

LEASE

DEER RUN

3256-3264 West Hillsboro Boulevard Deerfield Beach, FL 33442



LEASE RATE

\$20.00 SF/yr

Elvis A Amor, PA MSIRE
954 477 2381

Alexis Lizama
305 409 3045

Ricardo Carrera, PA
954 829 5702

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



8 PROPERTY INFORMATION

Property Summary

Property Description

Complete Highlights

Additional Photos

13 LOCATION INFORMATION

Regional Map

Location Map

Aerial Map

Site Plans

18 DEMOGRAPHICS

Demographics Map & Report

20 ADVISOR BIOS

Advisor Bio 1

Advisor Bio 2

Advisor Bio 3



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Professionals

Presence in

40 COUNTRIES

OVER 12,500

Transactions

\$6.34 BILLION

Sales Volume

\$1.77 BILLION

Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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SCOPE OF SERVICE

Coldwell Banker Commercial to represent _____ in the sale of Deer Run

MARKET INFO

An exceptional location both for business and life after-hours, Deer Run is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the South Florida Market, we recommend the property be sold for .

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce the availability of a prime leasing opportunity at 3256-3264 W Hillsboro Blvd, Unit 3256, Deerfield Beach, FL 33442. This notable space, formerly occupied by Dan's Fan City for approximately 30 years, offers 1,250 square feet of versatile space and is ready for immediate occupancy.

Located in a vibrant and bustling area, the property benefits from high visibility and substantial foot traffic. The corridor to the site includes W Hillsboro Blvd, Powerline Road, and I-95, ensuring convenient access and excellent connectivity for customers and employees alike. The location boasts an average daily traffic count of 39,005 vehicles, highlighting its high-exposure potential for any business.

This leasing opportunity is surrounded by a diverse mix of national tenants, including

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,250 SF
Lot Size:	15,015 SF
Building Size:	6,386 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	893	2,135	8,013
Total Population	2,050	4,728	15,864
Average HH Income	\$89.351	\$88.245	\$89.165

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This leasing opportunity is surrounded by a diverse mix of national tenants, including Chipotle, Panda Express, Jimmy John's, Target, PDQ, and Walgreens. This mix of established brands enhances the site's attractiveness and draws a steady stream of visitors to the area.

In addition to its strategic location, the surrounding community features a robust economic profile. The average household income within the vicinity is \$87,079, indicating a strong consumer base with significant spending power.

This exceptional leasing opportunity is ideal for businesses seeking a well-located, high-traffic area with a strong consumer base. Don't miss out on the chance to establish your business in this prime location. For more information or to schedule a viewing, please contact Coldwell Banker Commercial Realty.

LOCATION DESCRIPTION

Get the crew together for beach volleyball, or take the kids to the many playgrounds

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PROPERTY HIGHLIGHTS

- Key Features:
- Prime leasing opportunity at 3256-3264 W Hillsboro Blvd, Unit 3256, Deerfield Beach, FL 33442
- 1,250 SF of space, previously occupied by Dan's Fan City for approximately 30 years
- Space delivered "as is"
- High visibility and foot traffic
- Convenient access via W Hillsboro Blvd, Powerline Road, and I-95
- Average daily traffic count: 39,005 vehicles
- Surrounded by national tenants: Chipotle, Panda Express, Jimmy John's, Target, PDQ, and Walgreens
- Strong economic profile with an average household income of \$87,079

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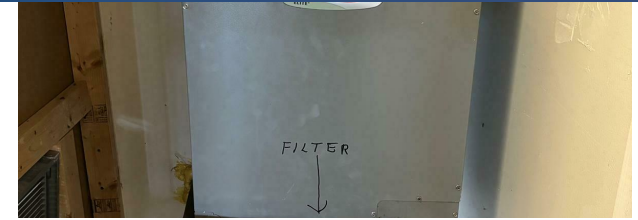


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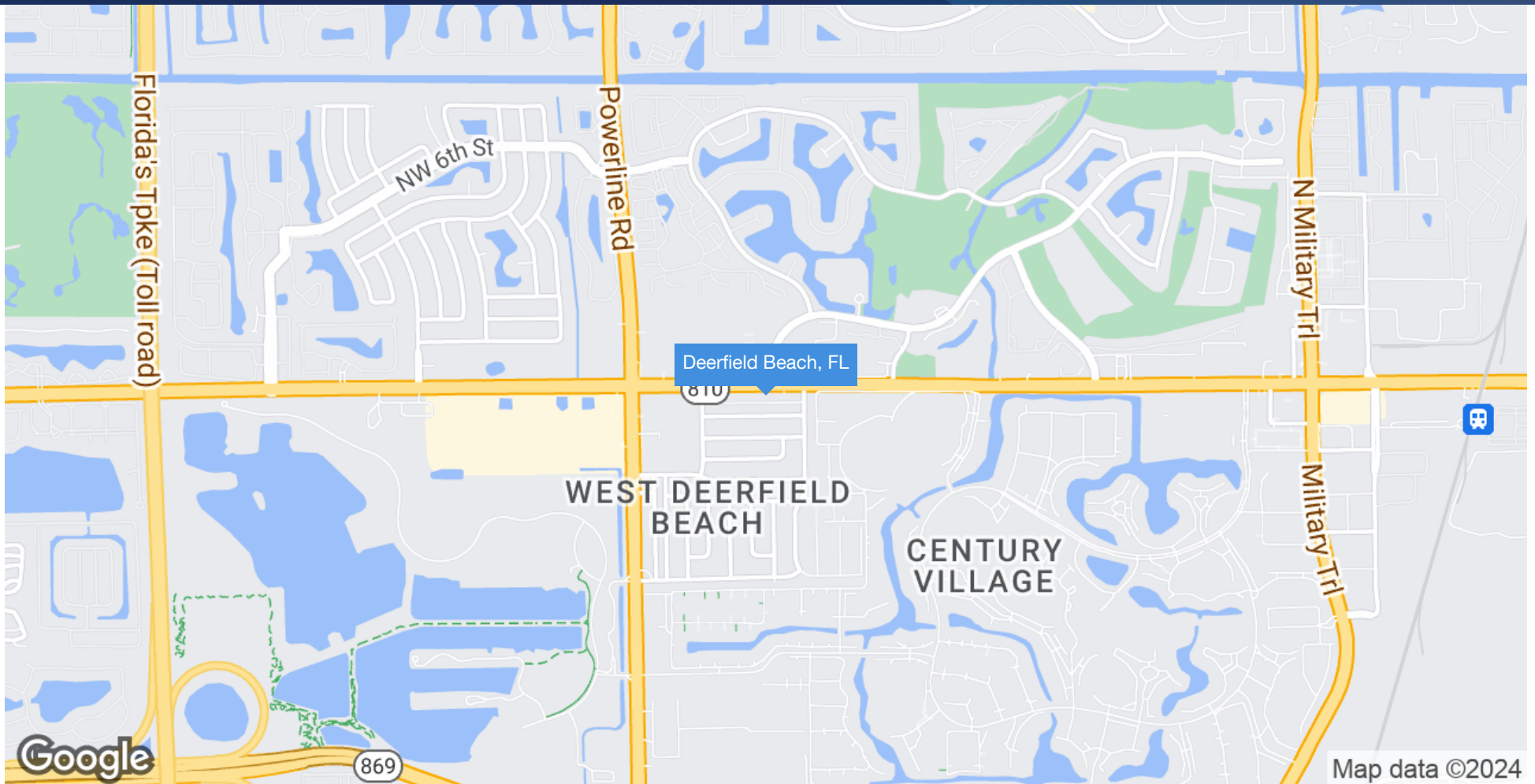


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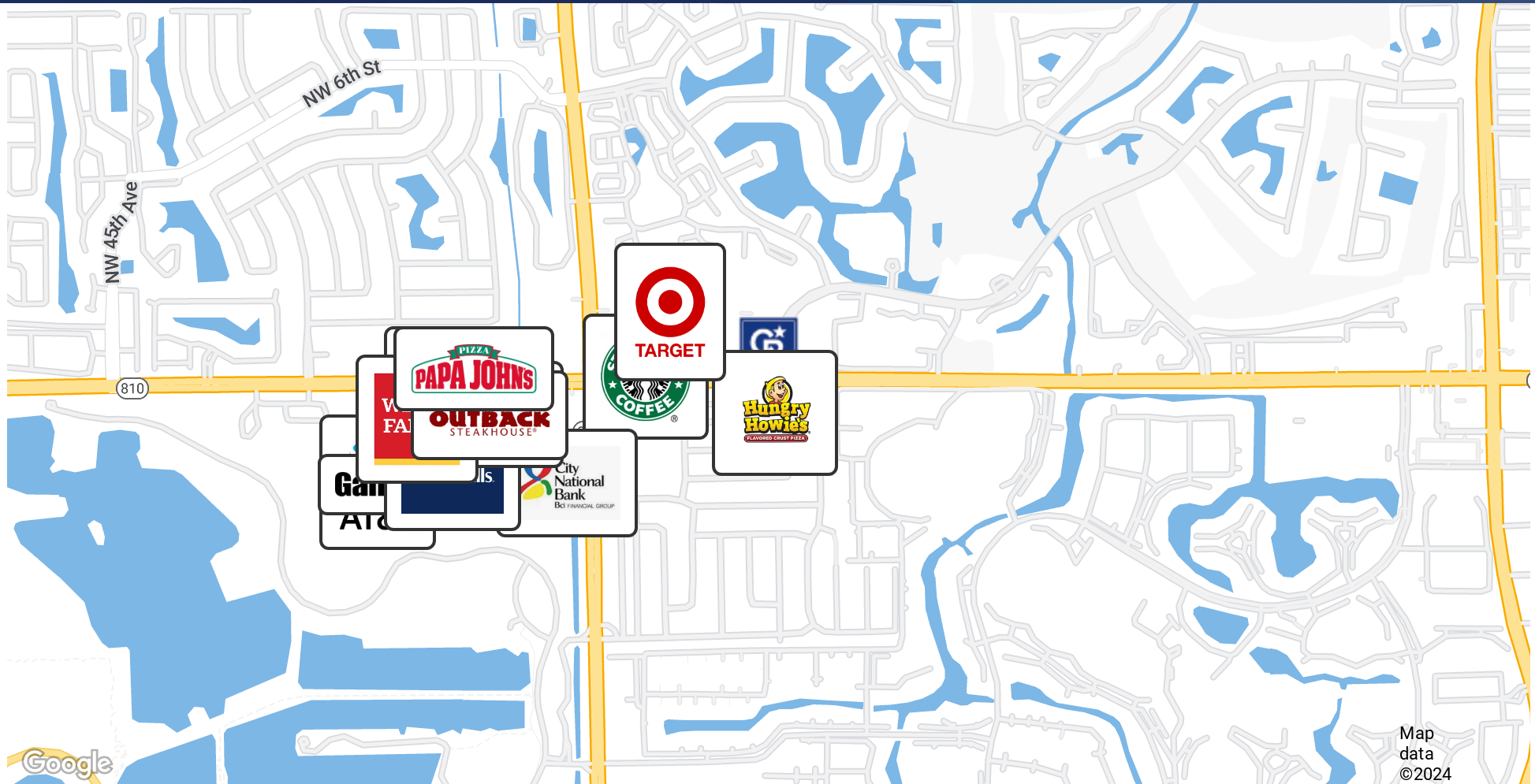


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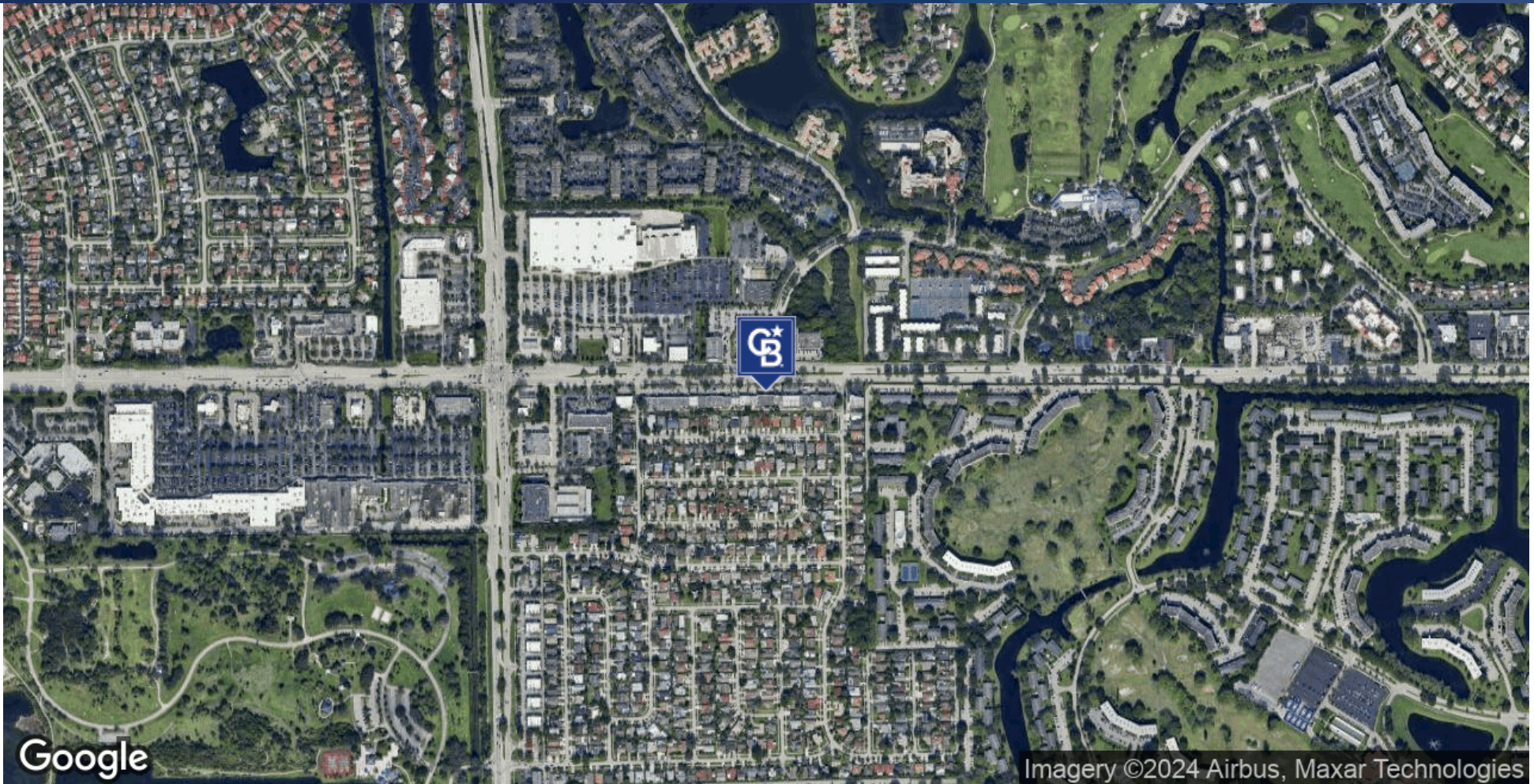


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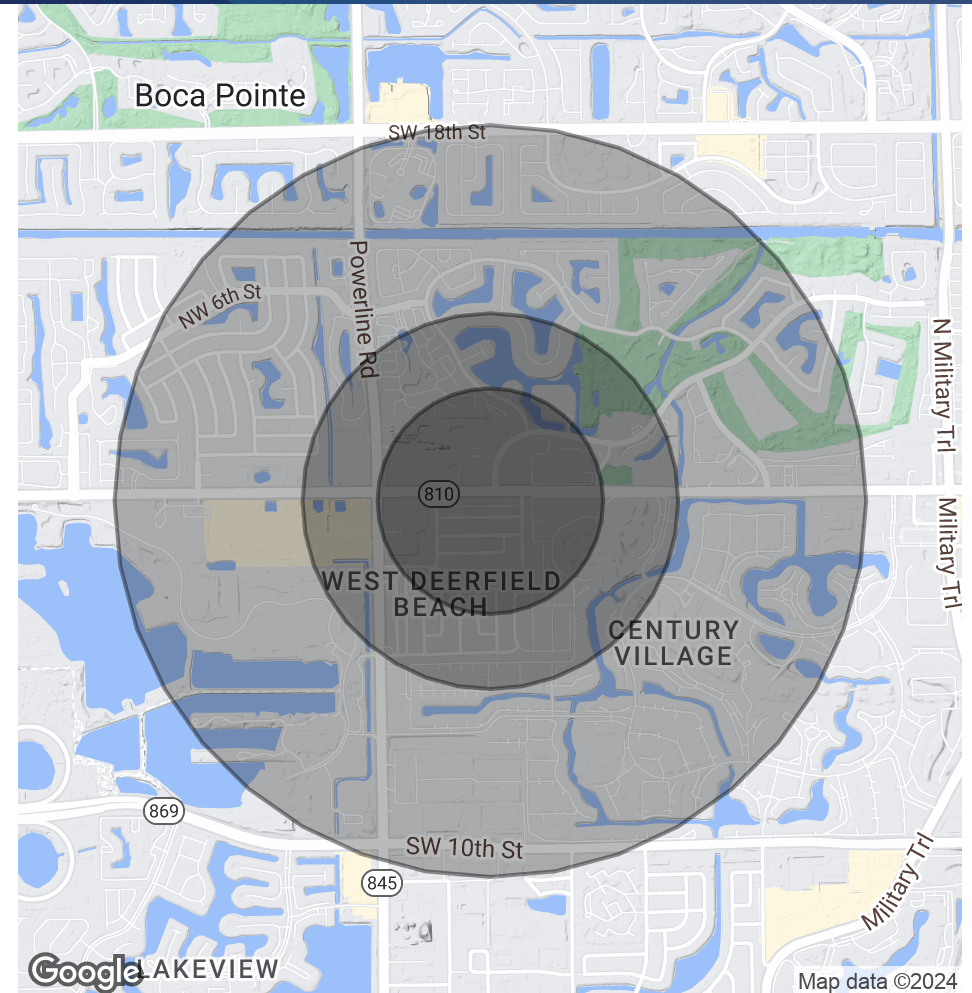
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,050	4,728	15,864
Average Age	48	50	56
Average Age (Male)	47	49	55
Average Age (Female)	49	51	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	893	2,135	8,013
# of Persons per HH	2.3	2.2	2
Average HH Income	\$89,351	\$88,245	\$89,165
Average House Value	\$193,266	\$212,386	\$309,337

Demographics data derived from AlphaMap



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ELVIS A AMOR, PA MSIRE

Investment Sales Advisor

elvis.amor@cbcprt.com

Direct: 954.477.2381 | Cell: 954.477.2381

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a distinguished Commercial Investment Sales Advisor associated with Coldwell Banker Commercial Realty. Elvis A Amor has successfully closed sales and leases amounting to a remarkable total volume of approximately \$26 million. It's a testament to his expertise and effectiveness in the commercial real estate market. With a track record of guiding numerous commercial real estate investors through disposition and acquisition strategies, Elvis is committed to securing optimal returns for their investment portfolios. His dedication lies in comprehensively understanding and evaluating the specific investment objectives of each investor.

Elvis has a wealth of experience collaborating with commercial sellers, buyers, landlords, and tenants, ensuring a holistic understanding of diverse perspectives within the commercial real estate landscape. His educational background includes a Master of International Real Estate from Florida International University, where he honed his expertise in the field.

EDUCATION

Coldwell Banker Commercial Realty

3319 Sheridan St
Hollywood, FL 33021
555.555.5555

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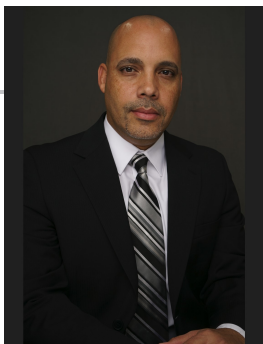


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ALEXIS LIZAMA

Commercial investments advisor.

alexis.lizama@cbrealty.com

Direct: 305.409.3045

PROFESSIONAL BACKGROUND

Mr. Alex Lizama began his brokerage career in 2019, Mr. Alex Lizama currently holds multiple awards every year for top selling agent, top listing agent, and distinctive circle of excellence within the company. Mr. Alex Lizama is a top producer for the company and is amongst the top ten producing commercial brokers for 2023 at Coldwell Banker's commercial realty. Specializing in multifamily investment sales acquisitions, dispositions of multifamily investment properties.

Prior to embarking on his brokerage career Mr. Alex Lizama owned and managed a furniture retail store from 2001-2019 in addition he also owned and managed the real estate that the business occupied. From a young age Mr. Alex Lizama has been an entrepreneur, Mr. Alex Lizama has proven to be an excellent businessman, his business acumen has helped guide most of his clients to very profitable outcomes on both sides of the transaction either the disposition side or acquisition side of the investment.

With Mr. Alex Lizama experience in acquisitions, dispositions of multifamily investments, he has built and connected with a large network of investors, owner's operators throughout Florida. Mr. Alex Lizama has facilitated a numerous number of successful transactions for his clients. The key to Mr. Alex Lizama success has been his superior market knowledge in

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RICARDO CARRERA, PA

Comm Sales Associate

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FOR MORE INFORMATION:



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