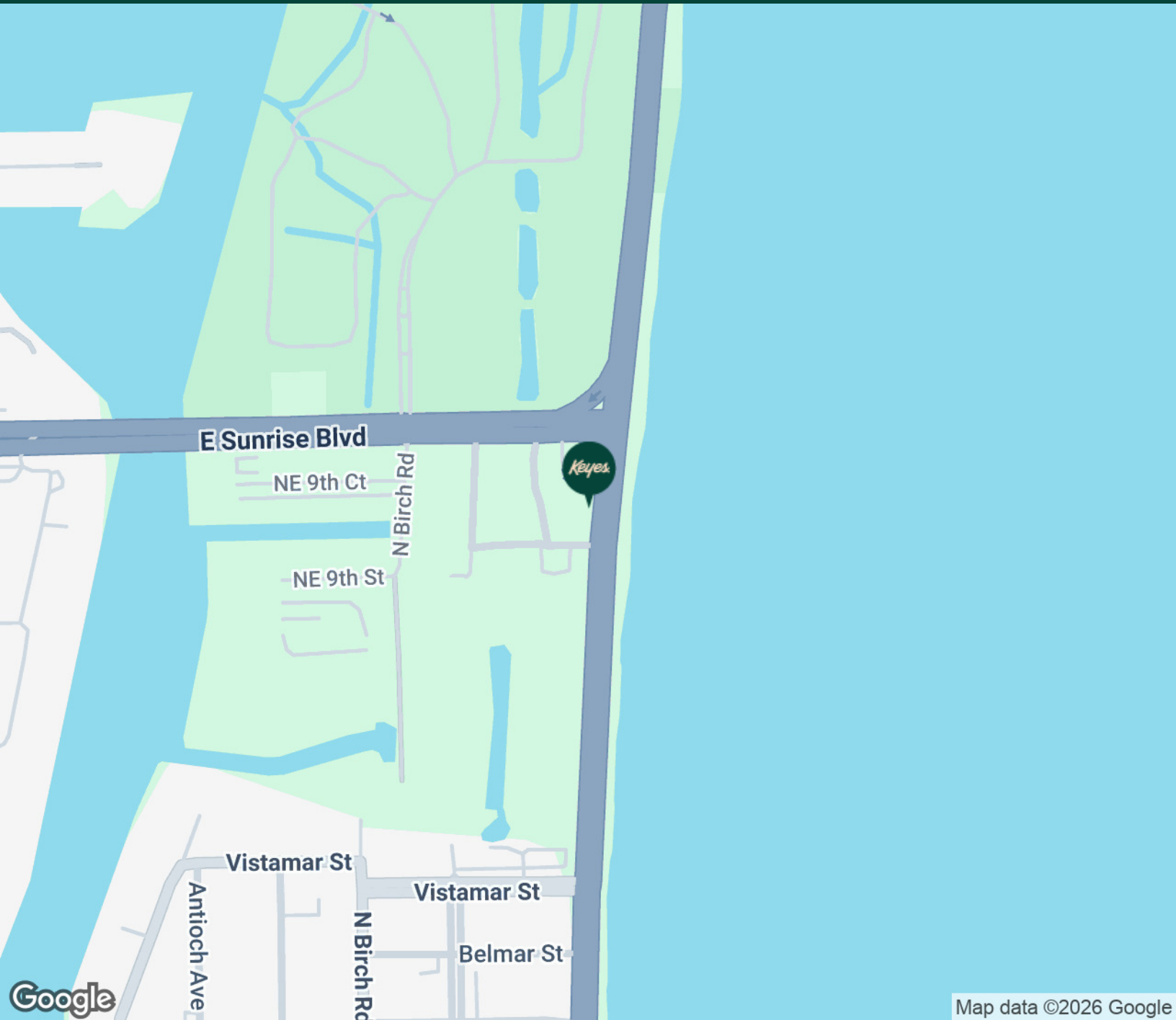
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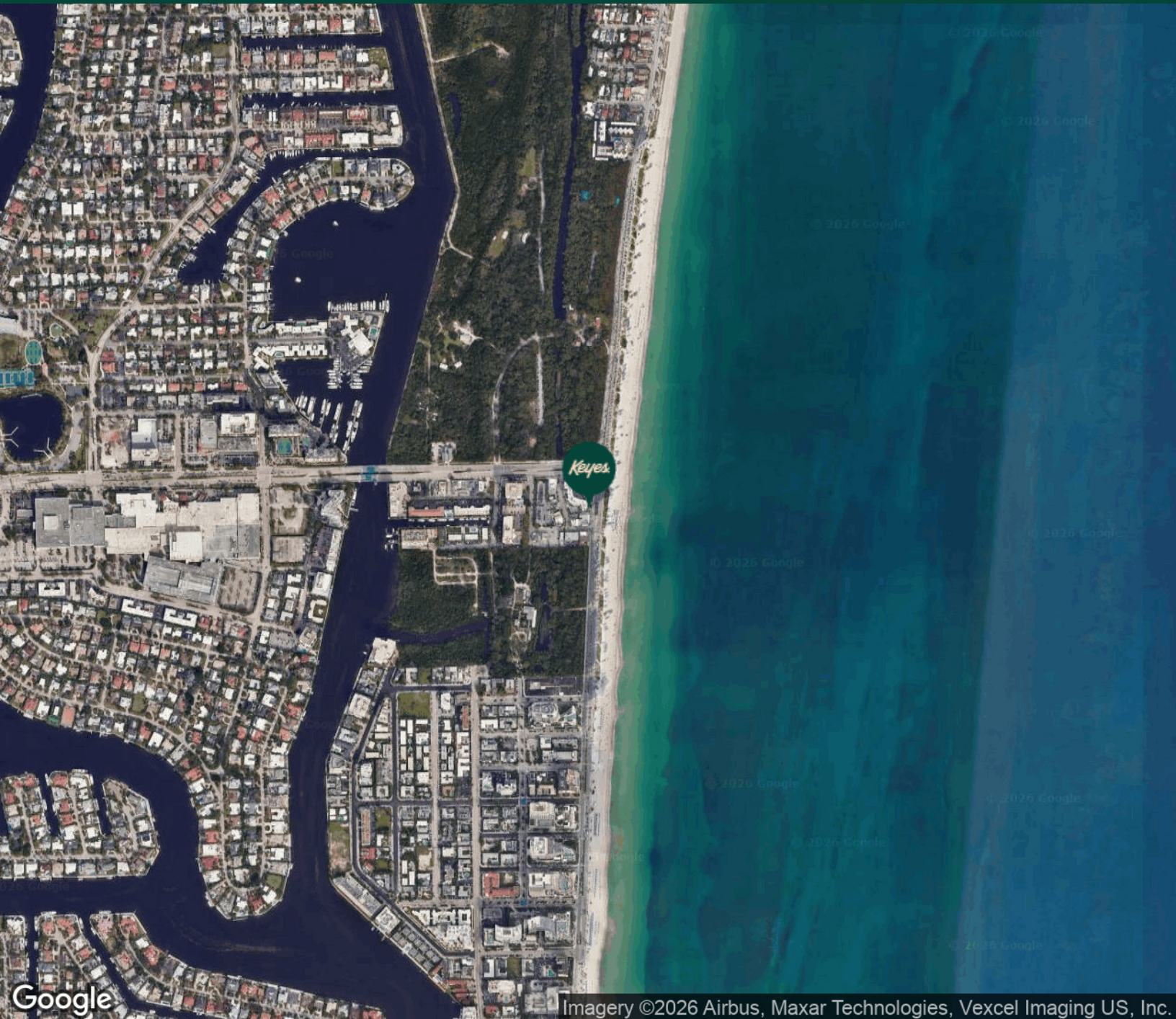
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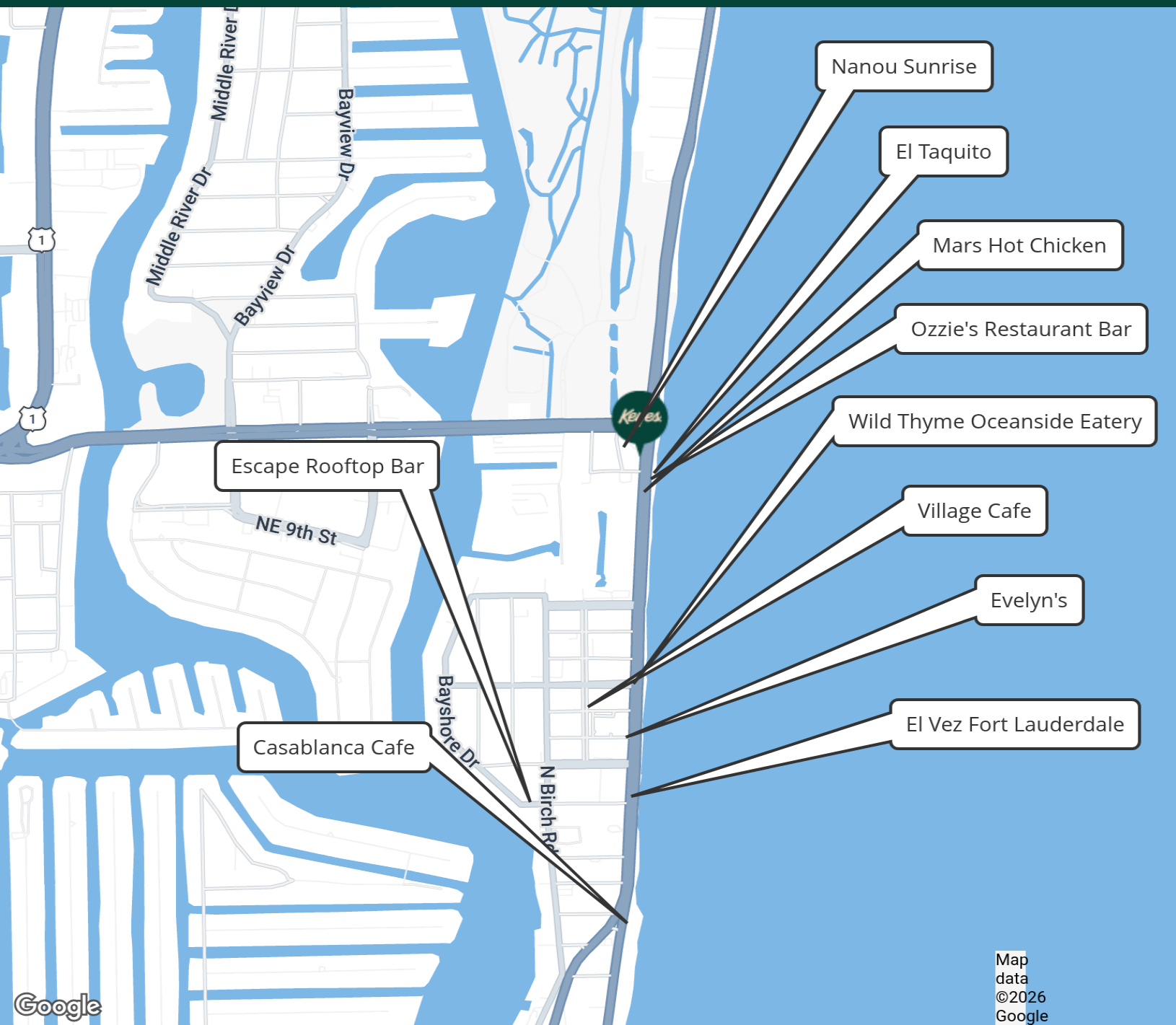
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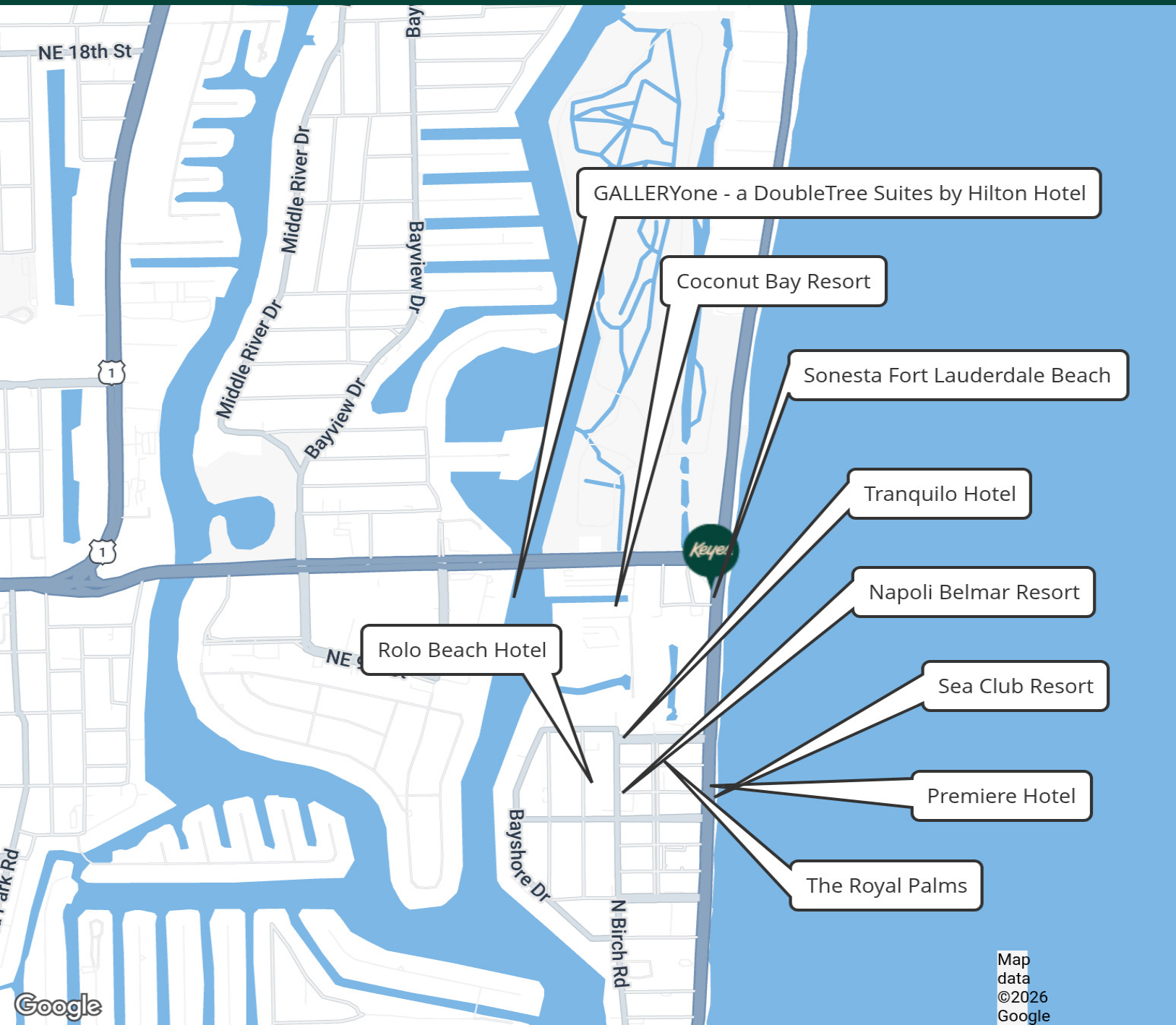
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Section 3

FINANCIAL ANALYSIS

Investment Overview

Price	\$1,707,800
Price per SF	\$1,199
Price per Unit	\$1,707,800
CAP Rate	6.52%

Operating Data

Net Operating Income	\$111,279
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Financing Data



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Suite	Tenant Name	Size SF	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
917 Ft. Lauderdale Beach Blvd	El Taquito	1,470 SF	\$75.70	\$117,600	\$80.00	\$111,279	03/01/2021	02/28/2031
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
Totals		1,470 SF	\$75.70	\$117,600	\$80.00	\$111,279		
Averages		1,470 SF	\$75.70	\$117,600	\$80.00	\$111,279		



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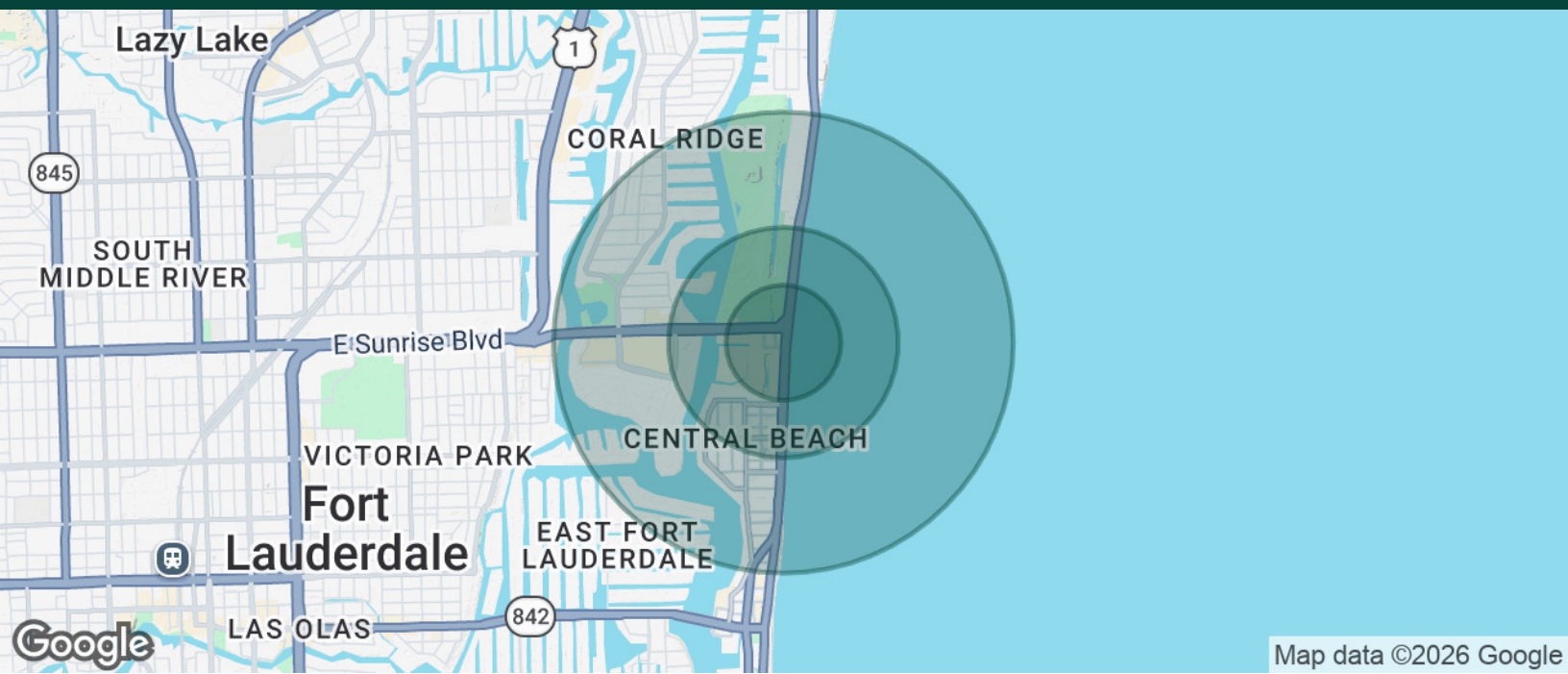
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Section 4

DEMOGRAPHICS



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	392	1,516	6,146
Average Age	62.1	60.4	56.1
Average Age (Male)	61.0	59.8	56.3
Average Age (Female)	62.7	60.4	56.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	222	851	3,336
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$166,192	\$183,653	\$206,396
Average House Value	\$801,981	\$888,841	\$1,030,188

2023 American Community Survey (ACS)



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Section 5

The Keyes Company - Commercial Real Estate



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Professional Background

"I am committed to building long term relationships based on top quality service and high ethical standards" David Joseph is the Commercial Division Sales Manager for The Keyes Company Commercial Real Estate Division serving South Florida including Miami / Dade, Palm Beach, Broward, Martin, St. Lucie and Volusia Counties. David has over 32 years of experience in Commercial Real Estate, specializing in Industrial, Retail, Retail Strip Centers, Multi-Family, Office, Self Storage Facilities and Commercial Leasing. David has a vast knowledge of all facets of Commercial real estate development. Over the years he has developed, built and managed over 250,000 sq. ft. of Boutique Retail Centers, and has sold and leased over two million sq. ft. of Industrial, Retail and Multi-Family properties. Prior to joining The Keyes Company, David spent 13 years with Coldwell Banker Commercial and many years as a Broker/Owner with locations in Philadelphia, PA, Allentown, PA and Cherry Hill, NJ. Responsibilities: Growth of The Keyes Real Estate Commercial Division in South Florida, training programs for new associates and experienced brokers. Commercial Marketing and Tech programs for the Keyes commercial division. It is David's mission to share his experience and knowledge of the industry and successfully assist you in all aspects of your Commercial Real Estate needs. David Joseph is committed to building long term relationships based on top quality service and high ethical standards. website: www.davidjoseph.keyescommercial.com Cell: 561-789-7726 Website: davidjoseph.Keyescommercial.com

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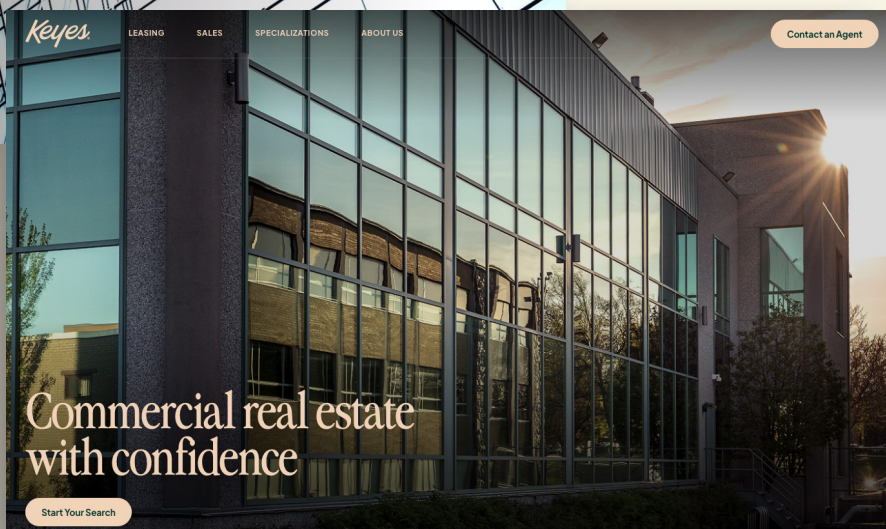
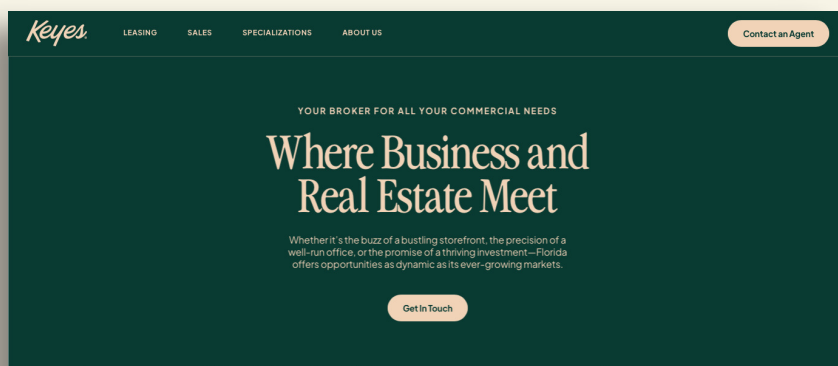
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