



COCONUT CREEK MEDICAL CENTER

FOR SALE

3880 COCONUT CREEK PKWY

Coconut Creek, FL 33066

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Native Realty is pleased to present this beautiful and expansive, fully leased medical office building available at 3880 Coconut Creek Parkway. This 10,644 SF building houses six long term tenants that are all on NNN leases. The location is second to none for accessibility, located in central Broward county just seconds from the Turnpike. Tenants operating in this property, one of the only medical plazas in the immediate area, benefit from a strong suburban and aging patient base and ample on-site parking, ensuring excellent accessibility for these patients. Positioned on a hard corner with prominent monument signage seen by over 26,000 vehicles per day, the building offers outstanding visibility and branding potential for current tenants, as well as future tenants.

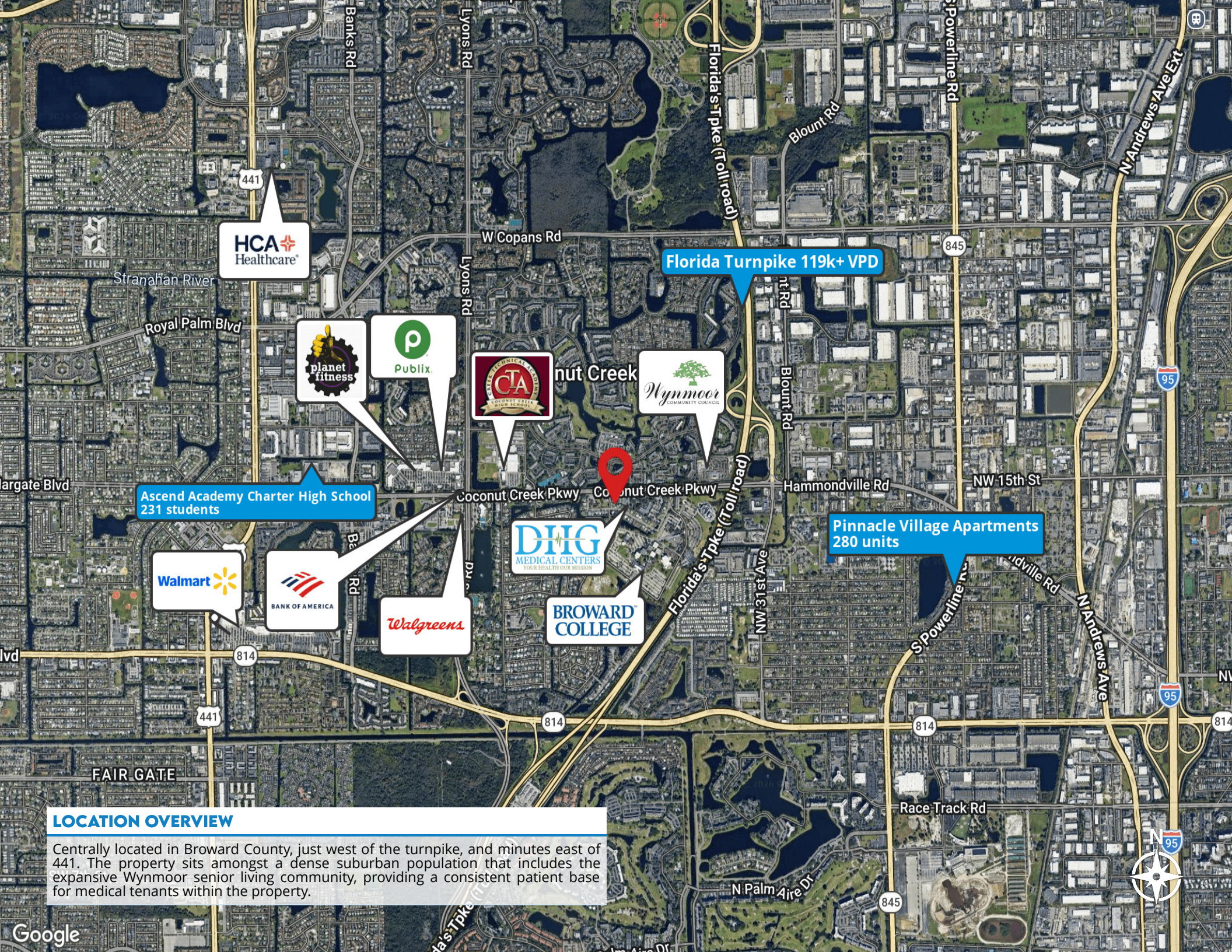
Along with the strong and stable in place cash flow, including five of the six leases having a minimum annual base rent increase of 5%, a buyer can expect future financial upside with the asset as the average rents are well below market. Don't miss this opportunity to acquire a highly sought after medical building asset that has it all, strategic location, strong cash flow, and future upside.

PROPERTY HIGHLIGHTS

- 100% Occupied, NNN Leased Medical Building
- Stable in place cash flow, with below market rents for future upside
- Strong annual rent increases
- Growing surrounding trade area w/ dense suburban population
- Central Broward County location for easy access from all directions

OFFERING SUMMARY

Sale Price:	\$3,400,000.00
Lot Size:	30,473 SF
Building Size:	10,644 SF
NOI:	\$208,483.92
Cap Rate:	6.13%



Florida Turnpike 119k+ VPD

Ascend Academy Charter High School
231 students

Pinnacle Village Apartments
280 units

LOCATION OVERVIEW

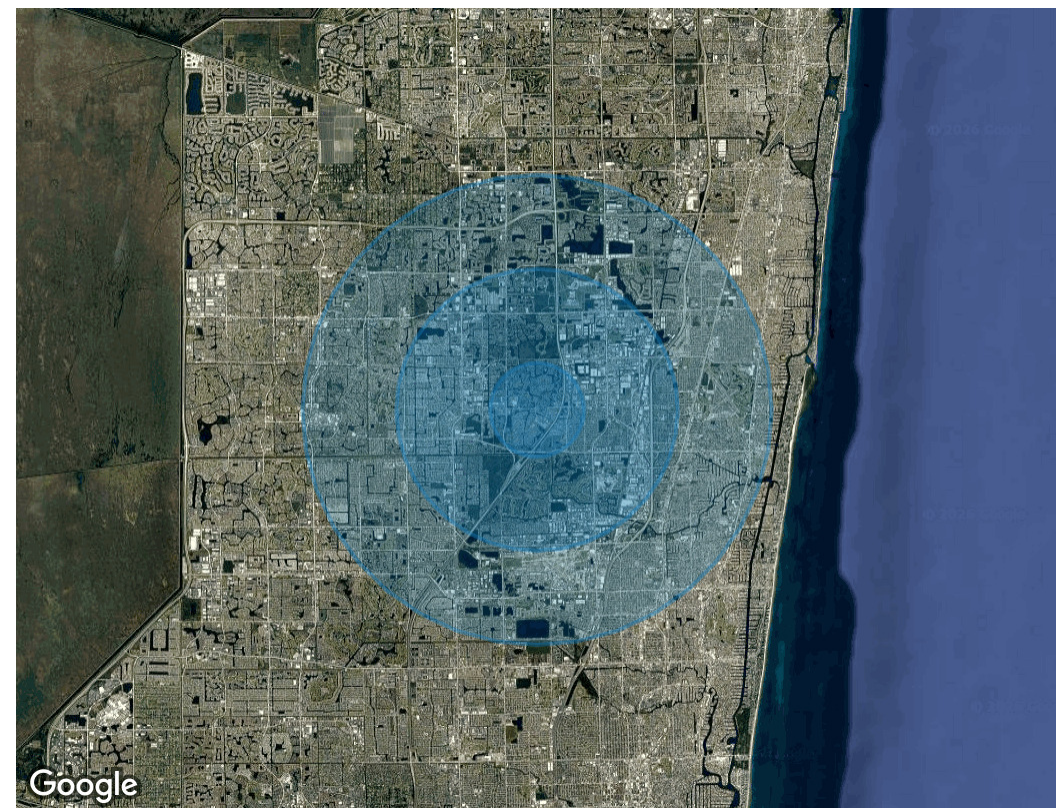
Centrally located in Broward County, just west of the turnpike, and minutes east of 441. The property sits amongst a dense suburban population that includes the expansive Wynmoor senior living community, providing a consistent patient base for medical tenants within the property.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,128	122,116	406,481
Average Age	51.1	42.9	40.8
Average Age (Male)	49.1	41.6	40.1
Average Age (Female)	51.3	43.6	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,375	50,194	158,344
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$139,142	\$87,465	\$88,605
Average House Value	\$234,298	\$279,799	\$331,550

2023 American Community Survey (ACS)







SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
100	Gino Demetro	3,233 SF	\$17.84	\$57,689	12/31/30
102	Jeffrey Paul Gally, MD	1,127 SF	\$40.23	\$45,342	5/31/31
200	Beth Reinstein D.D.S	1,025 SF	\$22.52	\$23,084	8/31/30
202	Ricardo Polit	500 SF	\$12.71	\$6,356	3/31/28
300	PCC Medical Holdings	2,900 SF	\$15.00	\$43,500	8/31/28
303	Jie Lu - Massage	1,191 SF	\$27.30	\$32,514	10/31/29
TOTALS		9,976 SF		\$208,484	
AVERAGES			\$22.60		







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