

3114-20 E Sunrise Blvd

Fort Lauderdale, FL 33304



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Las Olas



Downtown Ft. Lauderdale

SUBJECT PROPERTY



E. Sunrise Blvd.

A1A / Ft. Lauderdale Beach Blvd.





E Sunrise Blvd



CAFE
BANK

Heart

BROKER OF RECORD

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TABLE OF CONTENTS

Investment Overview	8
<hr/>	
Property Details	11
<hr/>	
Financial Analysis	14
<hr/>	
Demographics	18
<hr/>	

Looking Northwest



SUBJECT PROPERTY



INVESTMENT OVERVIEW

3114-20 E Sunrise Blvd

Marcus & Millichap is pleased to exclusively offer the sale of 3114-20 E Sunrise Blvd, Fort Lauderdale FL 33034

The property consists of a 7,883 square ft mixed-use building on a 4,041 square ft (0.1-acre) lot.

The property is on an excellent corner location, steps from Ft. Lauderdale beach with excellent frontage, visibility and accessibility.

Average daily traffic counts are 40,000 vehicles on E Sunrise Blvd.

The property comprises of 3 commercial units on the ground floor and 4 residential units on the second floor.

The property is 100% occupied offering strong and stable cash flow for potential investors with significant upside potential through multiple leases on below market rents.

All commercial leases feature 3-5% annual rent increases providing strong rent growth for a potential buyer.

The area has a dense population with over 210,000 residents living within a 5-mile radius. The average household income is over \$160K within 1-mile radius.

The zoning of the property is SLA - Sunrise Lane District, allowing for a wide-range of commercial uses as well as redevelopment potential.

The property is in the heart of Fort Lauderdale just minutes from Fort Lauderdale Beach, The Galleria Mall, Bonnet House Museum & Gardens, Downtown Fort Lauderdale, and Las Olas.

The property offers ocean views and sits among numerous hotels, apartments, restaurants, bars, and shops attracting local and tourist traffic. The offering presents investors or developers with the opportunity to acquire an exceptional site in a high barrier to entry market in Fort Lauderdale Beach.



OFFERING SUMMARY

Offering Price:

\$4,000,000

CAP Rate:

5.42%

Price/SF:

\$507.42

GLA:

7,883 SF

Lot Size:

4,041 SF



INVESTMENT HIGHLIGHTS

**7,900 SF mixed-use corner building
steps from Fort Lauderdale Beach**

**Generating strong, stable cash flow
from a mix of retail and residential
tenants**

**Significant upside through multiple
below market leases**

**Strong rent growth with annual
increases of 3-5%**

**High daily traffic counts with 40,000
VPD on E Sunrise Blvd**

**Population of over 210,000 residents
within a 5-mile radius**

**Favorable zoning allowing for a wide-
range of commercial uses as well as
redevelopment potential**

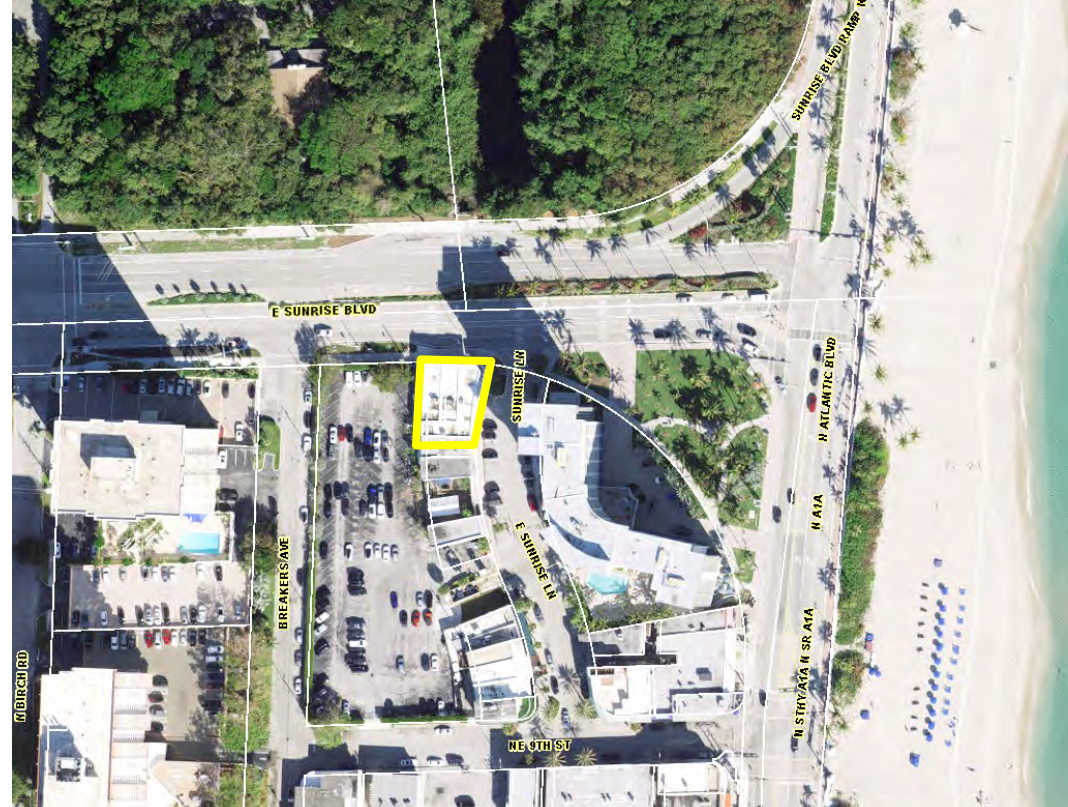


E Sunrise Blvd

A1A / Ft. Lauderdale Beach Blvd

PROPERTY DETAILS

PROPERTY DETAILS	
Address:	3114-20 E Sunrise Blvd Fort Lauderdale, FL 33304
Folios:	504201280240 504201280230 504201280220
Type of Ownership:	Fee Simple
Number of Units:	<i>Commercial:</i> 3 units <i>Residential:</i> (3) 2-bedroom apts (1) 1-bedroom apt
Gross SF:	7,883 SF
Lot Size SF:	4,041 SF
Lot Size AC:	0.1 Acres
Year Built:	1959
Occupancy:	100%
Zoning:	SLA - Sunrise Lane District





RENT ROLL

COMMERICAL UNITS										
UNIT #	TENANT	SIZE SF	LEASE START	LEASE EXP	BASE RENT MONTHLY	BASE RENT ANNUAL	ANNUAL RENT PER SF	ANNUAL INCREASE	OPTIONS	TYPE
3114 (Ground floor)	Nanou French Bakery	1,089	1/1/2022	12/31/2027	\$ 3,570.00	\$ 42,840.00	\$ 39.34	3%	(1) 5-yr	NNN
3116-3120 (Ground floor)	Heart of the City	2,200	9/1/2019	8/31/2024	\$ 7,642.72	\$ 91,712.64	\$ 41.69	3%	(1) 1-yr (exercised)	MG (Tenant pays Utilities, Rental tax)
931 Sunrise Lane (Ground floor)	Tarot Cards & Crystal Gallery	650	10/7/2022	10/6/2025	\$ 2,795.00	\$ 33,540.00	\$ 51.60	5%	(1) 3-yr	MG (Tenant pays Utilities, Rental tax)
TOTALS		3,939			\$ 14,007.72	\$ 168,092.68				

RESIDENTIAL UNITS										
UNIT #	UNIT TYPE	SIZE SF	LEASE START	LEASE EXP	BASE RENT MONTHLY	BASE RENT ANNUAL	ANNUAL RENT PER SF	COMMENTS		
3114 (2 nd floor)	2-Bed	972	6/1/2024	5/31/2025	\$ 3,250.00	\$ 39,000.00	\$ 40.12	Tenant pays all Utilities. 1 Mo. SD. Personal Guarantee		
3116 (2 nd floor)	2-Bed	972	2/1/2024	1/31/2025	\$ 3,200.00	\$ 38,400.00	\$ 39.51	Fully Furnished. Tenant pays all Utilities. Personal Guarantee		
935 Sunrise Lane	2-Bed	1,200	12/1/2023	11/30/2024	\$ 3,350.00	\$ 40,200.00	\$ 33.50	Fully Furnished. Tenant pays all Utilities. Personal Guarantee.		
933 Sunrise Lane	1-Bed	800	7/1/2023	6/30/2024	\$ 2,700.00	\$ 32,400.00	\$ 40.50	Fully Furnished. Tenant pays all Utilities. Personal Guarantee.		
TOTALS		3,944			\$ 12,500.00	\$ 150,000.00				

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA				
INCOME	Current	Psf	2025 FY	Psf
Apartment Income	\$ 150,000	\$ 38.03	\$ 152,945	\$ 38.78
CAM Revenue	\$ 18,000		\$ 18,000	
Commercial Income	\$ 168,093	\$ 42.67	\$ 172,265	\$ 43.73
Gross Potential Income (GPI)	\$ 336,093		\$ 343,210	
Vacancy/Collection Allowance				
EFFECTIVE GROSS INCOME	\$ 336,093	\$ 42.64	\$ 343,210	\$ 43.54

EXPENSES

Real Estate Taxes	\$ 49,800		\$ 65,000	
Insurance	\$ 30,000		\$ 30,000	
Management Fee (4%)	\$ 13,444		\$ 13,884	
Pest Control	\$ 3,018		\$ 3,018	
Trash	\$ 3,910		\$ 3,910	
Repairs & Maintenance	\$ 3,760		\$ 3,760	
Utilities - Cable	\$ 2,400		\$ 2,400	
Utilities - FPL	\$ 688		\$ 688	
Utilities - Water	\$ 3,692		\$ 3,692	
TOTAL EXPENSES	\$ 110,712	\$ 14.04	\$ 126,352	\$ 16.03
NET OPERATING INCOME	\$ 225,381	\$ 28.59	\$ 216,858	\$ 27.51

NOTES:

2025 RE Taxes based on reassessed value post sale

PRICING & RETURNS	
Listing Price:	\$ 4,000,000
Price / SF (GIA):	\$507.42
CAP Rate - Current	5.63%
CAP Rate - 2025 FY	5.42%

GALLERIA
FORT LAUDERDALE

Dillard's

macy's

SEPHORA

VICTORIA'S
SECRET

TUMI

H&M



Bath&BodyWorks

Abercrombie & Fitch

BURGERFI



WELLS
FARGO



SUBJECT PROPERTY



E. Sunrise Blvd.

A1A / Ft. Lauderdale Beach Blvd.

PRIMANTI
BROS.

AIA / Ft. Lauderdale Beach Blvd.



SUBJECT PROPERTY

SONESTA

Bayview Elementary School

George English Park



Hugh Taylor Birch State Park



SR A1A



E. Sunrise Boulevard



PRIMANTI BROS.

SUBJECT PROPERTY



Marine Colony Villas

Coconut Bay Resort

Ft. Lauderdale Beach

GALLERIA FORT LAUDERDALE

Dillard's

macy's

SEPHORA

VICTORIA'S SECRET

TUMI

H&M

Apple

Bath&BodyWorks

Abercrombie & Fitch

Demographics and Market Overview

DEMOGRAPHICS

Marcus & Millichap

DEMOGRAPHIC ANALYSIS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	6,848	93,154	213,445
2023 Estimate			
Total Population	6,846	89,772	208,375
2020 Census			
Total Population	7,091	88,524	208,821
2010 Census			
Total Population	6,483	79,034	191,629
Daytime Population			
2023 Estimate	12,643	135,842	293,643
HOUSEHOLDS			
2028 Projection			
Total Households	4,091	51,282	103,638
2023 Estimate			
Total Households	4,099	49,318	100,902
Average (Mean) Household Size	1.7	1.8	2.0
2010 Census			
Total Households	4,104	48,063	99,372
2010 Census			
Total Households	3,836	42,316	89,411
Occupied Units			
2028 Projection	5,905	66,952	126,712
2023 Estimate	5,917	64,325	123,597
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	32.7%	25.0%	17.9%
\$100,000-\$149,999	16.6%	16.9%	15.7%
\$75,000-\$99,999	11.7%	11.4%	11.5%
\$50,000-\$74,999	16.0%	14.9%	16.4%
\$35,000-\$49,999	7.3%	9.8%	11.5%
Under \$35,000	15.7%	22.0%	27.0%
Average Household Income	\$160,579	\$130,948	\$106,739
Median Household Income	\$98,279	\$81,503	\$67,005
Per Capita Income	\$96,234	\$72,218	\$51,873



208,325
TOTAL POPULATION
WITHIN 5 MILES

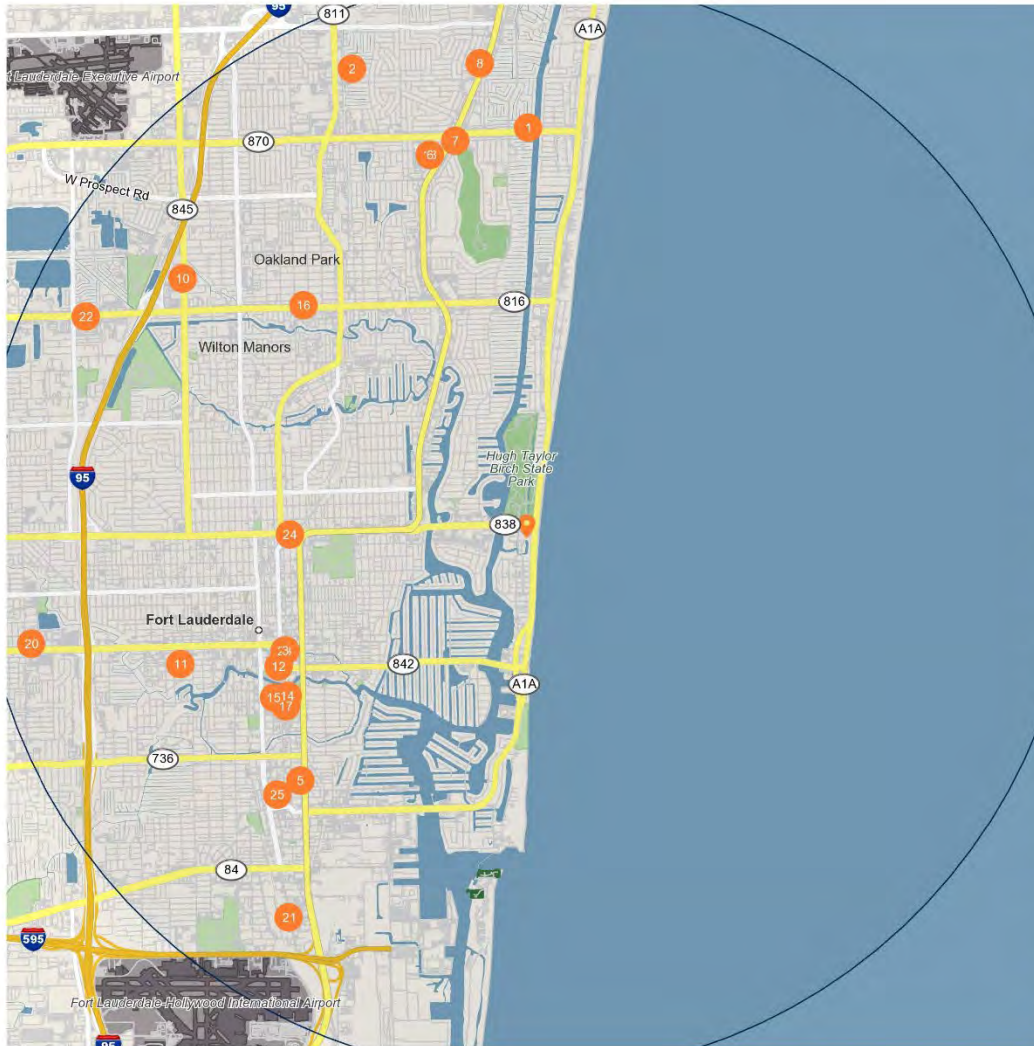


\$160,579
AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE



17,404
POPULATION
GROWTH SINCE
2010

DEMOGRAPHIC ANALYSIS



Major Employers		Employees
1	Milestones Community Schl Inc	8,477
2	Hire Quest LLC	5,008
3	Tpg Cannes Aggregation LP	3,000
4	CHG Healthcare Services Inc	2,179
5	Childrens Dgnstc Trtmnt Ctr In-BROWARD HEALTH MEDICAL CENTER	2,154
6	Holy Cross Hospital Inc-CATHOLIC HEALTH EAST	2,085
7	Flag Intrmediate Holdings Corp	1,971
8	Thayer Lodging Group Inc-Fairfield Inn	1,452
9	Convey Hlth Sltions Hldings Inc-Convey	1,391
10	Board of Governors State Unive	1,327
11	County of Broward-Substance Abuse Hlth Care Svcs	1,200
12	County of Broward-Healthcare Management Division	1,095
13	Intermedix Am LLC	1,077
14	County of Broward-Probation Dept	1,074
15	County of Broward-Broward County Clerk of Courts	900
16	Senior Medical Associates Llc	854
17	The School Bd of Broward Cnty	852
18	Amisub (North Ridge Hospital)-Amisub	824
19	Broward County Public Schools	800
20	County of Broward-Sheriffs Office	791
21	County of Broward-Human Services Dept	764
22	Sfn Group Inc-Star Personnel Pool	716
23	Convey Health Solutions Inc	597
24	Innovel Solutions Inc-Sears	592
25	Skanska Inc	557



Las Olas

Las Olas Boulevard is a popular destination in the heart of Fort Lauderdale running from Downtown Fort Lauderdale to the Beach at A1A.

Las Olas Boulevard provides a diverse mix of shops, restaurants, bars, cafes, apartments, galleries, and commercial businesses. Las Olas is considered a must visit destination in Fort Lauderdale and has become a hub for locals and visitors.





Downtown Fort Lauderdale

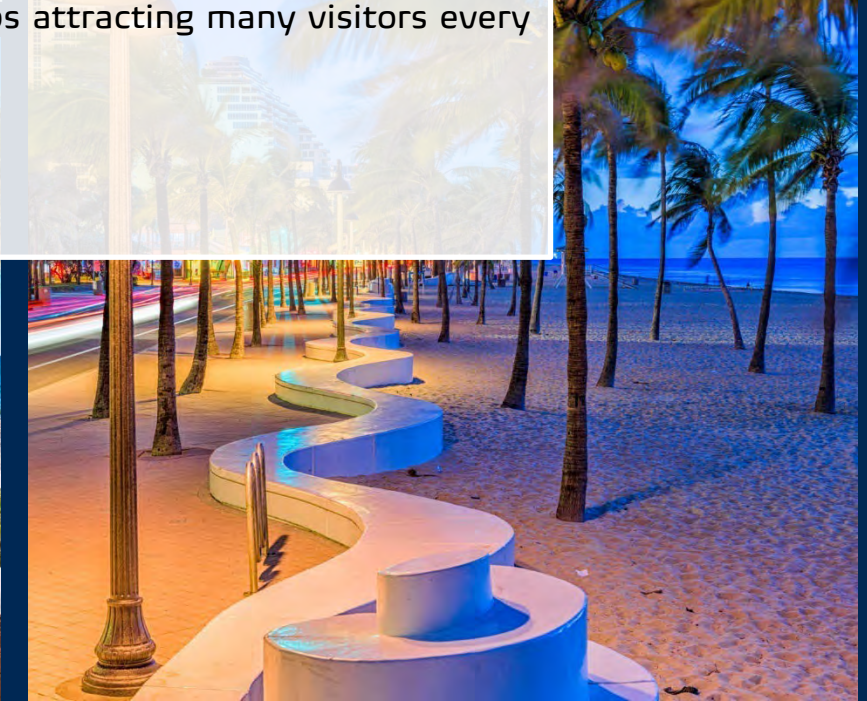
Downtown Fort Lauderdale is well-known for its fantastic beaches, restaurants, shops, nightlife, culture, and events. The Downtown high rises are home to both residents and businesses and are sought after for their breathtaking views. Downtown also has a vibrant arts and entertainment scene, with everything from galleries to murals to live music. The vibrant city has become a hot spot for tourists and locals alike.





Fort Lauderdale Beach

With more than seven miles of sandy shores, Fort Lauderdale is famous for its beautiful beaches and Intracoastal Waterway. Fort Lauderdale Beach is recognized by its wave wall and beach front promenade. It is home to restaurants, entertainment venues, hotels, bars, and shops attracting many visitors every year.





BROKER OF RECORD

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