



—  FranklinStreet —

OFFERING MEMORANDUM

COLLEGE PLAZA

7841-7899 PINES BLVD, PEMBROKE PINES, FL 33024

CONTACT US



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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

COLLEGE PLAZA

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SALE PRICE: CONTACT BROKER

Total SF	98,253 SF
Occupancy	41.79%
Year Built	1974
Parking	450 – 4.58 / 1,000 SF Ratio
Total AC	8.86 AC
Zoning	B-3

INVESTMENT DESCRIPTION

College Plaza is a 98,253 SF multi-tenant retail center at the high-traffic intersection of Pines Boulevard and North University Drive in Pembroke Pines, FL, with daily traffic counts over 95,000. The property spans 8.86 acres and offers 450 parking spaces (4.9/1,000 SF ratio).

Currently 43% occupied, the center offers significant value-add potential through lease-up and repositioning including two vacant big-box spaces totaling 50,984 SF. Many of the existing tenants are on short-term leases at below-market rents, providing immediate upside as rents are brought to market rates. The mix includes dining, retail, medical, and service users, along with a few long-standing tenants that provide stability.

With nearly 470,000 residents within five miles and average household incomes above \$94,000, College Plaza combines prime visibility, strong demographics, and immediate upside in one of South Florida's most desirable suburban markets.

INVESTMENT HIGHLIGHTS



Prime Location

- High-visibility corner at Pines Blvd & N University Dr, 95,000+ VPD combined traffic.



Significant Upside

- Current occupancy at 41.79% allows for substantial NOI growth through lease-up.
- Many tenants are on short term leases paying well below market rents.



Strong Demographics

- 469,525 residents within 5 miles; average household income over \$94,000.



Large Site

- 8.86 acres with 450 parking spaces and strong parking ratio of 4.88/1,000 SF.



Diverse Tenant Mix

- Restaurants, personal services, medical, and retail uses for stability and draw.



Established Retail Corridor

- Surrounded by national and regional retailers in a thriving Broward County.

EXTERIOR PHOTOS



INTERIOR PHOTOS



NEARBY DEVELOPMENTS



PARCEL OVERVIEW



AREA OVERVIEW

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Estimated Population (2025)	16,899	184,127	457,197	1.6 M
Estimated Households (2025)	5,968	63,120	162,132	589,726
Estimated Average Household Income (2025)	\$91,978	\$100,705	\$102,693	\$112,247
Estimated Average Household Net Worth (2025)	\$761,205	\$916,171	\$965,916	\$1.09 M



PEMBROOK PINES IS LOCATED 15 MILES FROM DOWNTOWN MIAMI



220,000 RESIDENTS, MAKING IT ONE OF THE LARGEST CITIES IN FLORIDA



WELL-CONNECTED BY THE FLORIDA TURNPIKE AND I-95



GDP GROWTH RATE FOR FLORIDA IS 4.3% PER YEAR



FLORIDA IS RANKED 4TH IN ECONOMIES ACROSS THE US



SOUTH FLORIDA IS A PRIME LOCATION AND A INFLUENTIAL HUB



FLORIDA IS THE 3RD MOST POPULOUS STATE



THE STATE OF FLORIDA IS A TAX FREE STATE



FLORIDA'S ECONOMY IS RANKED 15TH GLOBALLY

COOPER CITY

3 MILES

DANIA BEACH

PEMBROOK PINES

SUBJECT PROPERTY

HOLLYWOOD

1 MILE

MIAMI GARDENS

SITE PLAN



RENT ROLL

SUITE	TENANT	SF	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	RECOVERY TYPE	CHANGES ON	CHANGES TO	COMMENTS
7841	HOOK & REEL SEAFOOD REST. (J- PETAL MIAMI, INC.)	6,000	07/01/18	06/30/28	\$31.59	\$189,540	NNN	07/01/26 07/01/27	\$32.54 \$33.51	5 x 5 YR Opt 3% Annual Incr
7845	Vacant	2,651	TBD	TBD	\$0.00	\$0	-			
7849	PHO BEN, INC	2,966	04/01/24	03/31/27	\$22.66	\$67,210	NNN	04/01/25	\$23.57	4% Annual Incr
7853	SIP & SNACKS, LLC	1,360	12/01/24	11/30/2027	\$20.62	\$28,043	NNN	12/01/25 12/01/26	\$21.24 \$21.88	2 x 3 YR Opt 3% Annual Incr
7855	CAKES & SWEETS, INC.	1,640	06/01/21	05/31/26	\$15.31	\$25,117	NNN			5% Annual Incr
7857	OASIS OF PEMBROKE PINES	1,200	06/01/21	05/31/26	\$16.84	\$20,213	NNN			3% Annual Incr
7861	SALGRA DENTAL GROUP	2,000	11/01/98	04/30/29	\$24.41	\$48,820	NNN	05/01/26 05/01/27 05/01/28	\$25.63 \$26.91 \$28.26	1 x 5 YR Opt 5% Annual Incr
7863	LUCKY DOLLAR PLUS, INC.	2,775	07/01/19	06/30/29	\$18.00	\$49,950	NNN	07/01/26 07/01/27 07/01/28	\$18.90 \$19.85 \$20.84	1 x 5 YR Opt 5% Annual Incr
7867	C. CHAING (OPTICIAN)	1,165	06/01/21	05/31/27	\$21.95	\$25,568	NNN	06/01/26	\$22.61	1 x 3 YR Opt 3% Annual Incr
7869	SUNSCRIPT LLC	1,236	03/01/25	02/28/28	\$23.00	\$28,428	NNN	03/01/26 03/01/27	\$23.69 \$24.40	1 x 3 YR Opt 3% Annual Incr
7875	HEYWARD STREAMS, INC.	1,343	01/01/25	12/31/30	\$21.83	\$29,318	NNN	01/01/26 01/01/27 01/01/28 01/01/29 01/01/30	\$22.49 \$23.16 \$23.86 \$24.57 \$25.31	1 x 5 YR Opt 3% Annual Incr
7881	NEW LIFE ASSEMBLY	10,594	10/01/24	09/30/27	\$20.61	\$218,342	NNN	10/01/25 10/01/26	\$21.23 \$21.86	1 x 2 YR Opt 3% Annual Incr
7889 - 7919	Vacant	35,984	TBD	TBD	\$0.00	\$0	-			
7891-1A & 7991	Vacant	15,000	TBD	TBD	\$0.00	\$0	-			
7899	SUPER STYLIST SALON, LLC	1,350	07/01/22	06/30/27	\$20.97	\$28,310	NNN	07/01/25 07/01/26	\$21.60 \$22.25	1 x 5 YR Opt 3% Annual Incr

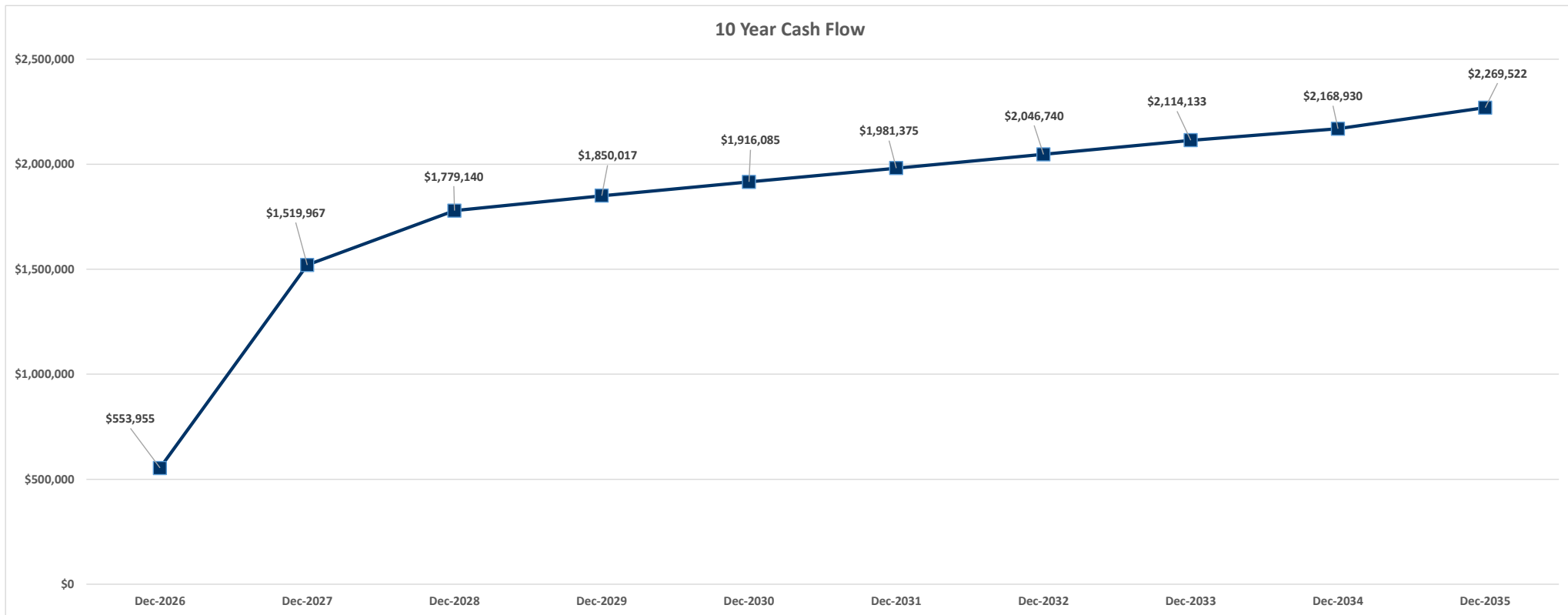
RENT ROLL

SUITE	TENANT	SF	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	RECOVERY TYPE	CHANGES ON	CHANGES TO	COMMENTS
7969	THE PRESTIGE CAR WASH, LLC	2,400	06/01/22	05/31/29	\$38.80	\$93,120	NNN	06/01/25 06/01/26 06/01/27 06/01/28	\$39.96 \$41.16 \$42.40 \$43.67	1 x 5 YR Opt 3% Annual Incr
101	HOPE'S STAR GROUP, LLC	212	10/01/23	09/30/25	\$33.96	\$7,200	MG	10/01/25 10/01/26 10/01/27	\$34.98 \$36.03 \$37.11	1 x 3 YR Opt 3% Annual Incr
102	ALL-EMBRACING SERVICES CORP. DBA MVB ACCTG. SERV	236	04/01/16	MTM	\$25.42	\$5,999	MG	04/01/25 04/01/26 04/01/27	\$26.18 \$26.97 \$27.78	1 x 3 YR Opt 3% Annual Incr
104	KE PRO SERVICE INC.	236	11/01/18	MTM	\$27.97	\$6,601	MG	11/01/25 11/01/26 11/01/27	\$28.81 \$29.67 \$30.56	1 x 3 YR Opt 3% Annual Incr
108	LITTLE PUZZLES BEHAVIORAL CEN	236	04/01/24	03/31/27	\$33.05	\$7,800	MG	04/01/25 04/01/26	\$34.04 \$35.06	1 x 3 YR Opt 3% Annual Incr
105	BIOVET PHARMA, LLC	190	12/01/24	11/30/26	\$37.89	\$7,199	MG	12/01/25	\$39.03	1 x 3 YR Opt 3% Annual Incr
106	SLIM DOWN BODY WRAP, LLC	212	04/01/24	03/31/27	\$42.45	\$8,999	MG	04/01/25 04/01/26	\$43.72 \$45.04	1 x 3 YR Opt 3% Annual Incr
107	Boyard Management Storage	190	-	-	\$0.00	\$0	-			
103	Management Off.& Halls	963	-	-	\$0.00	\$0	-			
VACANT TOTALS/AVGS		58.21% 53,635			\$0.00		\$0			
OCCUPIED TOTALS/AVGS		41.79% 38,504			\$23.26		\$895,777			
TOTALS/AVGS		92,139			\$9.72		\$895,777			

10 YEAR CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
For the Years Ending	<u>Dec-2026</u>	<u>Dec-2027</u>	<u>Dec-2028</u>	<u>Dec-2029</u>	<u>Dec-2030</u>	<u>Dec-2031</u>	<u>Dec-2032</u>	<u>Dec-2033</u>	<u>Dec-2034</u>	<u>Dec-2035</u>	<u>Total</u>
Rental Revenue											
Potential Base Rent	\$1,810,802	\$1,875,423	\$1,934,504	\$1,991,663	\$2,010,184	\$2,077,572	\$2,146,014	\$2,216,578	\$2,274,171	\$2,367,730	\$20,704,642
Absorption & Turnover Vacancy	-\$887,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$887,321
Free Rent	\$0	-\$210,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$210,054
Total Rental Revenue	\$923,481	\$1,665,369	\$1,934,504	\$1,991,663	\$2,010,184	\$2,077,572	\$2,146,014	\$2,216,578	\$2,274,171	\$2,367,730	\$19,607,267
Other Tenant Revenue											
Total Expense Recoveries	\$172,694	\$630,176	\$656,897	\$696,083	\$769,425	\$793,723	\$817,715	\$842,430	\$867,439	\$905,883	\$7,152,463
Total Other Tenant Revenue	\$172,694	\$630,176	\$656,897	\$696,083	\$769,425	\$793,723	\$817,715	\$842,430	\$867,439	\$905,883	\$7,152,463
Potential Gross Revenue	\$1,096,175	\$2,295,545	\$2,591,401	\$2,687,745	\$2,779,609	\$2,871,294	\$2,963,729	\$3,059,008	\$3,141,610	\$3,273,613	\$26,759,730
Vacancy & Credit Loss											
Vacancy Allowance	\$0	-\$68,866	-\$77,742	-\$80,632	-\$83,388	-\$86,139	-\$88,912	-\$91,770	-\$94,248	-\$98,208	-\$769,907
Total Vacancy & Credit Loss	\$0	-\$68,866	-\$77,742	-\$80,632	-\$83,388	-\$86,139	-\$88,912	-\$91,770	-\$94,248	-\$98,208	-\$769,907
Effective Gross Revenue	\$1,096,175	\$2,226,679	\$2,513,659	\$2,607,113	\$2,696,221	\$2,785,156	\$2,874,817	\$2,967,238	\$3,047,362	\$3,175,405	\$25,989,823
Operating Expenses											
RE Taxes	\$307,479	\$432,000	\$444,960	\$458,309	\$472,058	\$486,220	\$500,806	\$515,831	\$531,306	\$547,245	\$4,696,212
Insurance	\$138,673	\$142,833	\$147,118	\$151,532	\$156,078	\$160,760	\$165,583	\$170,550	\$175,667	\$180,937	\$1,589,731
Repairs and Maintenance	\$38,718	\$39,879	\$41,075	\$42,308	\$43,577	\$44,884	\$46,231	\$47,618	\$49,046	\$50,518	\$443,854
Utilities	\$18,454	\$19,008	\$19,578	\$20,165	\$20,770	\$21,394	\$22,035	\$22,696	\$23,377	\$24,079	\$211,557
Sanitation	\$4,311	\$4,440	\$4,574	\$4,711	\$4,852	\$4,998	\$5,148	\$5,302	\$5,461	\$5,625	\$49,422
Security Expense	\$1,700	\$1,751	\$1,804	\$1,858	\$1,913	\$1,971	\$2,030	\$2,091	\$2,154	\$2,218	\$19,489
Management Fee	\$32,885	\$66,800	\$75,410	\$78,213	\$80,887	\$83,555	\$86,244	\$89,017	\$91,421	\$95,262	\$779,694
Total Operating Expenses	\$542,220	\$706,712	\$734,519	\$757,096	\$780,135	\$803,781	\$828,077	\$853,105	\$878,431	\$905,883	\$7,789,959
Net Operating Income	\$553,955	\$1,519,967	\$1,779,140	\$1,850,017	\$1,916,085	\$1,981,375	\$2,046,740	\$2,114,133	\$2,168,930	\$2,269,522	\$18,199,864
Leasing Costs											
Tenant Improvements	\$254,920	\$254,920	\$3,420	\$950	\$2,240	\$0	\$0	\$3,420	\$950	\$8,005	\$528,825
Leasing Commissions	\$462,512	\$462,512	\$1,329	\$380	\$924	\$0	\$0	\$1,541	\$441	\$3,826	\$933,464
Total Leasing Costs	\$717,432	\$717,432	\$4,749	\$1,330	\$3,164	\$0	\$0	\$4,961	\$1,391	\$11,831	\$1,462,289
Cash Flow Before Debt Service	-\$163,477	\$802,535	\$1,774,391	\$1,848,687	\$1,912,922	\$1,981,375	\$2,046,740	\$2,109,172	\$2,167,540	\$2,257,691	\$16,737,574

ASSUMPTIONS



Market Leasing Assumptions				
New Leasing Assumptions	3k SF - 10k SF	Big Box	1k SF >	1k SF - 3k SF
Term Length	10 Years	15 Years	5 Years	10 Years
Renewal Probability	75.00%	75.00%	75.00%	75.00%
Months Vacant	0.00 months	0.00 months	0.00 months	0.00 months
Market Base Rent (New)	\$25.00/SF/Year	\$16.00/SF/Year	\$23.00/SF/Year	\$27.00/SF/Year
Fixed Steps	3.00%	3.00%	3.00%	3.00%
Tenant Improvements (New)	\$20.00/SF	\$10.00/SF	\$20.00/SF	\$20.00/SF
Leasing Commissions (New)	6.00%	6.00%	6.00%	6.00%
Free Rent (New)	0.00 months	3.00 months	0.00 months	0.00 months
Recovery Type	Net	Net	Net	Net

WALE (as of PV/IRR Date)	
WALE (Area)	9 Years 8 Months 22 Days
WALE (Income)	9 Years 2 Months 20 Days

Timing & Inflation	
General Inflation (Year 2)	3.00%
Market Inflation (Year 2)	3.00%
Expense Inflation (Year 2)	3.00%
CPI Inflation (Year 2)	3.00%
General Vacancy (%) (Year 2)	3.00%

Notes:

Analysis starts with projected close date of January 1st 2026 and includes scheduled rent increases
 RE Taxes is based on Broker tax reassessment per Broward county appraisers site starting YR 2
 3% Vacancy factor is included assuming full occupancy in YR 2
 Vacant spaces are assumed leased up starting YR 2 01/01/2027
 Management Fee is based on 3% of EGR
 All tenants are set to renew there leases upon expiration

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