

HOLLYWOOD HEIGHTS

HOLLYWOOD BLVD



RETAIL FOR LEASE

2001 HOLLYWOOD BLVD, HOLLYWOOD, FL



Hollywood Heights

FEATURES

324 Multi-Family Units

26,415 SF Commercial Space

- ▶ An eight-story, twin tower, luxury Class-A mixed-used development
- ▶ Centrally located on Hollywood Blvd in the Downtown Historic District section
- ▶ Adjacent to North Dixie Highway, a main artery between Dania Beach, Fort Lauderdale, Aventura and Miami
- ▶ A pedestrian walkway between the twin towers will seamlessly connect Hollywood Blvd to Tyler Street. Here you can find a vibrant display of public art dedicated to enrich and engage the residents and visitors alike
- ▶ **12,530 SF** of retail/restaurant space fronting the new planned Hollywood Blvd Streetscape Improvement Project
- ▶ **13,885 SF** of retail space on Tyler Street
- ▶ Plans include a setback along 20th Avenue to accommodate the remains of a bank vault from the original building built at this site in 1926 that no longer exists. The plan is to have the vault be part of a new bar or restaurant. This feature will become an important element in the recognition of the history of the City of Hollywood





Historic Downtown HOLLYWOOD, FL

- ▶ The Historic District offers the charm of a traditional downtown with pedestrian-friendly brick-paved sidewalks and tree-lined medians
- ▶ Hollywood Blvd's main street vibe scene and surrounding area attracts visitors and locals alike for its art/mural walking tours, live outdoor entertainment and a flourishing culinary scene
- ▶ Home to the Hollywood Art & Culture Center; Cinema Paradiso – Hollywood's art-house cinema; the ArtsPark at Young Circle; and dozens of international eateries, galleries and unique shops
- ▶ Known for restaurants and cafes to expand onto sidewalks where visitors can enjoy alfresco dining and great people-watching

Hollywood Blvd

STREETSCAPE IMPROVEMENT PROJECT

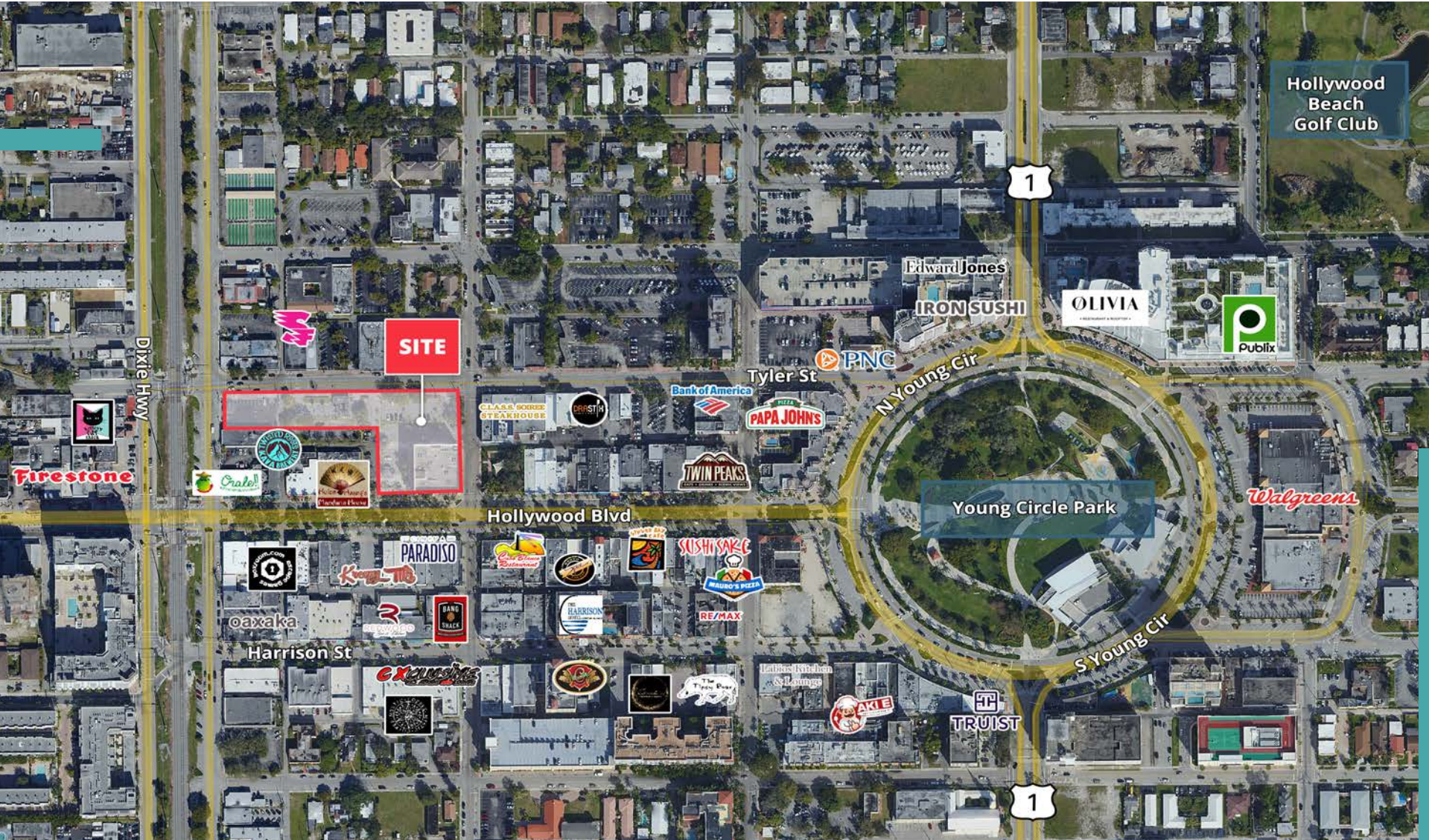
Estimated Completion Fall 2024

- ▶ The Hollywood Boulevard Streetscape Project encompasses the reconstruction of Hollywood Boulevard from 21st Avenue to Young Circle while maintaining the existing center median with its extensive tree canopy and diagonal parking spaces.
- ▶ New wider sidewalks will be finished using decorative concrete shell pavers in multiple shades of gray in a striking geometric design
- ▶ The cross-section of the streetscape will be modified to implement a curbless transition between the sidewalk and parallel parking to create a plaza-like space
- ▶ New landscape will provide shade for pedestrians on the sidewalks while improving visibility to the active storefronts of the historic district



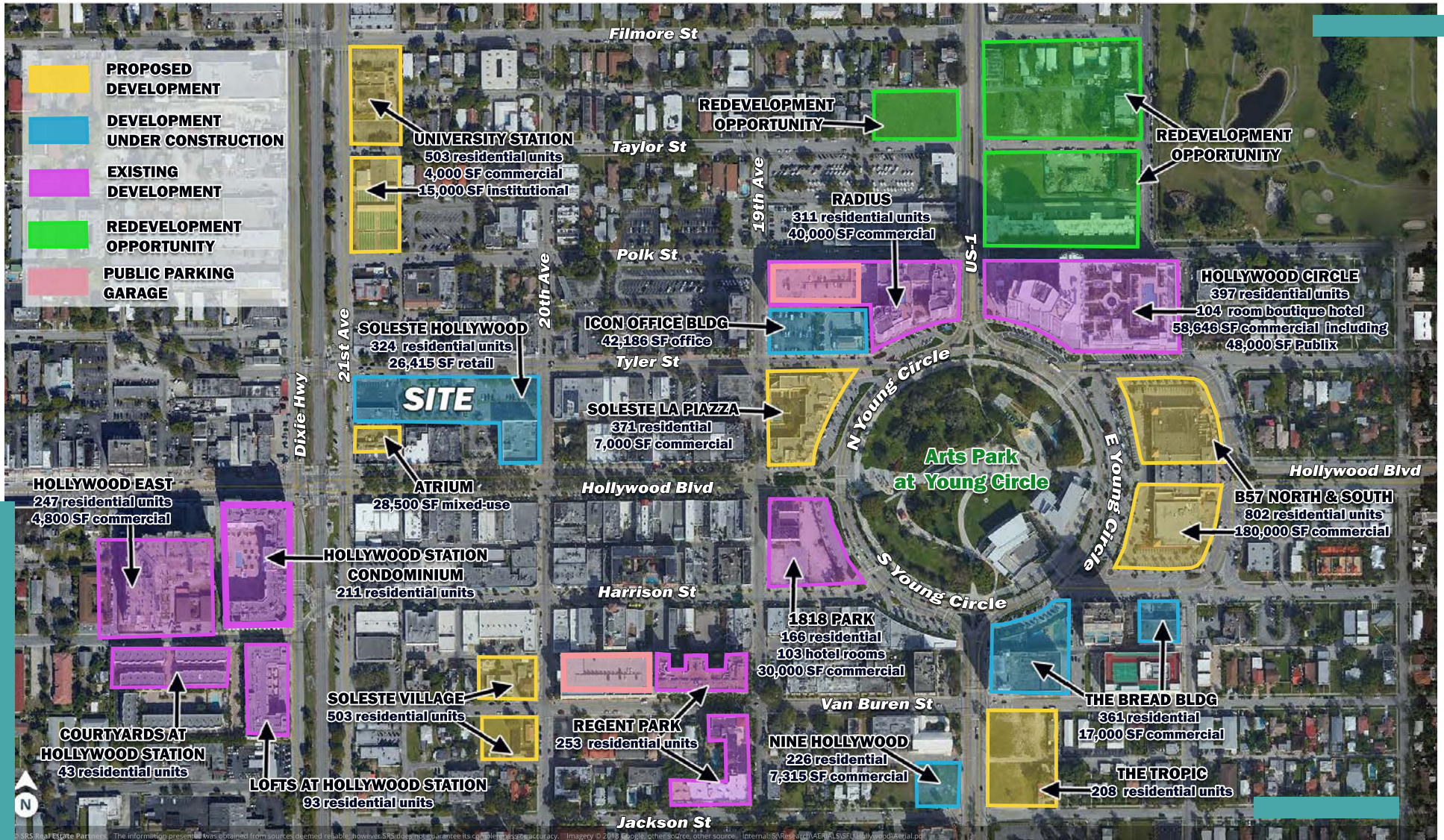
Downtown Hollywood

TRADE AREA



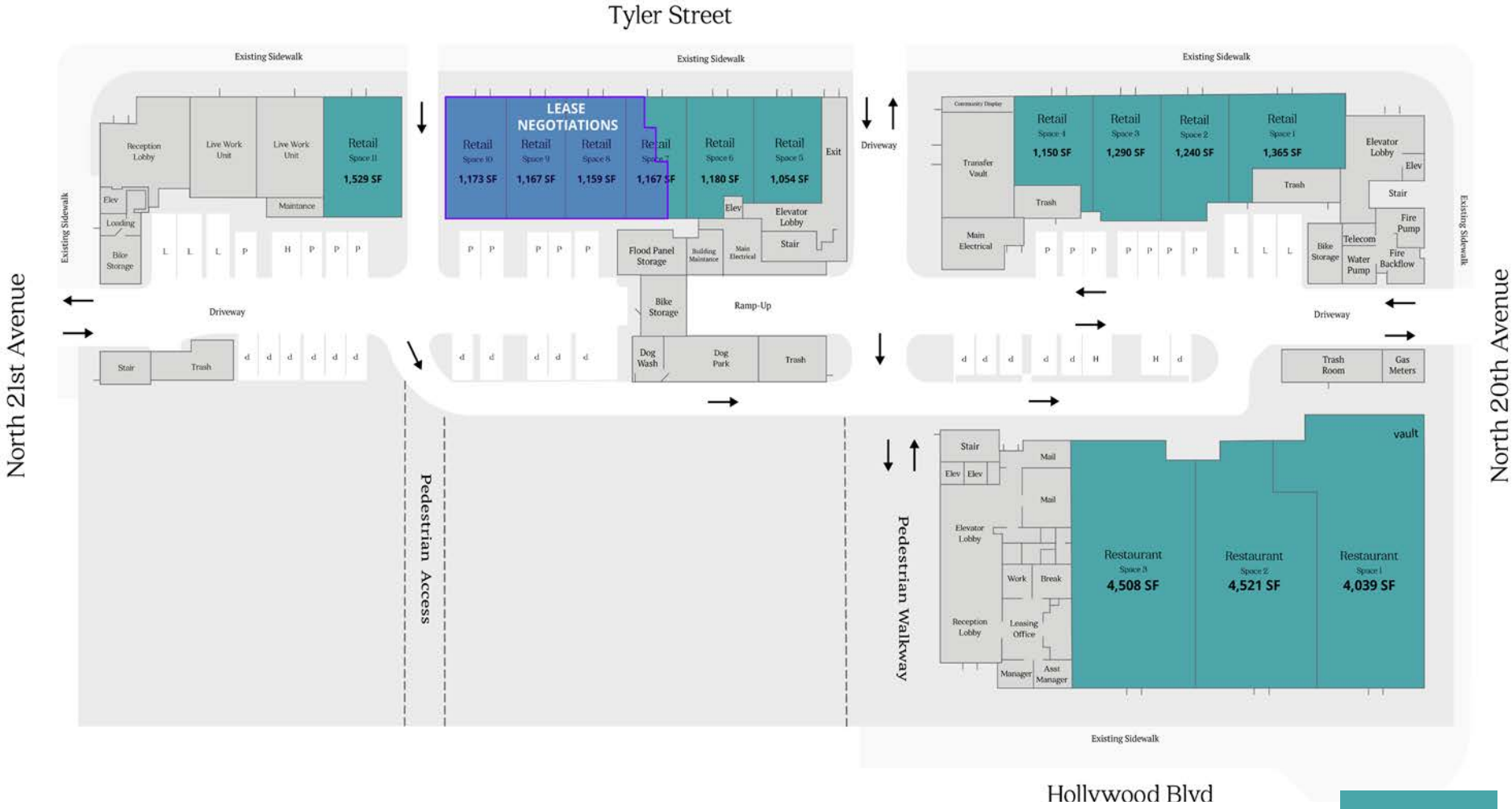
Downtown Hollywood

NEW DEVELOPMENTS



Hollywood Heights

SITE PLAN | GROUND FLOOR



Hollywood Heights

DEMOGRAPHICS

1 MILE

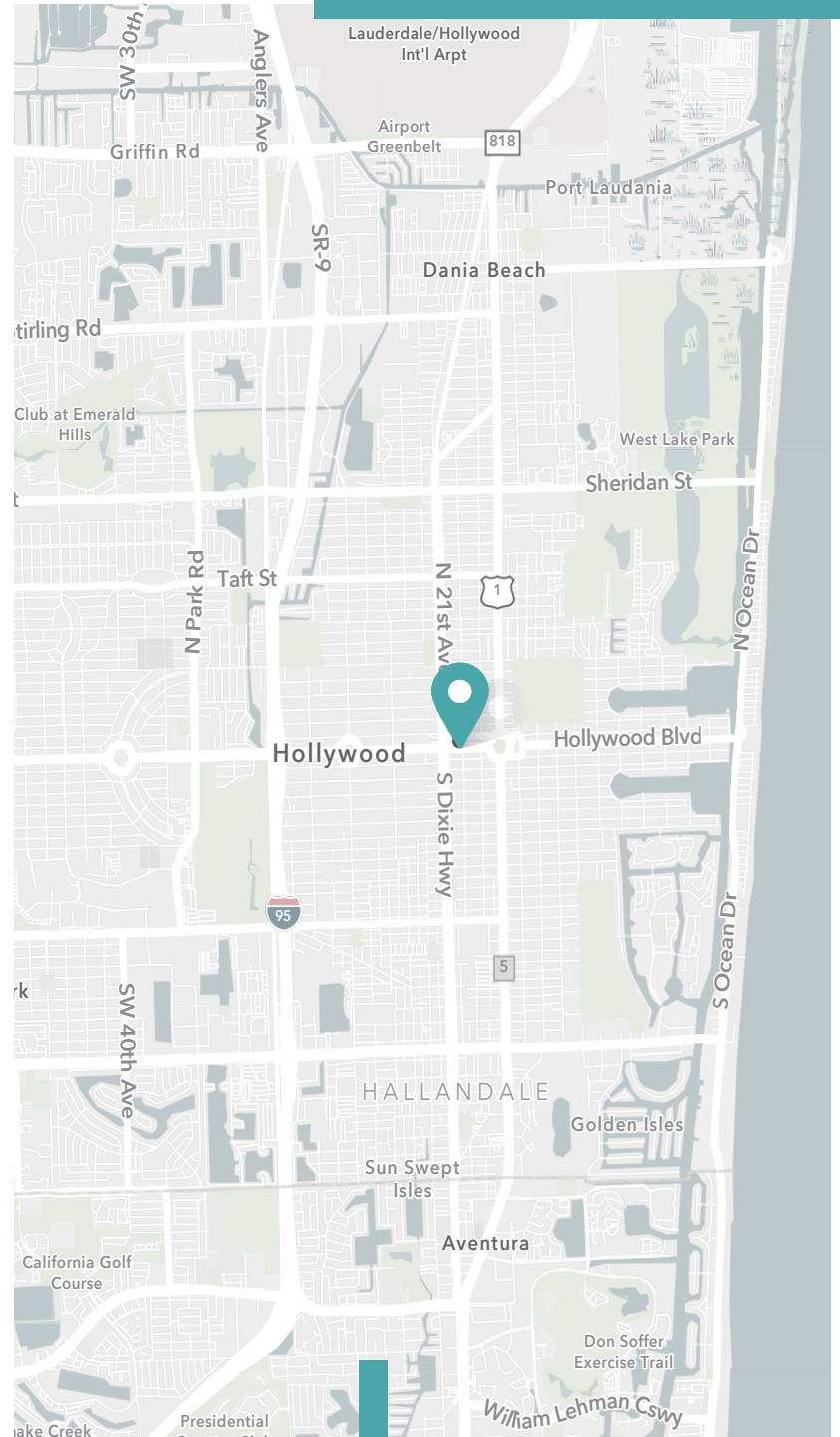
29,417	25,714	\$71,318	13,411
2023 Population	2023 Total Daytime Population	2023 Average Household Income	2023 Total Households

3 MILES

157,740	164,901	\$85,430	70,503
2023 Population	2023 Total Daytime Population	2023 Average Household Income	2023 Total Households

5 MILES

355,531	368,403	\$91,746	147,059
2023 Population	2023 Total Daytime Population	2023 Average Household Income	2023 Total Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





EXCLUSIVE LEASING AGENT



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