



EXCLUSIVE OFF-MARKET OPPORTUNITY
FOR SALE

2307 Hollywood Blvd
Hollywood, FL 33020

RELATED **ISG**
COMMERCIAL

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An aerial photograph of a residential neighborhood, split vertically into two halves. The left half is darkened, while the right half is in full color. A central text box with a light blue border is overlaid on the image. The text reads "Property Overview" in a white, serif font. The background shows various houses, streets, and greenery.

Property Overview

Site Overview

Unique opportunity to purchase one of the last remaining lots on Hollywood blvd.

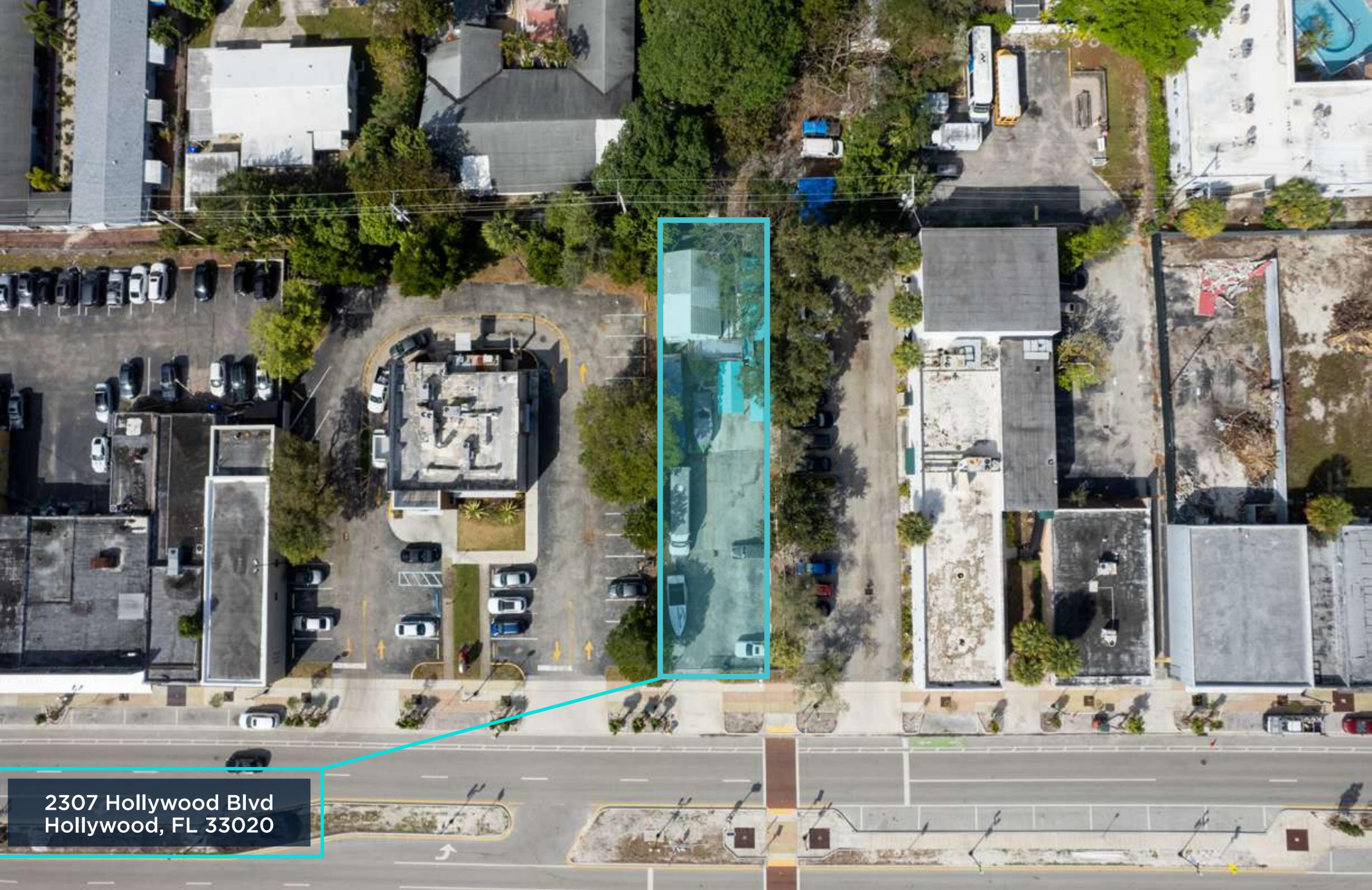
Located between Young Circle and Hollywood City Hall, east of I-95 this site gives any future development incredible exposure making it one of the best locations Hollywood has to offer.

The current structure includes a 2 story, 1,500 SF office building positioned toward the back of an 8,750 square foot lot. Ample mixed use zoning gives a great value for commercial redevelopment considering all the new development in the surrounding area and the growth Aventura, Hollywood, and Hallandale have seen.



Property Address	2307 Hollywood Blvd Hollywood, FL 33020
Folio	5142-16-01-3160
Zoning	RC-1. Office, Residential, Lodging, General Commercial, Civic, Educational, Industrial
Lot Size	8,750 Sq. Ft.
Dimensions	53' W x 174' D
Year Built	1975
Price	\$1,500,000

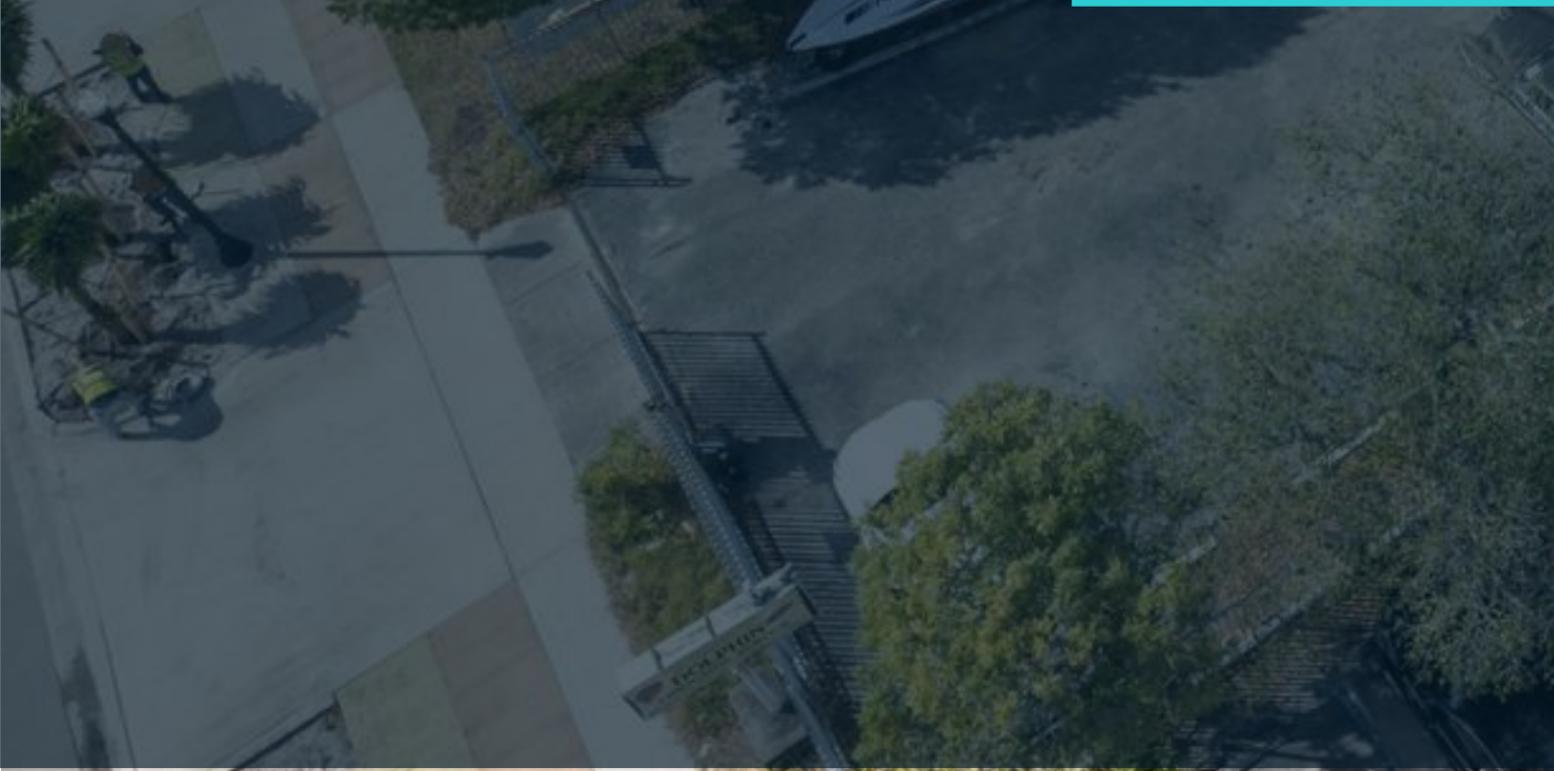
Specifications	1,500 SF, 2 story, structure on the site
Max. Building Height	75 Ft
Max. Height	7 stories
Floor Area Ratio	2.75
Max. Area Allowed	24,062 Sq. Ft.
Max. Building Footprint	7,785 Sq. Ft.

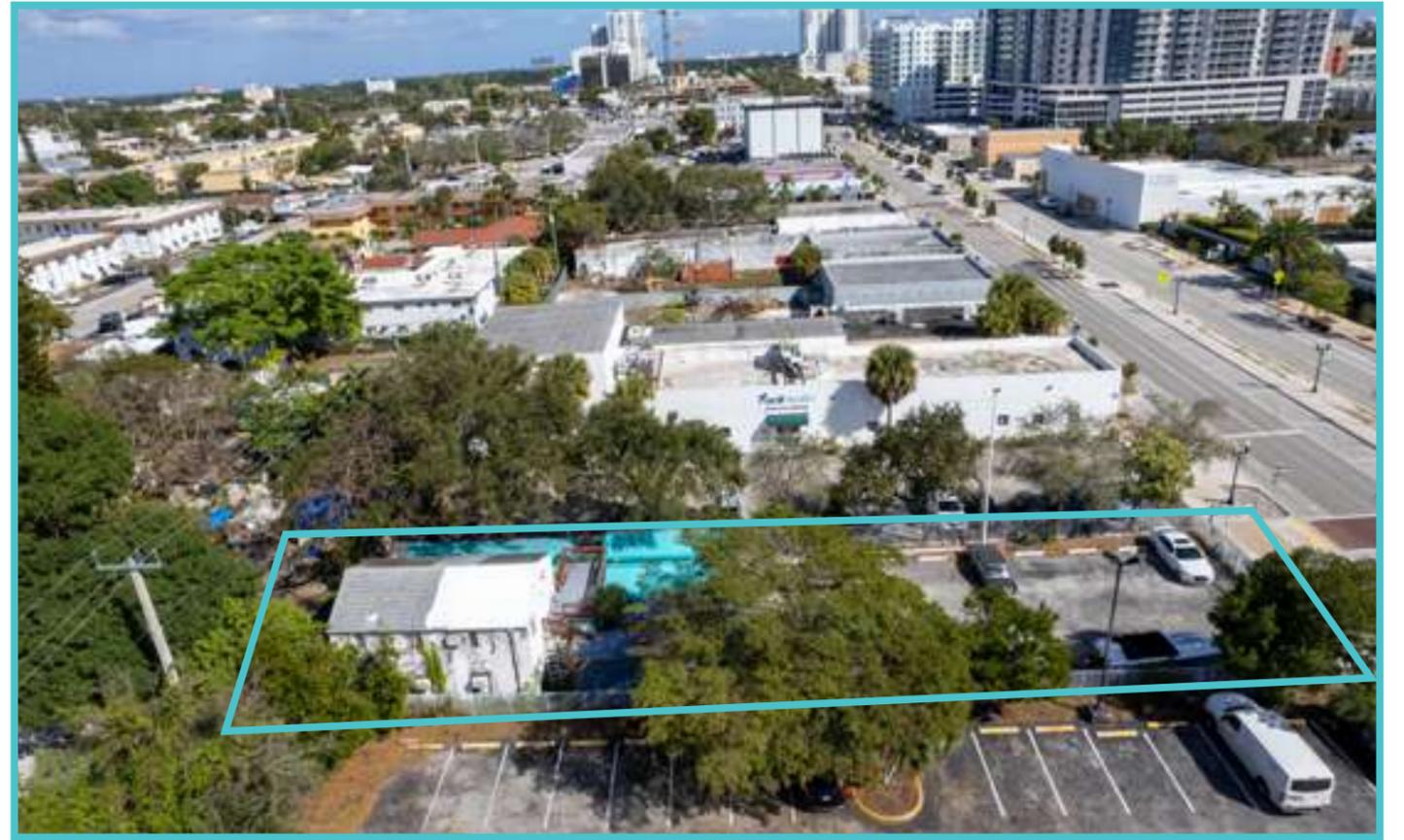


2307 Hollywood Blvd
Hollywood, FL 33020



Pictures











Location



Eco Golf Club

Hollywood Beach Golf Club

Hollywood Beach

Gulfstream Sailing Club

HOLLYWOOD LAKES

Young Center Hollywood

Art and Culture Center Hollywood

Dowdy Field

2307 Hollywood Blvd
Hollywood, FL 33020

Guideport Montessori at Hollywood Beach

SOUTH DIXIE HWY

HOLLYWOOD BLVD

Hollywood, Florida

The City of Hollywood is a beachfront community located in southeastern Broward County midway between Miami and Fort Lauderdale. Hollywood is approximately 30 square miles in size and is Broward's third-largest municipality with a population of roughly 153,000 residents.

Hollywood is home to more than 60 parks, seven golf courses, seven miles of pristine beaches, and the one-of-a-kind Hollywood Beach Boardwalk, a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. Named one of America's Best Beach Boardwalks by Travel + Leisure magazine, this brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of others every year.

Hollywood Beach also offers dozens of luxury resort hotels and condominiums such as the Margaritaville Hollywood Beach Resort, Hyde Resort & Residences and Hollywood Beach Marriott. In addition to many independently owned and operated boutique inns and vacation properties.

Hollywood has steadily grown into a dynamic business hub with more than 10,000 companies in the City. Approximately 80 percent of Port Everglades, the world's second-busiest cruise port, is located in Hollywood. Hollywood also provides easy access to Fort Lauderdale/Hollywood International Airport and Miami International Airport, a major gateway to Latin America. Hollywood also is home to the Memorial Healthcare System, the nation's fifth-largest healthcare network, its flagship hospital, Memorial Regional, and the Joe DiMaggio Children's Hospital, the largest free-standing children's healthcare facility in Broward County.







RETAIL SUBMARKET REPORT | Hollywood

"Vacancies for retail properties in Hollywood were under the five-year average during the first quarter, and they tightened a touch in the past year. The rate also comes in below the region's average. Meanwhile, rents have surged in the past 12 months, growing by 9.1% year over year.

As for the pipeline, development has been relatively steady over the past few years in Hollywood, and it remains up and running today.

Hollywood is a very liquid investment market, characterized by heavy trading, and those trends have largely held serve in the past 12 months. Market pricing sits at \$329/SF, which is above the average pricing in Fort Lauderdale."

Key Indicators

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	0	-	\$31.74	56.4%	0	0	37,818
Power Center	1,186,873	1.0%	\$36.89	2.3%	0	0	0
Neighborhood Center	3,739,307	5.7%	\$29.75	4.8%	(5,770)	0	0
Strip Center	1,369,923	2.7%	\$28.85	2.7%	(7,067)	0	0
General Retail	4,599,111	2.0%	\$30.48	2.2%	17,694	0	0
Other	895,627	1.1%	\$46.65	3.5%	15,000	0	10,000
Submarket	11,790,841	3.1%	\$31.94	3.4%	19,857	0	47,818

Annual Trends	12 Month	Historical Avg.	Forecast Avg.	Peak	When	Through	When
Vacancy Change (YOY)	-0.8%	4.8%	3.4%	10.0%	2009 Q4	2.8%	2017 Q4
Net Absorption SF	95.6K	33,492	55,880	492,709	2011 Q2	(654,257)	2009 Q4
Deliveries SF	9.1K	70,868	86,541	357,834	2017 Q1	5,000	2022 Q2
Rent Growth	9.1%	2.7%	4.0%	10.8%	2022 Q3	-4.7%	2010 Q1
Sales Volume	\$83.6M	\$89M	N/A	\$309.6M	2022 Q1	\$12.5M	2009 Q3

RENT

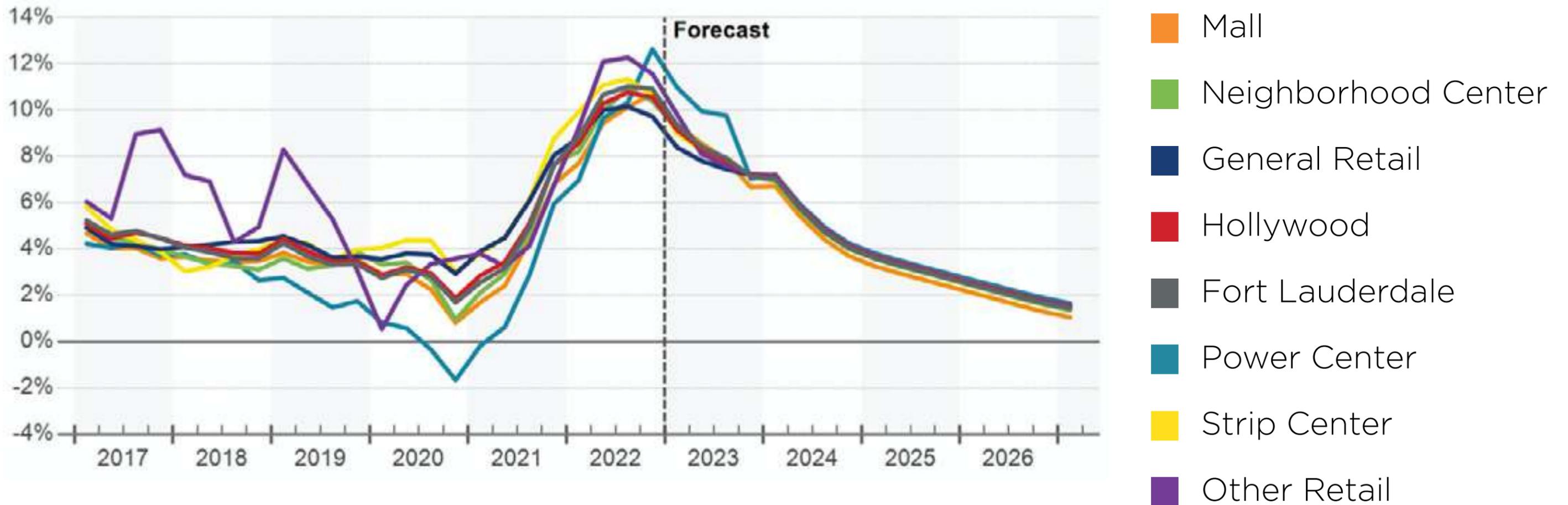
"Retail space carries an average price tag of about \$32.00/SF triple net in the Hollywood Submarket, right in line with the rate in the structurally expensive Fort Lauderdale metro.

Rents grew by a remarkable 9.1% over the past year, which brought the three-year average annual rent growth up to 6.1%.

Over a longer horizon, retail rent growth in both the Hollywood Submarket

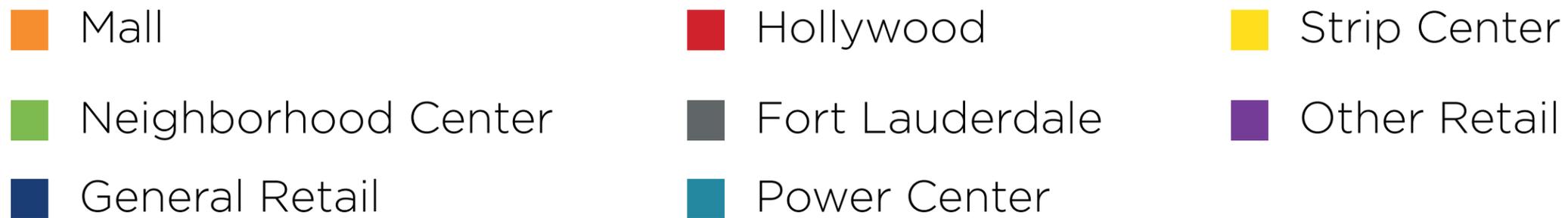
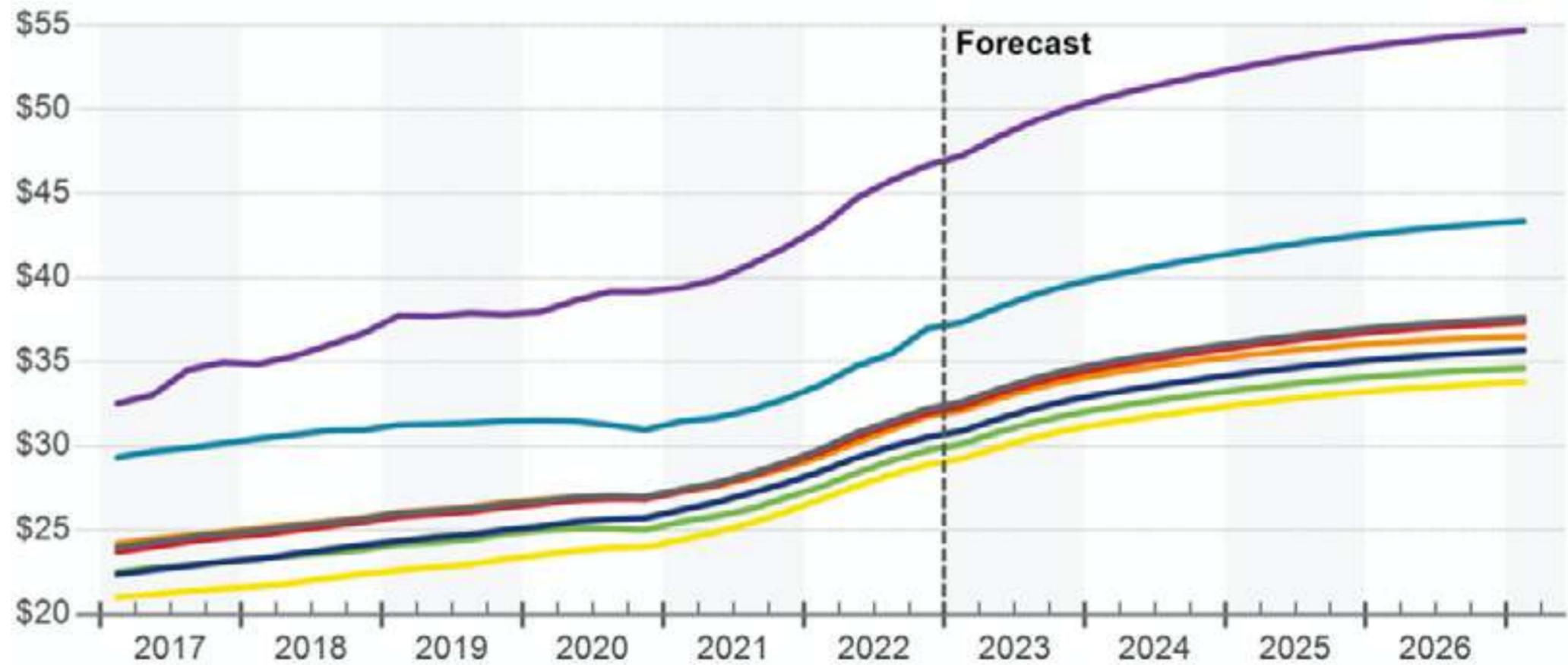
and the Fort Lauderdale metro at large has been nothing short of sensational. In the past 10 years, rents in the submarket have cumulatively risen by 58.9%, a performance essentially matched when zoomed out to the entire Fort Lauderdale metro."

Market Rent Growth (Yoy)



RENT

Market Rent Per Square Feet





RELATED ISG
REALTY



Team

Key Personnel



MINERVA ARBOLEYA

Commercial & Residential Sales Advisor | RelatedISG Realty

Taking cue from the best in the business, Minerva was introduced to the commercial real estate industry during her years of employment at the Bal Harbour Shops, working directly under the helm of visionary developer and founder, Mr. Stanley Whitman. After a ten year stint at the world-renown Bal Harbour Shops, Minerva was recruited by yet another top developer in the country, The Rouse Company, to open the Village of Merrick Park in 2001. The privilege to be hands-on in the development of the marketing and leasing strategy for the 745,000 square foot, multi-million dollar shopping center in Coral Gables, FL, was as much a dream come true, as an unforgettable experience.

Today, as a member of our elite team of real estate professionals, Minerva is dedicated to exceeding expectations and leveraging the power of our collective relationships to achieve client goals. In her current role as Senior Commercial Advisor, Minerva possesses a strong in-depth knowledge and expertise in the fast-paced commercial real estate industry — an invaluable asset for clients who are looking to buy, lease, sell, or invest.

Minerva@relatedisg.com | C. 305 632 2512

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.

RELATED

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed

Over
\$50 Bil
Sold



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER

ISG WORLD®

For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing six offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

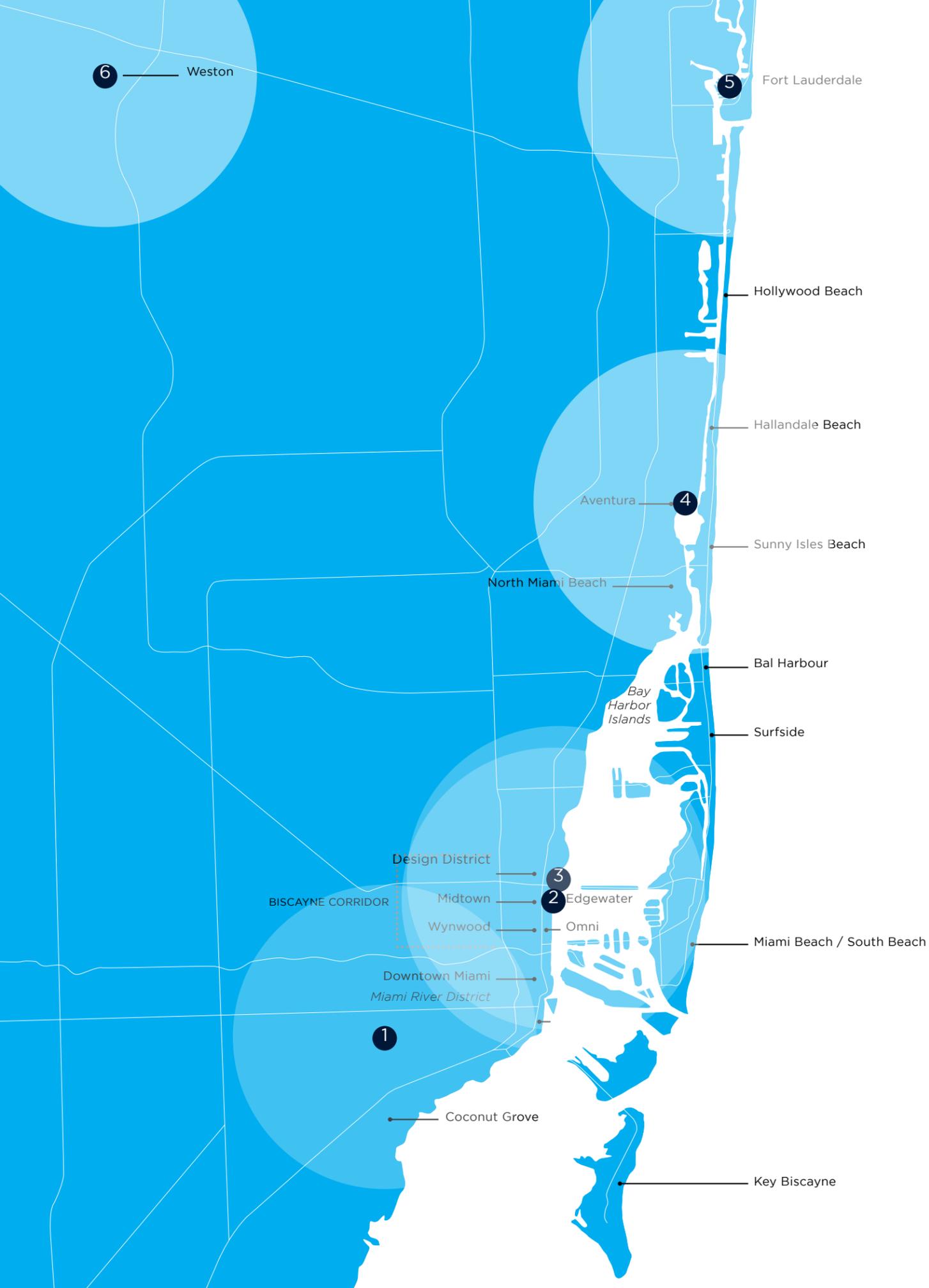
RELATEDISG REALTY

375+

REAL ESTATE AGENTS

6

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains six offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables
2. Downtown / Edgewater
3. Paraiso Bay / Edgewater
4. Aventura
5. Fort Lauderdale
6. Weston

RELATED ISG
COMMERCIAL

HEADQUARTERS

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OFFICES

Aventura | Coral Gables | Edgewater | Fort Lauderdale | Weston