

±10,387 SF MIXED-USE BUILDING
DOWNTOWN HOLLYWOOD



For Sale - Mixed-Use Opportunity
OFFERING MEMORANDUM

219 N 21ST AVE,
HOLLYWOOD, FL 33020

TURNKEY RESTAURANT, NATURAL WINE BAR & OFFICE INVESTMENT

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

This mixed-use investment opportunity is located directly within the rapidly evolving urban corridor in the heart of downtown Hollywood, FL. Situated on a 0.25-acre site this ± 10,387 Sq. Ft. building opportunity is for an investor and/or owner-user to capitalize on the strong demand for hospitality, retail, and mixed-use assets in South Florida

The property features a turnkey restaurant completely renovated in 2025 with a new kitchen, walk-in coolers, and freezers. Located next store is a natural wine bar with outdoor seating and a private garden area.

The expansive 2nd floor is designed with a versatile open layout that can accommodate a full floor office, open studio, lounge and/or private event space.

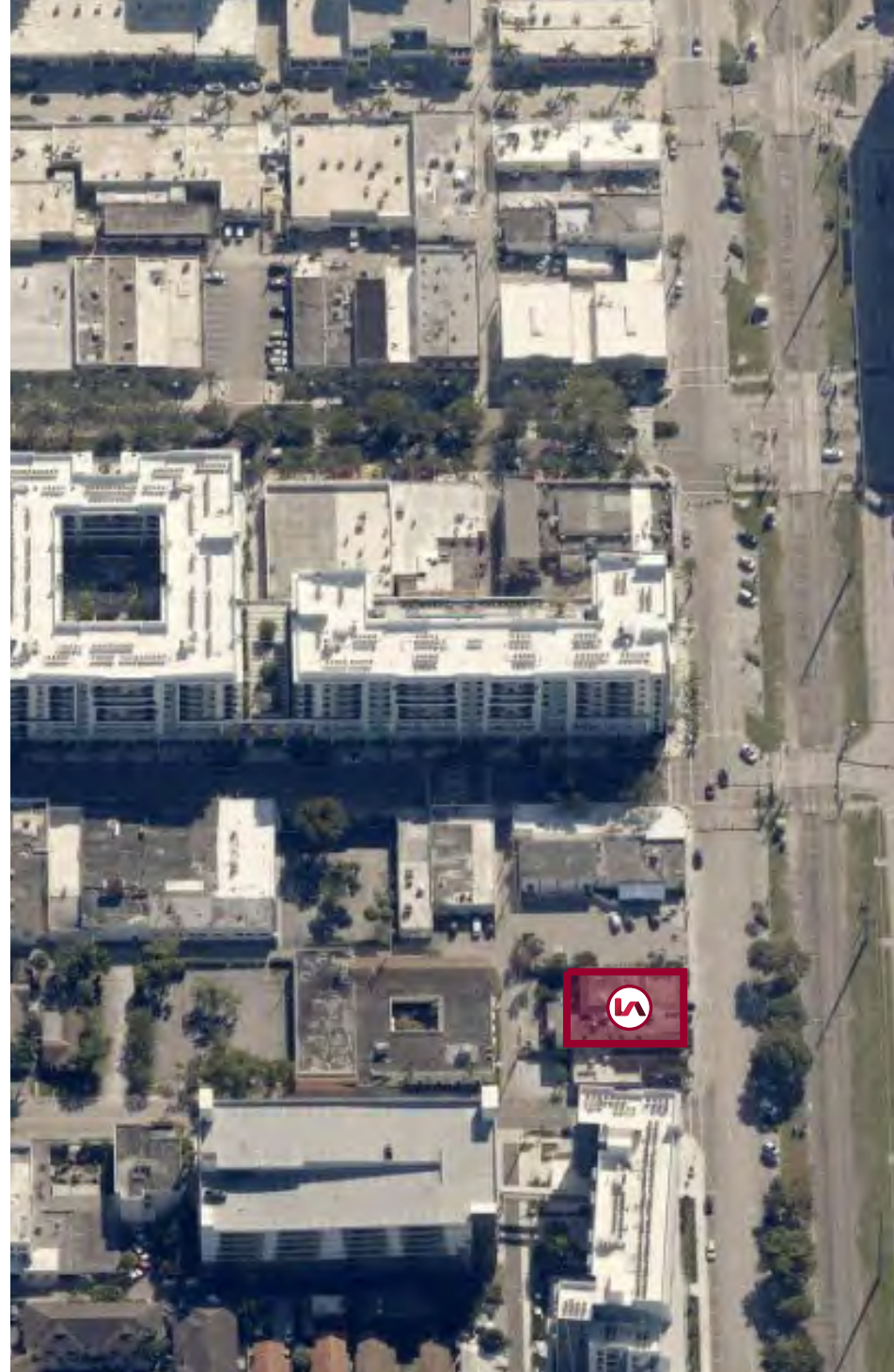
Zoned ND-3,

The asset benefits from:

- Strong visibility
- Proximity to major commercial and residential developments
- Walkable urban location
- Continued population and economic growth in the surrounding market

A diversified investment profile. the property is ideally positioned in Downtown Hollywood to capitalize on the area's dynamic commercial landscape. Don't miss the opportunity to secure a true cornerstone asset in this thriving market.

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PROPERTY SUMMARY

Total Building Area	10,387 SF
Lot Size	0.25 Acres
Property Type	Mixed-Use
Zoning	ND-3 _ North Downtown High Intensity Mixed-Use
Current Use	Restaurant,Wine Bar with Outdoor Space, 2nd Floor Office & Lounge.
Year Built	1924 Expanded in 1961
Renovated	2025 - Restaurant redesigned, new walk-in freezer & cooler. 2020 - 2nd Floor complete retrofit.
Location	Great visibility & exposure along a major arterial road. large private outdoor space.
Submarket	Hollywood

OFFERED FOR SALE

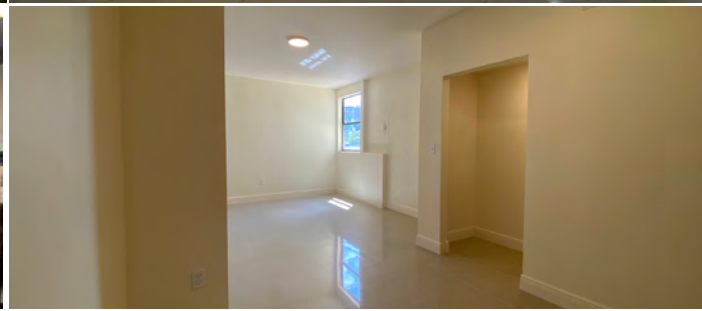
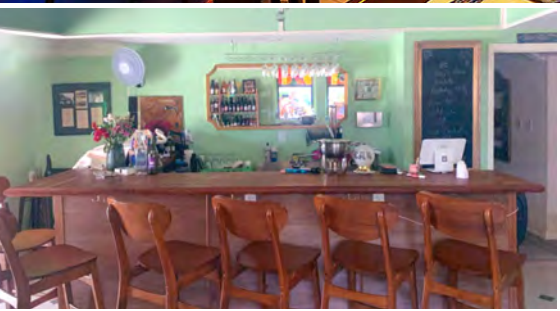
\$3,800,000

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**First
FLOOR**

**Second
FLOOR**



INVESTMENT HIGHLIGHTS



Prime Urban Location

Highly visible mixed-use building located within a rapidly developing area surrounded by new residential, office, and retail developments.



High Visibility Frontage

The property benefits from strong street presence and traffic exposure, enhancing retail and restaurant operations.



Turnkey Restaurant Opportunity

The restaurant space is fully operational and ready for immediate occupancy, creating a plug-and-play opportunity for an owner/operator or hospitality investor.



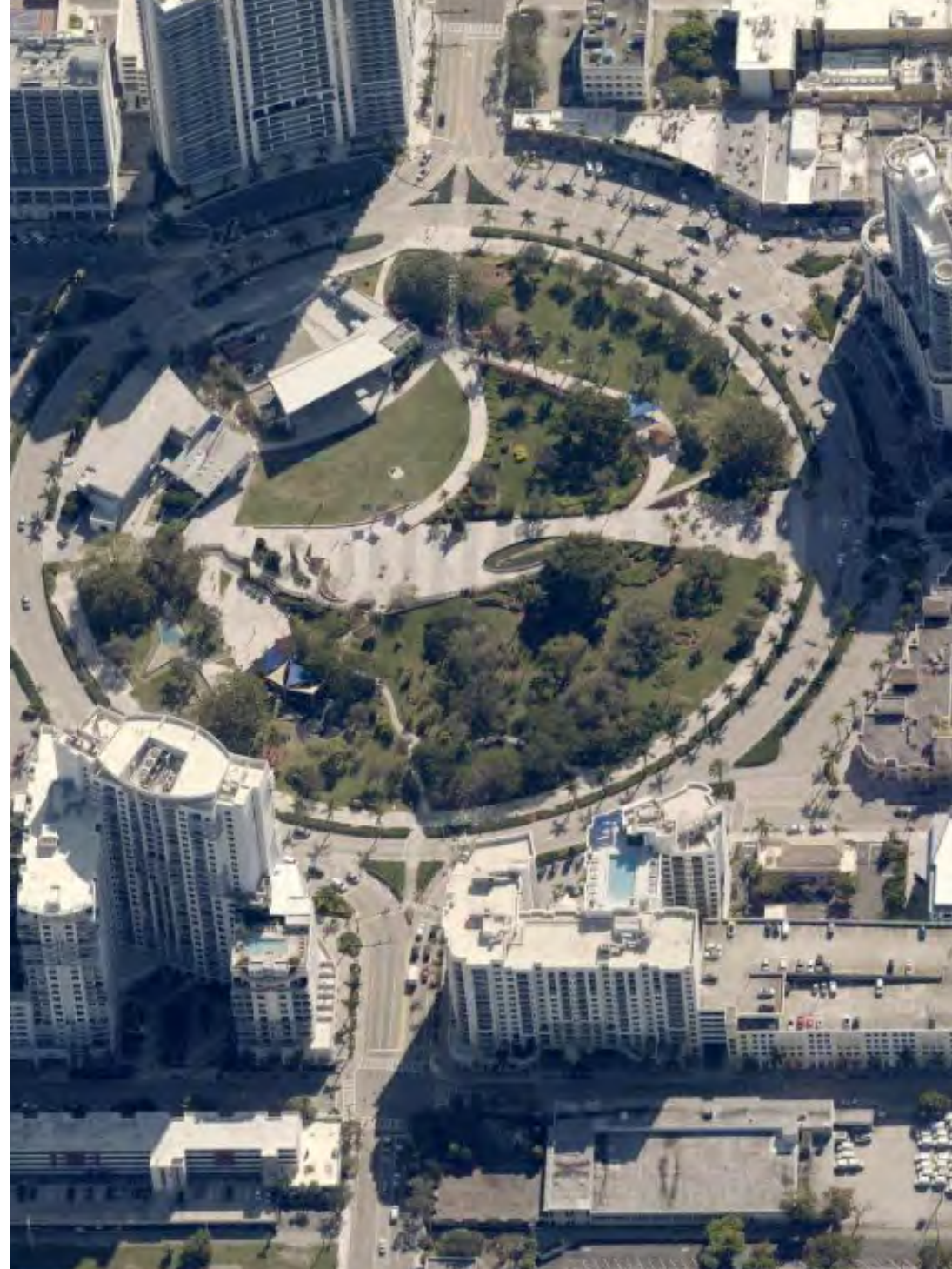
Mixed-Use Income Potential

Combination of restaurant, wine bar, and office space allows for diversified income streams and flexibility for future repositioning.



Positioned for Growth

The surrounding area is experiencing significant new residential and office development, which will continue to drive demand for hospitality and retail uses.



LOCATION OVERVIEW

A+++ Location in Downtown Hollywood, FL
 Discover the allure of South Florida at 219 N 21st Ave in Hollywood, FL. Surrounded by a vibrant blend of residential and commercial properties, just minutes from the renowned Hollywood Beach and the lively Hollywood Boardwalk. A perfect blend of leisure, entertainment, and business opportunities with its strategic position in an eclectic and dynamic neighborhood, the property presents an exceptional opportunity to purchase a free-standing retail investment in South Florida.



Located in the heart of Downtown Hollywood, just north of the Hollywood Boulevard Historic Business District. The property sits within Hollywood's historic downtown corridor and features a building dating back to approximately 1924.

Connectivity & Economic Drivers

Downtown Hollywood benefits from proximity to two major regional economic engines:



35.2 million passengers in 2024, serving 97 domestic & 55 international destinations.



Generates more than **\$29 billion in annual economic** impact, supporting over 197,000 Florida jobs.

The City is served by Tri-Rail commuter service and positioned for expanded rail connectivity along the Florida East Coast corridor.

Public investment, including the recently completed Hollywood Blvd Complete Streets project, has enhanced pedestrian circulation and storefront visibility, strengthening the retail environment.

Downtown also falls within the City's Community Redevelopment Agency (CRA) district, offering grant programs designed to support façade improvements and capital upgrades, reinforcing long-term asset value.



Downtown Hollywood offers investors a differentiated opportunity within Southeast Broward — combining urban walkability, active development momentum, and stable commercial fundamentals.



Hollywood's office submarket totals approximately 6.4 million square feet, with reported 93.1% occupancy and an 8.2% vacancy rate, reflecting a stable and balanced leasing environment. Average asking rents are approximately \$36.00/SF, slightly above the broader Fort Lauderdale metro average, with 33 office sales transactions in FY2025 at an average of \$231/SF, demonstrating sustained investor activity.



Hollywood's retail inventory totals approximately 11.8 million square feet, with a reported 5% vacancy rate (Q3 2025). Average rents are approximately \$37.00/SF, supported by steady year-over-year growth. New mixed-use developments are introducing high-quality ground-floor retail space, further strengthening Downtown as a dining, service, and entertainment destination.

INVESTMENT CONSIDERATIONS

- Significant residential density growth
- Strong occupancy across office and retail sectors
- Transit-oriented zoning and redevelopment flexibility
- Proximity to airport and seaport infrastructure
- Ongoing public investment and CRA incentives

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Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

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