



Offering Memorandum



6031 Hollywood Blvd

6031-6033 HOLLYWOOD BLVD, HOLLYWOOD, FL 33024

TABLE OF CONTENTS

PROPERTY INFORMATION

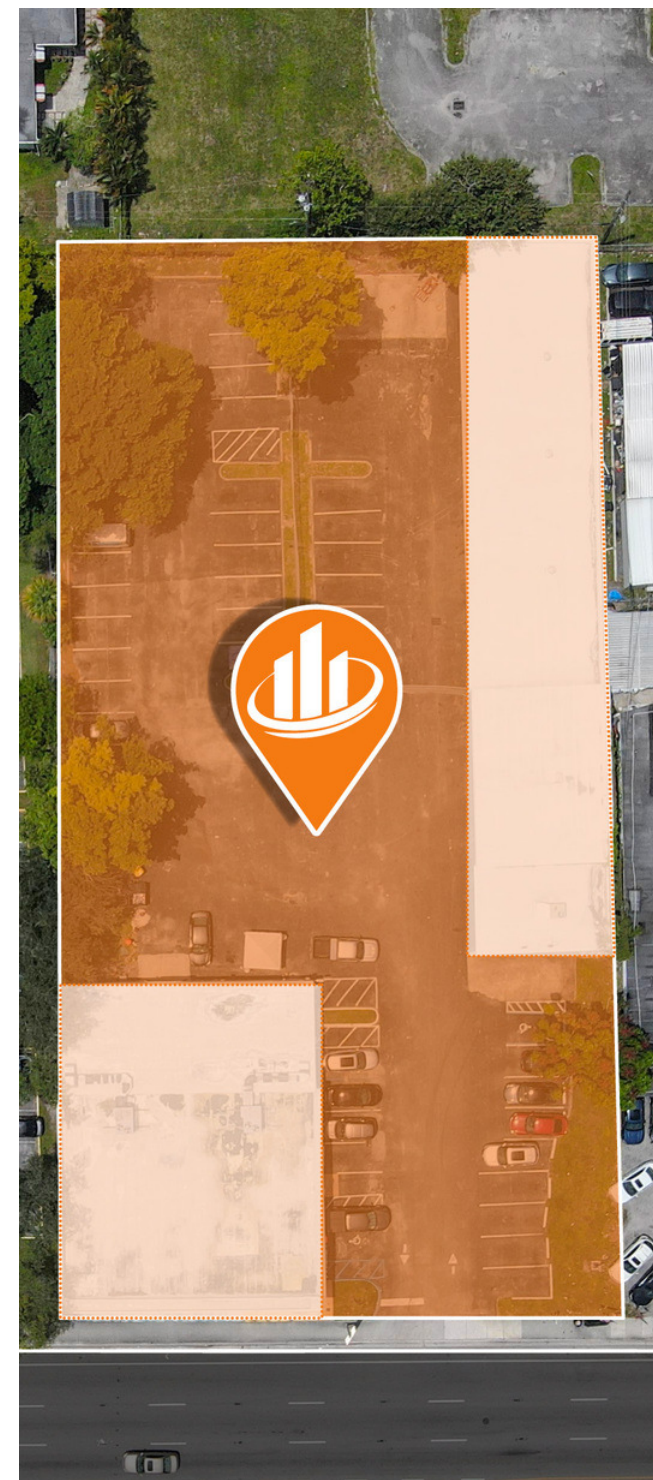
Property Summary	4
Property Details	5
Rent Roll	6
Floor Plans	7

LOCATION INFORMATION

Location Description	9
Developments in the Immediate Area	10
Zoning overview	11
Permitted Uses	12
Retail Map	13

DEMOGRAPHICS

Demographics Map & Report	15
Meet the Team	16
Disclaimer	17

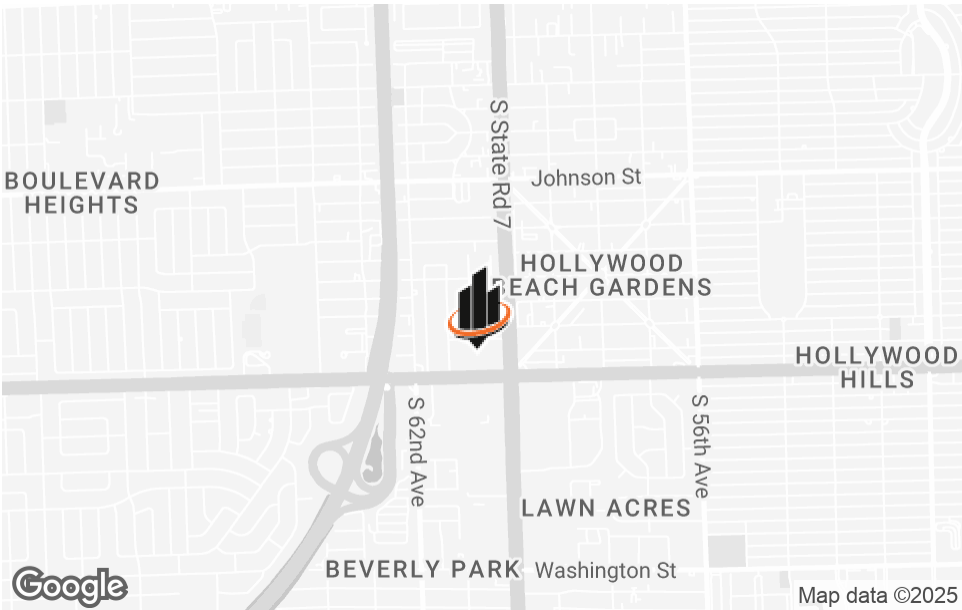




Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,500,000
NUMBER OF UNITS:	2
LOT SIZE:	1.07 Acres
BUILDING SIZE:	12,919 SF
NOI:	\$231,883.20
CAP RATE:	4.22%

PROPERTY DESCRIPTION

SVN Commercial Partners is pleased to present 6031-6033 Hollywood Blvd. (the “Property”), a 1.07-acre (±46,503 SF) income-producing site offering significant redevelopment potential in the heart of Hollywood, Florida. The Property includes two freestanding buildings:

- ±6,045 SF retail building leased to Lucky 7 Billiards
- ±6,092 SF warehouse building occupied by Luxe Auto Repair

Zoned S-MU (Suburban Mixed-Use), the Property allows retail, office, industrial, residential, and mixed-use development by right, with permitted building heights up to 150 feet. Its inclusion within a Qualified Census Tract (QCT) also makes it eligible for affordable-housing incentives and enhanced tax-credit programs, adding value for both developers and investors.

With 155 feet of frontage on Hollywood Blvd, just 400 feet west of State Road 7 (US-441) and 0.3 miles from Florida’s Turnpike, the Property offers exceptional visibility and access to major transportation corridors. The area is anchored by

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	6031 Hollywood Boulevard
STREET ADDRESS	6031 - 6033 Hollywood Boulevard
CITY, STATE, ZIP	Hollywood, FL 33024
COUNTY	Broward

PROPERTY INFORMATION

PROPERTY TYPE	Retail
ZONING	S-MU
LOT SIZE	1.07 Acres

SALE PRICE

\$5,500,000

BUILDING INFORMATION

NOI	\$231,883.20
OCCUPANCY %	100.0%
YEAR BUILT	1960

PARKING & TRANSPORTATION

PARKING RATIO	7.6/ 1,000 SF
NUMBER OF PARKING SPACES	46



RENT ROLL

SUITE	TENANT NAME	MONTHLY RENT	PRICE / SF / MONTH	LEASE END
Bldg 1	Seton Steaks LLC	\$8,124	\$16.13	4/4/2031
Bldg 2	Luxe Auto Repair LLC	\$15,000	\$29.55	8/31/2030





Location Information

LOCATION DESCRIPTION

Situated at 6031-6033 Hollywood Blvd, the Property is prominently located just 400 feet west of North State Road 7 and 0.3 miles from Florida's Turnpike. This accessible site features 155 feet of frontage along Hollywood Blvd., benefiting from strong visibility and traffic, with convenient access to two of South Florida's major corridors. Less than a mile from direct access to I-95 and approximately 5 miles from Fort Lauderdale-Hollywood International Airport (FLL), the Property enjoys excellent regional connectivity.

The surrounding area is undergoing major transformation, highlighted by the \$670 million expansion of Memorial Regional Hospital at Hollywood Blvd. and State Road 7. Just north along State Road 7, Pinnacle 441 is adding 213 new housing units, further contributing to the area's growth. The City of Hollywood, through the Hollywood Community Redevelopment Agency (CRA), continues to invest in infrastructure, streetscaping, and development initiatives, further enhancing the area's long-term appeal.

The Property is surrounded by key traffic generators including the Seminole Hard Rock® Hotel & Casino, Walmart Supercenter, and directly across from a newly developed Wawa® and Dollar Tree®. With the continued transformation of the Hollywood Blvd. corridor, the Property presents a unique opportunity for investors and developers to secure a high-visibility parcel along one of Broward County's most dynamic growth corridors.



DEVELOPMENTS IN THE IMMEDIATE AREA



PINNACLE 441

- 890 N State Road 7, Hollywood FL
- 213 Unit Residential Development
- Completed in 2025
- Less than .5 miles from the Property



MEMORIAL HEALTHCARE SYSTEM SURGICAL AND PATIENT BED TOWER PROJECT

- 101 S State Road 7 Hollywood, FL
- The SouthEast corner of Hollywood Blvd. & State Rd. 7
- Investing a planned \$670M to develop 450,000 sf for a surgical tower
- Estimated completion of Phase 1 in 2029



WAWA

- 106 S State rd. 7 Hollywood, FL
- The SouthWest corner of Hollywood Blvd. & State Rd. 7
- Completed in 2024

ZONING OVERVIEW

S-MU SOUTH -MIXED USE DISTRICT USES

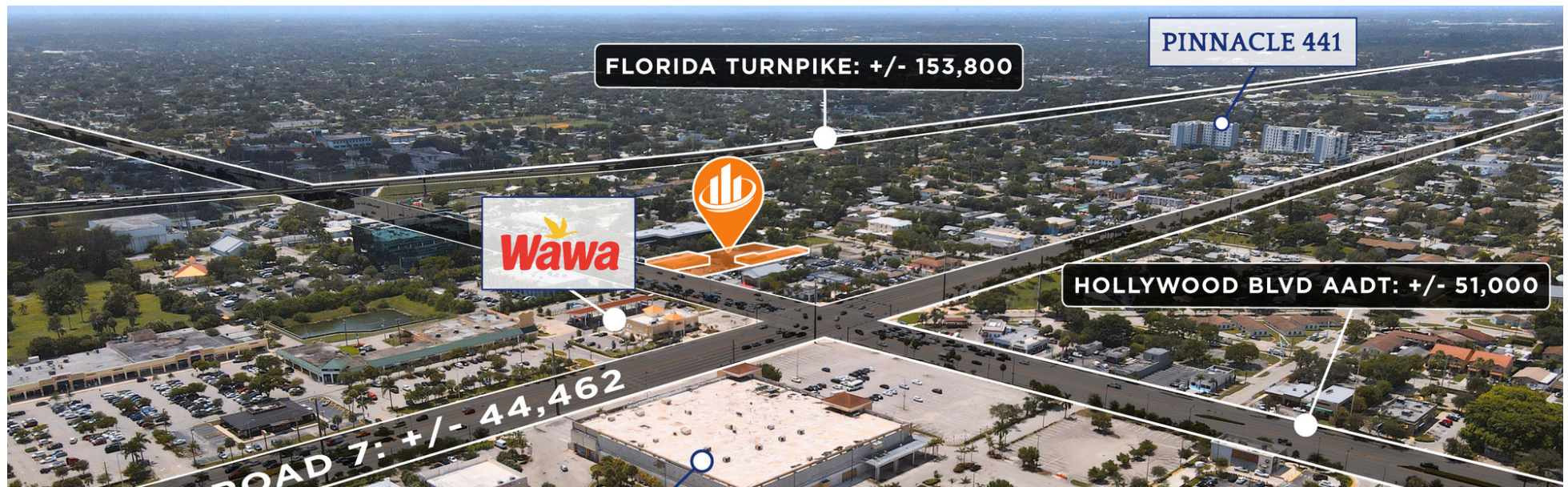
The "S-MU" zoning designation in Hollywood, Florida refers to the South Mixed-Use District.

This district, along with other mixed-use corridors like those envisioned for Hollywood Boulevard and State Road 7, aims to encourage a more sustainable long-term growth pattern by allowing for a mix of uses.

- Residential uses.
- Commercial uses.
- Office uses.
- Mixed-uses.

Specifically, planned developments in Hollywood are encouraged to allow a diversification of uses, including mixed uses combining residential with commercial and/or office uses.

For detailed and precise information regarding the S-MU zoning district it is best to consult the official Hollywood, FL Zoning and Land Development Regulations:

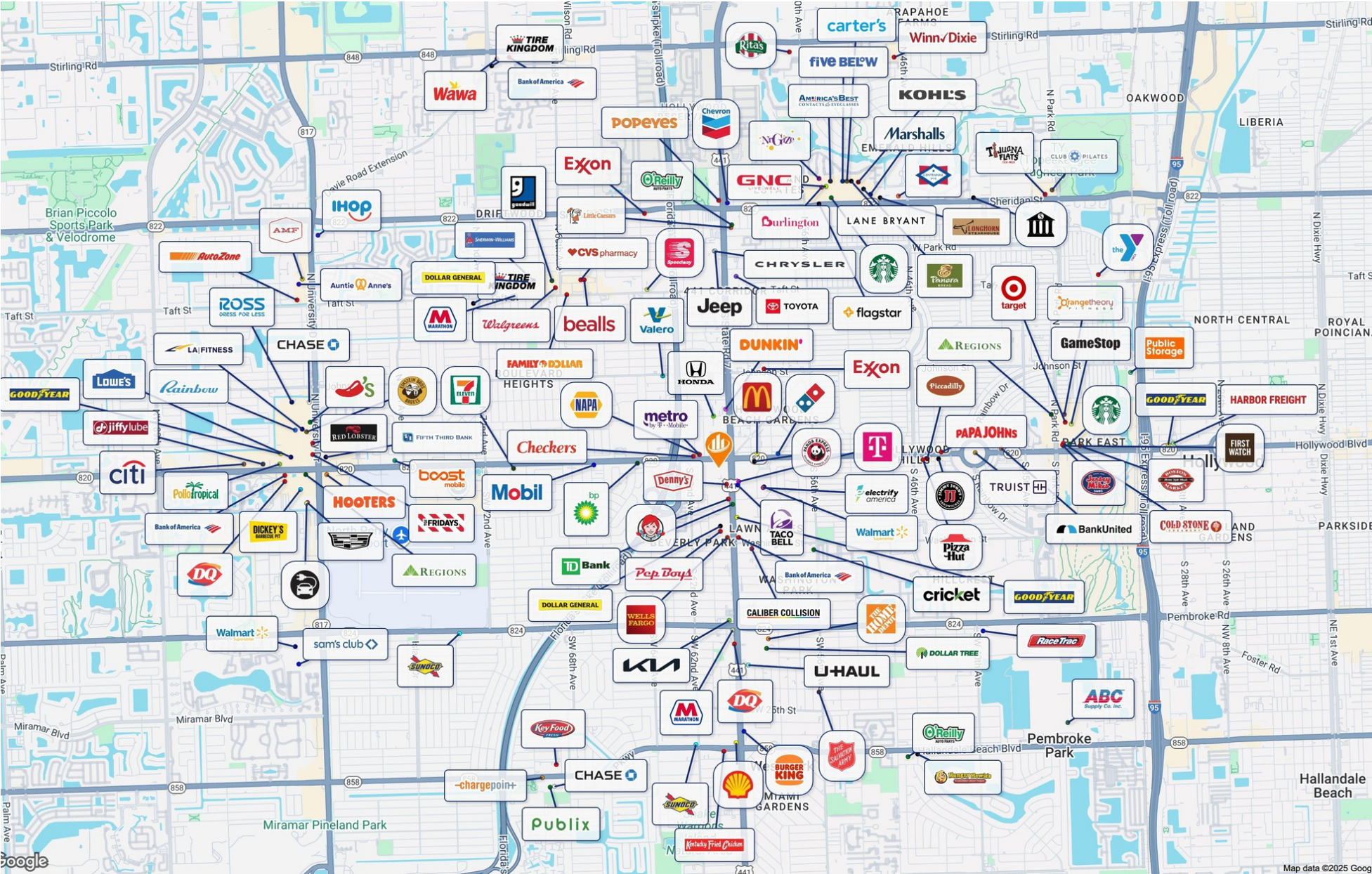


PERMITTED USES

MAIN PERMITTED USES (BY RIGHT)

- Adult educational facilities
- Amusement uses
- Antique / consignment / collectible / vintage stores
- Artisan & maker manufacturing; assembly of pre-manufactured parts for on-site sales
- Automotive rental / automotive repair
- Bar / lounge / night club
- Cabinet/furniture/upholstery shop
- Car wash
- Coin laundry
- “Commercial uses”
- Contractor shop; contractor shop associated with retail/showroom
- Dry cleaners
- Food processing
- Funeral home
- Hotel / motel
- Institutional uses
- Live-work- Microbrewery / micro-distillery / microwinery
- Multifamily Residential (not on ground floor along Hollywood Blvd, Washington St, Pembroke Rd, or SR-7)
 - Residential Density: 5- dwelling units per acre
 - Maximum Building Height - 175 Feet (up to 17 stories)
- Museum / art gallery / similar cultural uses
- Office
- Parking lots & garages (commercial)
- Places of worship / meeting halls / fraternal lodges
- Restaurant
- Retail
- Retail sales and outdoor storage
- Schools
- Self Storage Facility (not north of Washington St)
- Wholesale & warehousing maximum lot coverage allowed: 95%

RETAIL MAP





FLORIDA TURNPIKE: +/- 153,800

PINNACLE 4



HOLLYWOOD BLVD

ROAD 7: +/- 44,462



Demographics

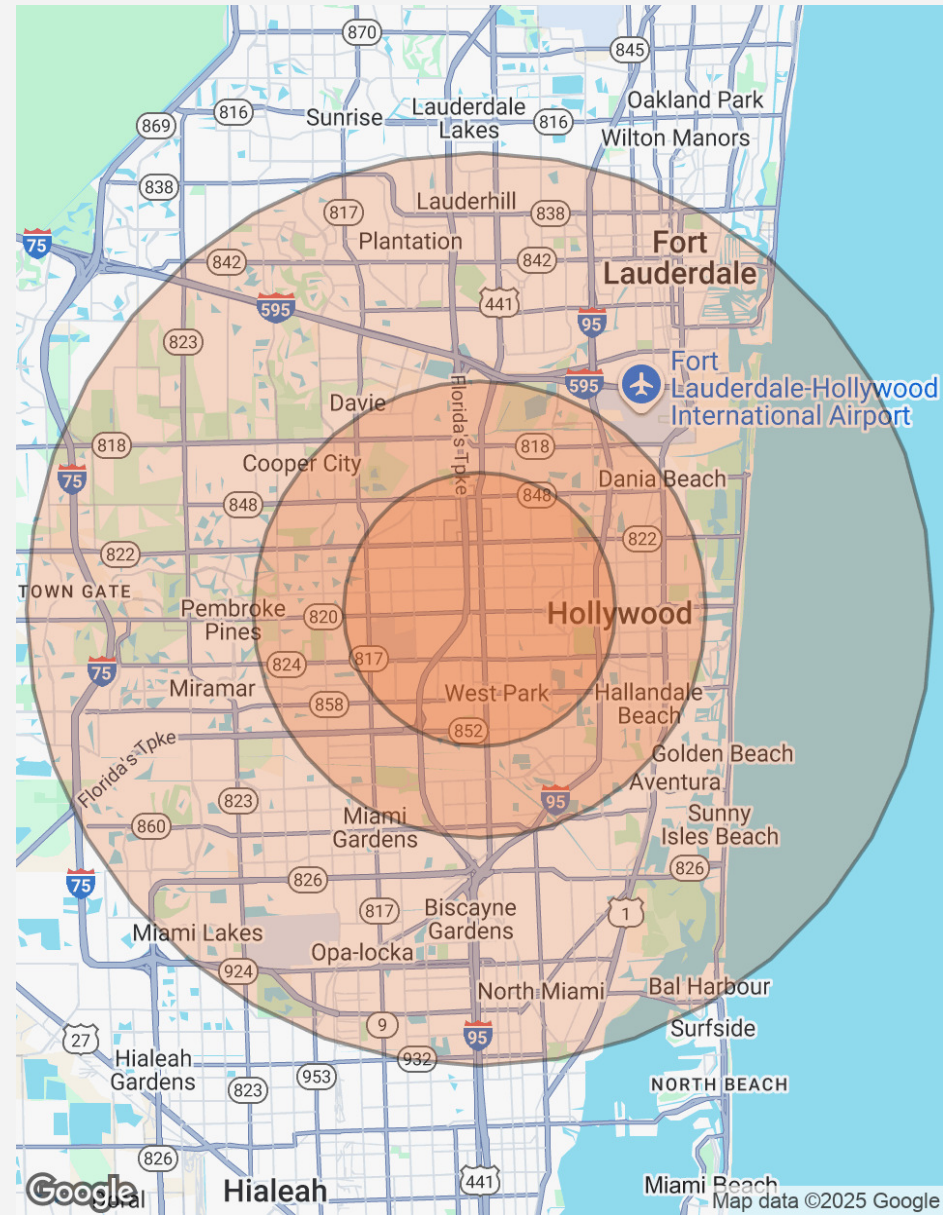
Walmart

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	181,256	471,921	1,374,689
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	42	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	64,085	172,454	512,864
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$89,654	\$88,758	\$99,127
AVERAGE HOUSE VALUE	\$381,989	\$400,612	\$464,131

Demographics data derived from AlphaMap



MEET THE TEAM



PATRICK HORROCKS

Associate Advisor

Direct: 339.235.5910 **Cell:** 339.235.5910
patrick.horrocks@svn.com



SCOTT MAESEL

Managing Director

Direct: 312.676.1860 **Cell:** 773.251.1166
maesel.s@svn.com



RUBEN RUBAN, CCIM

Senior Advisor

Direct: 305.359.8090 **Cell:** 312.925.7329
ruben.ruban@svn.com

FL #BK3415953 // IL #471.010589

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each

Walmart

Wawa



Healthcare System
PROPOSED DEVELOPMENT

Collective Strength, Accelerated Growth

1800 CORPORATE BLVD. NW
SUITE 100
BOCA RATON, FL 33431



[HTTPS:SVNCP.COM](https://svncp.com)