

3,337 SF + 2000 SF Roof Top
Shell Condition



900 E SUNRISE LANE

FORT LAUDERDALE BEACH, FLORIDA

OFFER MEMORANDUM

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The information contained herein is not a substitute for a thorough due diligence investigation. Media Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Executive Managing Director of Investments

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Executive Summary



ASKING PRICE
\$2,350,000



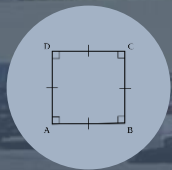
PRICE SQ FT
\$466/SF.



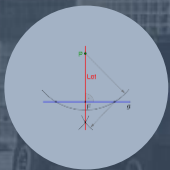
YEAR BUILT
1968



CURRENT USE
(21)
RESTAURANT



ADJ SF 3337
SF + ROOF
TOP



LOT SIZE
1849



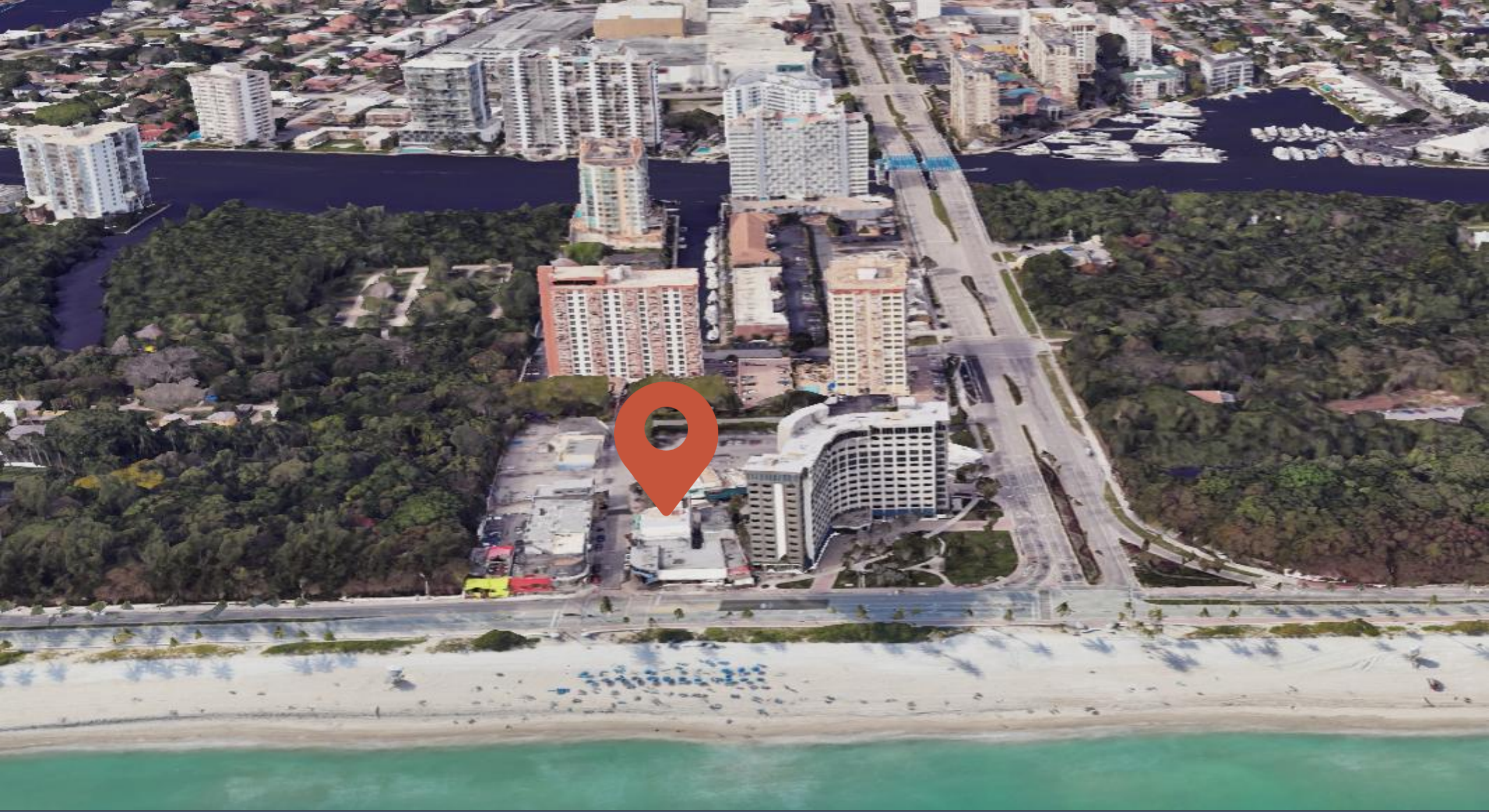
ZONING
SLA

Media Realty is proud to present a unique opportunity to acquire a trophy property on Fort Lauderdale Beach positioned near the corner of Sunrise Blvd and A1A.

Fort Lauderdale Beach is one of the most **vibrant, luxurious, and sought-after coastal destinations** in the United States. Known for its stunning waterfront, world-class dining, and lively cultural scene, the area attracts **tourists, investors, and new residents** seeking an unparalleled coastal lifestyle.

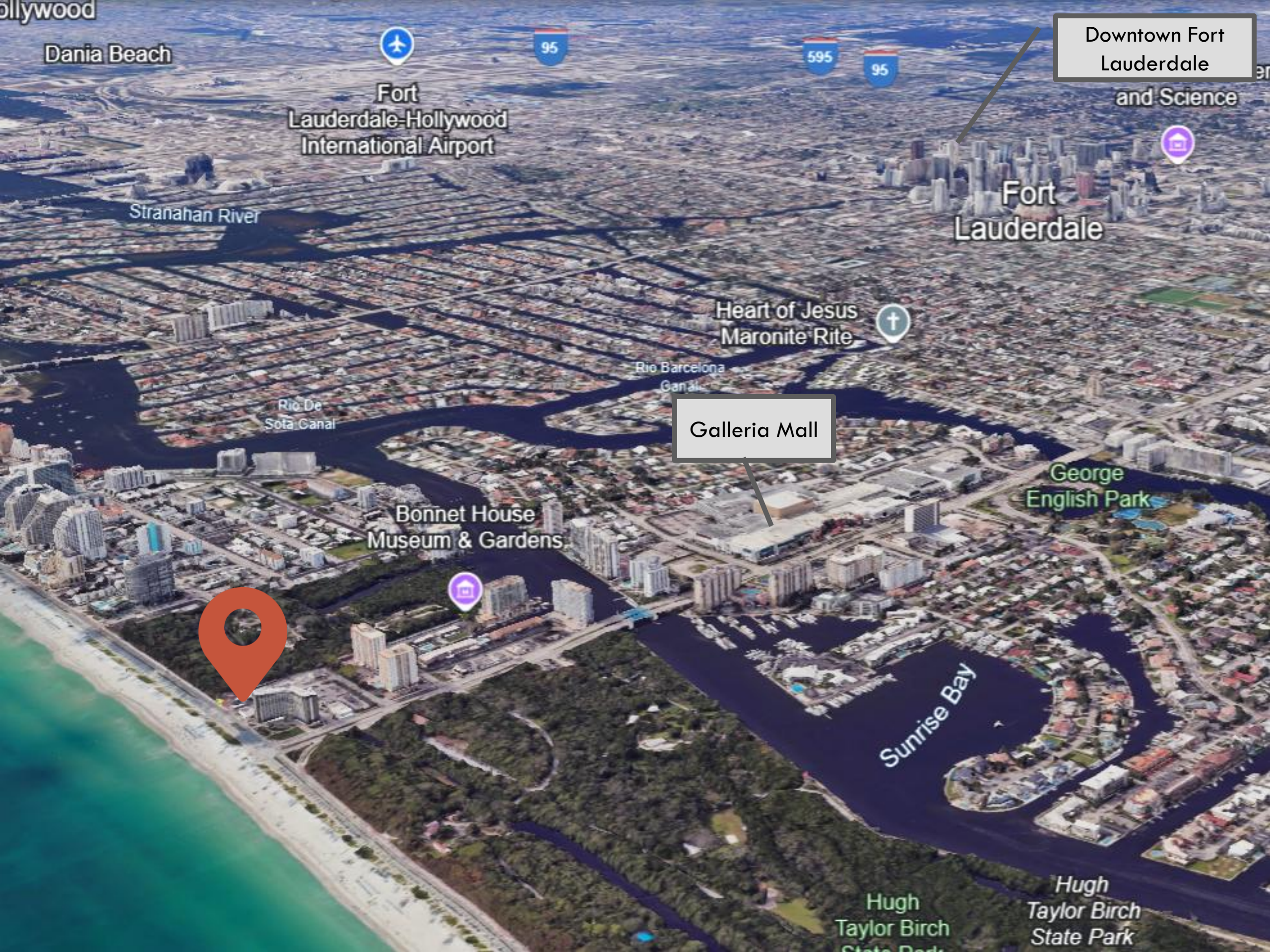
The property consists of two stories in shell condition and a rooftop area created for a patio/bar providing unimpeded views of the Atlantic Ocean. The property aesthetic is a New Orleans Bourbon Street vibe complete with a second-floor balcony. The 1st floor has accordion French doors allowing access to the interior. New stairwells are being installed. The property lends itself to a variety of uses including office, retail, restaurant, nightclub/bar or a combination thereof. In fact, the property is grandfathered in for Bar/Restaurant use for all three floors. Access to shared paid parking lot across the street

Restaurant sales in Fort Lauderdale Beach remain strong, driven by a robust tourism sector and increasing local demand. The market has benefited from rising population growth, a strong labor market, and increasing foot traffic from visitors. Retail vacancy rates in Fort Lauderdale are near historic lows (around 3.8%), showing a tight market that supports restaurant and retail expansion. Transaction activity for restaurant spaces has been steady, with a preference for smaller, single-tenant buildings under 6,000 square feet



AERIAL VIEW

[Click here](#) to view interactive map



Hollywood

Dania Beach

Fort Lauderdale-Hollywood International Airport

Downtown Fort Lauderdale and Science

Fort Lauderdale

Stranahan River

Heart of Jesus Maronite Rite

Rio Barcelona Canal

Rio De Sota Canal

Galleria Mall

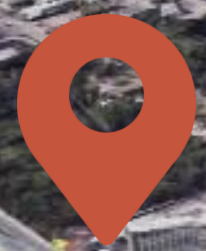
George English Park

Bonnet House Museum & Gardens

Sunrise Bay

Hugh Taylor Birch State Park

Hugh Taylor Birch State Park



Fort Lauderdale Beach: A Premier Destination

Fort Lauderdale Beach is one of the most vibrant, luxurious, and sought-after coastal destinations in the United States. Known for its stunning waterfront, world-class dining, and lively cultural scene, the area attracts tourists, investors, and new residents seeking an unparalleled coastal lifestyle. Here's what makes Fort Lauderdale Beach exceptional:

Beautiful Beaches & Outdoor Lifestyle

- **Pristine, White-Sand Beaches:** Over 7 miles of gorgeous coastline with crystal-clear waters and year-round sunshine.
- **Beachfront Promenade:** The signature wave wall and brick-lined promenade make for perfect walks, biking, and rollerblading.
- **Water Activities Galore:** From jet skiing, parasailing, and snorkeling to stand-up paddleboarding and scuba diving at the stunning coral reefs.

The Yachting Capital of the World

- **50,000+ Registered Yachts:** Home to one of the largest yacht populations in the world.
- **Fort Lauderdale International Boat Show (FLIBS):** The world's largest in-water boat show, bringing in over \$1.8 billion in economic impact.
- **Marinas & Luxury Docking:** Elite marinas, such as Bahia Mar, Pier Sixty-Six, and Lauderdale Marine Center, cater to superyachts and private vessels.

Luxury Hotels & Resorts

- **Five-Star Resorts:** Home to The Ritz-Carlton, Four Seasons, Conrad, and The W Fort Lauderdale—offering world-class service

and oceanfront views.

- **Boutique Hotels & Vacation Rentals:** Unique, high-end accommodations like The Atlantic Hotel & Spa and Lago Mar Beach Resort.
- **Beachfront Wellness & Spa Retreats:** Luxury spa experiences at The Auberge Spa and The Ritz-Carlton Spa.

World-Class Dining & Nightlife

- **Waterfront Dining:** Upscale restaurants like Burlock Coast, Takato, and Boatyard offer stunning ocean and Intracoastal views.
- **Rooftop Lounges & Beach Bars:** Places like The Wilder, Rooftop @1WLO, and S3 provide chic cocktails and sunsets.
- **Las Olas Boulevard:** A culinary hotspot with top-tier restaurants, steakhouses, and international cuisine.

High-End Shopping & Retail

- **Las Olas Boulevard:** Premier shopping destination featuring designer boutiques, art galleries, and upscale brands.
- **The Galleria Mall:** Houses luxury brands like Neiman Marcus, Louis Vuitton, and Apple.
- **Marina-Front Shopping:** Unique waterfront retail at Bahia Mar and The Wharf Fort Lauderdale.

Exclusive Residential & Luxury Living

- **Million-Dollar Condos & Oceanfront Penthouses:** Developments like Selene Oceanfront Residences, Auberge Beach Residences, and Four Seasons Private Residences set new standards for luxury.
- **Waterfront Homes & Private Islands:** Exclusive communities like The Isles of Las Olas and Harbor Beach offer private docks and ocean access.
- **Short-Term Rental & Investment Properties:** High demand for vacation rentals and condo-hotels makes Fort Lauderdale Beach a real estate hot spot.

Fort Lauderdale Beach: Economic Drivers & Commercial Real Estate Impact

Fort Lauderdale Beach is one of South Florida's most dynamic real estate markets, with a thriving mix of tourism, hospitality, luxury residential, and retail developments. Its economic drivers influence demand for hotels, restaurants, mixed-use properties, and high-end commercial spaces.

Key Economic Drivers & Their Impact on Commercial Real Estate

1. Tourism & Hospitality

- **Beachfront Tourism:** Millions of visitors annually, drawn by Fort Lauderdale's 23 miles of beaches, boating culture, and entertainment scene.
- **Cruise & Port Traffic:** Proximity to **Port Everglades**, one of the busiest cruise ports, drives hotel stays and retail spending.
- **Luxury Hotel Expansion:** Recent investments include **The Four Seasons, Conrad Fort Lauderdale, and The Ritz-Carlton.**

Impact on CRE:

- ✓ High demand for **hotel developments and luxury vacation rentals.**
- ✓ Retail spaces near the beach cater to **high-end shopping, dining, and entertainment.**
- ✓ Increased investment in **hospitality and mixed-use projects.**

2. Dining, Entertainment & Retail Growth

- **Las Olas Beach & Boulevard** has become a prime destination for luxury retail, fine dining, and nightlife.
- High demand for **outdoor dining and experiential retail** driven by tourist foot traffic.
- Growth in **wellness and lifestyle brands**, including boutique gyms, spas, and organic markets.

Impact on CRE:

- ✓ Strong leasing activity for **beachfront retail, high-end restaurants, and entertainment venues.**
- ✓ Experiential retail spaces (e.g., rooftop lounges, waterfront dining) are in demand.
- ✓ Retail spaces along **A1A and Las Olas** continue to see **rising rents and occupancy rates.**

3. High-End Residential & Luxury Condos

- Influx of **wealthy out-of-state buyers**, particularly from New York, California, and international markets.
- Developments such as **Auberge Beach Residences & Spa, The Four Seasons Residences, and Selene Oceanfront Residences** are setting new price records.
- Growth in **short-term rental-friendly properties** catering to affluent tourists.

Impact on CRE:

- ✓ Rising **property values** make **luxury retail and restaurant spaces more attractive.**
- ✓ Increasing demand for **mixed-use developments** blending residential, retail, and hospitality.
- ✓ Strong interest from **international investors and institutional capital.**

4. Foreign Investment & Institutional Capital

- High level of **international investment** from Latin America, Canada, and Europe.
- Institutional investors are acquiring **hospitality, multifamily, and high-end retail assets.**
- **EB-5 Visa investments** fueling new mixed-use and hotel developments.

Impact on CRE:

- ✓ More luxury condo-hotel developments driven by foreign buyers.
- ✓ Increased demand for **high-end retail and entertainment spaces.**
- ✓ Rising interest in **long-term investment opportunities** from REITs and private equity.

Transformative Effects of the Redevelopment of the Galleria Mall

The Galleria Mall in Fort Lauderdale has been undergoing a transformation as part of a broader redevelopment plan to adapt to changing retail trends and revitalize the space. Here are the key future plans for the Galleria Mall:

1. Mixed-Use Development (Residential and Office Spaces):

- Residential Towers:** The redevelopment plan includes building up to **five high-rise residential towers** on the mall's property. These towers are expected to add around **1,900 luxury residential units** to the area, making it a significant new housing option in Fort Lauderdale. The focus is on attracting both permanent residents and seasonal visitors who are drawn to the city's proximity to the beach and urban conveniences.

- Office Spaces:** While retail is declining in many malls, the Galleria plans to introduce more **Class A office spaces** as part of the development, capitalizing on its prime location. This will appeal to businesses seeking office spaces with easy access to dining, shopping, and nearby residential areas. By creating an office hub, the mall aims to bring more daytime traffic and professionals into the complex.

2. Retail Reconfiguration and Revitalization:

- Focus on Experience-Based Retail:** The Galleria Mall is moving away from traditional anchor stores (many malls have faced closures of big department stores like Sears and JCPenney) and pivoting towards **experiential retail**. This might include more **fitness centers, spas,** and other

health and wellness offerings. Expect to see lifestyle-oriented retail that combines shopping with interactive experiences and community engagement.

- Small Boutiques and Pop-up Spaces:** In addition to experience-driven retail, there's a trend toward smaller, more nimble retailers that can adjust quickly to changing consumer demands. The Galleria might see an increase in **boutique-style stores, pop-up shops,** and **local artisan markets** to keep the retail offering fresh and dynamic.

- Enhanced Dining Options:** The mall already has several high-end restaurants like **The Capital Grille** and **Seasons 52**, but the redevelopment plan seeks to build on this by adding new **chef-driven restaurants, outdoor cafes,** and **food halls**. The goal is to make the Galleria a go-to dining destination for both residents and tourists.

3. Public Spaces and Urban Connectivity:

- Pedestrian-Friendly Development:** A key element of the redevelopment is to make the Galleria more walkable and pedestrian-friendly. Plans include building wide **sidewalks, open-air plazas,** and **green spaces** that invite outdoor activities and gatherings. This shift reflects the increasing demand for outdoor, urban living environments that encourage interaction.

- Improved Connectivity:** The redevelopment plan aims to integrate the mall with the surrounding community. This might involve creating better **bike lanes,** connecting to **public transit** systems, and making it easier for people to access the mall

without relying on cars. **Parking structures** will likely be updated and modernized, offering better flow and accessibility.

4. Sustainability and Environmental Initiatives:

- The redevelopment will likely incorporate elements of **sustainability**, such as energy-efficient buildings, **green rooftops,** and rainwater collection systems. **LEED-certified buildings** and environmentally responsible landscaping could also be key parts of the plan.

- The inclusion of **green spaces** and **tree canopies** around the mall is intended to reduce the urban heat island effect and provide more shaded areas for pedestrians.

5. Timeline and Phases:

- The redevelopment plan will be executed in **phases**, with residential towers and public spaces being built over time, allowing for a gradual transition. During the early stages, some parts of the mall will remain open, allowing for continued operation even as construction progresses. These future plans aim to transform the Galleria Mall into a **modern, mixed-use urban hub** that integrates retail, residential, and office spaces while catering to the demands of today's consumers. The project reflects a broader trend in retail real estate, where malls are evolving into lifestyle centers.



WHY PETER DACKO & MEDIA REALTY

Unique selling proposition

Peter Dacko provides an unparalleled level of service and expertise which lends his clients the ability to achieve cutting-edge net returns. This is because Peter Dacko has an extremely unique skill set. Having been employed with the nation's leaders in real estate investment brokerage services, Peter has adapted the methodologies for the disposition for high-net-worth individuals and their assets and has applied it to the mid-core assets class with the greatest of success. Peter also utilizes the best market strategies gleaned from the residential market creating a seamless platform which emphasizes people first followed by strong underwriting, creating and adhering to specific business plans, maintaining a wide area database of investors and producing the best marketing materials which all the guarantees his ability to meet or exceed your expectations.

With the plethora of experience including over 25 years of commercial brokerage experience, owning a portfolio of residential income mid-core properties, principal owner in the South Florida Appraisal House and the owner/broker of Media Realty, Peter is positioned to facilitate any acquisition or disposition transaction large or small because his skill set and a core philosophy that is unique and specific to the mid-core asset class.

In addition to utilizing the various online platforms to provide exposure such as the Multiple Listing Service, LoopNet, Costar, CREXi, and a host of additional online partnerships, Peter has curated an expansive list of investors specific to the mid-core asset class. **This allows for the shotgun as well as a sniper approach to marketing where it's not uncommon to locate the highest and most probable buyer. To put it in perspective it's like having 75,000 snipers all at the same target at the same time.**

MISSION STATEMENT

Media Realty was created in 2004 with the vision that real estate is the one common denominator that binds the neighborhoods to its residential and business communities alike.

Media Realty is a full-service real estate company with a business platform which includes brokerage services, property management, tenant placement services, and other ancillary services such as valuations, highest and best use analysis and tax abatement. Through our commitment of creating and maintaining long term relationships Media Realty is dedicated to reshaping our neighborhoods with best business practices and community involvement.

Media Realty will enable our clients to maximize their net returns by providing the best information which allows our clients to make the most educated decision in a timely manner.

Media Realty offers a unique value proposition no matter which side of the transaction you are on.

MEDIA REALTY SERVICES



Brokerage Services

Our marketing program is a unique action plan, which encompasses many areas of property promotion.



Commercial Real Estate

Media Realty is a full-service real estate company with a business platform which includes brokerage services



Residential Real Estate

Media Realty Residential is our specialized brokerage arm dedicated to assisting principals in residential transactions.



Property Management

Media Realty is committed to building long-term relationships that will enable our clients to maximize



Land & Development Services

As Dade and Broward counties are virtually built out, Media Realty's highest and best use platform



Market Intelligence

As a commitment to the communities in which we serve, Media Realty believes the flow of information should be free-flowing.



Landlord Tenant Representation

Media Realty understands the importance of finding and leasing to tenants who only show the proper credentials.



Valuation Services

Through our affiliate company, The South Florida Appraisal House, we can provide you with various reports



Brokerage Continuum

Transaction Management Media Realty...Average DOM 33 Media Realty...List Price vs. Sale Price 97.01%

LOCATION



FLORIDA

Florida is a major U.S. state as seen in population and employment figures. As of 2018, Florida's estimated population was 20,878,686 according to the ESRI. Among the 50 states, Florida is ranked as the fourth most populous state. Florida is forecasted to have an annual growth rate of 1.41% over the next five years.

The majority of job growth in the next ten years likely will come in the service industry led by new jobs in business services, health care, and government employment. Manufacturing will continue to be a relatively reduced part of the state's economy.

Florida's geography, climate, and location are important reasons for its population and economic growth. Florida's coastline with 1,197 miles along the Atlantic Ocean and Gulf of Mexico is the longest of any state, except Alaska. Temperature variations are mild, and the southern part of the state has a subtropical climate. Florida is strategically located for access to the Caribbean Islands as well as to South and Central America.

SOUTH FLORIDA

South Florida is the tri-county region consisting of Miami-Dade, Broward, and Palm Beach. The metropolitan area stretches from Miami to West Palm Beach, a distance of about 65 miles, and extends 15 to 20 miles west from the Atlantic Ocean. The three counties are the state's three most populous with an estimated population of 6,076,113, as of 2018, and comprised almost one-third of the state's population.

The South Florida region experienced explosive growth starting in the 1950s when air-conditioned homes made round year living more comfortable. Moving forward, the tri-county region is forecasted to grow at a much slower pace than the past 70 years. Per ESRI, the average growth rate is projected to be between 1.05% and 1.25% during the next five years. Population growth has largely been migration from northern U.S. states and Canada as well as South American countries and Caribbean Islands.

Economic growth in South Florida is centered on services and retail trade for tourists, seasonal residents, permanent residents and retirees. Real estate construction has been a strong economic contributor over the past 50 years. South Florida is also known as a major export / import center for trade with South America and as an attractive location for some clean, high-tech industries.

Within this region, a primary trend has been northward movement of population from Miami-Dade County into Broward County, and from Broward County into Palm Beach County. This trend accelerated with the dislocation of residents due to Hurricane Andrew in 1992. The movement continues today as residents seek less traffic congestion in comparison to Miami-Dade County.

INTRODUCTION TO BROWARD COUNTY

Broward County is located along Florida's southeast coast on the Atlantic Ocean to the east and Lake Okeechobee to the west. The county, located between Miami (Dade County) and West Palm Beach (Palm Beach County), is about 200 miles south of Orlando and 300 miles south of Jacksonville.

Broward County, with approximately 1,200 square miles of land area, is one of the largest counties in the United States and is the second largest of Florida's 67 counties. Elevation changes range from 0-20 feet with the average elevation at 15 feet above sea level. The terrain is generally sandy and flat with some gently sloping coastal ridges.

The county's subtropical climate has an average temperature of 74 degrees Fahrenheit. Winters are mild because of the proximity to the warm Gulf Stream currents of the Atlantic Ocean. Prevailing winds are from the east. Average annual rainfall is 62 inches according to the Broward County Office of Urban Planning and Redevelopment.

Broward County contains 31 incorporated municipalities mostly located east of Florida's Turnpike. County government, mainly located within Fort Lauderdale, handles the unincorporated areas. Population growth has put constant pressure on government planning and services.

Land Use Pattern

Broward County has a well-established area of urban development surrounded by conservation areas and Indian reservations. The urban corridor stretches along the eastern portion of the county while the conservation areas and the reservations are located in the middle and western portions of the county.

Several small coastal communities in Broward County were initially developed in the early 1900s. These small cities and towns were separated from each other with agricultural land or vacant land. By about the 1980s, the land was developed and the coastal area become one continuous developed urban / suburban corridor. This corridor now represents continuous development from the municipalities of Hallandale Beach to Deerfield Beach. Few large parcels are available for development in the county. Several eastern coastal areas developed between the 1920s and the 1960s, including Deerfield Beach, Pompano Beach, Fort Lauderdale, Dania Beach and Hollywood and Hallandale Beach, are now experiencing redevelopment and gentrification.

Population

The county has an estimated population of 1,901,425 in 2018 representing about 9% of the state's population. Population growth from 2018 to 2023 is projected at 1.08%, which is less than the state's projected growth rate at 1.41%. The county's comparatively lower future growth rate reflects the county's advanced stage of development and diminishing supply of land available for development.

Economy

Broward County has an employment base comprised mostly of several sectors: Trade, Transportation and Utilities; Professional and Business Services; Education and Health Services; and Leisure and Hospitality. These sectors are geared toward the seasonal and retiree segments that have been large part of the county's population.

Per the Bureau of Labor Statistics, Broward County's labor force consists of over 1,000,000 people. The county's unemployment rate is 3.5% as of the end of 2017, which is less than the State of Florida at 3.7% and United States at 3.9%. Furthermore, the county's employment growth from December 2015 to July 2018 has been 2.3% annually.

Housing

ESRI indicates Broward County has a total of 737,040 households, of which about 52% are owner occupied. Per ESRI, the median home price in Broward County in 2018 is \$246,132, which is higher than the state median home price at \$212,954.

Services

The county has good medical care facilities consisting of about 35 hospitals and about 7,000 beds. The county has an abundance of licensed physicians, both as private practitioners and employees of the hospitals. A recent trend in local health care is construction of satellite facilities with outpatient services.

Broward County Public Schools was founded in 1915 and is a public school district ranked sixth largest in the nation. Approximately 270,000 students currently attend Broward County schools in 234 schools. Numerous private schools are also available. Overcrowding is present in some areas. Prominent academic colleges in the county consist of Florida Atlantic University, Florida International University, Nova Southeastern University, and Broward Community College. The county has many vocational, technical, and charter schools.

Public water and sewer utilities are provided throughout the county by either incorporated municipalities, special districts, or by the county. Telephone service is provided by BellSouth and other telecommunication vendors. Standard electric service is generally available from Florida Power and Light. Natural gas is provided by main or delivered as liquefied petroleum gas by Peoples Gas System.

Transportation in Broward County consists of Fort Lauderdale/Hollywood International Airport (FLL), Palm Beach Park Airport, Fort Lauderdale Executive Airport, North Perry Airport, Pompano Beach Airpark, Broward County Transit (BCT) public bus services, Port Everglades and Tri-Rail. FLL is conveniently located to serve the air trade area of Broward County and the three surrounding counties. FLL is ranked as the 21st busiest airport (in terms of passenger traffic) in the United States. The airport reports it serviced about 20 million passengers in 2017, which is significantly more than previous years. Fort Lauderdale Executive Airport, North Perry Airport and Pompano Beach Airpark are general aviation airports serving private and corporate airplanes.

PLAY NOW!

INTRODUCTION

FORT LAUDERDALE FLORIDA

Fort Lauderdale is a city located in Broward County, Florida, United States. Known as the "Venice of America" due to its expansive network of canals, Fort Lauderdale is a popular tourist destination and a thriving business hub. Here's a brief introduction to Fort Lauderdale, including some economic data:

1. **Location and Population:** Fort Lauderdale is situated on the southeastern coast of Florida, approximately 28 miles north of Miami. As of my knowledge cutoff in September 2021, the estimated population of Fort Lauderdale was around 182,595 residents.

2. **Economy and Industries:** Fort Lauderdale boasts a diverse economy with key industries that contribute to its growth and employment. Some of the prominent sectors include:

1. **Tourism and Hospitality:** Fort Lauderdale's sunny climate, beautiful beaches, and vibrant attractions make it a major tourist destination. The city attracts visitors from around the world, which drives economic activity in the hospitality, entertainment, and tourism-related industries.
2. **Marine and Maritime:** With its extensive waterways, Fort Lauderdale has a strong presence in the marine industry. It is home to one of the largest boat shows in the world and serves as a center for yachting, boat manufacturing, repair, and services.
3. **Aviation and Aerospace:** The city benefits from its proximity to the Fort Lauderdale-Hollywood International Airport, which supports a robust aviation industry. It serves as a hub for domestic and international flights, and various aviation-related businesses operate in the area.
4. **Financial Services:** Fort Lauderdale has a growing financial services sector, encompassing banking, investment, insurance, and other related services.

3. **Education and Research:** Fort Lauderdale hosts several educational institutions, including Nova Southeastern University, Broward College, and Florida Atlantic University. These institutions contribute to the local economy and provide a skilled workforce.

4. **Real Estate and Construction:** Fort Lauderdale has experienced significant real estate development in recent years. New construction projects, including residential and commercial properties, have contributed to the city's growth and economic vitality.

5. **Employment and Job Market:** Fort Lauderdale's diverse economy has helped create a range of employment opportunities. Key sectors such as tourism, hospitality, aviation, and finance generate jobs in areas such as management, customer service, skilled trades, and professional services.

DEVELOPMENT PIPELINE

FORT LAUDERDALE FLORIDA

Fort Lauderdale has experienced significant new development in recent years, contributing to its economic growth and transforming the city's landscape. These new developments have had a positive economic impact on various sectors, including real estate, tourism, hospitality, and job creation.

1. Real Estate and Construction: New development projects have spurred growth in the real estate and construction sectors. Luxury condominiums, apartment buildings, mixed-use developments, and commercial spaces have been constructed, attracting investors and buyers. This has led to increased property values and generated revenue through construction activity and property taxes.

2. Tourism and Hospitality: Fort Lauderdale is a popular tourist destination, and new developments have enhanced the city's appeal to visitors. Luxury hotels, resorts, and vacation rentals have been built to cater to the growing tourism market, attracting both domestic and international travelers. This has increased tourism spending, hotel occupancy rates, and employment opportunities in the hospitality industry.

3. Job Creation: New developments have created jobs across various sectors, including construction, hospitality, retail, and services. Construction projects require a significant workforce, from architects and engineers to skilled tradespeople. Once completed, new developments also require staff for operations, maintenance, and customer service. The job creation associated with these developments has had a positive impact on the local economy and employment rates.

4. Increased Tax Revenue: The new developments in Fort Lauderdale have contributed to increased tax revenues for the city and the county. Property taxes from newly constructed buildings and increased property values generate revenue that can be utilized for public services, infrastructure improvements, and community development projects.

5. Economic Ripple Effect: The economic impact of new development extends beyond the immediate construction and hospitality sectors. It creates a ripple effect throughout the local economy. Increased employment leads to higher consumer spending, benefiting retail and service industries. The influx of visitors stimulates local businesses such as restaurants, shops, and entertainment venues. Overall, the economic growth generated by new developments contributes to a thriving business environment and increased economic opportunities for residents.

It's important to note that while new development can bring positive economic impacts, there may also be challenges and considerations, such as managing growth sustainably, addressing infrastructure needs, and maintaining affordability for residents. Local governments and stakeholders often work together to strike a balance between development and preserving the character and livability of the community.

SUBJECT PROPERTY

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	900 E SUNRISE LANE, FORT LAUDERDALE FL 33304	ID #	5042 01 29 0040
Property Owner	900 SUNRISE FTL LLC	Millage	0312
Mailing Address	300 OREGON ST #306 HOLLYWOOD FL 33019	Use	21-01
Abbreviated Legal Description	ATLANTIC BEACH DEV-RESUB 29-7 B LOT 8,9		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

! It's IMPORTANT THAT YOU KNOW:
 The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
 Click here to see [2024 Exemptions and Taxable Values](#) as reflected on the Nov. 1, 2024 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$277,480	\$847,520	\$1,125,000	\$1,125,000	
2024	\$277,480	\$847,520	\$1,125,000	\$1,125,000	\$22,168.30
2023	\$277,480	\$847,520	\$1,125,000	\$1,125,000	\$22,473.00

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000
Portability	0	0	0	0
Assessed/SOH	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000

Sales History -- Search Subdivision Sales

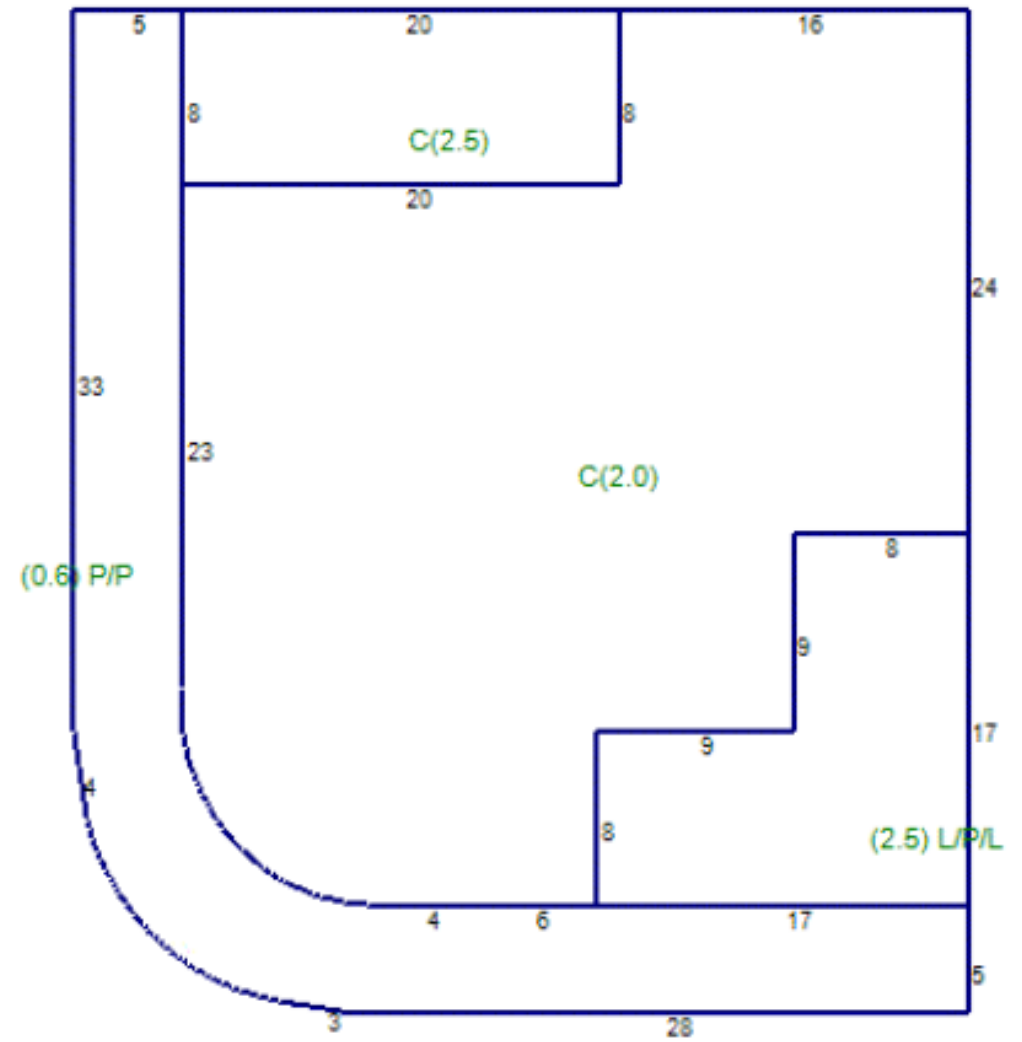
Date	Type	Price	Book/Page or CIN
11/13/2024	QCD-T	\$100	119921915
2/2/2023	WD-E	\$1,500,000	118662964
5/6/2021	WD-Q	\$1,250,000	117253946
4/20/2012	WD*-T	\$100	48758 / 454
4/7/2010	WD*-D	\$2,850,000	47015 / 607

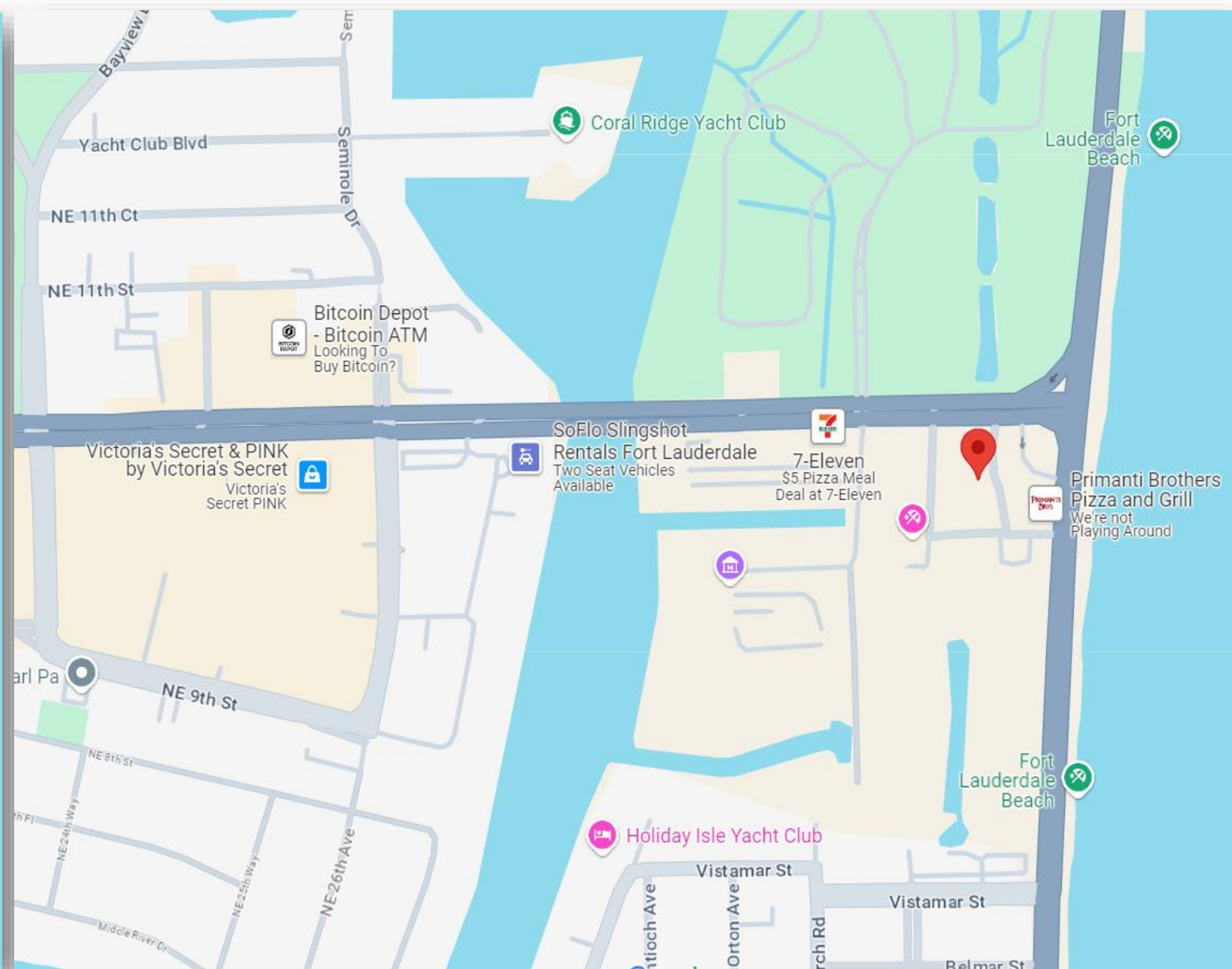
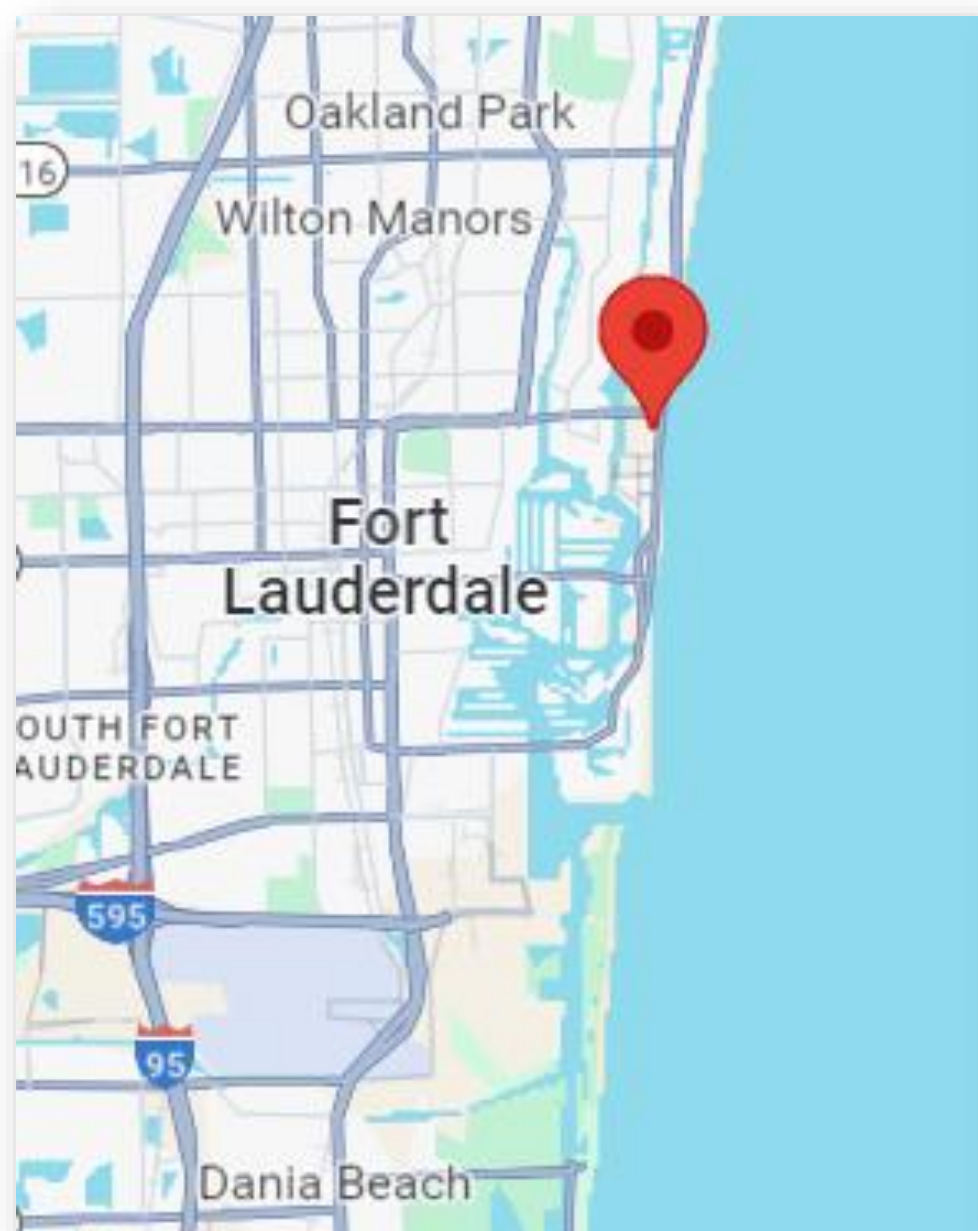
Land Calculations

Price	Factor	Type
\$150.07	1,849	SF
Adj. Bldg. S.F. (Card, Sketch)		3337
Eff./Act. Year Built: 1969/1968		

* Denotes Multi-Parcel Sale (See Deed)

SKETCH





LOCATION MAP

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MEDIA
realty
Mid-Core

AERIAL VIEW

ZONING SLA



NEIGHBORHOOD MAP



AERIAL VIEW

ZONING SLA

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DEVELOPMENT GUIDELINES SLA

SLA - SUNRISE LANE AREA DISTRICT IS ESTABLISHED FOR THE PURPOSE OF ENCOURAGING THE PRESERVATION, MAINTENANCE AND REVITALIZATION OF EXISTING STRUCTURES AND USES THAT MAKE UP THE DISTINCT NEIGHBORHOOD SOUTH OF SUNRISE BOULEVARD. EXISTING RESIDENTIAL AND COMMERCIAL USES AND TRANSIENT ACCOMMODATIONS REPRESENT A SUBSTANTIAL RESOURCE OF THIS CENTRAL BEACH AREA TO BE PROTECTED, PRESERVED AND ENHANCED.

900 E SUNRISE LN, FORT LAUDERDALE, FL 33304

[ZoningProperty DetailsLayers](#)

BASIC ZONING AND LAND USE

Zoning District:

[SLA - Sunrise Lane Area District](#)

Municipal Future Land Use:

CENTRAL BEACH REGIONAL ACTIVITY CENTER

This parcel has specific requirements that require further attention and can be viewed by clicking on the Zoning District above. **Please review the additional requirements prior to submitting a development application.**

ADDITIONAL ZONES

FEMA Flood Zone:AE , X 0.2 Percent Annual Chance Flood Hazard

Base Flood Elevation:5

ADDITIONAL REGULATIONS

- [\(SLA\) Side yard setback of zero \(0\)](#)
- [FLU C Regional Activity Center](#)
- [Height Information SLA, IOA, NBRA, SBMHA](#)

BUILDING INTENSITY

Maximum Lot Coverage:

N/A

Residential Density:

70.00 Du / Acre

Floor Area Ratio:

N/A

Lodging Density:

90 Units / Acre

SETBACKS AT GROUND LEVEL

Minimum Rear Setback:

0 ft

Minimum Water Setback:

N/A

COST PER SF BAR/RESTAURANT

IT IS ESTIMATED THE
BUILD OUT COST
FOR THE SUBJECT
PROPERTY IS
\$750,000-
\$1,000,000

The cost per square foot to build out a restaurant varies widely based on factors such as location, type of restaurant (fast casual vs. fine dining), and the level of finishes. In South Florida, including the Fort Lauderdale area, here are some general price ranges:

- Basic Fast-Casual Restaurant: \$150–\$300 per square foot
- Mid-Tier Restaurant: \$300–\$500 per square foot
- High-End or Fine Dining Restaurant: \$500–\$1,000+ per square foot

Key Cost Factors:

- Kitchen Equipment & Ventilation: Can account for \$75–\$150 per square foot if a full commercial kitchen is needed.
- HVAC & Mechanical Systems: Higher-end restaurants may require custom ventilation, adding to costs.
- Interior Finishes: Custom millwork, lighting, and upscale materials drive up costs.
- Permitting & Impact Fees: Varies by city but can be a significant factor.

The cost per square foot to build out a nightclub or bar depends on factors such as location, size, level of finishes, and technical requirements (e.g., sound, lighting, and HVAC). In South Florida, including Fort Lauderdale, here are general cost ranges:
Typical Build-Out Costs for a Bar or Nightclub

- Basic Bar/Lounge: \$200–\$400 per square foot
 - o Simple finishes, limited kitchen (if any), basic sound and lighting.
- Mid-Tier Nightclub or Upscale Bar: \$400–\$700 per square foot
 - o Higher-end finishes, premium lighting/sound, specialized bar equipment.
- High-End/Luxury Nightclub: \$700–\$1,200+ per square foot
 - o High-end custom interiors, advanced A/V systems, VIP sections, large dance floors, and specialized HVAC for smoke/fog systems.

Key Cost Factors:

- Sound & Lighting: High-quality systems can add \$50–\$150 per square foot.
- HVAC & Ventilation: Required for smoke, fog, and crowd control, adding \$30–\$75 per square foot.
- Custom Bars & Finishes: Custom millwork, high-end bars, and unique decor can significantly increase costs.
- Permitting & Licensing: Liquor licenses and special permits vary by city and can be costly.

Photo Addendum









First Floor



Second Floor



Roof Top

EAST SUNRISE LANE
60' RM (IMPROVED)

SCALE
1" = 15'



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	30.46'	87°15'51"
C2	399.00'	31.08'	4°27'47"
C3	399.00'	34.88'	5°00'31"

SURVEY NOTES
NOT NOTABLE CONDITION FOUND.



GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

LEASE ANALYSIS

Sale Grid Definitions

ADOM:	Agent Days on Market: This number describes how long a property for sale has been on the market. This gets broken down even further with CDOM and ADOM. CDOM, or Current Days on Market, is the time between when the home is listed and the present day. ADOM, or Accumulated Days on Market, also accounts for whether a listing was withdrawn or expired before being placed back on the market. (A CDOM may be 4 days while the ADOM is 154.) If a property is taken off the market for 60 days before it's relisted, then ADOM goes back down to zero.
Adj. SqFt	Adjusted Square Feet = Square Feet of Living Area + 1/3 of the SF for all covered patios/porches + 1/2 of the garage SF. This is the standard number use when calculating "Sale Price/Square Foot".
SqFt Living:	Total finished living area (with AC) Not to include open porches, balconies, terraces carports or garages.
Total Sq Ft:	The sum total of all measured areas including living area, covered porches, covered patios, carports & garages.
P G I:	Potential Gross Income The income generated by the subject property assuming 100% occupancy
G R M:	Gross Rent Multiplier; The list price/sale price divided by the potential gross income. This metrics does not take into account debt service, vacancy or expense.
Cap Rate:	Cap rate is one of the best ways to quickly assess a real estate investment deal. Cap rate is a measure that makes it possible to compare properties even though they produce different levels of operating earnings. It serves the same purpose as an earnings multiplier does for stock investors. The ratio of price/earnings, often called a PE ratio, allows investors to compare one company to the next. A cap rate is simply the inverse of the PE ratio. It is the the first-year operating earnings divided by the price or value.

Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr ▲	Services	Term	Exp Date	Mos on Mrkt	Move-in Date
Mar 2024	2900-3050 Country Club Ln	Hallandale Bea...	1st	4,200	\$27.05	MG	3 yrs	Mar 2027	10 Mos	Mar 2024
Apr 2024	2780 E Atlantic Blvd	Pompano Beach	1st	4,526	\$28.00	NNN	1 yr	Apr 2025	3 Mos	Apr 2024
Jan 2025	2217-2221 N Federal Hwy	Hollywood	1st	3,500	\$29.15	NNN			1 Mo	Jan 2025
Sep 2024	3492 NE 12th Ave	Oakland Park	1st	5,100	\$30.00	NNN	5 yrs	Sep 2029	3 Mos	Sep 2024
Jan 2024	2460-2490 N Federal Hwy	Lighthouse Point	1st	2,776	\$30.00	NNN	10 yrs	Jan 2034	66 Mos	Jan 2024
Jul 2024	6 S Federal Hwy	Dania Beach	1st	3,816	\$35.00	NNN	1 yr	Jul 2025	3 Mos	Jul 2024
Jan 2024	2731-2739 E Oakland Park Blvd	Fort Lauderdale	1st	3,080	\$35.00				9 Mos	Jan 2024
Jul 2023	1001-1031 N Federal Hwy	Fort Lauderdale	1st	3,120	\$36.00		5 yrs	Jul 2028	5 Mos	Jul 2023
Apr 2025	500 N Andrews Ave	Fort Lauderdale	1st	2,391	\$40.00	NNN			69 Mos	Apr 2025
Jan 2025	2621 N Federal Hwy	Boca Raton	1st	2,000	\$40.00	NNN			0 Mos	Jan 2025
Oct 2024	2798 E Atlantic Blvd	Pompano Beach	1st	2,250	\$40.00	NNN	5 yrs	Oct 2029	1 Mo	Oct 2024
Jun 2024	471-515 N 20th St	Boca Raton	1st	2,437	\$40.00	NNN			1 Mo	Jun 2024
Mar 2025	3599 NE 207th St	Miami	1st	9,000	\$45.00	NNN			10 Mos	Mar 2025
Jul 2024	1843 S Federal Hwy	Fort Lauderdale	1st	5,660	\$46.00	NNN	5 yrs	Jul 2029	6 Mos	Jul 2024
Sep 2024	2029 Harrison St	Hollywood	1st	5,000	\$48.00	NNN			4 Mos	Sep 2024
Dec 2024	3575-3585 NE 207th St	Miami	1st	2,800	\$50.00	NNN			9 Mos	Dec 2024
Dec 2024	2861 N Federal Hwy	Fort Lauderdale	1st	6,920	\$50.00	NNN	5 yrs	Dec 2029	7 Mos	Dec 2024
Aug 2023	1190 E Commercial Blvd	Oakland Park	1st	2,987	\$50.00	NNN	10 yrs	Aug 2033	7 Mos	Aug 2023
Dec 2023	1908 Hollywood Blvd	Hollywood	1st	2,157	\$55.63	NNN			2 Mos	Dec 2023
Mar 2025	441 NE 3rd Ave	Fort Lauderdale	1st	6,746	\$60.00	NNN			3 Mos	Mar 2025
Jul 2023	601 N Federal Hwy	Hallandale Bea...	1st	2,260	\$60.00	NNN			2 Mos	Jul 2023
Aug 2024	1303-1497 SE 17th St	Fort Lauderdale	1st	2,008	\$65.00	NNN			2 Mos	Aug 2024
Aug 2023	905 N Fort Lauderdale Beach Blvd	Fort Lauderdale	1st	2,500	\$80.00	NNN	10 yrs	Aug 2033	2 Mos	Aug 2023
Apr 2024	1830 Radius Dr	Hollywood	1st	2,719	\$90.00	NNN	5 yrs	Apr 2029	5 Mos	Apr 2024

LEASE ANALYSIS

RESTAURANT

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COMPARABLE SALES

COMMENTS DIRECT SALES COMPARISON



A comparable sale is property that is similar to the subject property in most respects. It is located in a nearby location. It has recently sold for a fair market value. The selection of comparable sales is in most appraisals is the single most determining factor in establishing the value. The responsibility is to fully research the local real estate market and determine which comparable sales represent the best value characteristics of the subject property.



The market or direct sales comparison approach to an estimate of value is a process of comparing market data, that is, prices paid for similar properties, prices asked by owners, and offers made by prospective buyers or the tenants willing to buy or lease. Typically a comparison grid is used and adjustments are made to each comparable sales used for major differences between the comparable and the subject property for such items as location, construction quality and significant amenities, etc. In the market approach, the attempts are made to both gauge and reflect the anticipated reaction by a typical purchaser to the subject property.

Property Address	Property City	Asking Price	Sale Price	Sale Date	Market Time	Number Of Floors	Building SF	Land Area SF	Price Per SF	Cap Rate	Year Built	Zoning	Secondary Type	
900 Sunrise Ln	Fort Lauderdale	2,350,000				219	3	5,337	2614	\$440.32		1969	SLA	Bar/Nightclub
3313 NE 32nd St	Fort Lauderdale	1,290,000				106	1	2,556	2614	\$504.69		1971	CB, Fort Lauderdale	Storefront Retail/Office
3309 NE 33rd St	Fort Lauderdale	1,150,000				30	1	2,650	2614	\$433.96		1974	CB, Fort Lauderdale	Storefront Retail/Office
260 N Federal Hwy	Fort Lauderdale	10,500,000					1	10,730	28980	\$978.56	5.74		RAC-EMU	
2400 E Las Olas Blvd	Fort Lauderdale	14,750,000				61	1	15,498	23522	\$951.74	4.74	1962	CB, Fort Lauderdale	Storefront Retail/Office
2200 N Ocean Blvd	Fort Lauderdale	7,995,000				114	17	12,433		\$643.05	7.50	2018	PUD	Apartments
3562 N Ocean Blvd	Fort Lauderdale	1,325,000				26	1	2,402	3049	\$551.62		1971	CB	Storefront Retail/Office
201 N Ocean Dr	Hollywood	12,000,000				1,999	2	6,300	14375	\$1,904.76		1982	BRT-25C	Storefront Retail/Office
777 N Ocean Dr	Hollywood	1,450,000				1,025	5	1,923		\$754.03		2018	PD	Hotel
777 N Ocean Dr	Hollywood	1,350,000				1,025	5	2,091		\$645.62		2018	PD	Hotel
4010-4012 S Ocean Dr	Hollywood	3,000,000				914	43	3,933		\$762.78		2019	C	Apartments
3114-3120 E Sunrise Blvd	Fort Lauderdale	3,850,000				173	2	7,800	3900	\$493.59	6.46	1961	S-L-A	Storefront Retail/Residential
111 S Surf Rd	Hallandale Beach	6,500,000				1,059	1	10,000		\$650.00		2015	OS	Restaurant
3025 N Ocean Blvd	Fort Lauderdale		\$2,000,000	3/25/2024			1	5,404	22651	\$370.10	6.50	1953	RMM-25	Storefront Retail/Office
1515-1535 SE 17th St	Fort Lauderdale		\$48,500,000	5/22/2024			1	76,834	303618	\$631.23		1988	B-1	Storefront
4346 E Tradewinds Ave	Lauderdale By The Sea		\$1,375,000	6/13/2024			2	3,000	3000	\$458.33		1968	B-1	Storefront Retail/
2009 NE 2nd St	Deerfield Beach	4,950,000	\$4,950,000	6/17/2024	188		1	4,792	15699	\$1,032.97		1985	B1, Community Business	Freestanding Restaurant
2054 SE 2nd St	Deerfield Beach		\$2,490,000	8/29/2024			1	2,000	6970	\$1,245.00		1957	B1	Freestanding Strip with Burger F
4111 S Ocean Dr	Hollywood		\$780,000	9/25/2024				994	7000	\$784.71		1956		
4010-4012 S Ocean Dr	Hollywood		\$770,000	1/15/2025			43	1,075	104559	\$716.28		2019	C	Apartments
										\$772.87				
										\$748.37				



COMPARABLE GRID

RETAIL
PRIMARY EMPHASIS

NOTE: ADJUST COMPARABLE SALES AS SUBJECT IS IN SHELL CONDITION

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Type	Property Address	Property City	Asking Price	Sale Price	Sale Date	Market Time	# Floors	Bldg SF	Land Area SF	Price Per SF List	Price Per SF Sold	Cap Rate	Year Built	Zoning
Restaurant	702-706 NE 1st Ave	Fort Lauderdale	\$4,500,000			163	2	8,864	11326	507.67			1965	RAC-UV
Restaurant	4200 - 4204 NW 2nd Ave	Miami	\$4,500,000			164	1	7,149	10965	629.46		5.75	1957	T4-L
Restaurant	4400 NW 2nd Ave	Miami	\$2,595,000			68	1	2,600	5227	998.08			1938	T4-L
Restaurant	911-913 NE 4th Ave	Fort Lauderdale	\$3,650,000			221	1	6,908	20212	528.37			1958	NWRAC-MUNE
Restaurant	521 SW 8th St	Miami	\$4,500,000			22	2	5,750	6970	782.61			1930	C-1
Restaurant	1201 SW 22nd Ave	Miami	\$2,950,000			38	1	3,261	10506	904.63			1940	T6-8-0
Restaurant	72 NW 79th St	Miami	\$3,200,000			14	1	4,065	8640	787.21		5.28	1960	T6-8 O
Restaurant	3701 N Andrews Ave	Oakland Park	\$1,099,000			246	1	1,209	12915	909.02			1967	B-1
Restaurant	600 S Dixie Hwy W	Pompano Beach	\$1,599,000			109	1	1,740	18302	918.97			1958	B-4
Restaurant	1301 N Federal Hwy	Hollywood	\$1,299,000			298	1	2,528	6181	513.84			1973	FH-2
Restaurant	3445 Griffin Rd	Fort Lauderdale	\$3,800,000			395	1	6,242	30928	608.78			1979	C-2
Bar/Nightclub	900 Sunrise Ln	Fort Lauderdale	\$2,500,000			219	3	4,500	2614	555.56			1969	SLA
Restaurant	1760 SW 22 St	Coral Gables	\$3,200,000			56	1	1,652	8712	1,937.05			1952	T5-O
Restaurant	1542 Washington Ave	Miami Beach	\$3,990,000			277	2	5,870	6534	679.73			2012	6400
Restaurant	11720 NE 2nd Ave	Miami		\$3,000,000	12/20/2024		1	3,996	40511		750.75		1955	BU-1
Restaurant	3444-3446 NE 12th Ave	Oakland Park		\$1,850,000	12/27/2024		2	3,295	3920		561.46		1959	Downtown Core
Restaurant	325 71st St	Miami	2,109,000	\$1,600,000	3/5/2024	197	2	3,034	3049	695.12	527.36	4.10	1949	CD-3
Restaurant	646 NE 79th St	Miami	1,000,000	\$787,500	4/29/2024	159	1	1,836	2614	544.66	428.92		1946	C-1
Restaurant	925 N Andrews Ave	Fort Lauderdale		\$799,000	8/31/2023		1	1,900	5998		420.53		1959	B-2
Restaurant	1200 E Atlantic Blvd	Pompano Beach	1,680,000	\$1,530,000	3/16/2023	359	1	3,500	19166	480.00	437.14		1980	TO-EOD
Restaurant	2 Commercial Blvd	Lauderdale By The Sea		\$2,910,000	3/16/2023		1	1,109	10019		2,623.99		1957	B-1
Restaurant	13695 W Dixie Hwy	North Miami	1,600,000	\$1,500,000	6/30/2023	206	1	2,946	15958	543.11	509.16		1970	C-2
Restaurant	3685A N Federal Hwy	Pompano Beach		\$1,110,098	8/22/2024		3	2,500	18731		444.04		1975	B-3
Restaurant	4215 N Federal Hwy	Fort Lauderdale		\$3,500,000	8/13/2024		1	4,285	28083		816.80		1971	B-1
Bar/Nightclub	3045 N Federal Hwy	Fort Lauderdale		\$2,300,000	8/23/2024		2	3,467	1700		663.40	7.50	1958	B-1
Restaurant	1843 S Federal Hwy	Fort Lauderdale	3,795,000	\$3,695,000	4/25/2023	61	2	5,660	5663	670.49	652.83		1965	B-1
Restaurant	4261 Griffin Rd	Fort Lauderdale	1,995,000	\$1,500,000	5/6/2024	168	1	2,613	17424	763.49	574.05		1971	C-2
Restaurant	1410 E Las Olas Blvd	Fort Lauderdale		\$1,900,000	7/13/2023		1	4,045	6300		469.72		1949	B-1

Average Price per SF Built Out

\$747.89 \$723.88



COMPARABLE GRID

RESTAURANT

PRIMARY EMPHASIS

NOTE: ADJUST COMPARABLE SALES AS SUBJECT IS IN SHELL CONDITION

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Address	City Name	Original List Price	Current Price	Sale Price	Closing Date	ADOM	Sq Ft Living	Lot Size	LP\$/SqFt	SP\$/SqFt	
1301 N Federal Hwy	Hollywood	\$1,299,000	\$1,299,000				298	2528	6395	\$513.84	
2010 NW 6th St	Fort Lauderdale	\$2,695,000	\$1,998,500				50				
2007 SW 8th St	Miami	\$2,880,000	\$2,880,000				102	2475	3375	\$1,163.64	
511 SE 5th Ave Unit#101/102	Fort Lauderdale	\$3,500,000	\$4,500,000				2,321	2515		\$1,789.26	
2020 Harrison St	Hollywood	\$5,500,000	\$5,500,000				22	8015	9607	\$686.21	
646 NE 79th St	Miami		\$1,599,000	\$787,500	4/30/2024		174	1836	2500	\$870.92	\$428.92
1401 SW 17th Ave	Miami		\$1,500,000	\$1,350,000	8/8/2024		56	5729	10840	\$261.83	\$235.64
4261 Griffin Rd	Dania Beach		\$2,200,000	\$1,500,000	5/6/2024		148	2613	5850	\$841.94	\$574.05
2054 NE 2nd St	Deerfield Beach		\$2,490,000	\$2,490,000	8/30/2024		140	2000	7000	\$1,245.00	\$1,245.00
11720-11740 NE 2nd Ave	Miami		\$3,750,000	\$3,000,000	12/20/2024		157	3859	15788	\$971.75	\$777.40
									\$927.16	\$652.20	



COMPARABLE GRID

RESTAURANT
PRIMARY EMPHASIS

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PRICING

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**As per Complete (Built-Out)
vs. As Is**

Subject Property Adj SF	3337
Roof Top Patio/Bar	1000
Total SF	4337
Typical Disposition Price per SF	\$725.00
"AS PER COMPLETE" Asking Price Fully Built Out	\$3,144,325
Low End Build Out Cost per SF	\$225.00
Cost for Build Out	\$750,825
"AS IS" List Price	\$2,393,500

List Price \$2,350,000