



**FOR SALE**

**8053 W OAKLAND PARK BLVD**  
SUNRISE, FL 33351

**SPRING TREE CENTER - CLASS A RETAIL SITE**





# OVERVIEW

STL Commercial is pleased to present the opportunity to acquire The Spring Tree Center, a  $\pm$  33,826 SF Class A retail property located at 8053 W. Oakland Park Blvd in Sunrise, FL. The property sits on 3.5 acres of land strategically located in the heart of Sunrise.

This high-quality shopping destination is anchored by national tenants including Walgreens and Wild Fork, providing long-term stability and strong consumer draw. The property is comprised of two buildings: one developed as a build-to-suit Walgreens and the other featuring a diverse mix of national and local tenants with flexible suite configurations.

The property is currently 93% leased with all tenants operating under NNN lease structures, effectively passing through all expense obligations and resulting in minimal landlord responsibilities. This ensures stable and predictable cash flow while also presenting immediate upside potential through strategic lease restructuring and rent optimization initiatives aimed at enhancing overall net operating income.

Ideally situated at the signalized intersection of Oakland Park Boulevard and University Drive, The Spring Tree Center benefits from exceptional visibility, heavy daily traffic, and convenient ingress/egress. The site offers ample surface parking and efficient circulation, creating an accessible and inviting environment for both tenants and customers.

## SITE SUMMARY

TYPE: RETAIL

SALE PRICE: \$13,300,000

IN-PLACE CAP RATE: 6.22%

IN-PLACE NOI: \$827,866

TOTAL BLDG SF: 33,826 SF

TOTAL LAND SF: 151,123 SF

ZONING: B-2 Community Business District

## HIGHLIGHTS

- STRONG ANCHOR TENANTS
- WALGREENS BUILT IN 2019
- NNN LEASES
- EXCELLENT PROPERTY VISIBILITY
- 3.5 ACRES OF LAND



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**MAX LORIA** | MANAGING BROKER | 561.901.1402

**DAVID RICHMAN** | VP INVESTMENT SALES | 847.772.7159

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# AERIAL PHOTOS



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# GROUND PHOTOS



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**STL**  
COMMERCIAL



# SITE PLAN



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# RENT ROLL

UNIT #	TENANT NAME	TENANT SINCE	LEASE START	LEASE END	ANNUAL INCREASE	EXT. OPTION	SIZE (SF)	PRICE PER SQFT	MONTHLY BASE RENT	MONTHLY CAM	CAM	RE Taxes	Insurance	(7%) Management Fee	ANNUAL CAM	ANNUAL RENT
100-200	Wild Forks Food	2019	Mar-19	Feb-29	3.0%	Yes	4,023	\$ 24.41	\$ 8,182.98	\$ 3,984.40	\$ 1,127.09	\$ 1,828.87	\$ 455.63	\$ 572.81	\$ 47,812.83	\$ 98,195.76
350	Isabel's Salon (Denise Hair)	2019	Oct-19	M2M	3.0%	Yes	1,050	\$ 20.60	\$ 1,802.50	\$ 1,030.62	\$ 297.55	\$ 482.82	\$ 120.29	\$ 129.96	\$ 12,367.45	\$ 21,630.00
400	InsureRisk, LLC (Allstate)	2019	Jun-19	M2M	3.0%	Yes	1,039	\$ 17.42	\$ 1,508.21	\$ 983.17	\$ 288.53	\$ 468.19	\$ 116.64	\$ 109.80	\$ 11,797.99	\$ 18,098.52
450	Universal Dental Center	2025	Sep-25	Jan-26	3.0%		847	\$ 20.00	\$ 1,411.67	\$ 857.84	\$ 234.43	\$ 380.41	\$ 94.77	\$ 148.23	\$ 10,294.04	\$ 16,940.04
500	Kim Thai Chiropractic, LLC	2019	Oct-19	M2M	3.0%	Yes	900	\$ 20.35	\$ 1,526.52	\$ 871.05	\$ 252.47	\$ 409.67	\$ 102.06	\$ 106.86	\$ 10,452.64	\$ 18,318.24
550	Diamond Nails Salon	2019	Oct-19	M2M	3.0%	Yes	815	\$ 21.22	\$ 1,441.41	\$ 786.24	\$ 225.42	\$ 365.77	\$ 91.13	\$ 103.93	\$ 9,434.93	\$ 17,296.92
600	Tysharra Belfan	2025	Feb-25	Feb-28	3.0%	Yes	900	\$ 23.79	\$ 1,784.49	\$ 715.51	\$ 121.66	\$ 418.75	\$ 102.06	\$ 73.03	\$ 8,586.07	\$ 21,413.93
650	Luxcom Sunrise	2024	Jul-24	Oct-25	3.0%		737	\$ 27.63	\$ 1,697.27	\$ 802.73	\$ 207.38	\$ 336.51	\$ 83.84	\$ 175.00	\$ 9,632.80	\$ 20,367.20
700	Te Llevo S. Corp- Check Cashing Store	2023	Mar-23	Jul-27	3.0%	Yes	862	\$ 23.62	\$ 1,696.81	\$ 817.36	\$ 243.45	\$ 395.04	\$ 98.42	\$ 80.45	\$ 9,808.29	\$ 20,361.75
750-850	Vacant						2,250		\$ -	\$ 2,041.74	\$ 631.17	\$ 1,024.17	\$ 255.15	\$ 131.25	\$ 24,500.91	\$ -
900	Evelie Caneus	2022	Feb-24	Jan-26	3.0%		1,082	\$ 35.00	\$ 3,155.83	\$ 1,148.86	\$ 306.57	\$ 497.45	\$ 123.93	\$ 220.91	\$ 13,786.34	\$ 37,869.96
950	Fundamental Life Skills	2021	Mar-21	Mar-29	3.0%	Yes	1,119	\$ 20.00	\$ 1,864.50	\$ 1,085.76	\$ 315.58	\$ 512.08	\$ 127.58	\$ 130.52	\$ 13,029.14	\$ 22,374.00
8071	Walgreens Rent (8071)	2017	Jun-17	August 29,2092			16,510	\$ 31.19	\$ 42,916.67						\$ 162,422.93	\$ 515,000.04
TOTAL / AVERAGES (OCCUPIED SPACE)							32,134								\$343,926.37	93%
NOI																\$827,866

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# WALGREENS LEASE ABSTRACT

Walgreens Lease Abstract / Rent Schedule							
Address	8053 W. Oakland Park Blvd						
Building SF	16,510						
City, State	Sunrise, FL						
Tenant Name	Walgreens						
Rent Commencement Date	June 28th, 2017						
Lease Expiration Date	June 28th, 2032						
Lease Term Remaining years	6.6						
Renewal Options	(6) 10 year options						
Annual Rent (PSF)	\$249,999.96 (\$15.14)						
Rent Increases	10% every 10 years						
Annual Development reimbursement	\$264,999.96						
Total Annual Rental Income	\$514,999.92						
Percentage Rent	No						
Lease Structure	Absolute NNN						
Landlord Responsibilities	None						
Utilities	Tenant pays						
Taxes	Tenant pays						
CAM	Tenant pays						
HVAC	Tenant pays						
Insurance	Tenant pays						

Rent Period Year	Monthly Fixed rent	Annual Fixed	Monthly development reimbursement	Annual development reimbursement	Total Monthly Rental Income	Total Annual Rental Income
1-15	<b>\$20,833.33</b>	<b>\$249,999.96</b>	<b>\$22,083.33</b>	<b>\$264,999.96</b>	<b>\$42,916.66</b>	<b>\$514,999.92</b>
15-25	\$22,916.67	\$275,000.04	\$22,083.33	\$264,999.96	\$45,000.00	\$540,000.00
25-35	\$25,208.33	\$302,499.96	\$22,083.33	\$264,999.96	\$47,291.66	\$567,499.92
35-45	\$27,729.17	\$332,750.04	\$22,083.33	\$264,999.96	\$49,812.50	\$597,750.00
45-55	\$30,502.08	\$366,024.96	\$22,083.33	\$264,999.96	\$52,585.41	\$631,024.92
55-65	\$33,552.29	\$402,627.48	\$22,083.33	\$264,999.96	\$55,635.62	\$667,627.44
65-75	\$36,907.52	\$442,890.24	\$22,083.33	\$264,999.96	\$58,990.85	\$707,890.20
<b>bold = current rent</b>						

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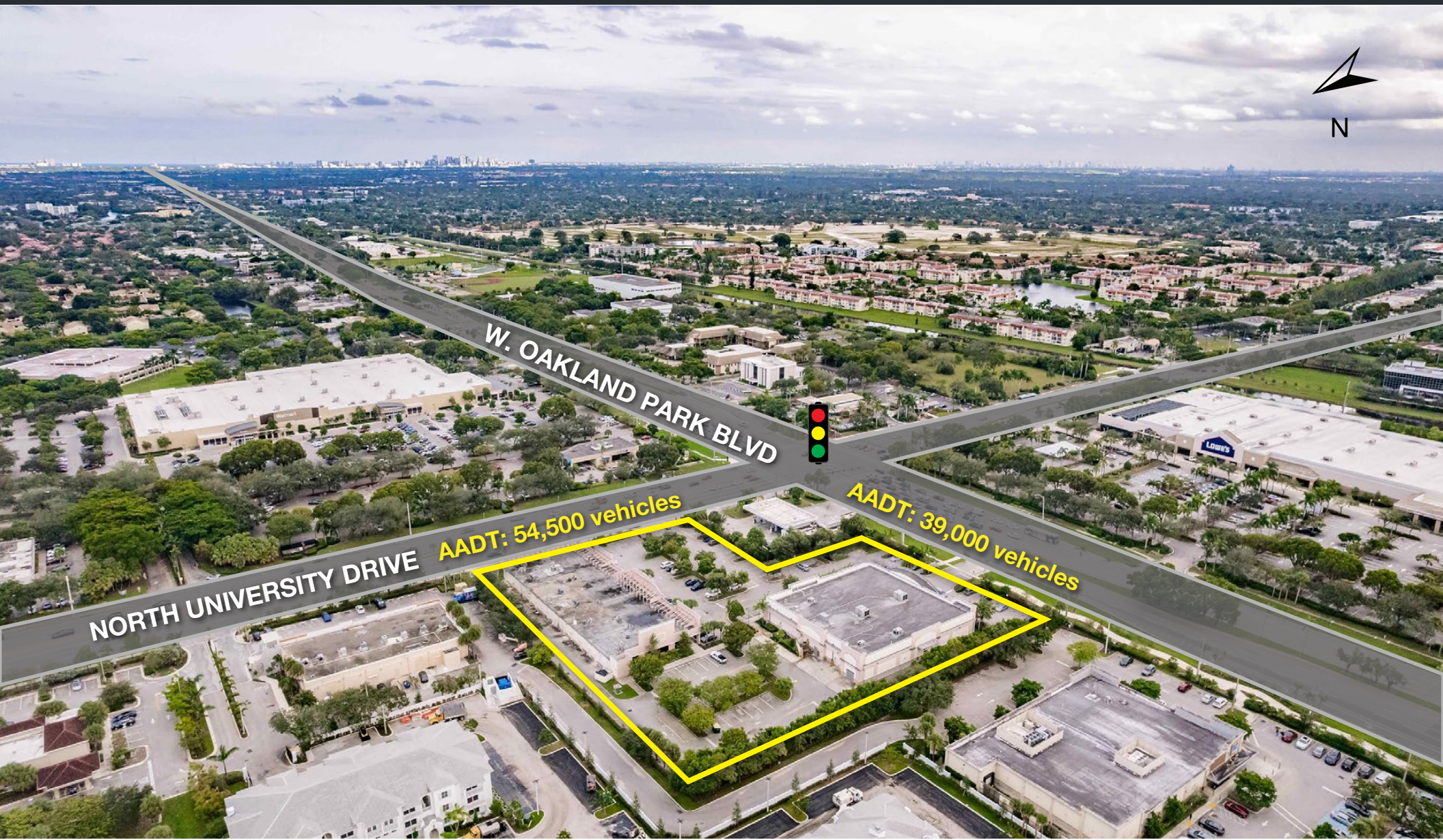
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# AERIAL CONTEXT MAP



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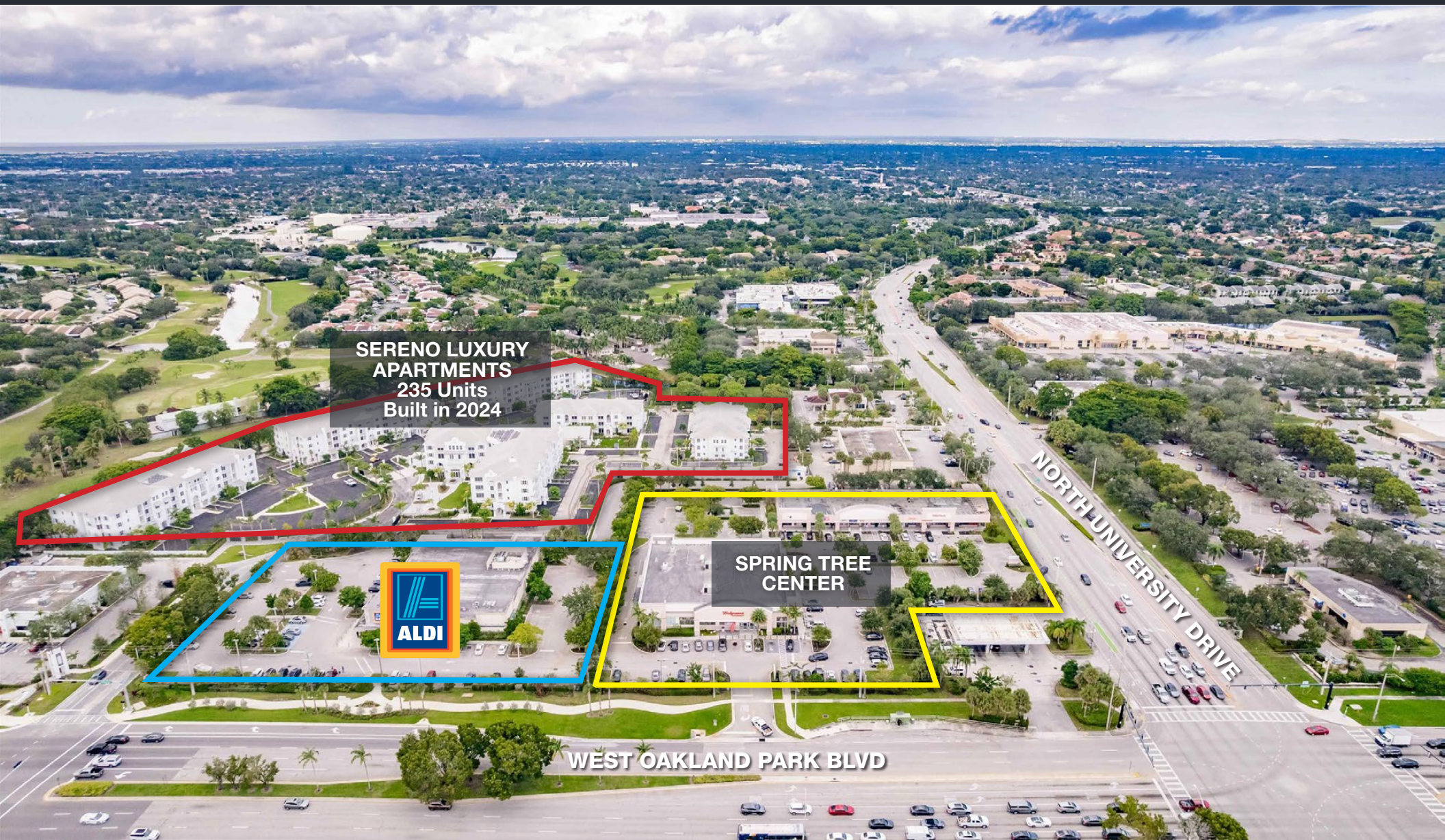
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## ADJACENT SITES



SERENO LUXURY  
APARTMENTS  
235 Units  
Built in 2024

SPRING TREE  
CENTER



WEST OAKLAND PARK BLVD

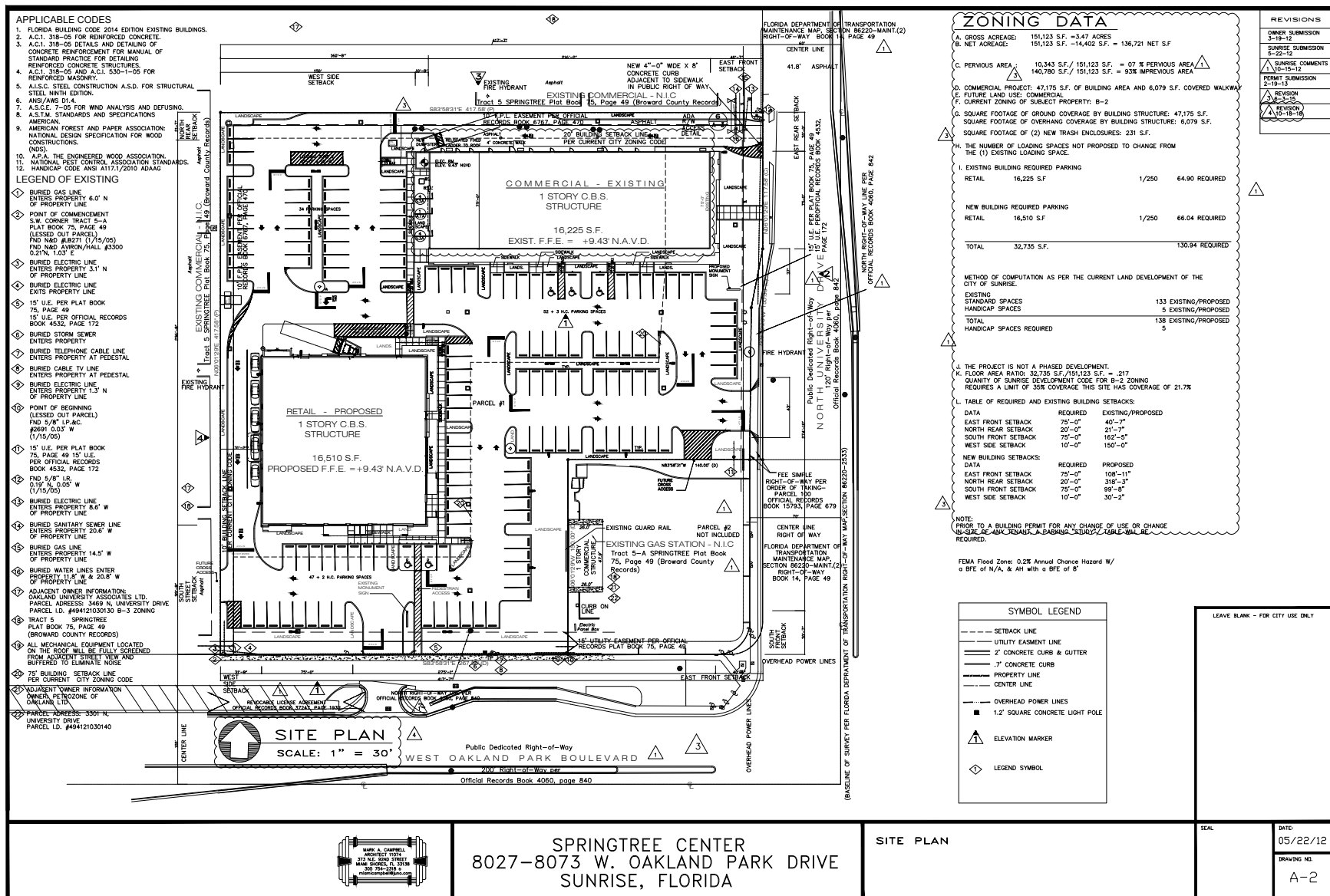
NORTH UNIVERSITY DRIVE

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