

**K-5 LICENSED
PRIVATE SCHOOL**

- Price: \$4,200,000
- Licensed 80 kids with the potential to expand to 103 kids!
- Could work as a Freestanding Office!
- Building Size: 8,636 SF
- Perfect for an Owner-User



RE/MAX 5 STAR REALTY

JOHN DEMARCO, ACP,
Broker/Owner
(954) 453-1000
John@DeMarcoGroup.net
BK3134747, Florida

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K-5 Licensed Private Religious School | 2751 Van Buren Street | Hollywood, FL 33020



JOHN DEMARCO, ACP, CDPE, CCIM
BROKER/OWNER
O: (954) 453-1000
C: (754) 802-4100; 954-8
John@DeMarcoGroup.net
BK3134747, Florida

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Property Summary

K-5 Licensed Private Religious School



Property Summary

Price:	\$4,200,000
Type:	School / Freestanding Office
Licensed Students:	80
Building Size:	8,636 SF
Lot Size:	19,788 SF
Zoning:	TC-1

Property Overview

The subject property is an 8,636 SF school on a 19,788 SF lot, licensed for 80 kids with expansion potential to 103. It includes 2 offices, several classrooms, 2 conference rooms, a waiting area, private and public restrooms, a media room, storage rooms, and a library. The school is currently has a short term tenant whose lease expires at the end of this school year. Private schools are in huge demand in Hollywood, FL! This property can also work as a freestanding office building for an owner user/investor!

Location Overview

Hollywood has steadily grown into a dynamic business hub, with more than 10,000 companies located within the city. Approximately 80 percent of Port Everglades, the world's second-busiest cruise port, is located in Hollywood and the port is home to Royal Caribbean's Allure of the Seas and Oasis of the Seas, the largest cruises liners in the world. Hollywood also provides easy access to Fort Lauderdale/Hollywood International Airport and Miami International Airport, a major gateway to Latin America, Hollywood is also a home to the Memorial Healthcare System, the nation's fifth-largest healthcare network.

Property Description

K-5 Licensed Private Religious School



John DeMarco with the DeMarco Real Estate Group and RE/MAX 5 Star Realty is pleased to present the sale of 2751 Van Buren St., Hollywood, Florida. The subject property consists of 8,636 SF of space on a 19,788 SF lot. The property is well equipped and tastefully built out as a school. The property could also work as a freestanding office building for an owner user or investor!

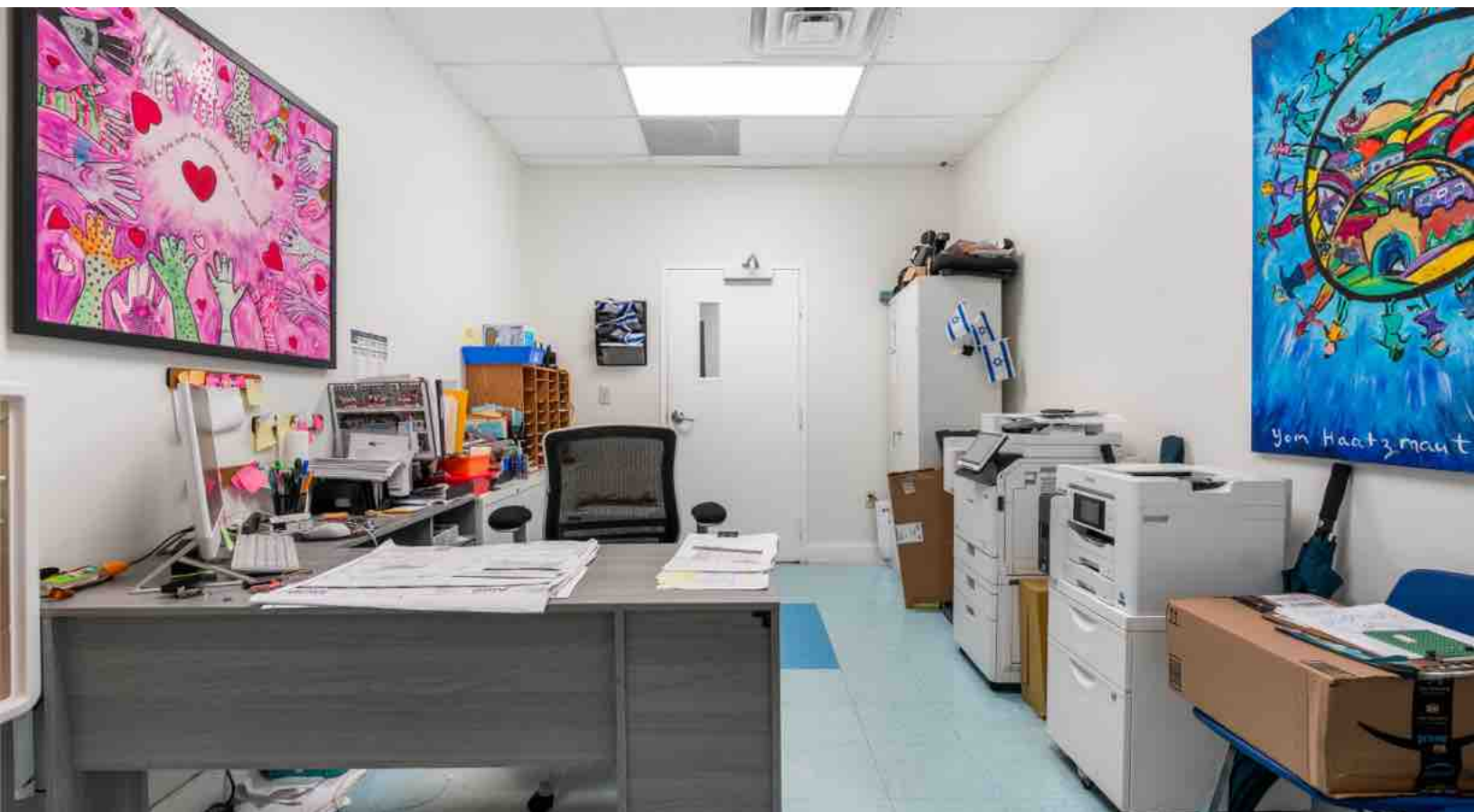
The property is a vacant school licensed for 80 kids and has the potential to expand to 103 kids. The current layout features 2 offices, several classrooms, two conference rooms, a waiting area, two private restrooms, two public restrooms with stalls and urinals, a media room, storage rooms, and a library. The school is currently has a short term tenant whose lease expires at the end of this school year.

Less than 1 mile from I-95 and 3.8 miles from the Florida Turnpike. Recent comparable sales enclosed in this package show average comparable sales, including a Montessori school just down the street at \$1,137 per SF!

Private schools are in huge demand in Hollywood, FL! This is truly a once in a lifetime acquisition opportunity and will not last. Please remember do not disturb the current business operating at this location. For all questions and showings, please call the listing office!

Property Photos

K-5 Licensed Private Religious School



Property Photos

K-5 Licensed Private Religious School



Property Photos

K-5 Licensed Private Religious School



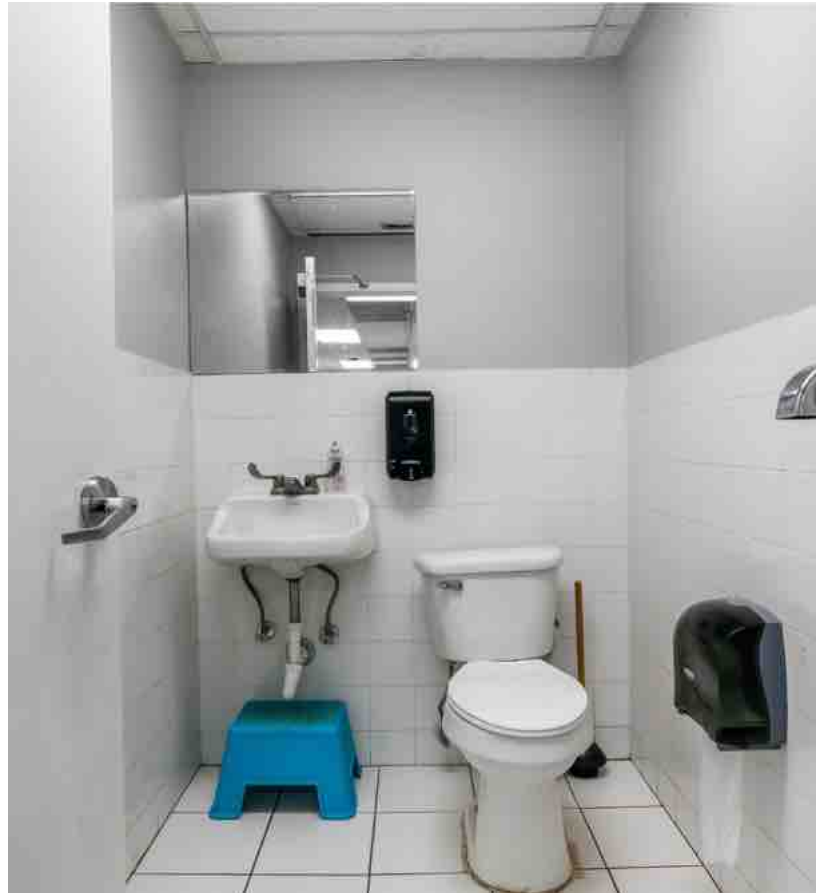
Property Photos

K-5 Licensed Private Religious School



Property Photos

K-5 Licensed Private Religious School



Property Photos

K-5 Licensed Private Religious School



Property Photos

K-5 Licensed Private Religious School



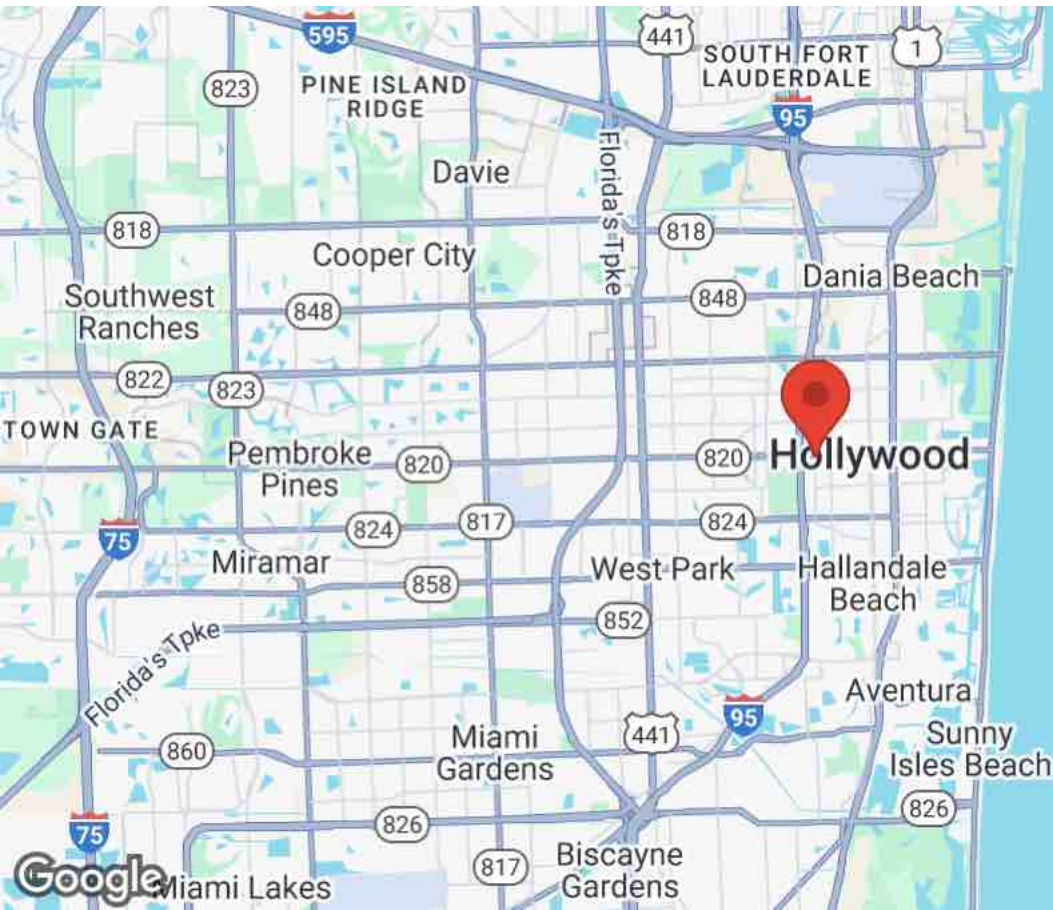
Property Photos

K-5 Licensed Private Religious School

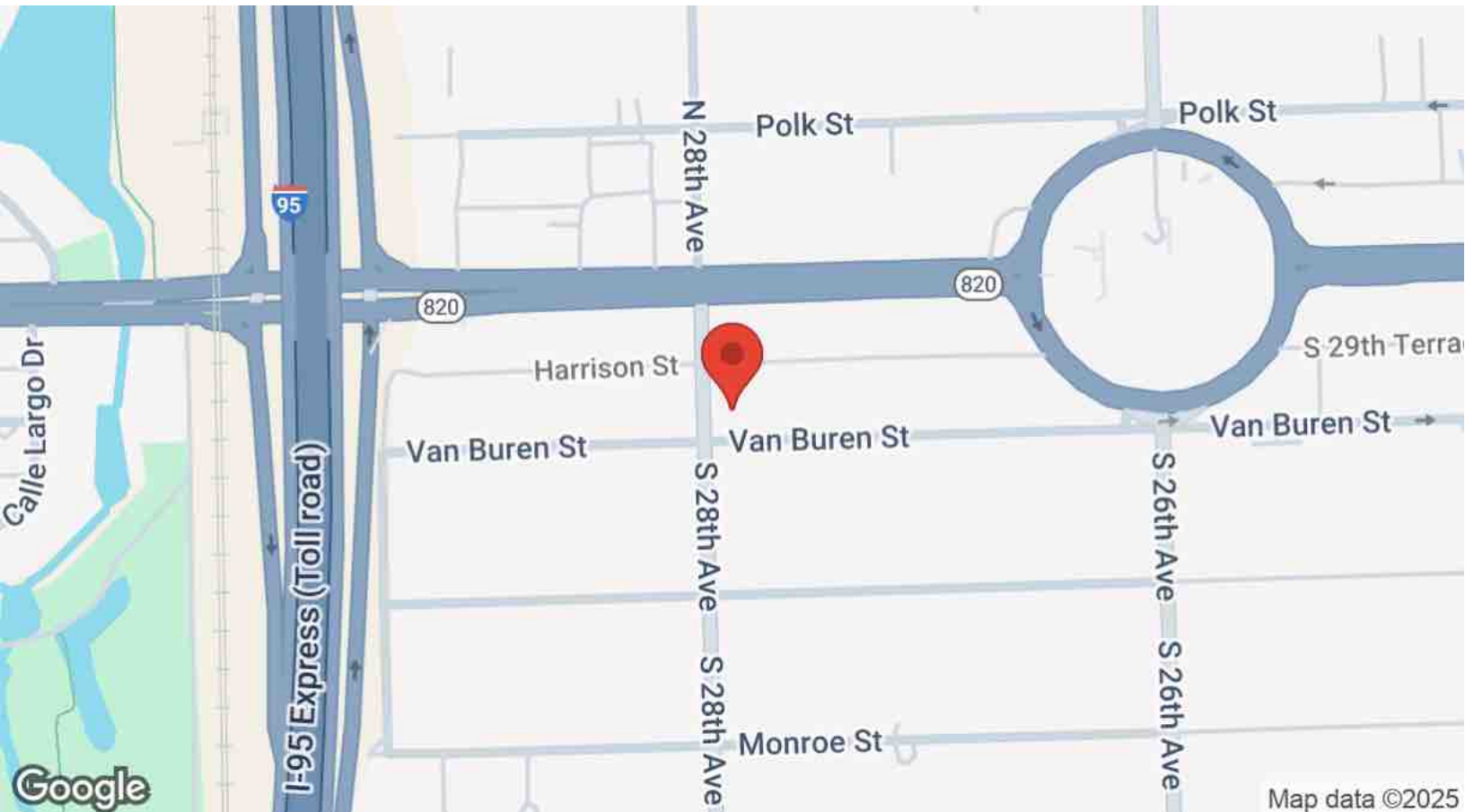


Location Maps

K-5 Licensed Private Religious School



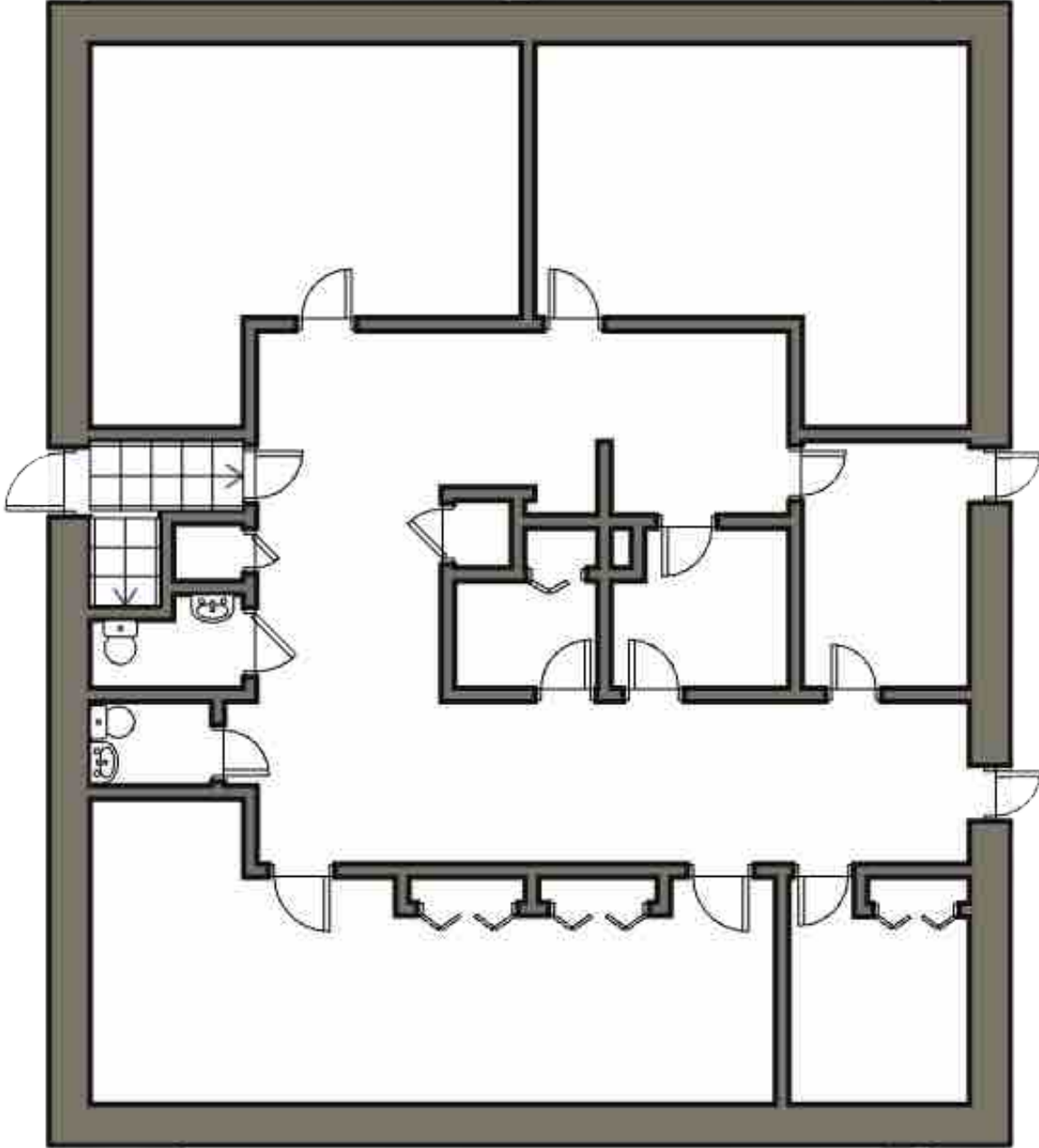
Map data ©2025 Google



Map data ©2025

FLOOR PLAN

Ground Floor



THE DEMARCO REAL ESTATE GROUP TM

Office: (954) 453-1000

john@demarcogroup.com

www.DeMarcoGroup.com

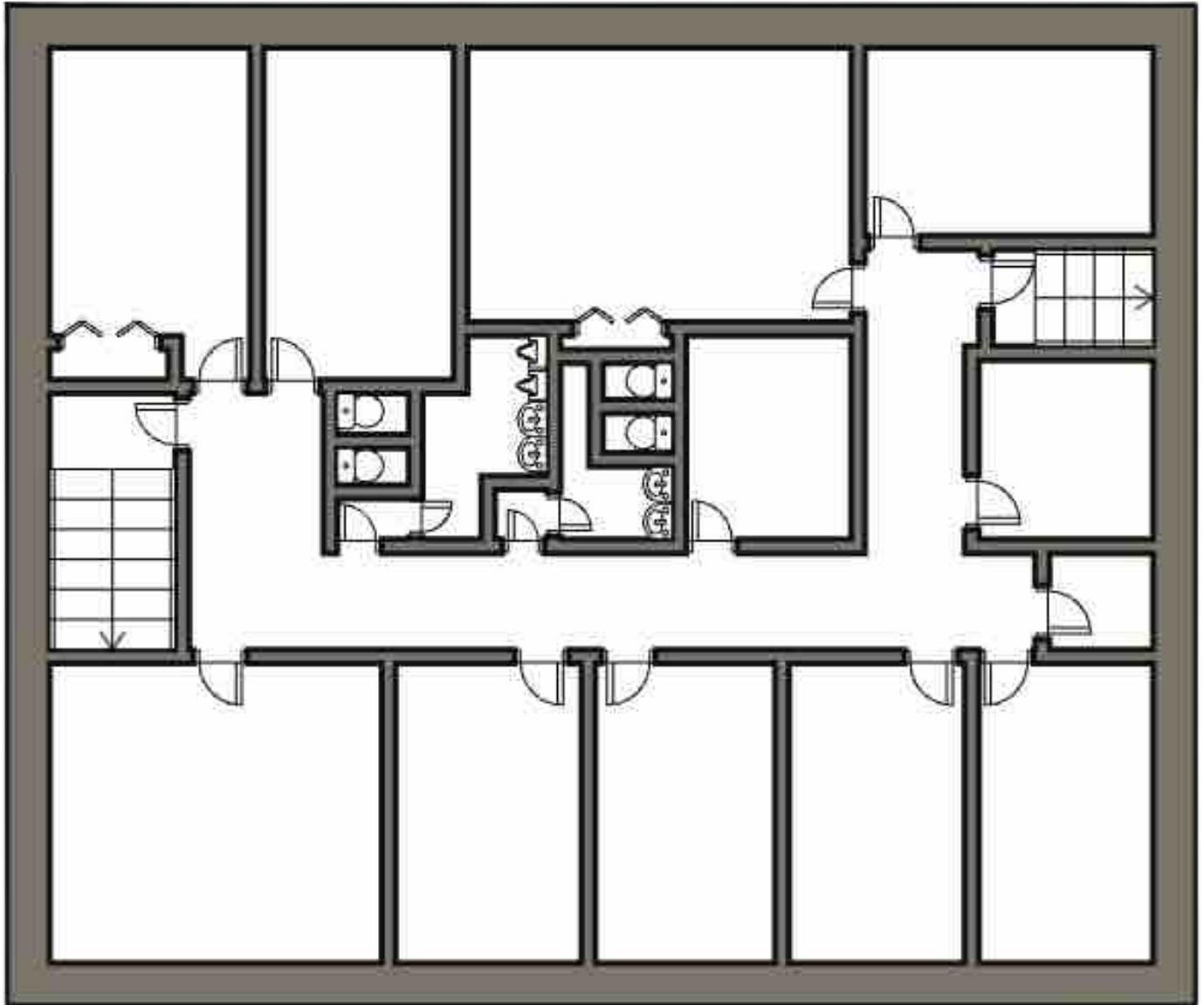
1901 Harrison Street, Hollywood FL, 33020



THE DEMARCO[®]
REAL ESTATE GROUP

FLOOR PLAN

Second Floor



THE DEMARCO REAL ESTATE GROUP TM

Office: (954) 453-1000

john@demarcogroup.com

www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020



THE DEMARCO[®]
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Aerial Map

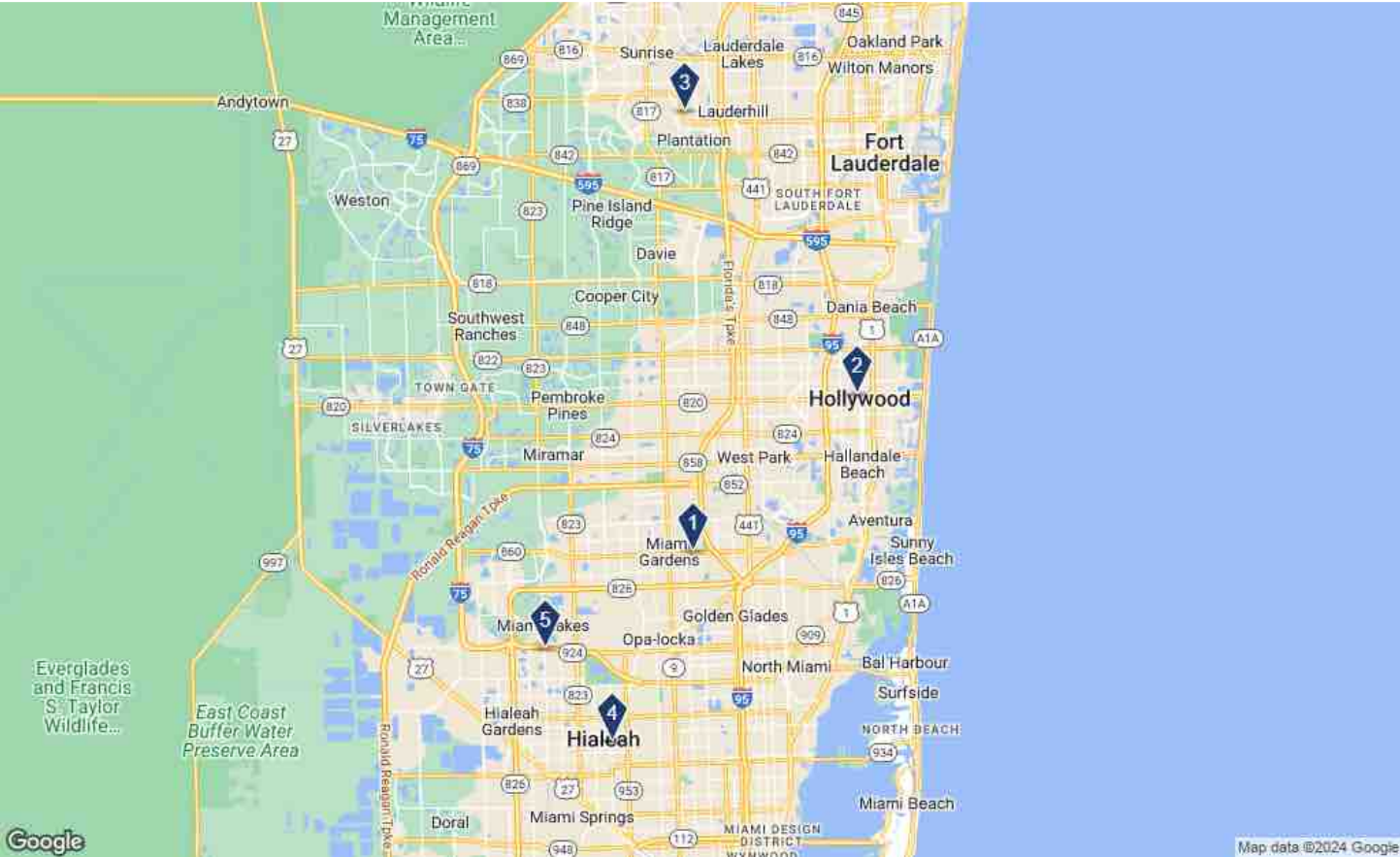
K-5 Licensed Private Religious School



Sale Comps Map & List Report

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
5	-	\$1,137	-


SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$690,000	\$7,689,400	\$5,000,000	\$16,770,000
Price Per SF	\$648	\$1K	\$1K	\$2K
Cap Rate	-	-	-	-
Time Since Sale in Months	4.0	11.8	8.0	22.0
Property Attributes	Low	Average	Median	High
Building SF	1,052 SF	6,766 SF	4,051 SF	18,346 SF
Floors	1	1	1	3
Typical Floor	1,049 SF	5,833 SF	3,387 SF	18,346 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1950	1973	1962	2023
Star Rating	★★★★★	★★★★★ 2.6	★★★★★ 2.0	★★★★★

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	18200 NW 19th Ave  Opa Locka, FL 33056	Day Care Center 	1959	3,387 SF	-	2/2/2024	\$4,100,000	\$1,211/SF	-
	2216 Hollywood Blvd  Hollywood, FL 33020	Schools 	2023	18,346 SF	-	12/29/2023	\$11,887,000	\$648/SF	-
	Renaissance Charter...  6701-6711 W Sunrise... Plantation, FL 33313	Schools 	1969	6,993 SF	-	10/1/2023	\$16,770,000 Part of Portfolio	\$2,398/SF	-
	3521 E 4th Ave  Hialeah, FL 33013	Day Care Center 	1950	1,052 SF	-	9/22/2022	\$690,000	\$656/SF	-
	Children's Paradise...  8155 W 12th Ave Hialeah, FL 33014	Day Care Center 	1962	4,051 SF	-	7/20/2022	\$5,000,000	\$1,234/SF	-

1 18200 NW 19th Ave**SOLD****Opa Locka, FL 33056****Miami/Dade**

Recorded Buyer **Palm Vista Community Chu...**
5941 NW 173rd Dr
Hialeah, FL 33015

Recorded Seller **MOF-Dade LLC**
1825 Ponce de Leon Blvd
Coral Gables, FL 33134

True Buyer **Albert Pino**
19416 East Lake Dr
Hialeah, FL 33015
(305) 829-4037 (p)

True Seller **Rafael Serrano**
2632 Alton Rd
Miami Beach, FL 33139



Sale Date **Feb 2, 2024**
Sale Price **\$4,100,000**
Price/SF **\$1,210.51**

Type **2 Star Retail Day Care Center**
Year Built **1959**
GLA **3,387 SF**
Land Acres **0.67 AC**
Land SF **29,185 SF**
Zoning **0100**

Parcels **34-2110-001-0060, 34-2110-001-0360, 34-2110-001-0370**

Comp ID **6648626**
Comp Status **Research Complete**

2 2216 Hollywood Blvd**SOLD****Hollywood, FL 33020****Broward**

Recorded Buyer **Florida Net Lease 72 DST**
2958 Columbia St
Torrance, CA 90503

Recorded Seller **Fortec B, LLC**
2632 Hollywood Blvd
Hollywood, FL 33020

True Buyer **Kay Properties**
21250 Hawthorne Blvd
Torrance, CA 90503
(855) 899-4597 (p)

True Seller **Fortec**
1395 Brickell Ave
Miami, FL 33131
(305) 692-0334 (p)



Sale Date **Dec 29, 2023**
Sale Price **\$11,887,000**
Price/SF **\$647.93**

Type **3 Star Schools**
Year Built **2023**
GBA **18,346 SF**
Land Acres **1.03 AC**
Land SF **44,937 SF**
Zoning **TC-1**

Parcels **51-42-16-01-3000**

Comp ID **6609467**
Comp Status **Research Complete**

3 6701-6711 W Sunrise Blvd - Renaissance Charter School at Plantation**SOLD****Plantation, FL 33313****Broward**

Recorded Buyer **Renaissance Charter Scho...**
6278 N Federal Hwy
Fort Lauderdale, FL 33308

True Seller **Red Apple Development**
800 Corporate Dr
Fort Lauderdale, FL 33334
(954) 202-3500 (p)

True Buyer **Renaissance Charter Scho...**
6278 N Federal Hwy
Fort Lauderdale, FL 33308
(904) 721-8112 (p)



Sale Date **Oct 1, 2023**
Sale Price **\$16,770,000**
Price/SF **\$414.74**

Type **4 Star Schools**
Year Built **1969; Renov 2013**
GBA **6,993 SF**
Land Acres **5.89 AC**
Land SF **256,586 SF**
Zoning **B-6P**
Sale Condition **Ground Lease (Leasehold), Bulk/Portfolio Sale**

Parcels **49-41-34-44-0030**

Comp ID **6556683**
Comp Status **Research Complete**

4 3521 E 4th Ave

SOLD

Hialeah, FL 33013

Miami/Dade

Recorded Buyer **Party One Productions Inc**Recorded Seller **Nanas Child Care Inc**Sale Date **Sep 22, 2022**Sale Price **\$690,000**Price/SF **\$655.89**Parcels **04-3105-003-0200**Comp ID **6187750**Comp Status **Public Record**Type **2 Star Retail Day Care Center**Year Built **1950**GLA **1,052 SF**Land Acres **0.19 AC**Land SF **8,433 SF**Zoning **C-1**

5 8155 W 12th Ave - Children's Paradise Learning, Inc.

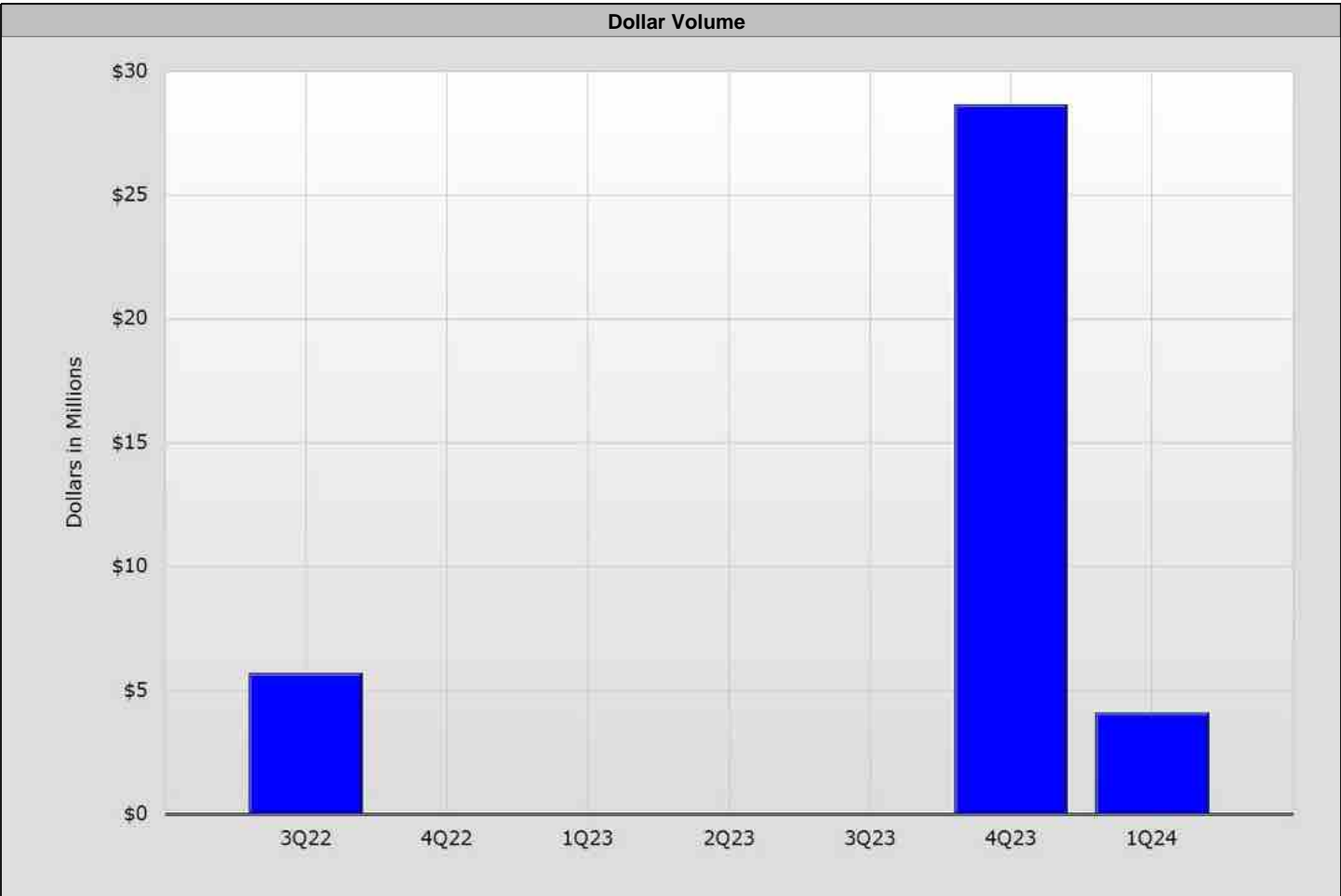
SOLD

Hialeah, FL 33014

Miami/Dade

Recorded Buyer **Ludlum Plaza LLC**
16400 NW 59 Ave
Miami Lakes, FL 33014Recorded Seller **Daniel Tobias Caamano Li...**True Buyer **Prestige Builders Partne...**
16400 NW 59th Ave
Miami Lakes, FL 33014
(305) 827-5665 (p)True Seller **The Income Real Estate**
1051 Collins Ave
Miami Beach, FL 33139
(305) 673-9999 (p)Sale Date **Jul 20, 2022**Sale Price **\$5,000,000**Price/SF **\$1,234.26**Parcels **04-2025-001-0290**Comp ID **6123551**Comp Status **Research Complete**Type **2 Star Retail Day Care Center**Year Built **1962**GLA **4,051 SF**Land Acres **2.53 AC**Land SF **110,032 SF**Zoning **8600**

Trend Report



Report Time Frame: 7/1/2022 - 6/11/2024		
Legend:		Sold Transactions
Current Survey	Sold Transactions	
Time Interval - Quarterly		Number of Transactions
		Total Dollar Volume
		Total Bldg Square Feet
		Total Land in Acres
		Total Land in SF
		Total Units
		Average Price
		Average Number of SF
		Average Price Per Bldg SF
		Median Price Per SF
		Average Number of Acres
		Average Number of SF(Land)
		Average Price Per Unit
		Median Price Per Unit
		Average Number of Units
		Actual Cap Rate

Trend Report

	3Q22 07/1-9/30/22	4Q23 10/1-12/31/23	1Q24 01/1-3/31/24	
	Sold Transaction	Sold Transaction	Sold Transaction	
Number of Transactions	2	2	1	
Total Dollar Volume	\$5,690,000	\$28,657,000	\$4,100,000	
Total Bldg Square Feet	5,103	25,339	3,387	
Total Land in Acres	2.72	6.92	0.67	
Total Land in SF	118,483	301,435	29,185	
Total Units	-	-	-	
Average Price	\$2,845,000	\$14,328,500	\$4,100,000	
Average Number of SF	2,552	12,670	3,387	
Average Price Per Bldg SF	\$1,115.03	\$1,130.94	\$1,210.51	
Median Price Per SF	\$945.08	\$1,523.02	\$1,210.51	
Average Number of Acres	1.36	3.46	0.67	
Average Number of SF(Land)	59,242	150,718	29,185	
Average Price Per Unit	-	-	-	
Median Price Per Unit	-	-	-	
Average Number of Units	-	-	-	
Actual Cap Rate	-	-	-	

HOLLYWOOD, FLORIDA



Population:

153,834

Area:

30.80 sq mi (79.76 km²)

County:

Broward

Median Age:

Hollywood: 40.6

Broward: 40.2

Median Household Income:

Hollywood: \$54,317

Broward: \$56,842

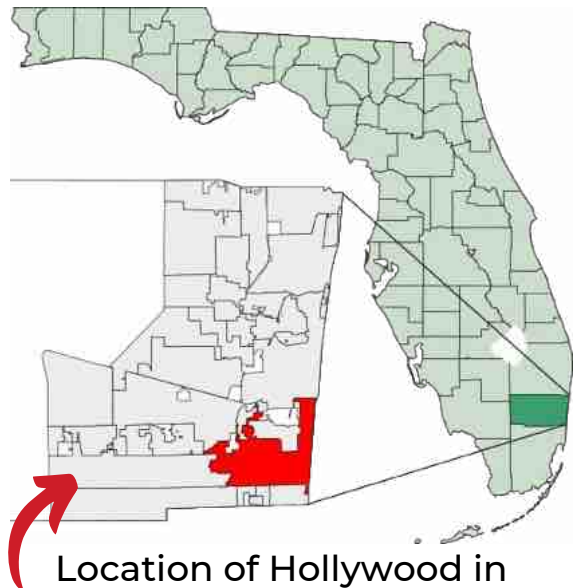
Median Property Value:

Hollywood: \$281,300

Broward: \$300,400

Climate:

Subtropical; average rainfall: 62 inches; average temperature: 75.4°; winter mean temperature: 66.5°; summer mean temperature: 84.2°



Location of Hollywood in Broward County Florida



WHY HOLLYWOOD?



Easy Access

Hollywood provides easy access to Interstates 95, 595, 75 and the Florida Turnpike



2 Stops

Tri-Rail commuter service connects Hollywood to Miami & West Palm Beach



80,000

Each day more than 80,000 travelers pass through Fort Lauderdale-Hollywood International Airport



#3

Port Everglades, located in Hollywood is the third busiest passenger cruise ports in the world

DEMOGRAPHICS

In 2020, Hollywood, FL had a population of 154k people with a median age of 40.6 and a median household income of \$54,317. Between 2019 and 2020 the population of Hollywood, FL grew from 152,511 to 153,834, a 0.867% increase and its median household income grew from \$54,251 to \$54,317, a 0.122% increase.

The 5 largest ethnic groups in Hollywood, FL are White (Non-Hispanic) (40.4%), White (Hispanic) (29.2%), Black or African American (Non-Hispanic) (16.9%), Other (Hispanic) (5.02%), and Asian (Non-Hispanic) (2.33%). 84.1% of the residents in Hollywood, FL are U.S. citizens.

ECONOMY

The economy of Hollywood, FL employs 80.9k people. The largest industries in Hollywood, FL are Retail Trade (11,283 people), Health Care & Social Assistance (10,238 people), and Accommodation & Food Services (7,289 people), and the highest paying industries are Management of Companies & Enterprises (\$60,378), Professional, Scientific, & Technical Services (\$56,631), and Information (\$54,565).

OUR LOCATION

Hollywood is home to more than 60 parks, seven golf courses, seven miles of pristine beaches, and the one-of-a-kind Hollywood Beach Boardwalk, a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. Named one of America's Best Beach Boardwalks by Travel + Leisure magazine, this brick-paved thoroughfare hosts pedestrians, joggers, bicyclists, rollerbladers, and millions of others every year. Dozens of eateries and inns line the Boardwalk and the promenade also features the Hollywood Beach Theatre, a children's water playground at Charnow Park, and many other attractions. Hollywood Beach also offers dozens of luxury resort hotels and condominiums such as the Margaritaville Hollywood Beach Resort, Hyde Resort & Residences and Hollywood Beach Marriott. In addition to many independently owned and operated boutique inns and vacation properties.



HOLLYWOOD BEACH BOARDWALK

The immaculate Hollywood Beach Boardwalk stretches nearly 2.5 miles along the town's shore of the same name. A bright blip of bricked walkway, this expansive promenade welcomes exercisers of all sorts. Runners, walkers, stroller pushers, rollerbladers, scooters, and bikers all make their way along this popular thoroughfare.

YOUNG CIRCLE

From art festivals to open-air concerts, to dance shows to movie nights, there's always something to do in this 10 acre circle. Even better, it's all free! The circle is filled with an array of structures to keep kids and adults entertained. A 2,500-guest amphitheater, playground, walking paths, and a Splash Pad are just a few of the amenities on offer. The Visual Arts Pavilion is another draw, beckoning guests to come in for a look at an artistic demonstration (i.e. glass blowing) or to attend a class (i.e. martial arts). Insider's tip: If you're a fan of food, you won't want to miss out on Food Truck Monday.



DOWNTOWN HOLLYWOOD

Historic Downtown Hollywood is a lively commercial, entertainment and cultural arts district. Highlighted by the Artspark at Young Circle and dozens of bars and restaurants, Downtown Hollywood hosts hundreds of concerts, music festivals, dance exhibitions, shows, art exhibits, and much more. You can enjoy a wide variety of music and entertainment from live jazz, blues, rock, Latin, and R&B, all just a few steps apart.



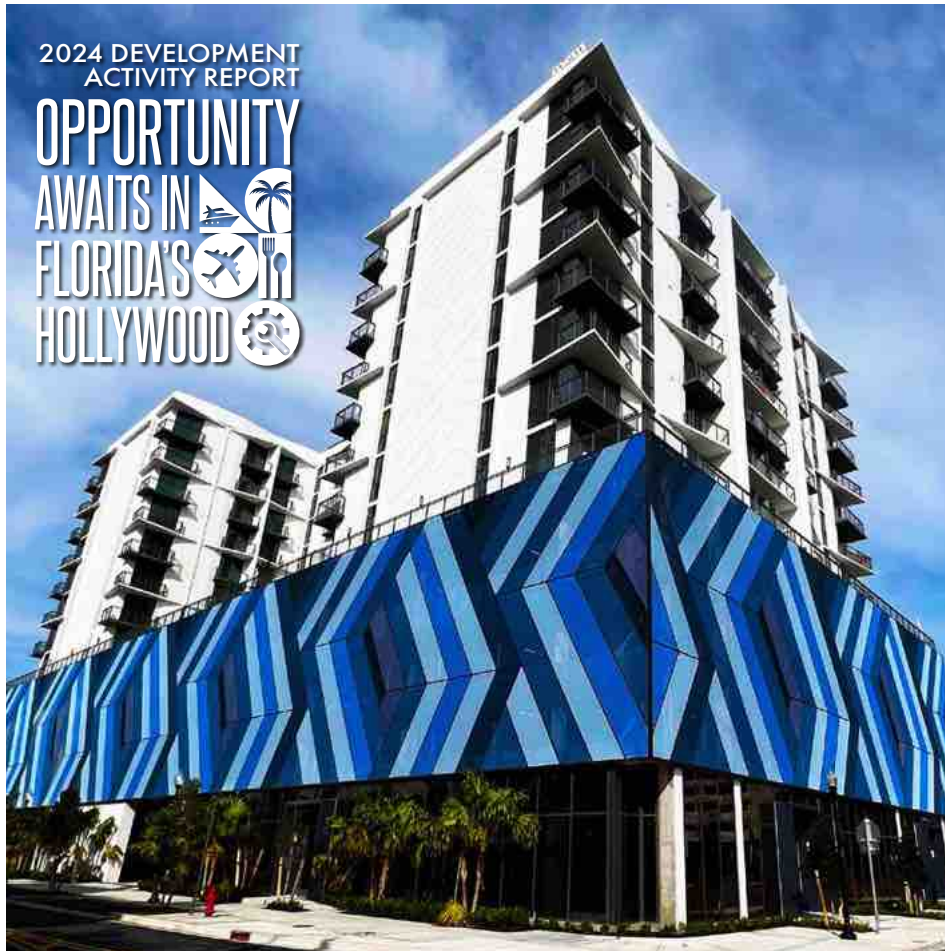
SEMINOLE HARD ROCK: THE GUITAR HOTEL

Seminole Hard Rock Hotel & Casino Hollywood is a AAA Four Diamond-rated, Green Lodging Certified hotel characterized by authentic memorabilia that surrounds stay, play, and dine resort amenities. The Guitar Hotel features 638 upscale guest rooms, 168 luxury guest rooms and unique swim-up suites in the adjacent Oasis Tower. 465 newly redesigned guest rooms in Hard Rock Hotel are outfitted with signature furnishings and our Sleep Like a Rock® bedding, designed for guests to relax and recharge like rock royalty.



Hollywood Development Activity

K-5 Licensed Private Religious School



ABOUT US

Hollywood is the third largest city in Broward County and is strategically located on the South Florida coast between Fort Lauderdale and Miami. Hollywood is adjacent to the Fort Lauderdale-Hollywood International Airport and is the primary home to Port Everglades. In addition to its proximity to I-95 and the Florida Turnpike, Hollywood is home to two Commerce/Industrial Parks and has a growing niche in Professional Services and Healthcare. There is nearly \$1.5 billion in real estate development, completed, planned or under construction, throughout the city with key commercial corridors offering additional redevelopment opportunities.

Hollywood is easily accessible to South Florida's major cities and offers convenient transit and commuter rail connections



Hollywood Development Activity

K-5 Licensed Private Religious School



creating an ideal environment for mixed-use, transit-oriented projects that provide the urban lifestyle many are seeking.

Hollywood is a global tourism destination with visitors coming to stay along the historic oceanfront Broadwalk—a 2-mile pedestrian promenade just steps from the Atlantic featuring shops, restaurants, and accommodations to fit every taste and budget. The city boasts a high quality of life with more than 60 parks, five golf courses, and a variety of recreational amenities including a nearly 10-acre urban park in the heart of Downtown Hollywood with outdoor concerts and special events within a burgeoning arts scene.

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OUR MISSION

The City of Hollywood's Economic Development team is committed to implementing a holistic and sustainable economic growth strategy that results in a robust economy and healthy neighborhoods. We are here to help you with:

- Confidential Project Management
- Site Selection
- Market Research + Data
- Business Connections
- Permitting + Regulatory Guidance
- Economic Incentives

CONTACT US

Economic Development
2600 Hollywood Blvd. Room 203 • Hollywood, FL
954.921.3620
www.choosehollywoodfl.com
Joann Hussey, jhussey@hollywoodfl.org
Director, Communications,
Marketing & Economic Development

Community Redevelopment Agency
1948 Harrison Street • Hollywood, FL
954.924.2980
www.hollywoodcra.org
Jorge Camejo, jcamejo@hollywoodfl.org
Executive Director



From its beaches, to its lively downtown, to its distinctive neighborhoods, Hollywood is a city focused on the future where businesses discover a welcoming climate for economic growth and sustainable development. Florida's Hollywood offers all the amenities and resources national and international companies seek when looking for the right location to call home. The Hollywood Submarket is a large submarket relative to the national norm and contains nearly 6 million SF of office space.

Hollywood's urban and suburban commercial corridors boast nearly 6 million square feet of office space with an occupancy rate of 94%

- Vacancy in the Hollywood office submarket is 6.3% and has increased by 1.0% over the past 12 months. During this period, 120,000 SF has been delivered, and 47,000 SF has been absorbed. Total availability, which includes sublease space, is 6.7% of all inventory.
- Net absorption over the past year has tallied about 46,500 SF. That's a welcomed reversal of the long-term trend: Rents are around \$36.00/SF, which is a 5.7% increase from where they were a year ago. In the past three years, rents have increased a cumulative 28.6%.

Hollywood Development Activity

K-5 Licensed Private Religious School



COMMERCIAL MARKETS

- During fiscal year 2023, 17 sales have taken place. Sales have averaged \$290/SF, and the estimated value for the submarket as a whole is \$244/SF.
- Companies are choosing Hollywood for its convenient location in the heart of South Florida with easy access to Port Everglades and Fort Lauderdale Hollywood International Airport, as well as major transportation routes and employment centers.

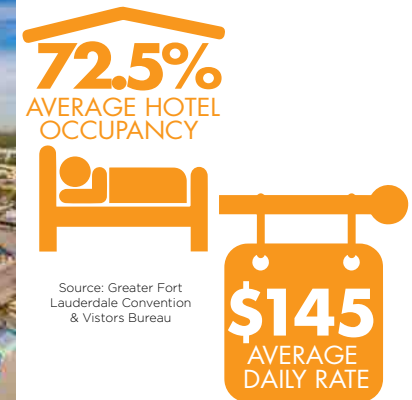
Businesses are expanding and new visitors and residents are discovering the unique blend of value and quality that sets Hollywood apart from other South Florida cities.

- National tenants are locating in Hollywood and adding to its core retail market which continues to grow at a steady and sustainable pace with retail vacancies trending below 2.5%.
- Building on the success of the nearby 2.5 million SF Dania Pointe project, CentrePointe Offices at Oakwood is being designed for the next-gen user. The 37.2 acre site will create a new mixed-use, live-work-play community with state-of-the-art technology and smart buildings to meet new workplace demands. At the corner of Sheridan Street and I-95, the planned project will be strategically located within

South Florida's tri-county region offering up to over 225,000 SF of retail and nearly one million SF of office space. It's minutes from the region's major air & seaports and is within close proximity of all major highways and modes of public transportation.

- City Furniture, a leading furniture and home accents destination, completed an approximately 120,000 SF showroom located in the Oakwood Plaza in 2021. The showroom is merchandised by style, featuring various home trends, plus perks like private appointments, design services, and a wine and coffee bar.
- The transformation of Sheridan Plaza by Regency Centers was completed to update this community center with a strong retail lineup. Located at Sheridan Street and N 52nd Avenue, Sheridan Plaza is anchored by Publix, Ross Dress for Less, Kohl's, LA Fitness, Marshall's and Burlington. Co-tenants include Starbucks, Panera Bread, Chili's, Massage Envy, Bath & Body Works, and Carter's. This busy center serves nearly 155,000 households and more than 400,000 people living within a 5-mile radius. The renovation of the 11.6-acre site transformed the property into a welcoming destination for neighborhood shopping. Upgrades included improvements to the façades, hardscape, landscaping, seating, and amenities to create gathering spaces.

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 5



Hollywood Beach is consistently a **top 25 beach destination** and continues to attract tourists from around the world. This steady flow of visitors creates a constant demand for quality retail and entertainment options.

Hollywood Development Activity

K-5 Licensed Private Religious School



COMMERCIAL MARKETS

The Southeast Broward County Industrial Market, encompassing Hollywood, Dania Beach, Hallandale Beach and Fort Lauderdale, continues to shine, buoyed by favorable demographic and economic trends. Vacancy rates in the industrial market are at 3.4%, an increase of 1.4% over the past 12 months. Net absorption was 137,000 SF. Rents grew by 11.3% over the past 12 months. Industrial rents in Southeast Broward run about \$22/SF, which is just above the metro average. Tenant interest continues to grow in the prime industrial parks in Hollywood, including the South Florida Design & Commerce Center and the Port 95 Commerce Park. These ideally located parks are populated by a wide variety of businesses, from aerospace companies to advertising agencies, uniform and facility services providers to architectural and interior design firms.

An eclectic cluster of high-end design firms have formed in the South Florida Design & Commerce Center which features Kravit, Jerry Pair, Stark Carpet, Scalamandré, J Nelson, Judith Norman Now, Jeffrey Michaels and MandiCasa, and Pindler, among others.

The time is right to invest in starting or growing a business in Hollywood. A choice of prime locations will give you the competitive advantage to get your products and services to market faster and at a lower cost.

“Vacancy rates in the industrial market have trended at 3.4%”



33.9
MILLION SF
Total Industrial
Inventory

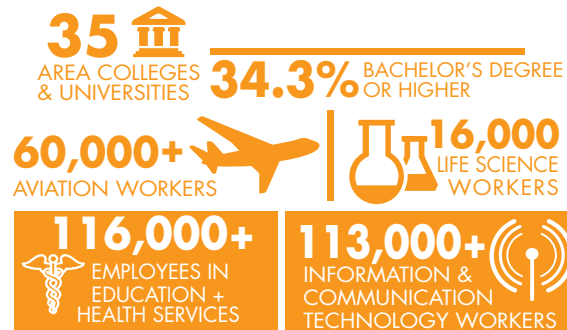
Sources:
CBRE,
CoStar

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 7



55,000 SF Sintavia aerospace component production facility in Port 95 Commerce Park

ABOUT OUR WORKFORCE



Source: Greater Fort Lauderdale Alliance

LABOR
FORCE

86,000+
HOLLYWOOD

1.1M+
BROWARD
COUNTY

Hollywood Development Activity

K-5 Licensed Private Religious School



INDUSTRY

Hollywood is at a crossroads for international trade with easy access to major employment centers, seaports, airports and railways. Leading companies call Hollywood home including:

HEICO Corporation - a top manufacturer of aerospace, defense, industrial and electronics components.

Sintavia - the first of its kind metal additive manufacturer (AM) in North America offering large-scale AM production coupled with a robust aerospace quality management system.

NV5 Global, Inc. - leading provider of compliance, technology, and engineering consulting solutions with over 3,400 employees and 100 offices worldwide.

Diplomat Beach Resort - ranked among the top 40 most popular meeting resorts by CVENT,

the Diplomat Beach Resort has plans to add 350 condo units and 500 hotel rooms.

Quantum Marine - a pioneer in the world's most advanced marine stabilizing technologies, serving the luxury yacht, military and commercial industries.

Margaritaville Hollywood Beach Resort - a destination resort and entertainment complex on the legendary Hollywood Beach Broadwalk.

Chewy.com - the nation's largest online pet retailer has its customer service center in Hollywood.

Memorial Healthcare System - one of the largest public healthcare systems in the nation.

Incredible opportunities exist for Hollywood's target industry clusters. The city is focused on expanding these industries:

- Healthcare
- Aerospace/Aviation
- Marine Industries
- Professional Services/Info Tech

Are you considering a corporate relocation or are you an entrepreneur seeking the right environment for your start-up? Hollywood offers affordable corporate office space to grow your business with trends showing an increase in the office rental market. The city works in partnership with private industry, economic development organizations, and educational institutions to create the ideal conditions for business growth.

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 9



\$33.1+
BILLION
Annual
Economic
Activity

1.7
MILLION
Cruise
Passengers
Annually

\$95
BILLION
Wage Salaries
Generated by
Cargo & Cruise
Activity

Source: FY2022 Port Everglades Commerce Report

Hollywood Development Activity

K-5 Licensed Private Religious School



PORT EVERGLADES

Port Everglades is South Florida's "powerhouse port" and one of the most diverse seaports in the United States. It is among the top cruise ports in the world and one of the most active containerized cargo ports in the United States, serving as South Florida's main seaport for petroleum products such as gasoline and jet fuel.

Exotic cruise vacations and international trade are what make Port Everglades a vital economic engine for Hollywood and Broward County. As a leading container port in a region that thrives on trade and tourism, the Port is the ideal point of entry for companies that conduct business in Latin America, the Caribbean, Europe and the Far East. A foreign-trade zone and available office space within the Port make it a highly desirable business center for world trade.

Port Everglades is a self-supporting Enterprise Fund of Broward County government. It does not rely on local tax dollars for operations or capital improvements.

The total value of economic activity at Port Everglades now tops more than \$33 billion annually, and more than 216,000 Florida jobs are impacted by the Port, including 9,584 people who work for companies that provide direct services to Port Everglades.

The Port is moving forward with several expansion projects designed to meet the demands of a growing population and the needs of the maritime industry. These capital improvements are expected to be completed by 2025, increasing productivity and throughput and creating an estimated 4,700 total construction jobs.

- Disney Cruise Line has opened a new homeport terminal.
- Containerized cargo is up 7%, break bulk and bulk is up 14%, and FY2022 had four record breaking months.
- Nearly 4 million cruise passengers are expected this fiscal year (Oct 1, 2023 - Sep 30, 2024).



Fort Lauderdale-Hollywood International Airport (FLL)

As one of the leading economic engines in Broward County, FLL generates 255,386 direct, indirect, and induced jobs and has an annual economic impact of \$37.5 billion, according to results of a 2019 independent consultant's review. FLL is located on Hollywood's northern boundary and was one of the fastest-recovering airports in the U.S. in 2021. Despite the impact of the COVID-19 pandemic on the aviation industry in 2020, FLL ranked 13th in total passenger traffic and 9th in international traffic recovery among U.S. airports. The airport processed nearly 32 million passengers in 2022. FLL ranks 17th in the U.S. in total passenger traffic and 11th in

international passengers in 2022, according to data from Airports Council International-North America (ACI-NA). During that year, airlines at FLL offered more than 275 departures on average daily, including service to 83 U.S. cities and global connectivity to 39 international destinations in 20 countries.

FLL is planning a 5th terminal, Intermodal Center, automated people mover, and light rail system. Landside improvements, including exit roadways and a new parking garage are also in the works.

Freight Rail

Both the Florida East Coast Railway (FEC) and CSX Railroad run through Hollywood

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 11

Hollywood Development Activity

K-5 Licensed Private Religious School



TRANSPORTATION + ACCESSIBILITY

offering convenient and affordable rail transportation for moving freight between rail yards and trucking terminals. To ensure continued economic growth for the region, FEC has invested in a \$53 million, 43-acre near-dock intermodal container transfer facility within Port Everglades that transfers international and domestic containers between ship and rail and handles domestic containers originating in or destined for the eastern United States.

Passenger Rail

As part of the South Florida Regional Transportation Authority, Tri-Rail commuter service connects Hollywood with Miami to the south and downtown West Palm Beach to the north. Two stops are located in Hollywood and convenient bus connections are provided from all Tri-Rail stations. Additionally, the three major South Florida airports (Fort Lauderdale/Hollywood, Palm Beach and Miami) are accessible via train and connecting shuttle service.

In August 2022, the Broward County Commission adopted a locally preferred alternative for Broward Commuter Rail South to extend commuter rail service on the FEC Railway corridor from the new passenger station in the City of Aventura north to the City of Fort Lauderdale, a distance of 11.5 miles. Stations are recommended in downtown Hollywood, Fort Lauderdale-Hollywood International Airport, and Broward

Health Medical Center, providing convenient connections from downtown Hollywood to downtown Fort Lauderdale, the Broward County Convention Center, Port Everglades, and the Beaches. Currently in the project development stage, the Broward Commuter Rail project is now in line to achieve federal and state funding for construction.

First + Last Mile Connections

The Sun Shuttle, powered by Circuit© is an environmentally-friendly, electric public transportation option that transports riders through service areas in Downtown Hollywood, on Hollywood Beach, along Federal Highway and throughout West Hollywood. Riders can download the "Ride Circuit" app to quickly and easily get where they want to go in Hollywood.



CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 13

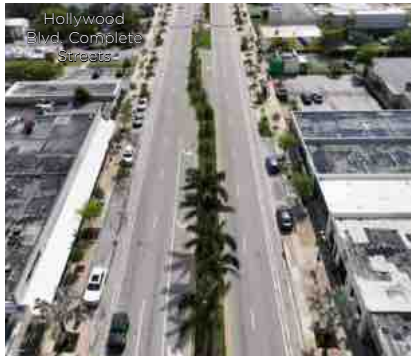


Hollywood Development Activity

K-5 Licensed Private Religious School



URBAN DESIGN + INFRASTRUCTURE



Welcoming + Accessible Complete Streets

Construction is complete on the City's first Complete Streets project — Hollywood Boulevard from City Hall east to Dixie Highway. This is the Broward County Metropolitan Planning Organization's flagship project serving as a model for how streets should be designed to support all forms of transportation in the future. Additional Complete Streets projects are planned or currently underway in Hollywood including: the FEC Corridor Greenway (Dixie Highway and 21st Avenue), N. 29th Avenue, A1A on Hollywood Beach and Federal Highway.

State Road 7 Corridor Expansion

State Road 7 serves as a key corridor through South Florida serving numerous commercial and residential districts. The State Road 7 expansion features six traffic lanes and incorporates sewer service throughout the corridor. The project follows a Complete Streets model which includes landscaped safety medians, new lighting, sidewalks, bicycle lanes and bus bays. A new linear park along the corridor makes this a distinctive, visually appealing thoroughfare that is safer for pedestrians, residents and motorists. Rezoning of this area has been completed to allow for mixed-use development and increased density and intensity of uses.

Downtown Regional Activity Center

Recognizing the importance of the Regional Activity Center (RAC) designation, the City of Hollywood rezoned the RAC to encourage attractive and functional redevelopment in this area of regional significance. Hollywood's RAC covers an area over 1,450 acres including Downtown Hollywood and the key commercial and residential corridors of Federal Highway, Dixie Highway and Hollywood Boulevard. More than 3,500 new residential units are planned or under construction in this area.

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 15

OPPORTUNITY AWAITS

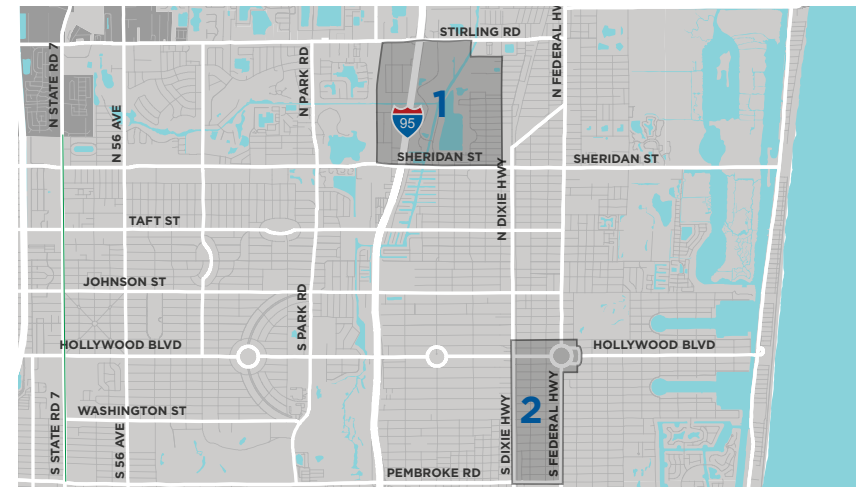
Opportunity Zones

Opportunity Zones are census tracts designated by the federal government, where investments receive preferential tax treatment under the Tax Cuts and Jobs Act of 2017. The goal is to spur economic development and job creation in these areas by providing tax incentives.

Two designated Opportunity Zones are located in the City of Hollywood:

1. Liberia - Oakwood Plaza - South Florida Design & Commerce Center
2. Young Circle - Hollywood Boulevard - South Federal Highway

The City's role in the Opportunity Zones program is to connect funding with projects and leverage zone investment to create new opportunities for residents that encourage upward mobility.



CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 17

Hollywood Development Activity

K-5 Licensed Private Religious School



COMMUNITY REDEVELOPMENT AGENCY

The Hollywood Community Redevelopment Agency (CRA) includes two districts: the Beach district and the Downtown district. Following Florida State Statutes, the CRA districts were developed to encourage investment and redevelopment, providing financial and planning tools to create programs that foster private investment.

CRA Beach District

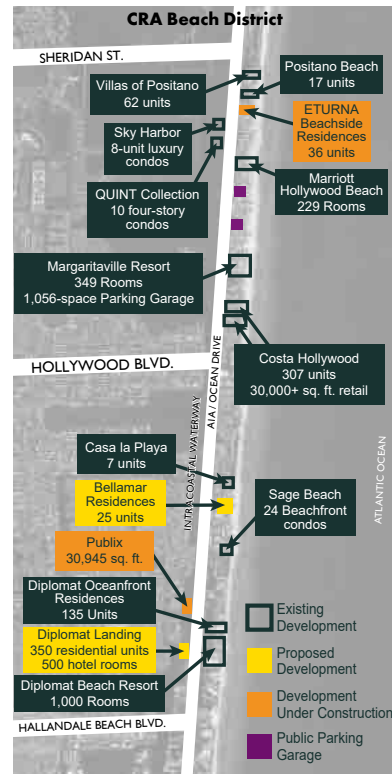
The CRA Beach District includes approximately 293 acres from Sherman Street south to the southern property line of the Diplomat Beach Resort, and from the Intracoastal Waterway east to the Atlantic Ocean. The Redevelopment Agency's focus is on improving and revitalizing the District by implementing a multi-pronged approach to redevelopment.

Hollywood Beach is known for its world-famous Broadwalk which stretches 2 miles along the white sand. Luxury resorts and charming boutique hotels accommodate international and domestic visitors. Hollywood Beach offers numerous retail, residential and commercial redevelopment opportunities.

CRA Downtown District

The Downtown District includes approximately 580 acres, including the 10-acre ArtsPark at Young Circle, and the Hollywood Beach Golf Club.

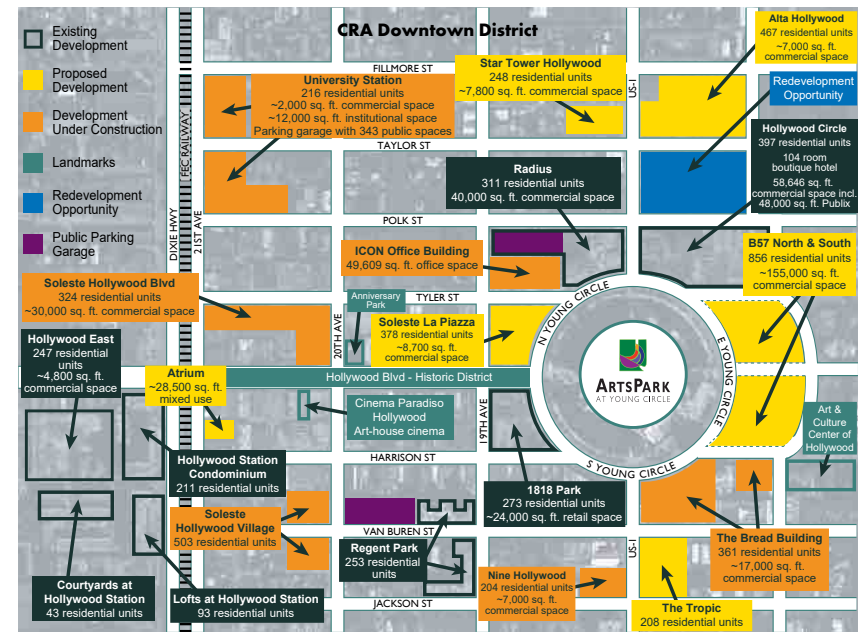
Downtown Hollywood offers new and planned construction of Class-A office space, co-working space, mixed-use development opportunities, flexible zoning and the charm of



a traditional downtown. Pedestrian-friendly, brick-paved sidewalks and convenient north-south and east-west corridors make Downtown Hollywood an easy and ideal area to navigate by foot, bicycle, vehicle or public transportation. Home to the Hollywood Art & Culture Center; Cinema

COMMUNITY REDEVELOPMENT AGENCY

Paradiso - Hollywood's art-house cinema; the ArtsPark at Young Circle; and dozens of international restaurants, galleries and unique shops, Downtown Hollywood is a distinctive business, cultural and entertainment market, and an exciting place to live, work and play.



CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 19

Hollywood Development Activity

K-5 Licensed Private Religious School



COMMUNITY REDEVELOPMENT AGENCY

Hollywood Boulevard Streetscape

The Hollywood Boulevard Streetscape Project in the historic downtown encompasses the reconstruction of the Boulevard from 21st Avenue to Young Circle, while maintaining the existing center median with its extensive tree canopy and diagonal parking spaces.

The sidewalks are being widened to increase the outdoor café zones. The new sidewalks feature decorative concrete shell pavers in multiple shades of gray in a striking geometric design. The cross-section of the streetscape includes curbless transition between the sidewalk and parallel parking creating a plaza-like space.

New landscape material was selected to provide adequate shade for pedestrians while improving visibility to the active storefronts of the historic district. New energy-efficient, historically inspired vintage lighting has been selected to complement the new streetscape and historic quality of the district. In addition, the project includes the replacement of the water line on the north side of Hollywood Boulevard with a new water main.

Estimated Completion: Fall 2024

Project Cost: \$14.5M

- \$13.2M for streetscape (funded by CRA)
- \$1.3M for water main (funded by City of Hollywood Public Utilities)

Information: HollywoodCRA.org/streetscape



CITY OF HOLLYWOOD AND CRA GRANT PROGRAMS

Commercial Property Improvement Program (CPIP)

This program is designed to improve the façades of privately owned commercial or industrial buildings in Hollywood's commercial areas. CPIP grant funds are available to property owners who restore, renovate or improve the exterior of their building and property enhancing the visual quality and attractiveness of the corridor. The program consists of a reimbursement grant for a percentage of the construction cost up to a maximum amount of \$25,000 per property/property owner on a post-completion basis.

Property Improvement Program (PIP)

The Property Improvement Program (PIP) is a grant program for buildings located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$50,000 for comprehensive fixed capital improvements to the property. The intent of the program is to encourage property and business owners to restore, renovate and improve their property, thereby improving the area's visual quality and attractiveness, and increasing property values.

Hotel Improvement Program (HIP)

The Hotel Improvement Program (HIP) is a grant program for hotels/motels, inns, or bed and breakfasts located in the Hollywood CRA

Districts. It provides a 33% reimbursement grant up to \$250,000 or 20% of the assessed value, whichever is lower, for comprehensive fixed capital improvements to both the interior and exterior of the property. To receive this grant, the property is required to become certified as a Superior Small Lodging (SSL) or AAA Diamond Rated property.

Paint Only Program (POP)

The Paint Only Program (POP) is a grant program for properties located in the Hollywood CRA Districts. It provides a 50% reimbursement grant up to \$10,000 for cleaning, patching and painting of the building exterior when done by a licensed contractor.

Mural Only Program (MOP)

The Mural Only Program (MOP) is a reimbursement grant program to leverage private investment for on-site property enhancements. The MOP offers a 50% reimbursement grant up to a maximum reimbursement of \$25,000 per property for costs associated with the creation and installation of a painted or mosaic mural, including design, labor, materials and equipment, on the exterior surface of buildings and structures located within the CRA Districts.

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | COMPLETED



11.9^{SF}
MILLION
Total Retail
Inventory

There is \$1.48 billion in planned, ongoing and recently completed development in Hollywood. It's never been a better time to invest in Hollywood. From its strategic location and proactive business environment to its outstanding quality of life, Hollywood is where you want to be.

The Hollywood submarket is a center for employment in healthcare and retail trade, and its two main office nodes are along Hollywood Boulevard and Sheridan Street. Major employers include HEICO, Brandsmart, Royal Caribbean and the Seminole Hard Rock Hotel & Casino. Some of the largest tenants include Amsurg, the IRS and AT&T. Vacancy in the Hollywood retail submarket is 2.3% and has decreased 0.8% over the past 12 months. During this period, 130,000 SF has been absorbed, and 36,000 SF has delivered. Total availability, which includes sublease space, is 2.5% of all inventory. Rents are around \$34.00/SF, which is a 7.7% increase from where they were a year ago. In the past three years, rents have increased a cumulative 26.0%.

\$1.48+
BILLION
Recently Completed,
Ongoing and Planned
Development

DEVELOPMENT ACTIVITY | COMPLETED



Joe DiMaggio Children's Hospital Expansion

Memorial Healthcare System's Joe DiMaggio Children's Hospital underwent an expansion to add over 156,000 SF to its existing facilities by adding four floors. The expansion project consolidated pediatric healthcare services (i.e. ICU, Operating Rooms, and Cardiac Surgery) on the same floor and expanded private and semi-private rooms.

Location: 1005 Joe DiMaggio Drive
Developer: Memorial Healthcare System
Investment: \$200.9 million
Website: jdch.com



Dolce by Wyndham Hollywood

The Dolce by Wyndham Hollywood is a six-story hotel development located on South State Road 7 directly across from the famed Seminole Hard Rock Hotel and Casino. This development includes 100 guest rooms and a roof-top eatery that will serve kosher fare to guests, offering sweeping views of the Hollywood skyline.

Location: 5530 S. State Road 7
Developer: BSD Capital
Investment: \$10 million

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY **23**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | COMPLETED



1818 Park
(CRA Downtown District)

1818 Park is a mixed-use development located at the southwest corner of Hollywood Boulevard and Young Circle. The development includes 269 upscale residential units with approximately 30,000 SF of retail space, including a replication of the façade of the historic Great Southern Hotel. A new 15,000 SF food hall is expected to debut in 2024, located on the ground floor of 1818 Park.

Location: 1858 Hollywood Blvd.
Developer: Block 40, LLC
Investment: \$80 million
Website: block40eb5.com



Carvana

Fronting I-95, Hollywood is home to a 6,000 SF Carvana vehicle distribution center featuring its innovative multi-story car vending machine. Based in Tempe, Arizona, Carvana is a leading e-commerce company that sells used cars through an easy-to-use technology internet platform. The company is the fastest growing online used car dealer in the United States and made the 2021 Fortune 500 list.

Location: 3950 N 28th Terrace
Developer: Scozak Realty Inc.
Investment: \$6 million
Website: carvana.com

DEVELOPMENT ACTIVITY | COMPLETED



Icon Office Building
(CRA Downtown District)

Icon Office Building is a 50,000 SF Class A office building slated to welcome its first tenants before the end of 2023. It is located in the heart of Downtown Hollywood with retail bays and a financial institution on the ground floor.

Location: 1895 Tyler Street
Developer: Icon Office Building, LLC
Investment: \$10 million
Website: firmrealty.com/icon

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY **25**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | COMPLETED



Hudson Village

Hudson Village is an attainable rental community along the South Federal Highway corridor between Dewey and Washington Streets in Hollywood. This 96-unit development reflects the zoning changes made to the city's downtown Regional Activity Center designed to attract mixed-use development.

Location: 901 S Federal Highway
Developer: Housing Trust Group, LLC (HTG)
Investment: \$28 million
Website: htgf.com

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Eterna (CRA Beach District)

Eterna is a planned condominium project in Hollywood's Central Beach area featuring 36 units with one- to four-bedroom floorplans.

Location: 3319 N Ocean Drive
Developer: CPGBRI, LLC
Investment: \$12 million
Website: eternaresidences.com



Nine Hollywood (CRA Downtown District)

Nine Hollywood is a 13-story, mixed-use commercial, multi-family residential development featuring 204 of both workforce and market rate units with and 7,000 SF of retail space. The project is located just south of ArtsPark at Young Circle.

Location: 320 South Federal Highway
Developer: Jackson Street Development LLC
Investment: \$30 million
Website: ninehollywood.com

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY **27**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Pinnacle 441 - Phase I

Located at Johnson Street and State Road 7, along the transit-oriented corridor, this attainable housing development will provide 113 residential rental units, along with ground floor retail in Phase I. Construction is also underway on Phase II, which will include 100 residential units.

Location: 890 N. State Road 7
Developer: Pinnacle Housing Group
Investment: \$35 million
Website: pinnaclehousing.com



Monroe Residences (CRA Downtown District)

The Monroe Residences is a five-story, 40-unit luxury condominium under construction near Downtown Hollywood on Monroe Street. The development will have four three-bedroom units, 16 two-bedroom units and 20 one-bedroom units. Amenities will include rooftop green space, access-controlled parking with 44 spaces, a pool, a gym and a barbecue and picnic area.

Location: 1840-1850 Monroe Street
Developer: Gusmell, LLC
Investment: \$7 million
Website: monroecondo.com

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



The Bread Building

The Bread Building is a mixed-use development located on the southeast corner of Hollywood Boulevard and Young Circle at the site of the former Hollywood Bread Building. The development includes 362 multi-family units and 17,000 SF of retail space.

Location: 1740 S. Young Circle
Developer: BTI Partners
Investment: \$83 million
Website: btipartners.com

CITY OF HOLLYWOOD **DEVELOPMENT ACTIVITY 29**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



441 ROC

441 ROC is a commercial development located on the northeast corner of US-441 and Griffin Road in close proximity to the Seminole Hard Rock Hotel and Casino. The development includes an eight-story, multi-family residential development comprised of 180 units, a Wawa gas station with 16 fueling stations, Wendy's restaurant, and a self-storage facility.

Location: NE Corner of US-441 and Griffin Road
Investment: \$48 million



Soleste Hollywood

Soleste Hollywood is an eight-story, mixed-use development with 324 units and 30,000 SF of commercial space and 475 parking spaces. The floorplans include studios to three-bedroom apartments.

Location: 2001 Hollywood Boulevard
Developer: The Estate Companies
Investment: \$109.3 million
Website: eigfl.com

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Soleste Village North and South

Soleste Village North and South is a development a block south of Soleste Hollywood Boulevard along Van Buren Street. The North Village would have 206,985 square feet in 12 stories, it would have 300 apartments, 384 parking spaces and a pool, plus indoor amenities on the fifth floor.

Soleste Village South would rise eight stories and total 160,250 square feet, with 203 apartments, 273 parking spaces, and an amenity/pool deck on the fourth floor.

Location: 115 S 21st Avenue
Developer: The Estate Companies
Investment: \$90 million
Website: eigfl.com

CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY **31**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Seagis Eller Drive Warehouse - Port Everglades

This development includes an approximately 200,000 SF warehouse/distribution center.

Location: 1700 Eller Drive
Developer: Eller Drive Properties, Inc./Seagis Property Group, LP Delaware
Investment: \$16 million
Website: seagisproperty.com



Publix on the Intracoastal

The first Publix grocery store on the Intracoastal Waterway is underway. The 30,000 SF supermarket will also have Intracoastal Waterway access.

Location: 3100 South Ocean Drive
Developer: 3100 Ocean Holdings, LLC
Investment: \$18 million

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



University Station (CRA Downtown District)

University Station is an attainable housing community with 15,000 SF of ground floor retail which will house Barry University's College of Health Sciences. This is a public private partnership between the City and Housing Trust Group. A shared parking garage with approximately 343 public parking spaces to be managed by the City's parking division is also included.

Location: 421 N. 21st Avenue
Developer: Housing Trust Group
Investment: \$56.5 million
Website: htgf.com



CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY **33**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Pinnacle 441 - Phase II

Located at Johnson Street and State Road 7, along the transit-oriented corridor, this attainable housing development will provide 100 residential rental units in Phase II, along with 113 residential units with ground floor retail in Phase I.

Location: 890 N. State Road 7
Developer: Pinnacle Housing Group
Investment: \$35 million
Website: pinnaclehousing.com

DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Revv Hollywood

This project represents an assemblage of five parcels along Hollywood's signature boulevard. The mixed-use development will include 180 residential units and approximately 10,000 SF of retail space in the Regional Activity Center.

Location: 2215-2239 Hollywood Boulevard
Developer: Calta Group
Investment: \$22 million
Website: revvhollywood.com



CITY OF HOLLYWOOD **DEVELOPMENT ACTIVITY 35**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | UNDER CONSTRUCTION



Town Hollywood

Town Hollywood is a planned 420-unit, garden-style apartment complex on a 26.7-acre site at the southeast corner of Stirling Road and Compass Way. The development would spread across 14 buildings of three stories each, with a bridge over the canal that runs through the middle of the property. Plans include 420 residential units, 714 parking spaces, with 51 in garages and the rest surface parking. Amenities include two pools; a 21,572 SF, two-story clubhouse, a sand volleyball court, two hard sports courts, a playground, and a dog park.

Location: SE Corner of Stirling Road and Compass Way
Developer: The Related Group
Investment: Approx. \$68 million
Website: relatedgroup.com



Aesthetic Apartments

Aesthetic Apartments is a five-story residential multi-family apartment building located in Downtown Hollywood. The building consists of 22 units and a parking garage.

Location: 1936-1938 Jackson Street
Developer: Aesthetic Apartments, Inc.
Investment: \$5.5 million
Website: aesthetic.apartments/home

The Tropic

The Tropic is a planned 18-story, 223-unit rental community featuring both workforce and market rate units along with 2,200 SF of commercial space. The development is located in the Regional Activity Center at the corner of Van Buren Street and S. Federal Highway.

Location: Van Buren Street and S. Federal Highway
Developer: Affiliated Development
Website: affiliateddevelopment.com



DEVELOPMENT ACTIVITY | IN PERMITTING



Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | IN PERMITTING



Alta Hollywood

This planned luxury residential rental community will bring 466 new units to the north side of Young Circle in the Downtown Regional Activity Center along with 7,000 SF of commercial space. This project overlooks the Hollywood Beach Golf Course.

Location: 401 N. Federal Highway
Developer: Alta Developers
Investment: \$95 million
Website: www.altadevelopers.com



Residences at Beverly Park

The Residences at Beverly Park includes the redevelopment of the 1.8 acre site located as a mixed-use development featuring 115 quality affordable multifamily units and 750 SF of retail at-grade within a new 11-story building. The site currently contains a vacant surface parking lot and two-story bank and office building constructed in 1994. The existing bank and office building will be preserved and integrated into the site with the new multifamily residential building.

Location: 6015 Washington Street
Developer: NuRock
Investment: \$25 million
Website: nurock.com

DEVELOPMENT ACTIVITY | PLANNED



Prestigia Midtown

Prestigia Midtown is a planned 7-story apartment complex with 48 units and 5 townhomes as part of the first phase of redevelopment. Located a block south of Hollywood Boulevard, Prestigia Midtown will offer easy access to I-95 and Tri-Rail.

Location: 2717 Van Buren Street
Developer: Prestigia Immobilier International Group
Investment: Approx. \$11 million
Website: fjmholding.fr



Midtown 1 + 2

Midtown 1 + 2 is a planned development with two buildings. Each building would include in four stories, with 44 apartments, parking and a roof-top pool and gym. Each unit will be a 637 SF one bedroom.

Location: 2718 and 2742 Polk Street
Developer: S&B ENT LLC
Investment: \$8 million

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | PLANNED



Modera by Mill Creek

Modera by Mill Creek is a planned residential development on the southwest corner of Jackson Street and South Dixie Highway.

Location: 2200 Jackson Street /400 S. Dixie Highway
Developer: Mill Creek Residential
Website: millcreekplaces.com

DEVELOPMENT ACTIVITY | PLANNED



Tyler Street Hotel

The planned hotel (Marriott brand anticipated) on Tyler Street includes 13 stories and 115 rooms. The new hotel's amenities will include a pool, a bistro and bar, a Starbucks, meeting rooms, a business center and a gym.

Location: 1926 - 1934 Tyler Street
Developer: MHG Hotels
Investment: \$14 million
Website: mhghotelsllc.com



Harbor Landings

Harbor Landings is a planned development with a 202-room hotel and approximately 11,000 SF of retail space. Planned amenities include swimming pools, restaurants, covered parking and clubhouse.

Location: 4500 South State Road 7
Developer: Corporate Coaches Inc.

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | PLANNED



CentrePointe Offices at Oakwood

Building on the success of the 2.5 million square foot Dania Pointe project, Kimco will redevelop Oakwood Plaza South, a 37.2-acre site featuring the CentrePointe Offices to create a new, mixed-use, live-work-play community.

Plans include +/- 1,000,000 SF of office space, on-site hospitality, recreation, multifamily residential, restaurants, and specialty retail.

Location: 2800 Oakwood Boulevard
Developer: Kimco
Website: centrepointheoffices.com



Conceptual designs - subject to change

DEVELOPMENT ACTIVITY | PLANNED



The Plaza 441

Across from the Seminole Hard Rock Resort, this planned development includes a 16-story mixed-use building with 200 hotel units and 64 condominiums and 87,000 SF of commercial and office space.

Location: 5300 South State Road 7
Developer: Rock Center of Hollywood, LLC
Investment: \$60 million



CITY OF HOLLYWOOD **DEVELOPMENT ACTIVITY 43**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | PLANNED



The Wesley at Fillmore

The Wesley at Fillmore is a planned residential development with 56 units. Amenities include a parking garage, shared dining room, fitness center, and swimming pool with a rooftop amenity deck.

Location: 2233 Fillmore Street
Developer: CB Fillmore LLC & Gaston Corradi
Investment: \$11.75 million

Soleste La Piazza

Soleste La Piazza is a planned mixed-use development. There will be 378 apartment units, nearly 7000 SF of retail, ±1,700 SF of office, amenities, and parking.

The building is broken down into a 13-story tower resting on a 9-story podium. This ties into the proportion and typology existing along Young Circle and promotes a more pedestrian-friendly approach. With retail on all three major roads of the site, this contributes to the social and commercial activity existing in the area.

Location: 1845 Hollywood Blvd
Developer: The Estate Companies
Website: eigfl.com



DEVELOPMENT ACTIVITY | PLANNED



B57 North and South

The planned redevelopment of the commercial parcel on the east side of Hollywood's ArtsPark at Young Circle includes the reconfiguration of Hollywood Boulevard to connect directly with Young Circle dividing the site into two development parcels. The proposed redevelopment includes north and south towers featuring 856 residential units and approximately 142,000 SF of retail space and 40,000 SF of office space.

Location: East side of ArtsPark at Young Circle
Developer: BTI Partners
Investment: \$226 million
Website: www.btipartners.com

CITY OF HOLLYWOOD **DEVELOPMENT ACTIVITY 45**

Hollywood Development Activity

K-5 Licensed Private Religious School



DEVELOPMENT ACTIVITY | PLANNED



Diplomat Beach Resort

The Diplomat Beach Resort has a planned expansion development that includes 350 residential units and an additional 500 key hotel.

Location: 3210-3690 S Ocean Drive
Developer: Related Group and BH Group
Investment: \$175 million
Website: diplomatresort.com

DEVELOPMENT OPPORTUNITIES



Hollywood Central - PD Site

This high-visibility 3 to 6 acre site fronts Hollywood Boulevard just west of I-95. The property currently houses the Hollywood Police Department Headquarters building and several surface parking lots. With a new Police Headquarters planned south of the current location, this desirable site will become available for redevelopment that makes beneficial use of this ideal location.

Location: 3250 Hollywood Boulevard
Area: 3 to 6 acres
Zoning: Government Use
Contact: Raelin Storey, City of Hollywood
rstorey@hollywoodfl.org



City Hall Circle

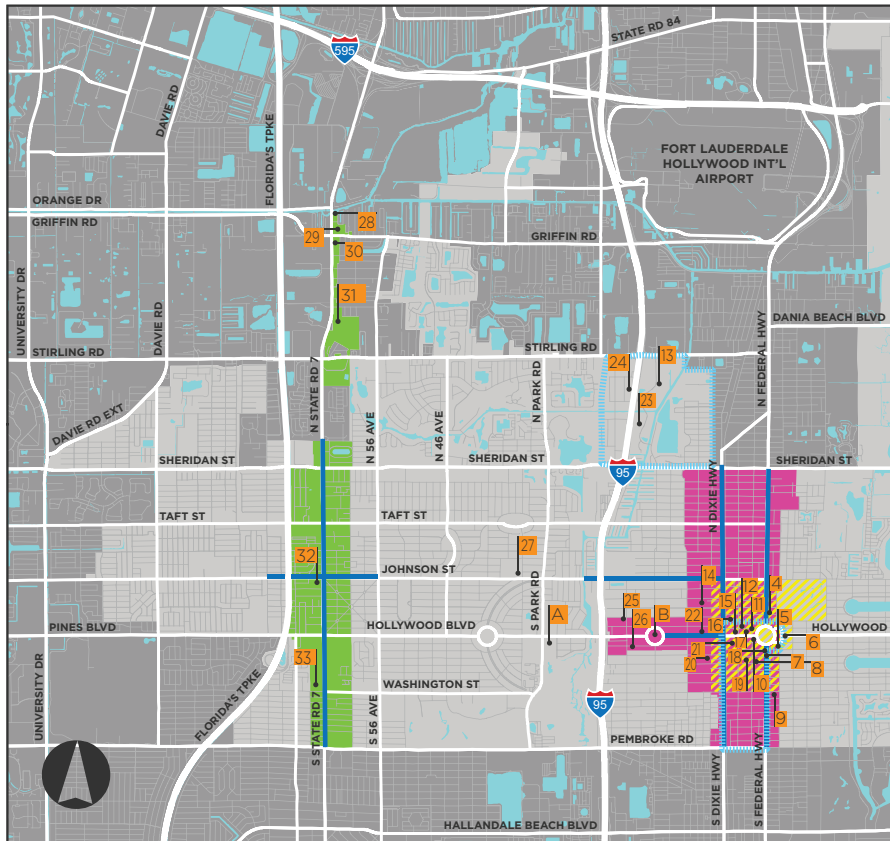
City Hall Circle is ideally located with easy access to I-95 and Tri-Rail. The nearly 10 acre city-owned site presents an exciting opportunity for a public-private partnership anchored by new city facilities and inclusive of new multi-family residential, office and retail development. The site is blocks from Hollywood's Downtown District. It currently houses the city's administrative offices and the Hollywood Branch of the Broward County Library, a facility constructed to support two additional floors.

Location: 2600 Hollywood Boulevard
Area: 9± acres
Zoning: Government Use
Contact: Raelin Storey, City of Hollywood
rstorey@hollywoodfl.org

CITY OF HOLLYWOOD **DEVELOPMENT ACTIVITY 47**

Hollywood Development Activity

K-5 Licensed Private Religious School



CITY OF HOLLYWOOD DEVELOPMENT ACTIVITY 49

RE/MAX
COMMERCIAL®



THE DEMARCO
REAL ESTATE GROUP



RE/MAX 5 STAR REALTY & THE DEMARCO REAL ESTATE GROUP™

Why Choose Us?

RE/MAX 5 Star Realty is a locally owned and operated full-service real estate brokerage with a convenient locations in Hollywood, Florida, With over 18 years of experience, we specialize in residential real estate, luxury home sales and commercial real estate. RE/MAX 5 Star Realty also has a certified commercial division, the DeMarco Real Estate Group™ with a specialty in industrial real estate, development opportunities, investments, land acquisitions, 1031 tax-deferred exchanges, leasing services and more. Client satisfaction is our number one goal!



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Full Service Property Management

The DeMarco Real Estate Group™ provide full service property management. Our goal is to maximizes client income while being mindful of customer service and property value appreciation. We provide each managed asset with a dedicated professional property manager. Our staff delivers the best service possible at very competitive and attractive rates.



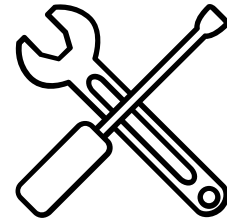
Lease Administration

Assist and negotiate all lease renewals, Review Leases for Compliance and Market all upcoming tenant space non-renewals to minimize vacancies.



Collections

Monthly statements, compliance letters to tenants when necessary, follow-up phone calls or tenant visits are conducted and Legal action with owner approval.



Maintenance

Dependable, independent, insured, and experienced contractors with competitive pricing, timely response to maintenance issues, preventative maintenance, and regular (weekly) property inspection.



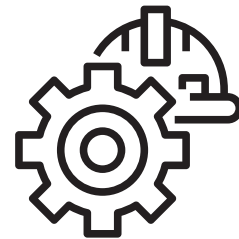
Financial Reporting and Services

Monthly operating reports, accounts payable/receivable, budgets, calculate all CAM charges and adjust quarterly and send CAM letter to each tenant, Full Bill pay (as needed), and Collect and pay all state sales tax as needed.



Tenant Retention

24-hour emergency answering service (after hours) and Dedicated full-time employee to your account.



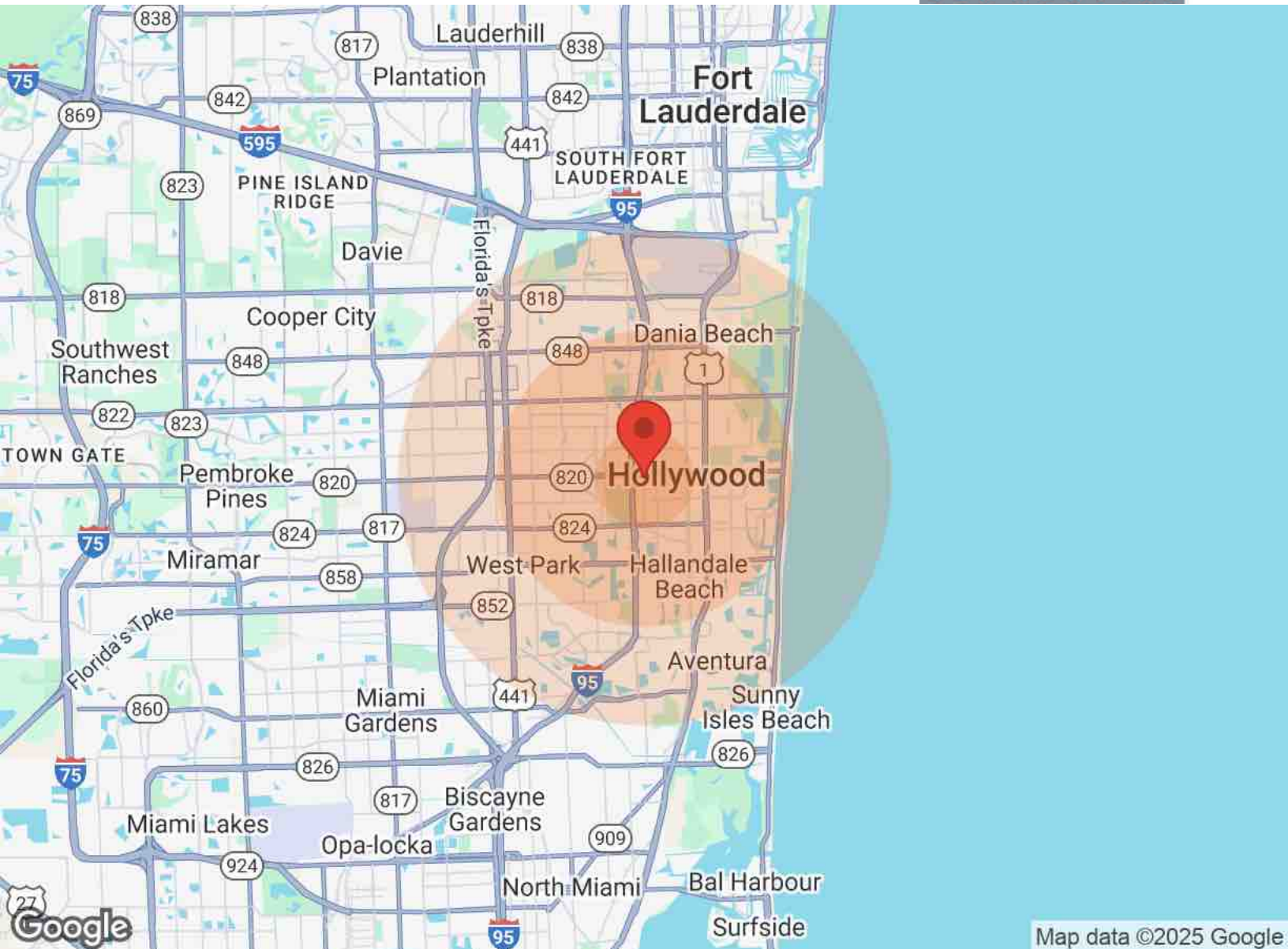
Construction Supervision and City Services

Keep all city license and county license updated as needed, follow up on city inspections and violations, and Respond and correct of all initial repairs.



Detailed Demographics

K-5 Licensed Private Religious School



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	10,081	76,600	180,438
Female	10,552	81,773	196,621
Total Population	20,633	158,373	377,059
Housing	1 Mile	3 Miles	5 Miles
Total Units	10,866	88,003	198,562
Occupied	9,193	70,338	157,298
Owner Occupied	4,494	39,218	97,336
Renter Occupied	4,699	31,120	59,962
Vacant	1,673	17,665	41,264
Race	1 Mile	3 Miles	5 Miles
White	12,099	107,714	248,926
Black	6,541	40,473	101,181
Am In/AK Nat	29	56	506
Hawaiian	1	5	31
Hispanic	6,865	44,779	120,850
Multi-Racial	3,596	18,262	44,962

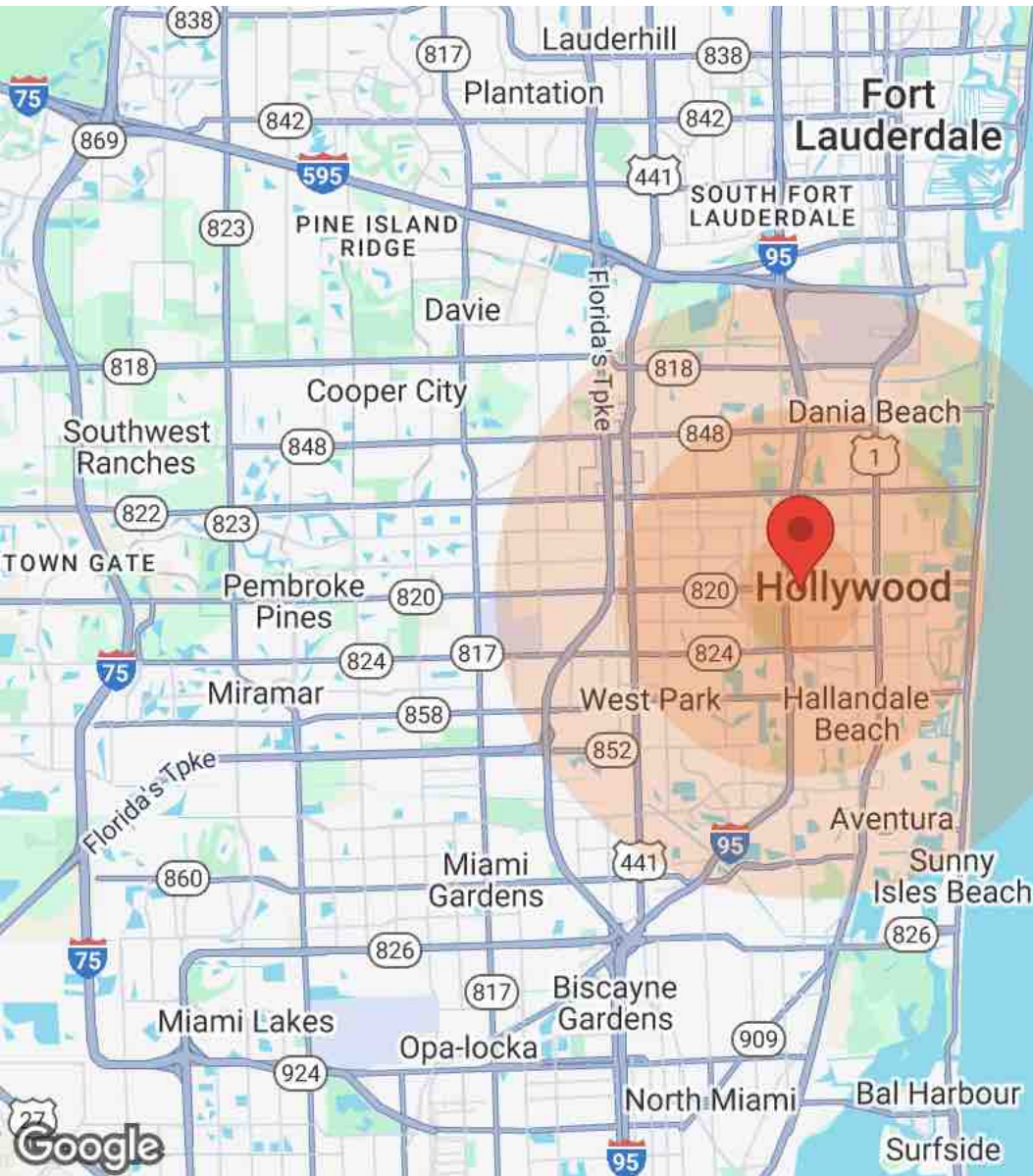
John DeMarco, ACP, CDPE, CCIM

(954) 453-1000

John@DeMarcoGroup.net

Detailed Demographics

K-5 Licensed Private Religious School



Map data ©2025 Google

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	1,068	7,521	18,705	Median	\$47,599	\$44,199	\$48,941
Ages 5-9	1,300	9,615	23,911	< \$10,000	526	6,291	13,240
Ages 10-14	1,164	9,069	22,575	\$10,000-\$14,999	618	4,372	9,422
Ages 15-19	1,056	8,614	21,456	\$15,000-\$19,999	804	5,044	9,380
Ages 20-24	1,112	8,540	21,134	\$20,000-\$24,999	412	4,358	9,026
Ages 25-29	1,216	8,543	20,892	\$25,000-\$29,999	754	4,936	9,640
Ages 30-34	1,315	8,784	21,273	\$30,000-\$34,999	554	4,127	9,223
Ages 35-39	1,479	9,559	22,780	\$35,000-\$39,999	482	3,965	8,514
Ages 40-44	1,622	10,695	25,210	\$40,000-\$44,999	611	3,670	8,162
Ages 45-49	1,693	11,670	27,153	\$45,000-\$49,999	379	3,419	7,069
Ages 50-54	1,606	11,556	26,817	\$50,000-\$60,000	760	5,500	13,302
Ages 55-59	1,428	10,882	25,029	\$60,000-\$74,000	903	6,033	15,940
Ages 60-64	1,195	9,715	22,239	\$75,000-\$99,999	1,061	6,636	17,141
Ages 65-69	957	8,253	18,996	\$100,000-\$124,999	387	3,946	10,017
Ages 70-74	740	6,909	15,941	\$125,000-\$149,999	277	2,057	4,830
Ages 74-79	530	5,616	13,010	\$150,000-\$199,999	180	2,022	4,533
Ages 80-84	365	4,279	9,984	> \$200,000	102	1,975	5,424
Ages 85+	787	8,553	19,954				

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