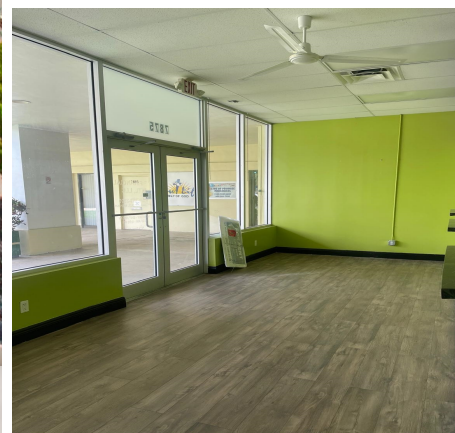


# College Plaza



RETAIL NEIGHBORHOOD CENTER



7841-7899 Pines Blvd  
Hollywood, FL 33024



# THE SPACE

Location	7841-7899 Pines Blvd Hollywood, FL 33024
County	Broward
Square Feet	1,345
Annual Rent PSF	\$25.00
Lease Type	NNN



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,733	191,853	464,136



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$90,701	\$92,516	\$94,673



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,248	65,934	165,178



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## PROPERTY FEATURES

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TOTAL TENANTS	28
BUILDING SF	104,031
LAND SF	385,942
LAND ACRES	8.86
YEAR BUILT	1976
YEAR RENOVATED	2005
ZONING TYPE	B-3
BUILDING CLASS	B
WALK SCORE®	Very Walkable (77)
BLDG FAR	0.27
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	450
PARKING RATIO	4.88/1,000 SF
TENANCY	Multi
CORNER LOCATION	University Drive
NUMBER OF INGRESSES/EGRESSES	2

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## NEIGHBORING PROPERTIES

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NORTH	Chase/Publix/Ross
SOUTH	Perry Airport
EAST	Broward College 65,000 Students
WEST	TD Bank

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## MECHANICAL

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HVAC	Central
ELECTRICAL / POWER	3phase
LIGHTING	LED

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## CONSTRUCTION

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FOUNDATION	Concrete
EXTERIOR	Masonry
PARKING SURFACE	Ashalt
ROOF	Flat

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## TENANT INFORMATION

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MAJOR TENANT/S	Hook & Reel Restaurant
LEASE TYPE	NNN

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## Neighborhood Needs:

- As a neighborhood shopping center, it's strategically positioned to serve the everyday needs of the surrounding residential population. This ensures a consistent customer base for the center's tenants, as local residents are likely to frequent the shops and services for their daily necessities. The convenience factor of having a shopping center within close proximity is a major draw for residents, further enhancing the appeal and value of the property for potential tenants. This built-in customer base, combined with the other favorable market conditions, makes the shopping center a promising investment opportunity.

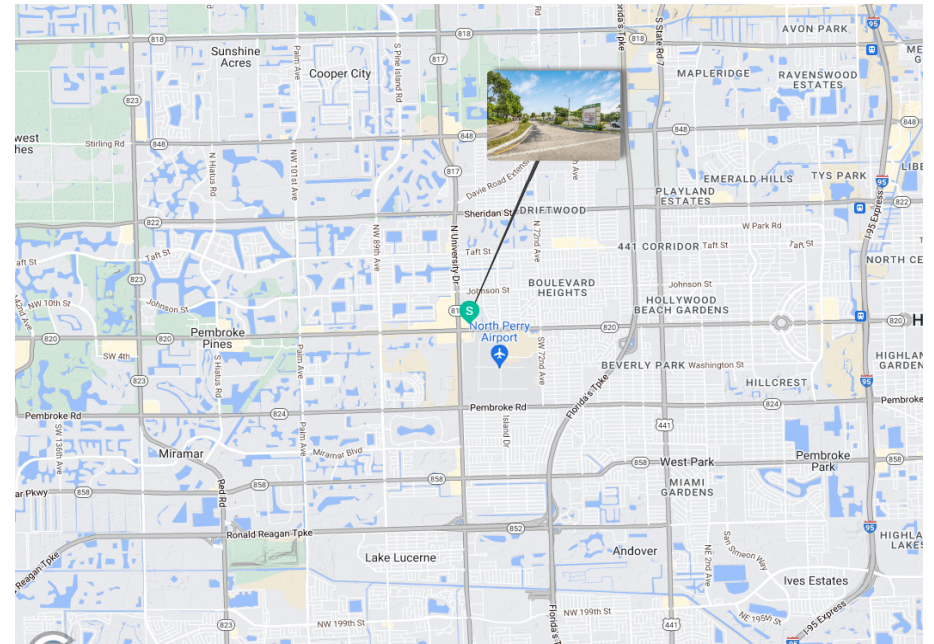
## High-Traffic Corridor:

- Situated directly on Pines Blvd, a major road in Pembroke Pines, the plaza enjoys excellent visibility and captures customer traffic from a busy thoroughfare. With an estimated daily traffic count of over 100,000 vehicles, the plaza benefits from a constant flow of potential customers passing by. The high visibility, coupled with a 4.5-star rating on Google Maps, further strengthens the plaza's appeal and ensures a steady stream of foot traffic to the businesses within.

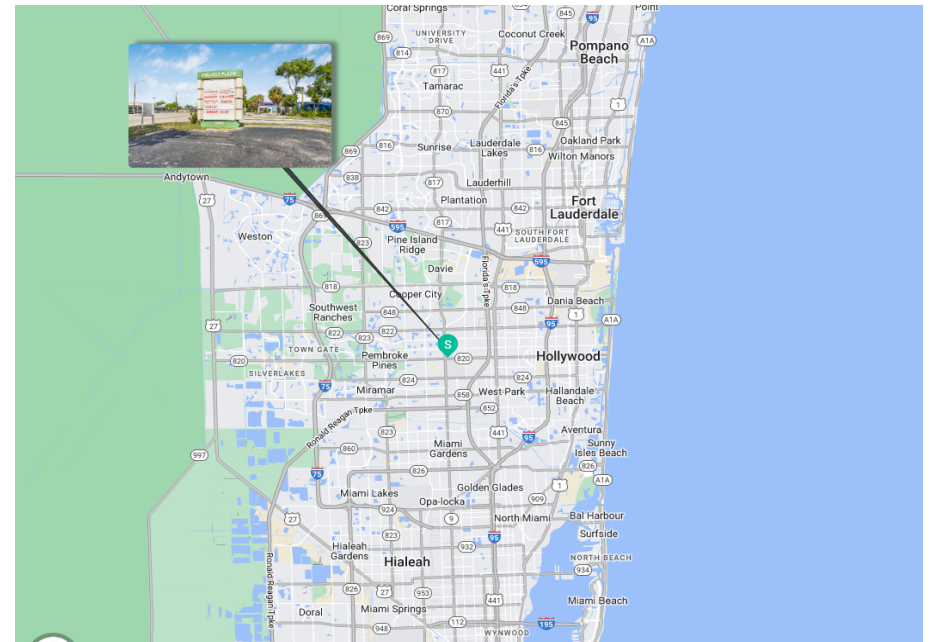
## Potential for College Student Clientele:

- The plaza's name, "College Plaza," suggests proximity to a college or university. Broward College, located approximately 3.5 miles away with over 65,000 students, could be a source of additional foot traffic from students and faculty, depending on the plaza's offerings. Furthermore, the lack of retail options in the area, combined with the high traffic count and proximity to a major educational institution, makes this location a prime destination for major upside. As major grocery chains and other retailers increasingly seek to expand into underserved markets, the plaza stands out as a potentially lucrative investment opportunity. The combination of a built-in customer base, high visibility, and untapped potential could attract significant interest from national brands seeking to establish a presence in the area.

Locator Map



Regional Map



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SUITE	TENANT	SF
7841	Hook & Reel Seafood Rest.	6,000
7845	Amazing Smoke Shop	2,651
7849	H & N Ogi Corp.	2,966
7853	FL Salty & Sweet, Inc.	1,360
7855	Cakes & Sweets, Inc.	1,640
7857	Oasis of Pembroke Pines	1,200
7861	Salgra Dental Group	2,000
7863	Lucky Dollar Plus, Inc.	2,775
7867	C. Chaing (Optician)	1,165
7869	Sunscript LLC	1,236
<b>7875</b>	<b>VACANT</b>	<b>1,343</b>
7881	New Life Assembly	10,594
7889-7893	IEC US Holdings, Inc.	35,984
7909-7919		
7891-A	Bayit Furniture, Inc.	15,000
7899	Super Stylist Salon, LLC	1,350
7969	The Prestige Car Wash, LLC	2,400
<b>OFFICE SUITES</b>		
101	Hope's Star Group, LLC	212
102	All-Embracing Services Corp.	236
103	Management Off. & Halls	963
104	Ke Pro Service Inc.	236
<b>105</b>	<b>VACANT</b>	<b>190</b>
106	Slim Down Body Wrap, LLC	212
107	Boyard Management Storage	190



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,448	156,368	373,132
2010 Population	16,175	169,721	402,780
2023 Population	17,733	191,853	464,136
2028 Population	17,402	190,281	464,226
2023 African American	3,898	66,195	154,218
2023 American Indian	66	1,646	2,543
2023 Asian	873	7,606	18,056
2023 Hispanic	9,361	84,326	193,654
2023 Other Race	2,476	23,620	49,214
2023 White	5,182	46,223	128,543
2023 Multiracial	5,224	46,474	111,355
2023-2028: Population: Growth Rate	-1.90 %	-0.80 %	0.00 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	595	5,214	13,760
\$15,000-\$24,999	299	3,229	10,171
\$25,000-\$34,999	289	3,650	10,425
\$35,000-\$49,999	988	8,898	22,658
\$50,000-\$74,999	1,077	13,448	29,740
\$75,000-\$99,999	1,264	10,772	25,275
\$100,000-\$149,999	882	10,745	26,365
\$150,000-\$199,999	416	5,752	14,343
\$200,000 or greater	439	4,224	12,440
Median HH Income	\$71,106	\$71,191	\$70,261
Average HH Income	\$90,701	\$92,516	\$94,673

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,114	58,084	145,145
2010 Total Households	5,800	58,271	143,182
2023 Total Households	6,248	65,934	165,178
2028 Total Households	6,162	65,801	166,633
2023 Average Household Size	2.76	2.89	2.79
2000 Owner Occupied Housing	3,232	40,162	99,147
2000 Renter Occupied Housing	1,617	14,609	35,622
2023 Owner Occupied Housing	3,571	41,588	102,467
2023 Renter Occupied Housing	2,677	24,346	62,711
2023 Vacant Housing	235	2,938	9,252
2023 Total Housing	6,483	68,872	174,430
2028 Owner Occupied Housing	3,651	43,119	106,666
2028 Renter Occupied Housing	2,511	22,683	59,967
2028 Vacant Housing	331	3,795	10,519
2028 Total Housing	6,493	69,596	177,152
2023-2028: Households: Growth Rate	-1.40 %	-0.20 %	0.90 %



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Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,286	13,609	32,859
2023 Population Age 35-39	1,228	13,704	32,530
2023 Population Age 40-44	1,284	13,721	32,539
2023 Population Age 45-49	1,147	12,523	29,865
2023 Population Age 50-54	1,244	13,029	31,171
2023 Population Age 55-59	1,242	12,461	29,857
2023 Population Age 60-64	1,283	12,660	30,056
2023 Population Age 65-69	925	10,196	25,266
2023 Population Age 70-74	739	7,681	19,948
2023 Population Age 75-79	529	5,518	14,905
2023 Population Age 80-84	332	3,449	9,547
2023 Population Age 85+	360	3,346	9,571
2023 Population Age 18+	14,372	151,896	369,412
2023 Median Age	41	40	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,146	\$65,072	\$68,460
Average Household Income 25-34	\$87,235	\$85,953	\$89,817
Median Household Income 35-44	\$85,854	\$86,010	\$87,345
Average Household Income 35-44	\$109,947	\$109,282	\$112,824
Median Household Income 45-54	\$84,030	\$85,910	\$88,131
Average Household Income 45-54	\$105,963	\$107,944	\$114,010
Median Household Income 55-64	\$77,928	\$77,452	\$76,782
Average Household Income 55-64	\$99,872	\$97,913	\$100,837
Median Household Income 65-74	\$49,609	\$56,118	\$54,196
Average Household Income 65-74	\$66,760	\$75,207	\$77,789
Average Household Income 75+	\$51,031	\$55,382	\$55,377

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,163	12,946	31,007
2028 Population Age 35-39	1,249	13,513	32,391
2028 Population Age 40-44	1,170	13,194	31,776
2028 Population Age 45-49	1,204	13,123	31,368
2028 Population Age 50-54	1,083	11,738	28,408
2028 Population Age 55-59	1,160	12,061	29,168
2028 Population Age 60-64	1,131	11,506	27,945
2028 Population Age 65-69	1,106	11,240	27,590
2028 Population Age 70-74	825	9,108	23,087
2028 Population Age 75-79	634	6,549	17,577
2028 Population Age 80-84	424	4,342	12,090
2028 Population Age 85+	391	3,697	10,779
2028 Population Age 18+	14,311	153,204	374,954
2028 Median Age	42	41	41

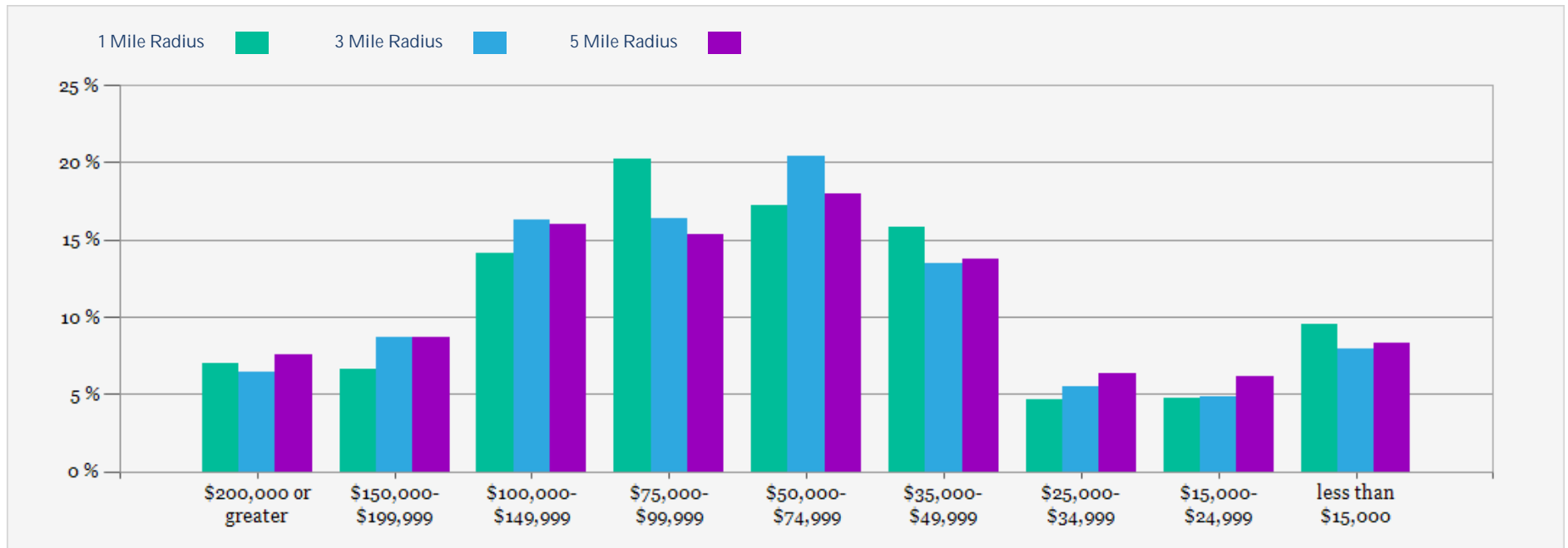
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,455	\$79,226	\$83,043
Average Household Income 25-34	\$107,729	\$104,824	\$109,686
Median Household Income 35-44	\$96,992	\$102,059	\$102,728
Average Household Income 35-44	\$130,833	\$128,425	\$132,004
Median Household Income 45-54	\$95,631	\$103,472	\$104,820
Average Household Income 45-54	\$126,822	\$128,814	\$134,852
Median Household Income 55-64	\$90,085	\$92,167	\$92,901
Average Household Income 55-64	\$122,976	\$119,050	\$122,566
Median Household Income 65-74	\$62,393	\$68,876	\$68,727
Average Household Income 65-74	\$85,702	\$94,163	\$97,518
Average Household Income 75+	\$67,034	\$72,240	\$72,247



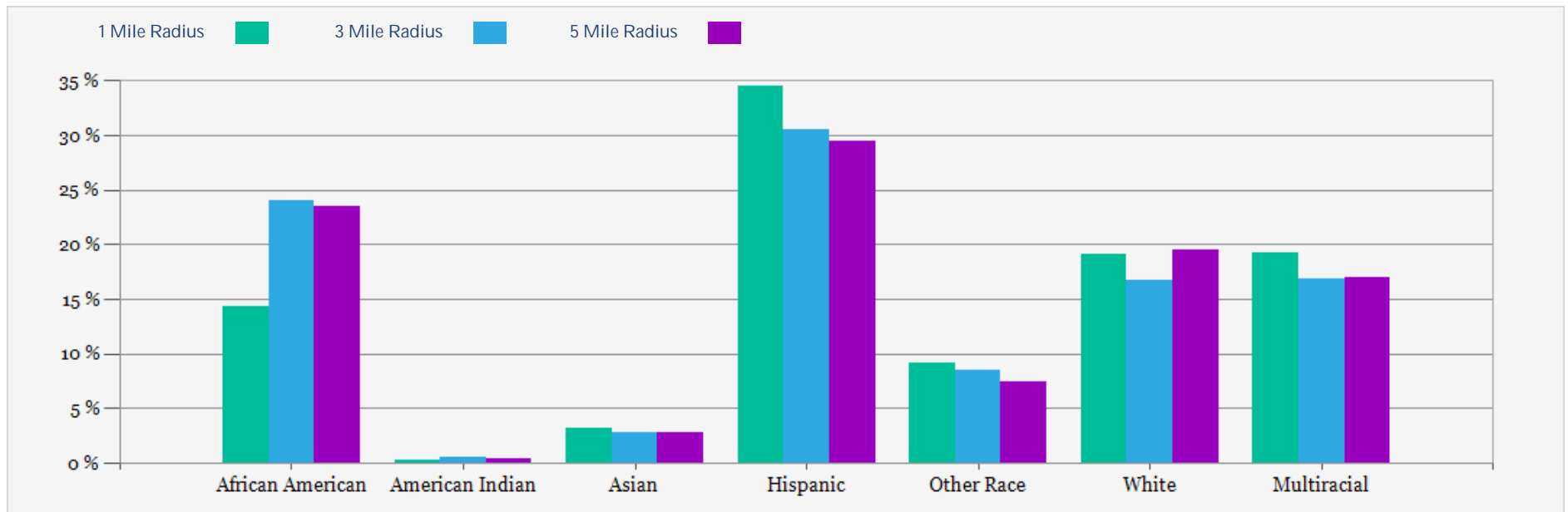
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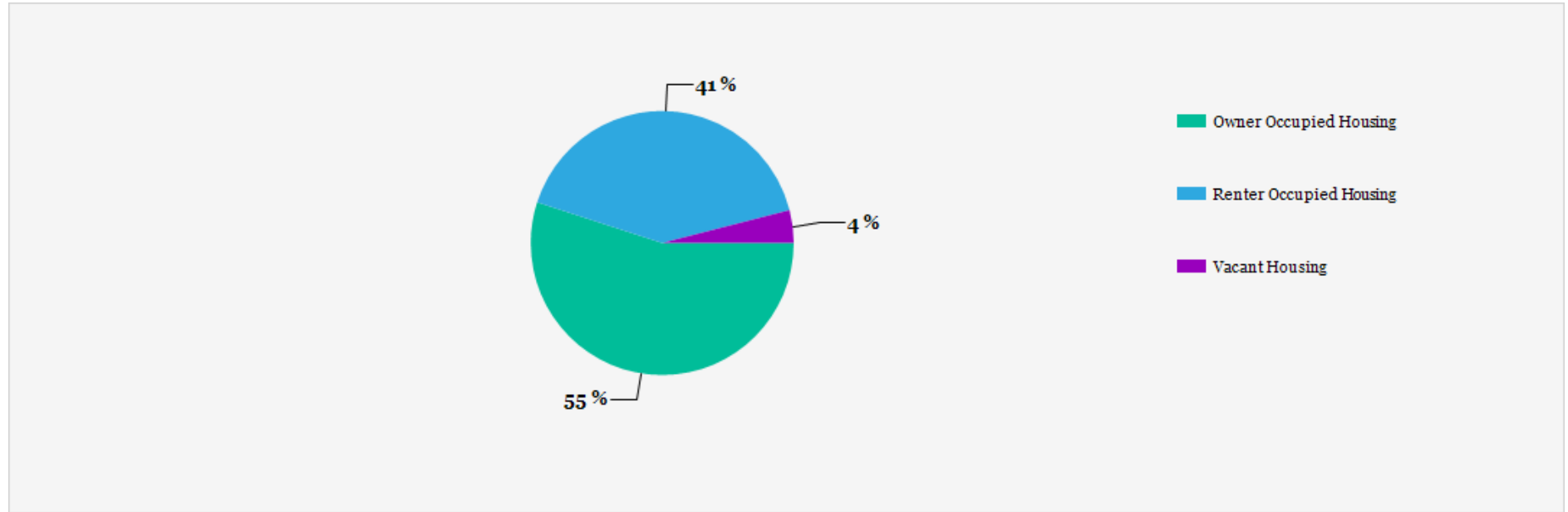
## 2023 Household Income



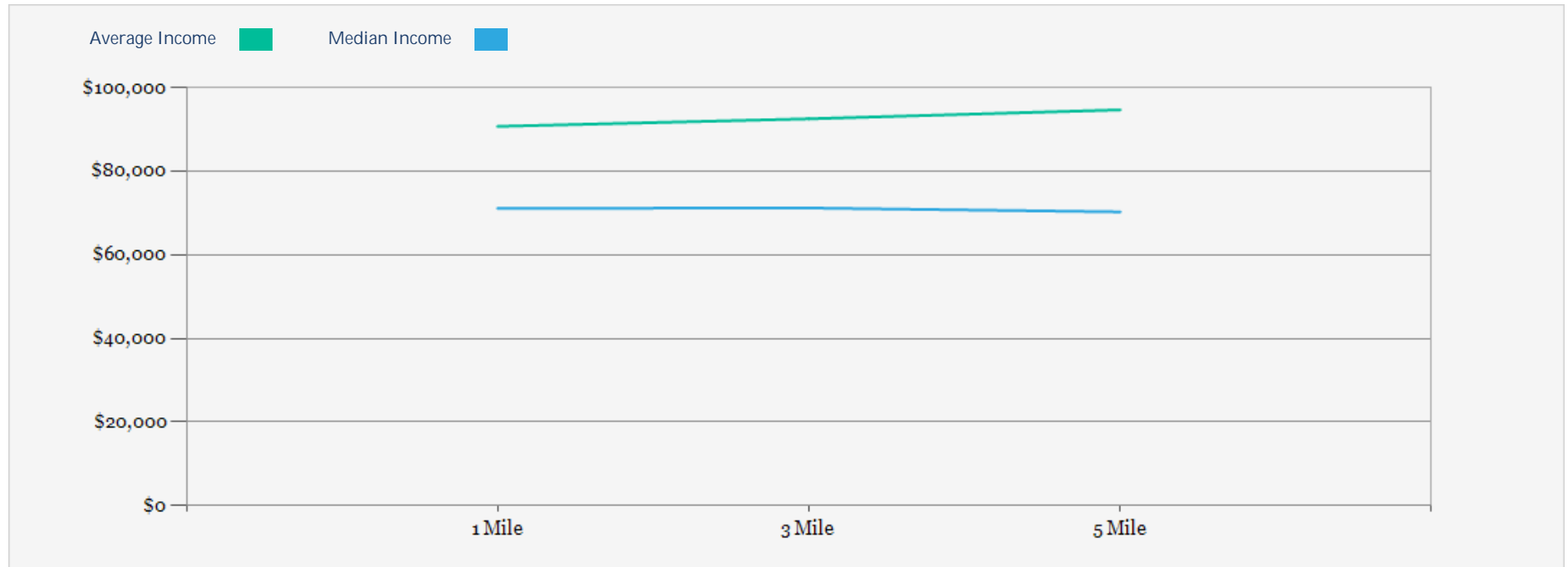
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





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Victor, a seasoned and accomplished commercial real estate expert, leads CBI Real Estate, a premier full-service firm in Florida. His discerning eye for opportunity, nimble and agile approach, and in-depth understanding of market intricacies have consistently delivered superior results for his clientele, culminating in over \$1.1 billion in CRE offers. Victor's ability to navigate the complexities of the South Florida market is unparalleled, consistently identifying optimal solutions for clients seeking to acquire or lease industrial properties.

With a proven track record of success, Victor has cultivated an extensive network of industry relationships and represents billion-dollar CRE institutions, closing numerous deals with them. His strategic insights, combined with a meticulous approach to detail, have solidified his reputation as a trusted advisor and a driving force in the South Florida commercial real estate landscape.

Victor's mastery of the market extends beyond transactions, as he possesses an innate ability to anticipate trends and forecast future developments. His forward-thinking approach and unwavering commitment to excellence have positioned CBI Real Estate as a sought-after partner for businesses seeking to thrive in the dynamic South Florida market.



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*Offmarket property*



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