

1909

TYLER STREET

HOLLYWOOD, FL

RIPCO
REAL ESTATE



*Artist's Conceptual Rendering



Ground Floor Retail

*Artist's Conceptual Rendering

AT THE EPICENTER OF HOLLYWOOD'S BUSTLING BUSINESS DISTRICT.

THE OPPORTUNITY

Unparalleled retail/restaurant opportunity of nearly 14,000 SF of interior retail/restaurant space and 6,000 SF of outdoor patio space split over 2 levels in the heart of Downtown Hollywood. Situated at the base of a 70,000 SF, 8 story office tower featuring floor to ceiling windows bringing tremendous natural light to each office suite. Easily accessible from I-95, the Florida Turnpike and both the CSX and FEC railways. 1909 Tyler Street lies within the Young Circle – Hollywood Boulevard – South Federal Highway Opportunity Zone, which is undergoing a massive transformation into a vibrant and modern downtown area, one that is attracting investors and businesses from all over the country.

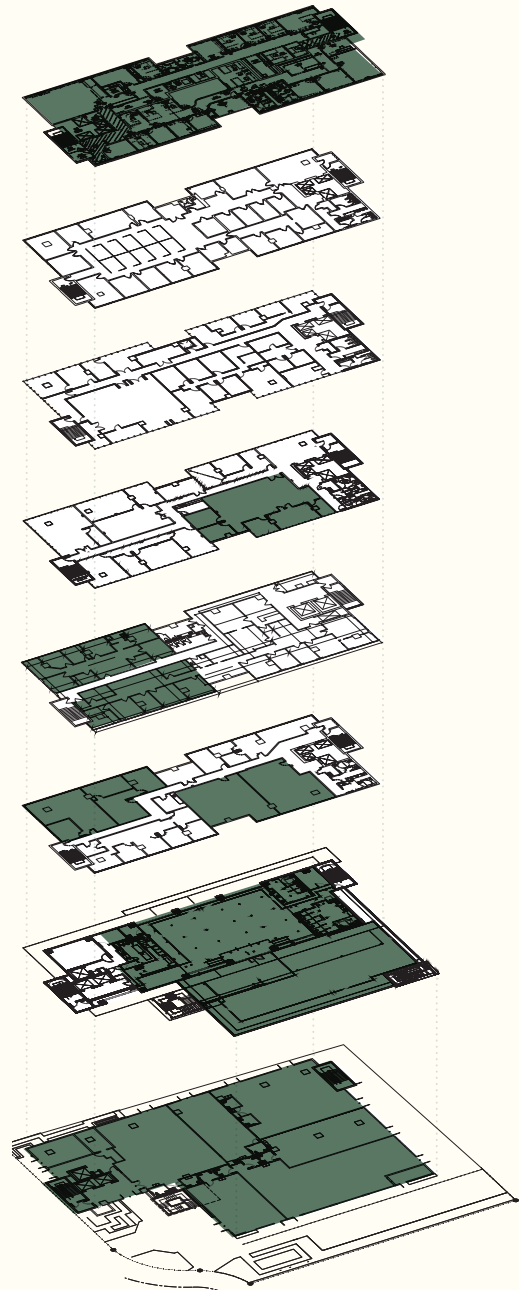
KEY HIGHLIGHTS

- Hollywood is the 3rd most populated city in Broward County with over 152,000 residents
- Hollywood sub market has 6.4M SF of office space with a vacancy rate of 5%
- Located 5.5 miles south of Ft. Lauderdale/Hollywood International Airport
- 20-minute drive time from Port Everglades, the 3rd busiest cruise port in the world with 2.5 million passengers, generating \$30.5B of annual economic activity
- Hollywood Station: proposed Broward Commuter Rail South train station 2 blocks west from this site. The commuter rail would go as far south at Aventura and connect to the Ft. Lauderdale/Hollywood International Airport; finally ending at the Downtown Ft. Lauderdale Brightline Station



Second Floor Terrace

*Artist's Conceptual Rendering



Before Renovation



After Renovation

*Artist's Conceptual Renderings

RETAIL

GROUND FLOOR
9,480* SF — Interior
1,800+ SF — Outdoor Patio

**Multiple configurations/divisions possible.
Space is currently an open floor plan.*

LEVEL TWO
4,365 SF — Interior
4,048 SF — Roof Deck

OFFICE

LEVEL THREE
2,535 RSF — Suite 301
1,650 RSF — Suite 305
2,154 RSF — Suite 306

LEVEL FOUR
2,000 RSF - Suite 402
2,012 RSF — Suite 403

LEVEL FIVE
2,364 RSF - Suite 501

LEVEL EIGHT
8,400 RSF — Entire Floor

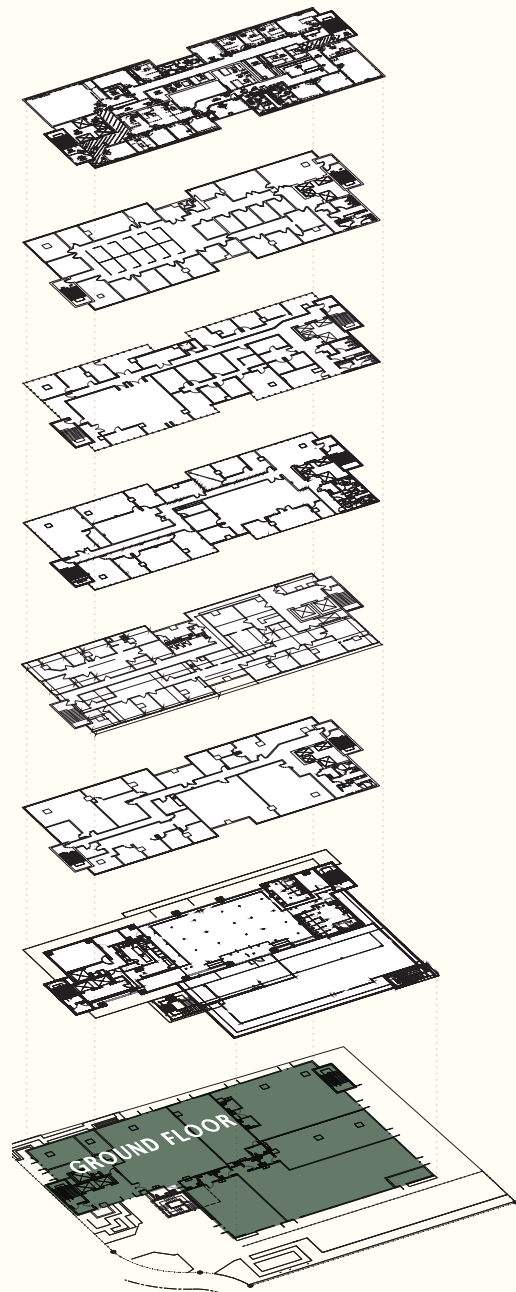
GROUND FLOOR

9,480* SF — Interior

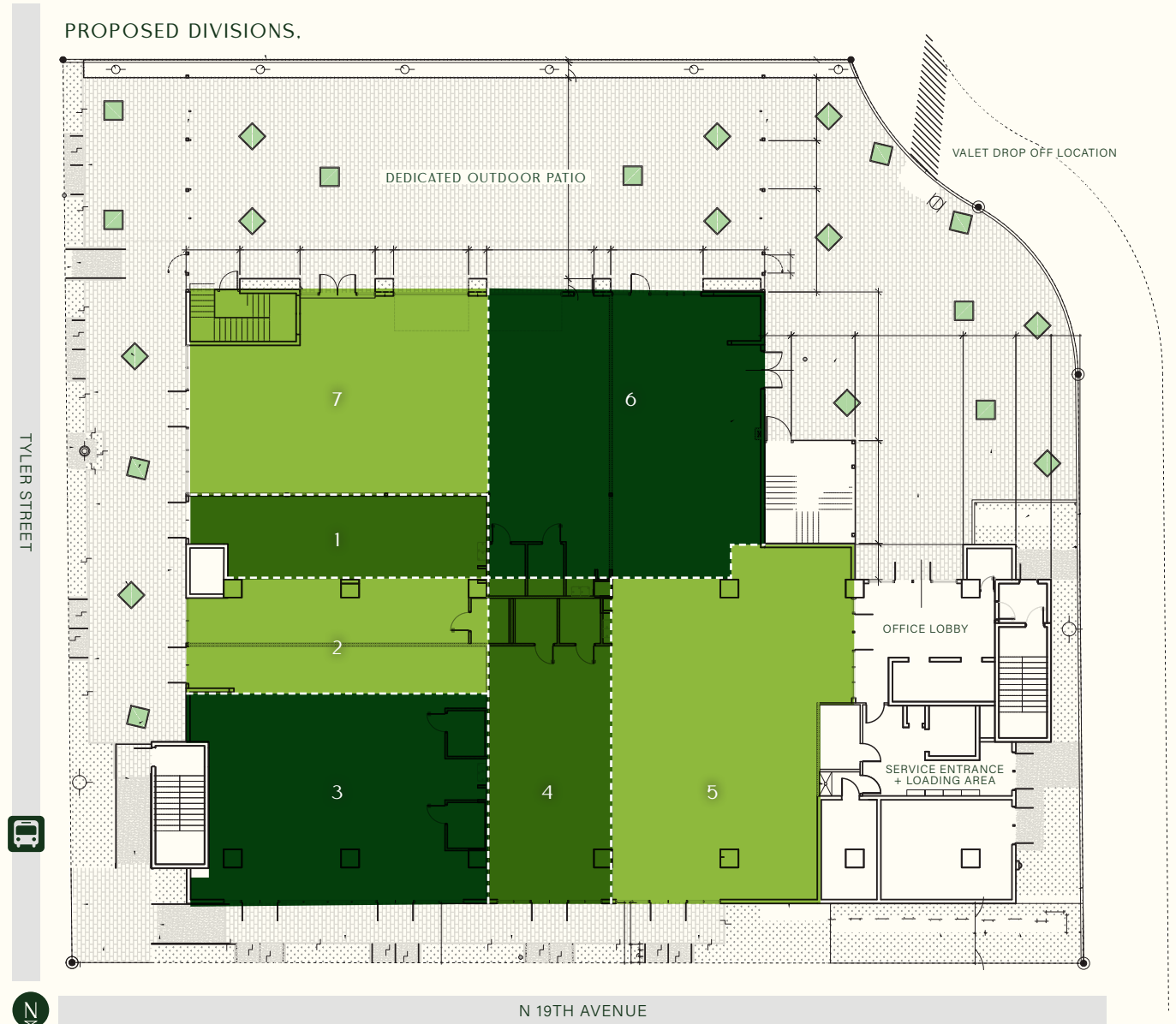
* Multiple configurations/divisions possible.

COMMENTS

- Newly constructed retail space at the base of a 70,000 SF office tower in the heart of downtown Hollywood
- Beautifully landscaped patio perfect for outdoor seating
- Brand new garage style glass doors will be installed on the west facing storefront
- 14' ceilings
- New grease traps
- Ample parking available
- Multiple configurations possible



PROPOSED DIVISIONS.

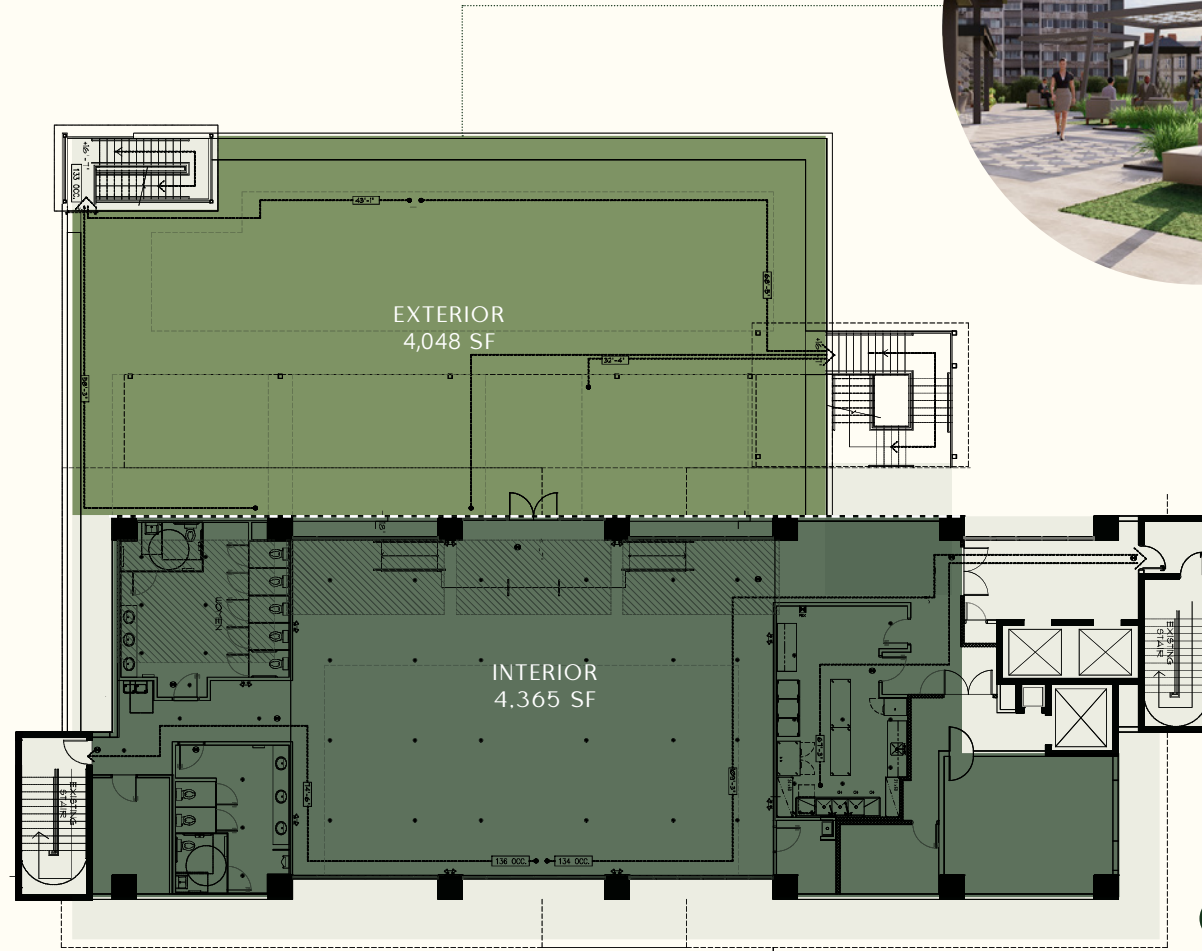
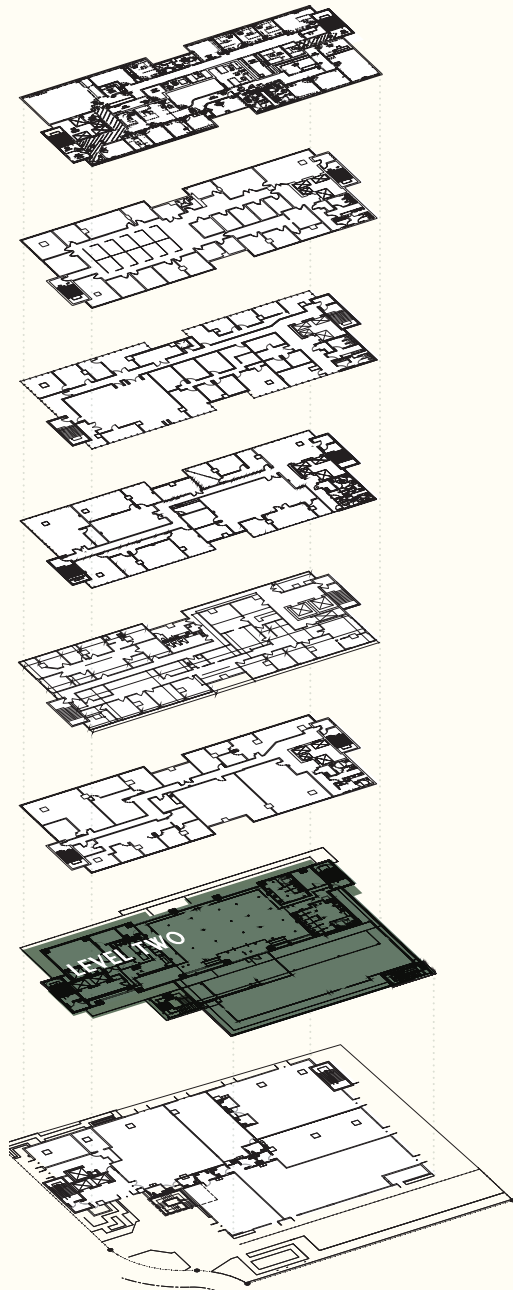


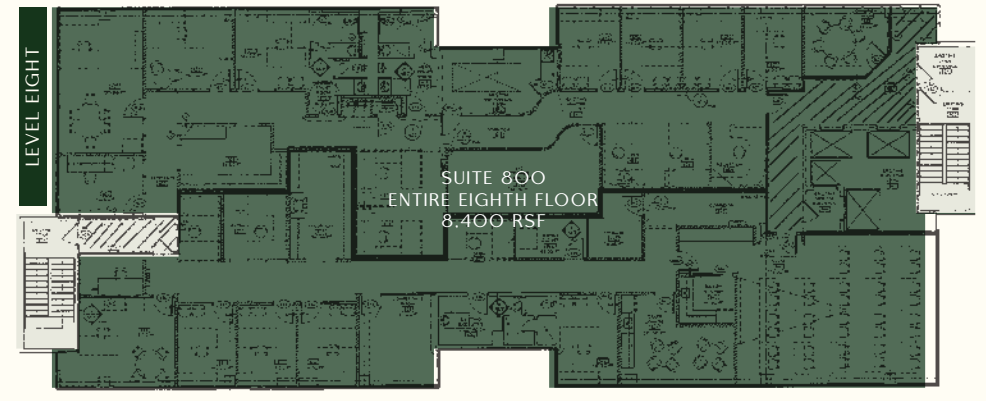
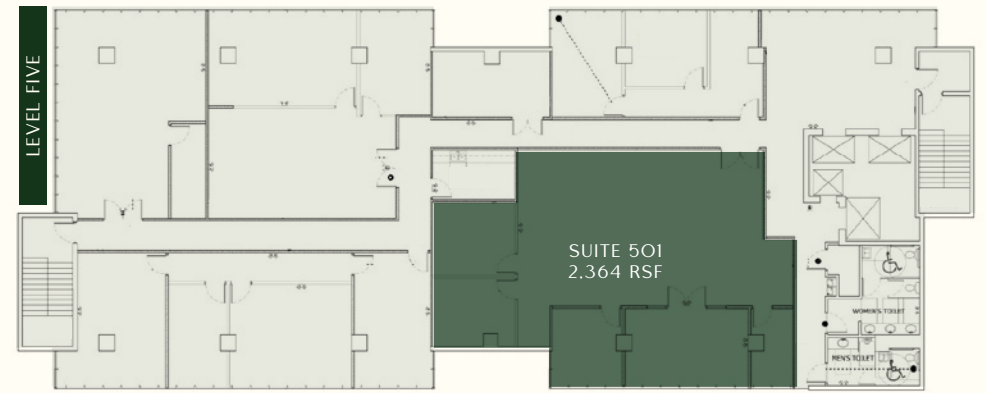
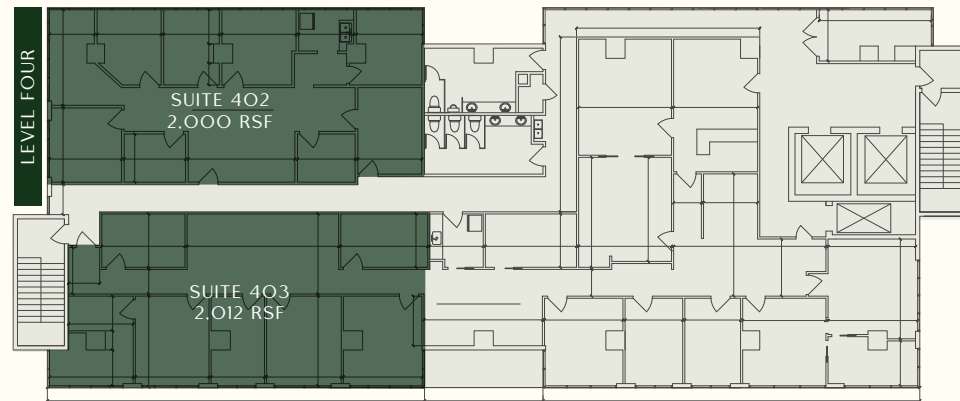
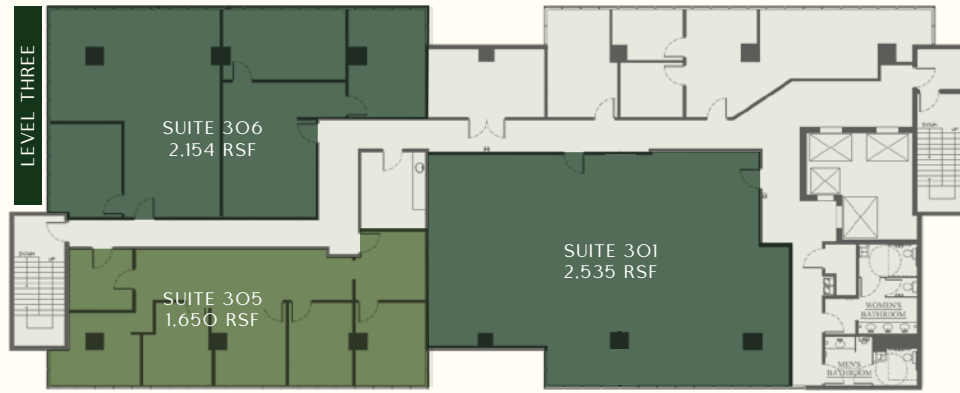
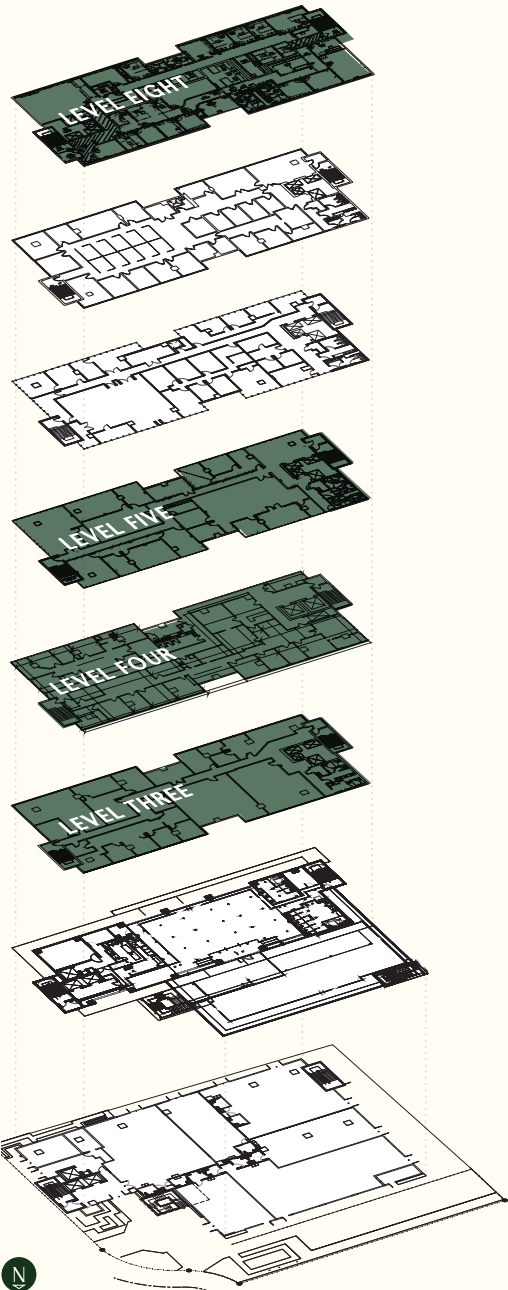
LEVEL TWO

4,365 SF — Interior
4,048 SF — Exterior

COMMENTS

- Fully renovated 2nd floor space with unprecedented roof deck overlooking Downtown Hollywood
- Level two can accommodate 400 people
- Newly designed and landscaped staircases that can serve as dedicated entrances to the second level
- Ability to install a dedicated passenger elevator
- Existing service elevator
- Pedestals are being installed every 10'-15' on roof deck which would allow a tenant to canopy the entire outdoor area

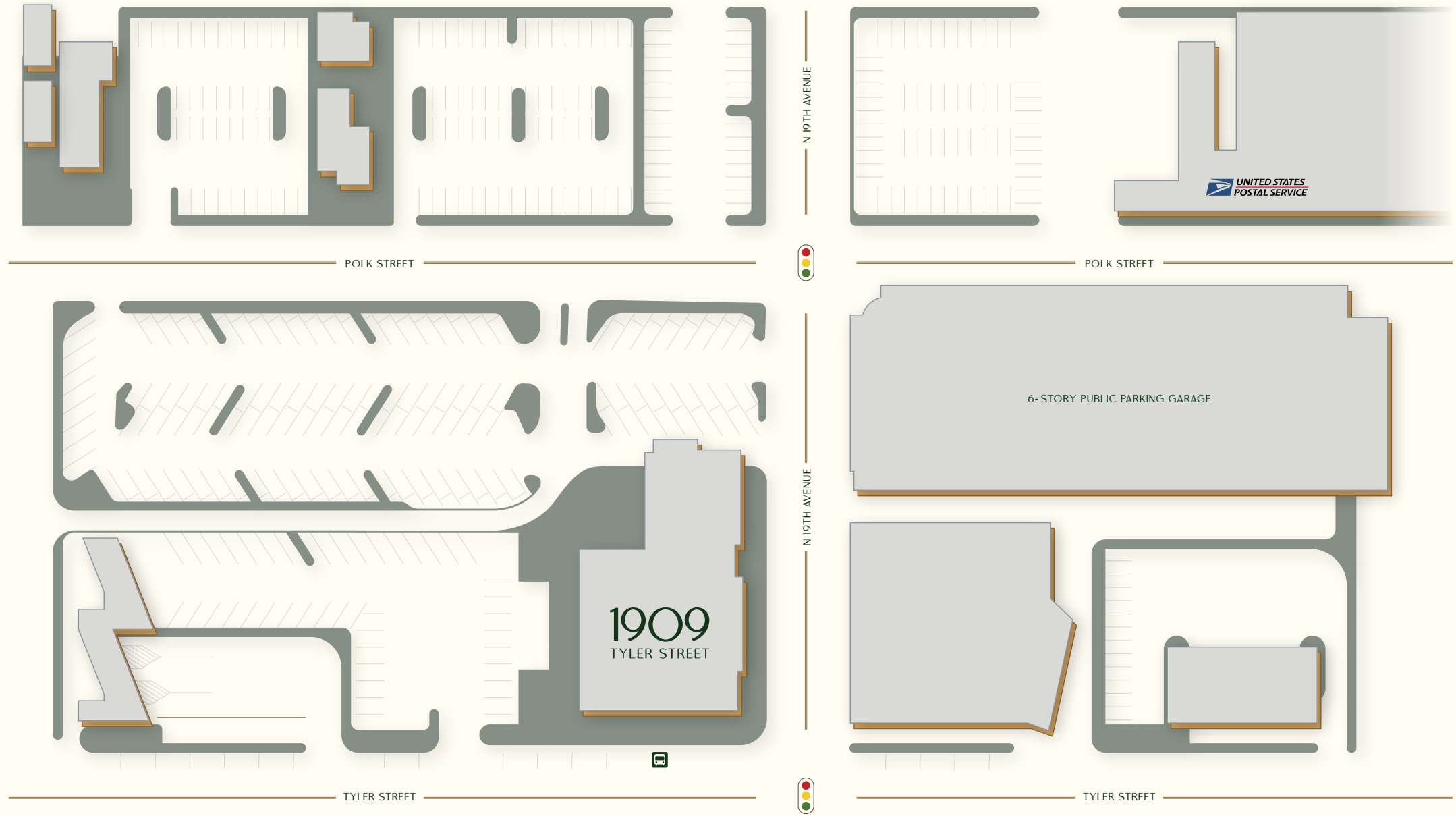




COMMENTS

- Building lobby and elevators are open daily from 9am-5pm
- Integrated key card system for after hours access
- Newly renovated men's and women's bathrooms on each floor
- Tenant controlled HVAC
- Dedicated parking available

- UPS and FedEx collection boxes in the lobby
- Generator for life safety systems and elevator
- Steps from the Post Office
- Building renovations underway, which include upgrades to the façade, lobby, elevator landing areas, and landscaping





THE MARKET

1909
TYLER STREET

THE EMERGING CITY OF HOLLYWOOD, FL

Nestled along the Atlantic coast between Fort Lauderdale and Miami, boasts a unique blend of coastal charm, cultural diversity, and economic vitality. Renowned for its stunning beaches, vibrant arts scene, and thriving business environment, Hollywood presents a compelling landscape for both residents and investors alike. Hollywood's population is diverse, comprising a mix of families, retirees, young professionals, and tourists. The city's demographics reflect a mosaic of cultures, adding richness to its social fabric. Hollywood's economy thrives on various sectors, including tourism, healthcare, retail, and technology. The city's proximity to major urban centers and transportation hubs enhances its appeal to businesses seeking strategic locations. Hollywood's pristine beaches, eclectic dining scene, and cultural attractions draw tourists year-round. The city's vibrant hospitality industry continues to evolve, offering an array of accommodations ranging from luxury resorts to boutique hotels. The real estate market in Hollywood is dynamic, characterized by steady demand and diverse property options. Residential developments cater to various lifestyles, from waterfront condominiums to suburban single-family homes.

UPCOMING DEVELOPMENTS

DOWNTOWN REDEVELOPMENT: Hollywood is undergoing a significant transformation with the revitalization of its downtown area. New mixed-use developments, including residential complexes, commercial spaces, and entertainment venues, are set to reshape the city's urban landscape.

INFRASTRUCTURE IMPROVEMENTS: The city is investing in infrastructure upgrades to enhance connectivity and accessibility. Projects include road expansions, public transit enhancements, and pedestrian-friendly initiatives, creating a more sustainable and interconnected community.

MIXED-USE DEVELOPMENTS: Several mixed-use projects are in the pipeline, blending residential, retail, and recreational amenities. These developments aim to create vibrant live-work-play environments, fostering community engagement and economic growth.

WATERFRONT ENHANCEMENTS: Hollywood's waterfront is a focal point for redevelopment, with plans for new parks, promenades, and recreational facilities. These initiatives capitalize on the city's natural assets, providing residents and visitors with enhanced waterfront experiences.

TECHNOLOGY HUB: Hollywood is emerging as a hub for technology and innovation, attracting startups, entrepreneurs, and tech talent. The city's supportive business environment and collaborative ecosystem position it as a promising destination for tech-driven ventures.

SITUATED FOR SUCCESS

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3RD

\$1.5B

BCR SOUTH PROJECT

ARTSPARK AT YOUNG CIRCLE

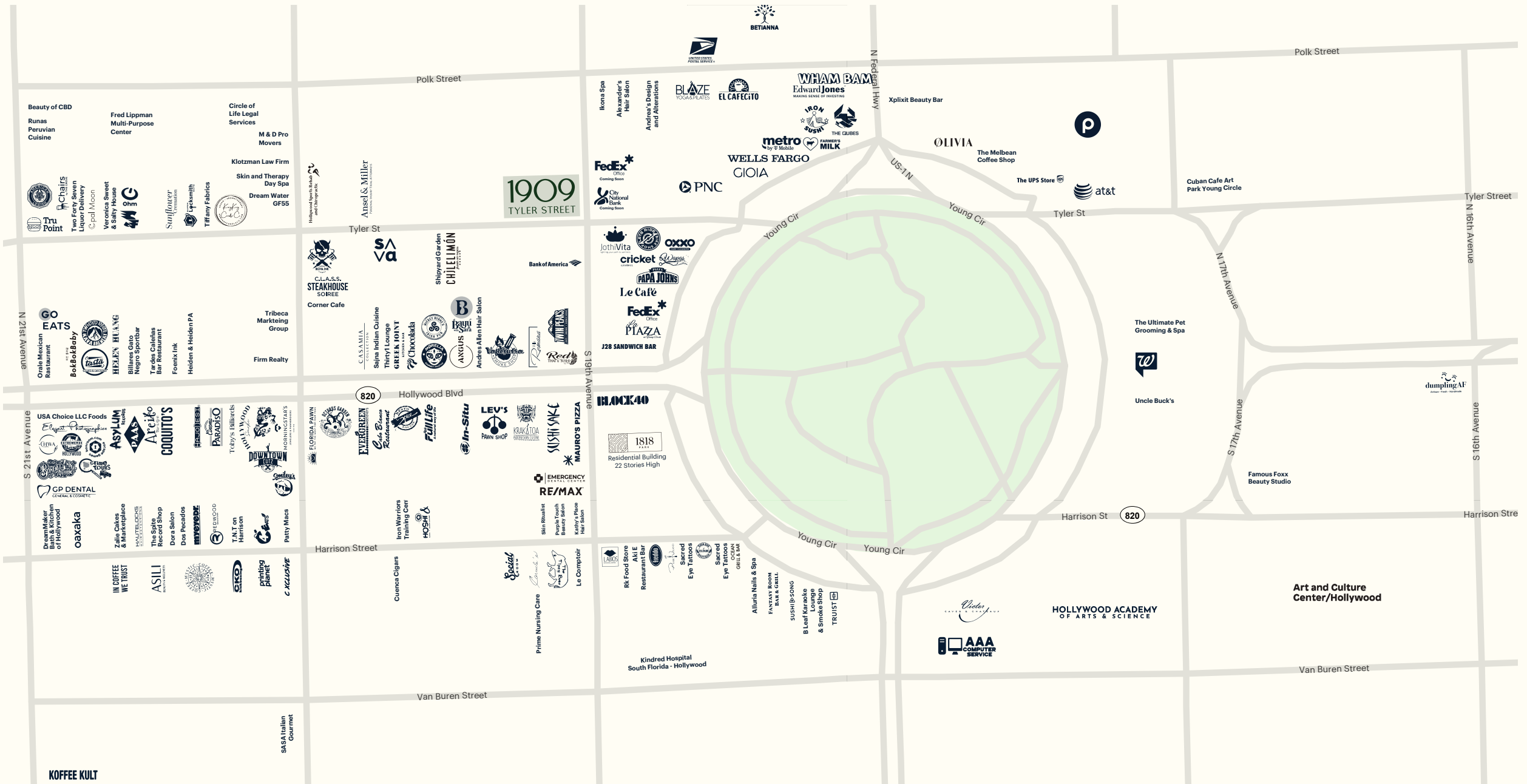
HOLLYWOOD IS THE LARGEST CITY IN BROWARD COUNTY

IN PLANNED DEVELOPMENT

AVENTURA TO FORT LAUDERDALE RAILWAY CORRIDOR EXTENSION

10-ACRE PUBLIC PARK FEATURING AN AMPHITHEATER AND PLAYGROUND

RETAIL STREET MAP



NEW DEVELOPMENTS MAP



Building Name

Comments

Building Name	Comments
1 University Station	216 Residential Units, 2,000 SF Retail Space
2 Icon Office Building	49,609 SF Office Space
3 Radius	311 Residential Units, 40,000 SF Retail Space
4 Sonder The Circ	111 Hotel Keys
5 Circ Residences at Hollywood Circle	386 Residential Units
6 Hollywood Circle	48,000 SF Retail Space, 397 Residential Units, 104 Hotel Keys
7 Publix	50,000 SF
8 Revv Hollywood	180 Residential Units, 10,000 SF Retail Space
9 Soleste Hollywood Boulevard	324 Residential Units, 30,000 SF Retail Space
10 Courtyard by Marriott Hotel	112 Hotel Keys
11 Soleste La Piazza	378 Residential Units, 6,919 SF Retail Space, 1,706 SF Office Space
12 Hollywood Young Circle (Block 57)	856 Residential Units, 142,000 SF Retail Space, 40,000 SF Office Space
13 Hollywood East	247 Residential Units
14 Hollywood Station Condominium	214 Residential Units
15 Atrium	28,500 SF Retail Space
16 1818 Park Building	273 Residential Units
17 Courtyards at Hollywood Station	43 Residential Units
18 Lofts at Hollywood Station	93 Residential Units
19 Soleste Hollywood Village North	300 Residential Units
20 Soleste Hollywood Village South	203 Residential Units
21 Regent Park At Young Circle	253 Residential Units
22 Hollywood Medical Center	23,411 SF Office Space
23 The Bread Building Redevelopment	361 Residential Units, 17,000 SF Retail Space
24 1720 Harrison Street	147,877 SF Office Space
25 Nine Hollywood	204 Residential Units
26 The Tropic	224 Residential Units
27 Monroe Residences	40 Residential Units
28 Pinnacle at Peacefield	120 Residential Units
29 Hudson Village	96 Residential Units
30 Star Hollywood	248 Residential Units

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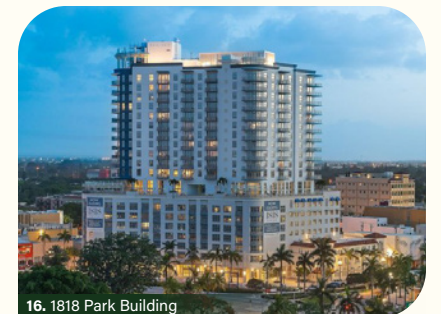
5. Circ Residences at Hollywood Circle



11. Soleste La Piazza



12. Block 57



16. 1818 Park Building

AREA DEMOGRAPHICS
WITHIN A 5-MILE RADIUS

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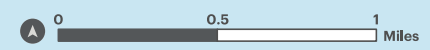
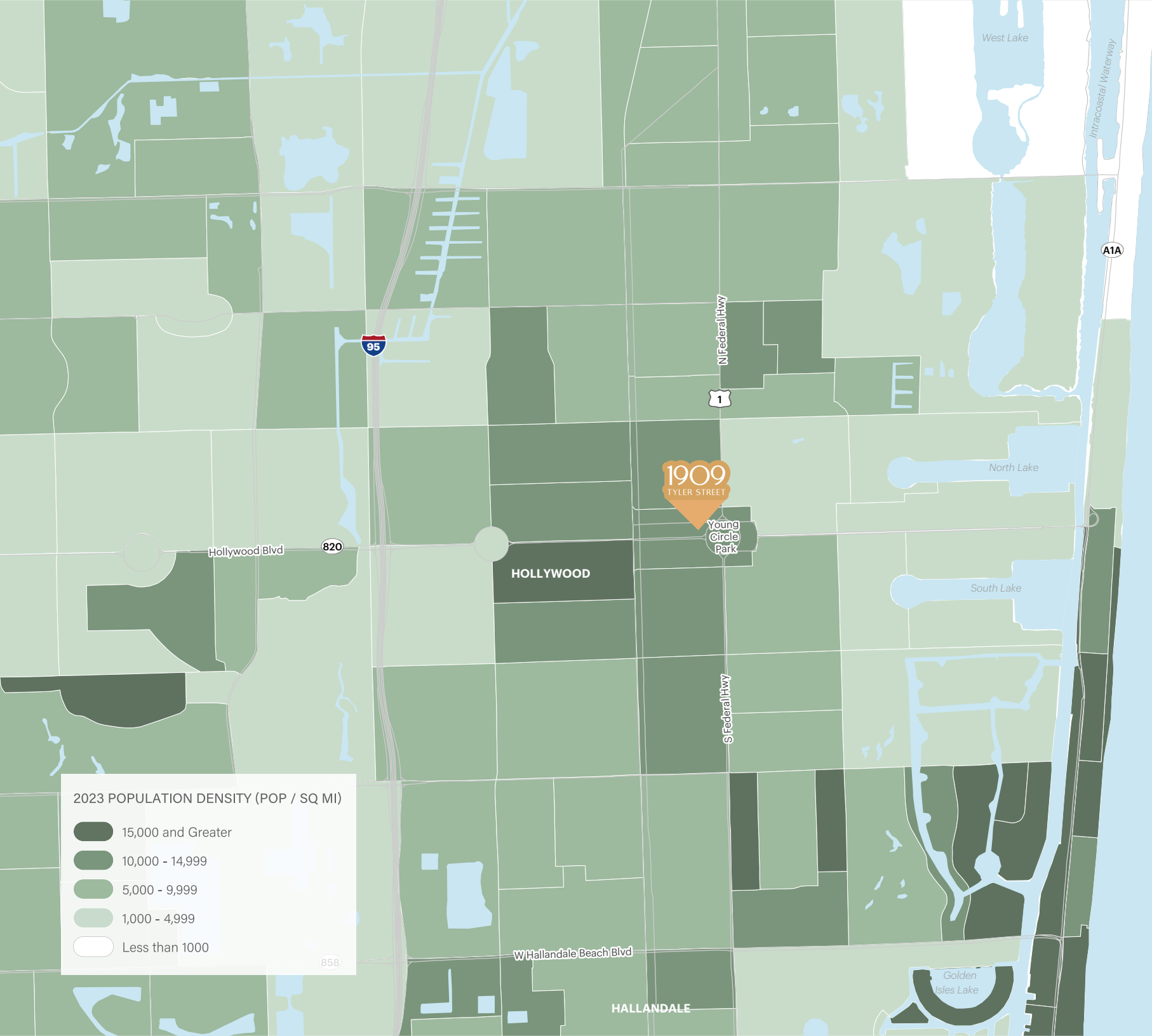
343,803
TOTAL POPULATION

142,474
TOTAL HOUSEHOLDS

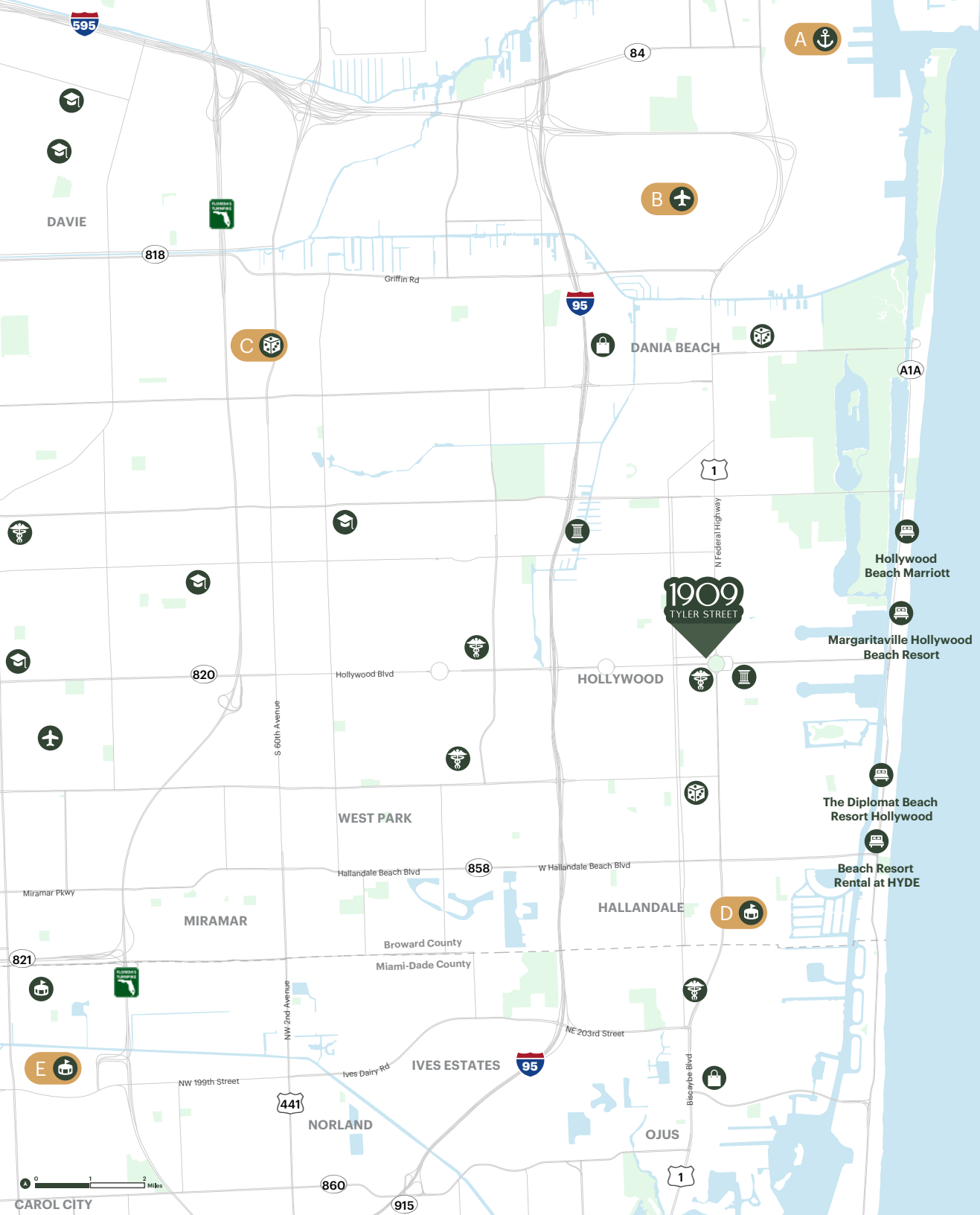
0.84%
POPULATION GROWTH RATE (2023-2028)

\$92,008
AVERAGE HOUSEHOLD INCOME

27,746
BUSINESSES



MARKET POINTS OF INTEREST



A PORT EVERGLADES

Port Everglades is a seaport in Fort Lauderdale, Florida, located in Broward County. Port Everglades is one of South Florida's foremost economic engines, as it is the gateway for both international trade and cruise vacations.

15-MINUTE DRIVE

B FORT LAUDERDALE–HOLLYWOOD INTERNATIONAL AIRPORT

Fort Lauderdale–Hollywood International Airport is a major public airport in Broward County, Florida, United States. It is one of three airports serving the Miami metropolitan area. It's located in Fort Lauderdale, Hollywood and Dania Beach, 21 miles north of Miami.

15-MINUTE DRIVE

C HARD ROCK HOTEL & CASINO

Seminole Hard Rock Hotel & Casino Hollywood, also known as The Guitar Hotel, due to its tower constructed to resemble a Gibson Les Paul guitar, is a hotel and casino resort near Hollywood, Florida, United States, located on 100 acres of the Hollywood Reservation of the Seminole Tribe of Florida.

20-MINUTE DRIVE

D GULFSTREAM PARK RACING

Gulfstream Park is a thoroughbred horse race track, casino and outdoor entertainment and shopping destination in Hallandale Beach, Florida, United States. It is among the most important venues for horse racing in the United States, and is open 365 days a year.

15-MINUTE DRIVE

E HARD ROCK STADIUM

Hard Rock Stadium is a multi-purpose stadium located in Miami Gardens, Florida, United States. The stadium is the home field for the Miami Dolphins of the National Football League and the Miami Hurricanes, the University of Miami's NCAA Division I college football team.

30-MINUTE DRIVE

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— HOLLYWOOD, FL —

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