

THE REVV- RETAIL STOREFRONTS & MODERN •LIVE•WORK•PLAY UNITS AVAILABLE FOR LEASE

2233 Hollywood Blvd Hollywood,
FL 33020 | Hollywood, FL

OFFERING MEMORANDUM



ONE

Sotheby's
INTERNATIONAL REALTY

HIGHLIGHTS

- Commercial Retail Suite #101: 914 SFT.
Rate: \$38 NNN. (\$9.00)
- Commercial Retail Suite 102: 914 SFT.
Rate:\$38 NNN. (\$9.00)
- High exposure corner retail units.
- Live•Work•Play units available for lease.
- On-site Parking
- Excellent Location in Downtown Hollywood just 3 blocks away from vibrant Young's Circle and Hollywood City Hall.
- Just a 15 minute drive to Fort Lauderdale Airport.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
101	Suite #101	1	914	\$38.00	NNN+ \$9.00	Suite 101 offers 914 square feet of premium corner retail space with high visibility at the intersection of Hollywood Boulevard and North 22nd Avenue. With expansive glass storefronts on both street-facing sides, this future space will be ideal for a boutique retailer, or service-oriented business looking to establish a strong presence in Downtown Hollywood. Suite 101 feature modern construction, an open layout, and corner exposure on the Western side. The retail unit also features 22 ft vaulted ceilings and phase 3 electric.
102	Suite #102	1	914	\$38.00	NNN+ \$9.00	
						 Suite 102 offers 914 square feet of retail space fronting Hollywood Boulevard and North 21st Avenue, offering excellent corner visibility facing East and pedestrian exposure in a thriving downtown corridor. The unit will feature floor-to-ceiling glass, a clean open layout, premium street frontageand, phase 3 electric making it a perfect option for businesses in retail, wellness, or lifestyle services looking for a fresh and prominent location.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
103	•Live•Work•Play Suites	1	763	\$3.60 \$2,995 Per Month	Net of utilities	Unit 113-118 features 15 flexible •live•work •play suites featuring a modern open layout, large windows, high ceilings, and premium finishes throughout. The unit includes a kitchenette, private restroom, and direct private building entry from Hollywood Blvd, offering an ideal setup for professionals or creatives seeking a space that accommodates both living and working. These unique units provide the perfect environment for boutique businesses, consultants, or remote workers looking to operate from a high-visibility address in Downtown Hollywood. Attention: Architects, lawyers, Realtors, influencer's why rent a separate office? •live•work•play at the REVV today.



BUILDING PROPERTY FEATURES

BUILDING SF	250,000
LAND SF	304,529
LAND ACRES	1.61
YEAR BUILT	2025
ZONING TYPE	Retail Vacant Commercial
BUILDING CLASS	A
LOCATION CLASS	B
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes

Premier Developer

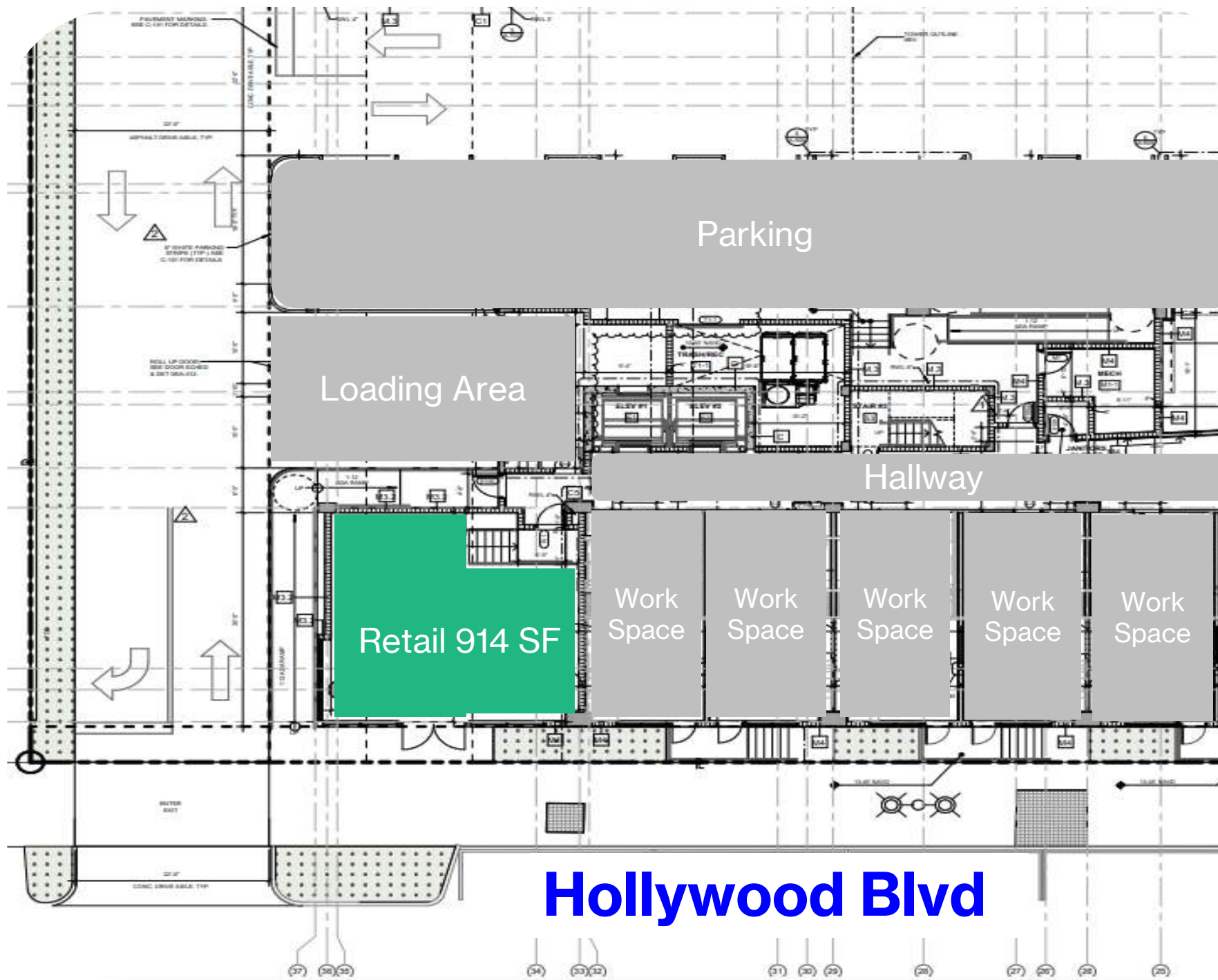


- ONE Sotheby's International Realty is pleased to present premier retail and Live•Work•Play loft opportunities for lease at the REVV located at 2233 Hollywood Boulevard, an ongoing development opportunity in an eight-story, 180 unit luxury apartment building in the heart of Downtown Hollywood. Currently under construction and delivering in August 2025, this Class-A mid-rise project spans over 250,000 square feet and offers ground-floor retail space and •Live•Work•Play units designed for high visibility and strong pedestrian flow. The property includes on-site parking, lush landscaping, and direct access to the vibrant downtown corridor anchored by Young Circle and surrounded by retail, restaurants, and entertainment.
- **Suite 101 is a 914-square-foot corner retail space with direct frontage** along Hollywood Boulevard and North 22nd Avenue. With expansive glass storefronts on both street-facing sides, this high-visibility unit is ideal for a boutique retailer, or service-oriented business seeking prominent exposure in the heart of Downtown Hollywood. Positioned at a signalized intersection, Suite 101 benefits from strong vehicular and pedestrian traffic, modern construction, and an open layout that allows for efficient customization. Ideal for businesses looking to capture attention in one of Broward County's most active urban corridors.

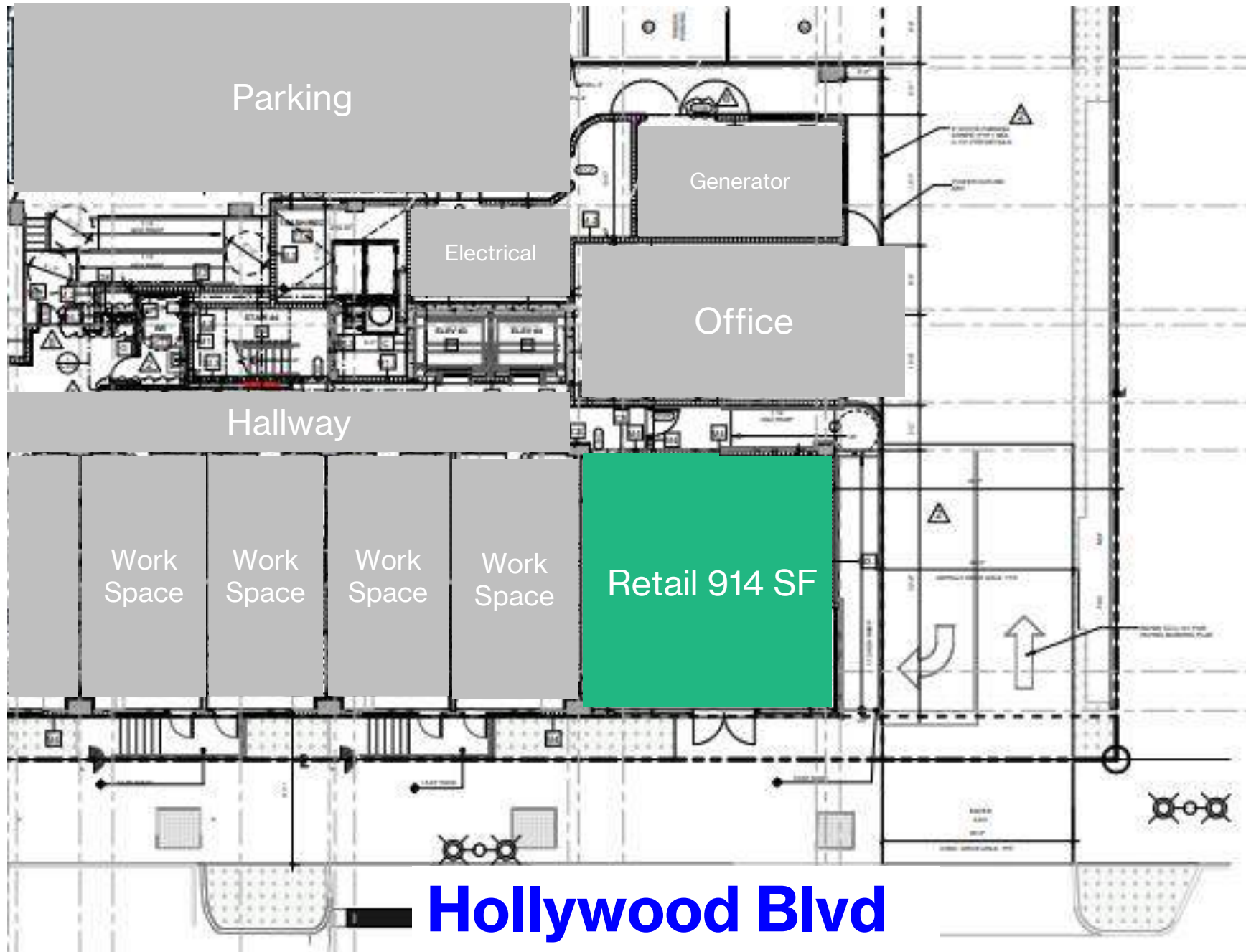
Suite 102 offers 914 square feet of corner retail space fronting Hollywood Boulevard and North 21st Avenue, delivering exceptional visibility and access in a highly walkable area of Downtown Hollywood. With floor-to-ceiling glass and a clean, rectangular layout, this unit is well-suited for boutique retail, wellness, or professional services. Its position at the eastern corner of the building provides strong sunlight exposure and natural foot traffic from both residents and visitors along the boulevard.
- **In addition to the ground-floor retail opportunities, the REVV at 2233 Hollywood Boulevard also features 15 modern •Live•Work•Play lofts approximately 763 SFT thoughtfully designed** for today's professionals and small business owners. These flexible-use spaces combine residential comfort with commercial functionality, making them ideal for entrepreneurs, creatives, and service providers seeking to operate and reside under one roof. Each unit will offer premium finishes, open layouts, large windows for natural light, private restrooms, and kitchenettes, with select units featuring ground-level access or direct entry. Zoned for both residential and commercial use, these spaces cater perfectly to boutique wellness studios, consultants, designers, or anyone looking to establish a dynamic presence in the heart of Downtown Hollywood.

With on-site parking, walkable access to Young Circle, and immediate proximity to restaurants, retail, and transit, the live-work units at 2233 Hollywood Blvd provide a rare opportunity to blend lifestyle and business in one of South Florida's most vibrant urban neighborhoods.

Ground Floor Retail



Ground Floor Retail





**West Commercial Retail
Unit
914 SFT**

Live•Work•Play Suites and Corner Retail Floor to Ceiling Frontage



Commercial Retail Unit 101



Commercial Retail Unit 101



Commercial Retail Unit 102



Commercial Retail Unit 102



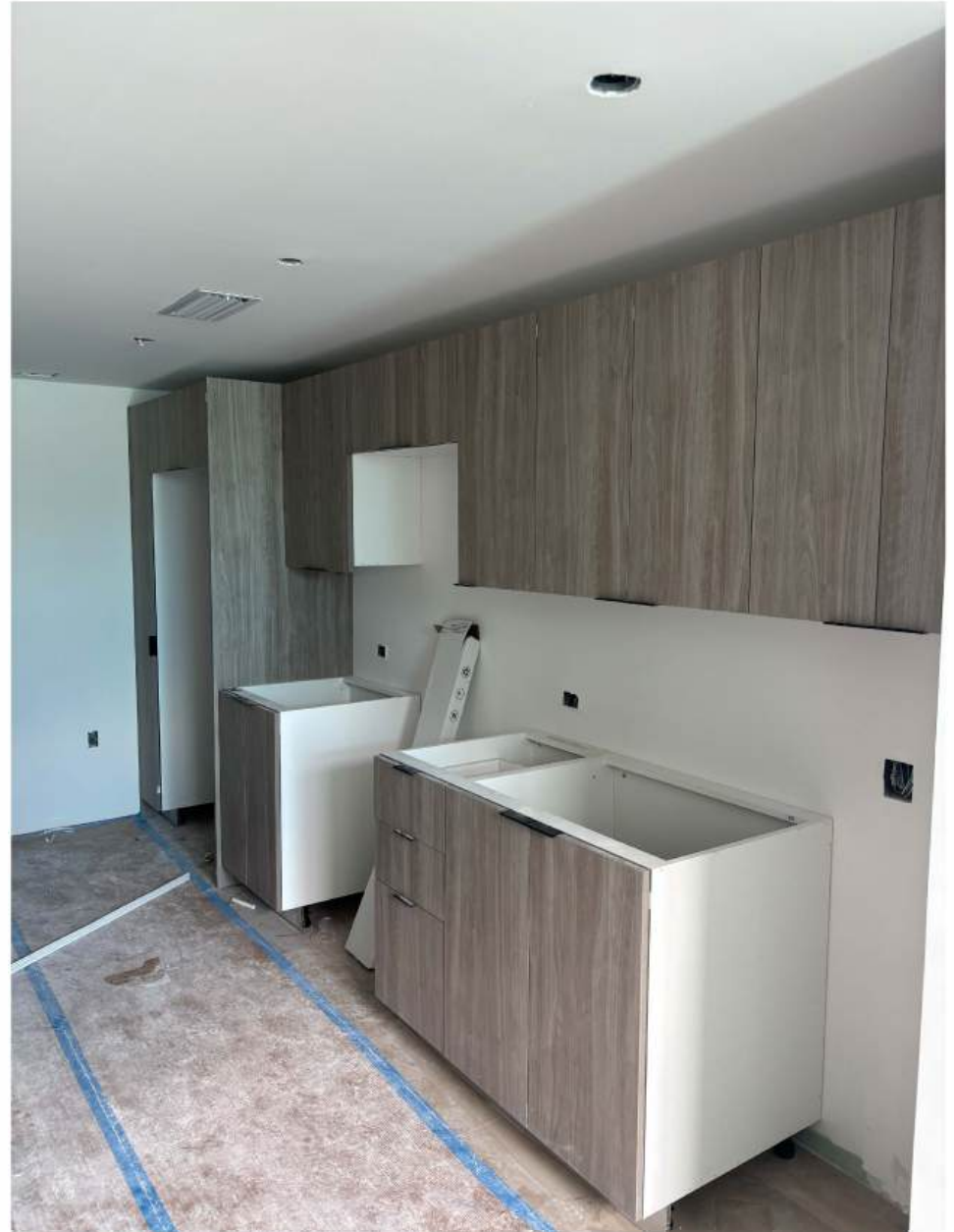
3 Phase Electric in Each Retail Unit



15 Live•Work•Play Suites- Direct access to Hollywood Blvd



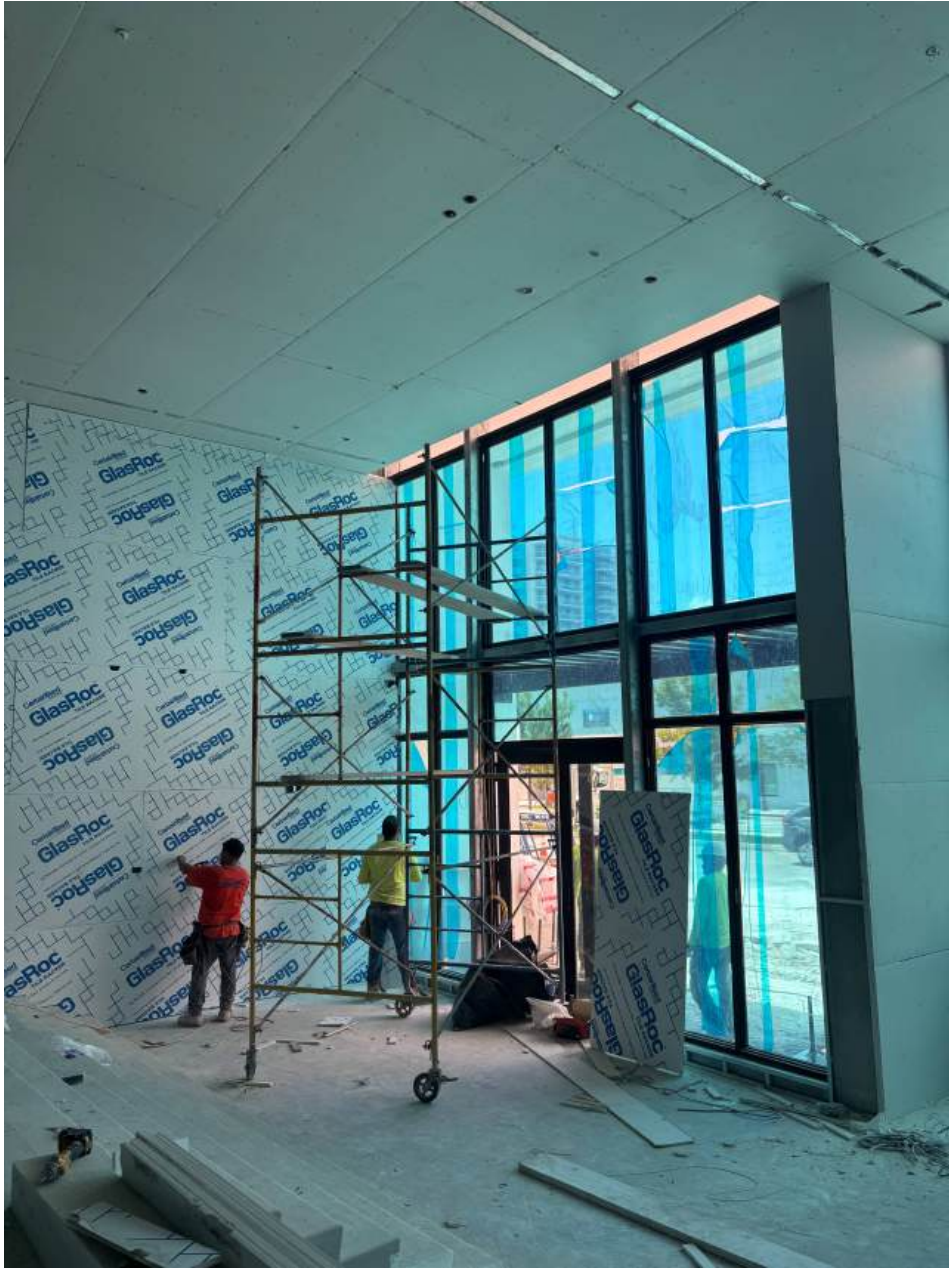
Sample •Live•Work•Play Unit Interior



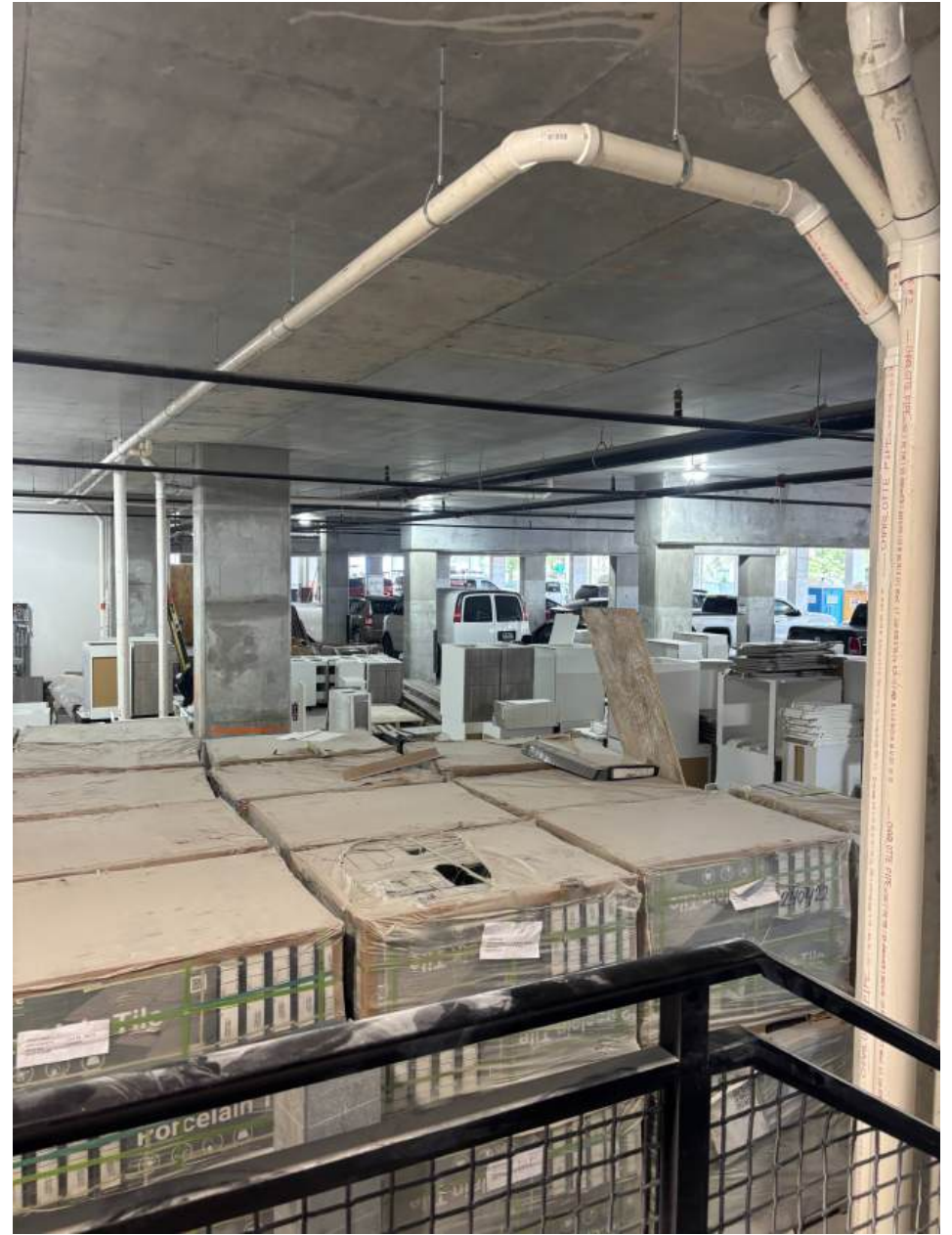
Sample •Live•Work•Play Mezzanine Spaces



REVV Lobby



Covered Parking Garage



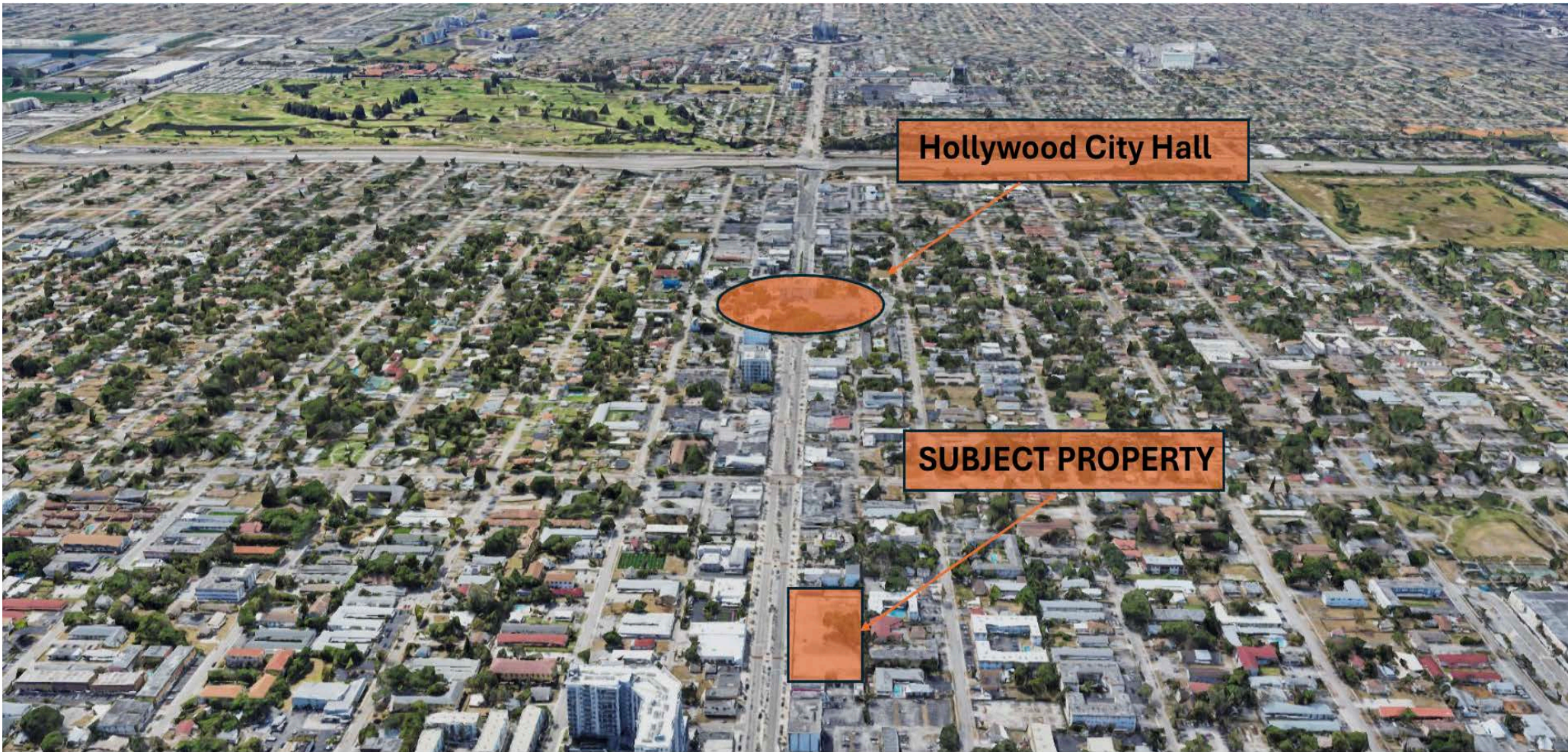
Aerial Image



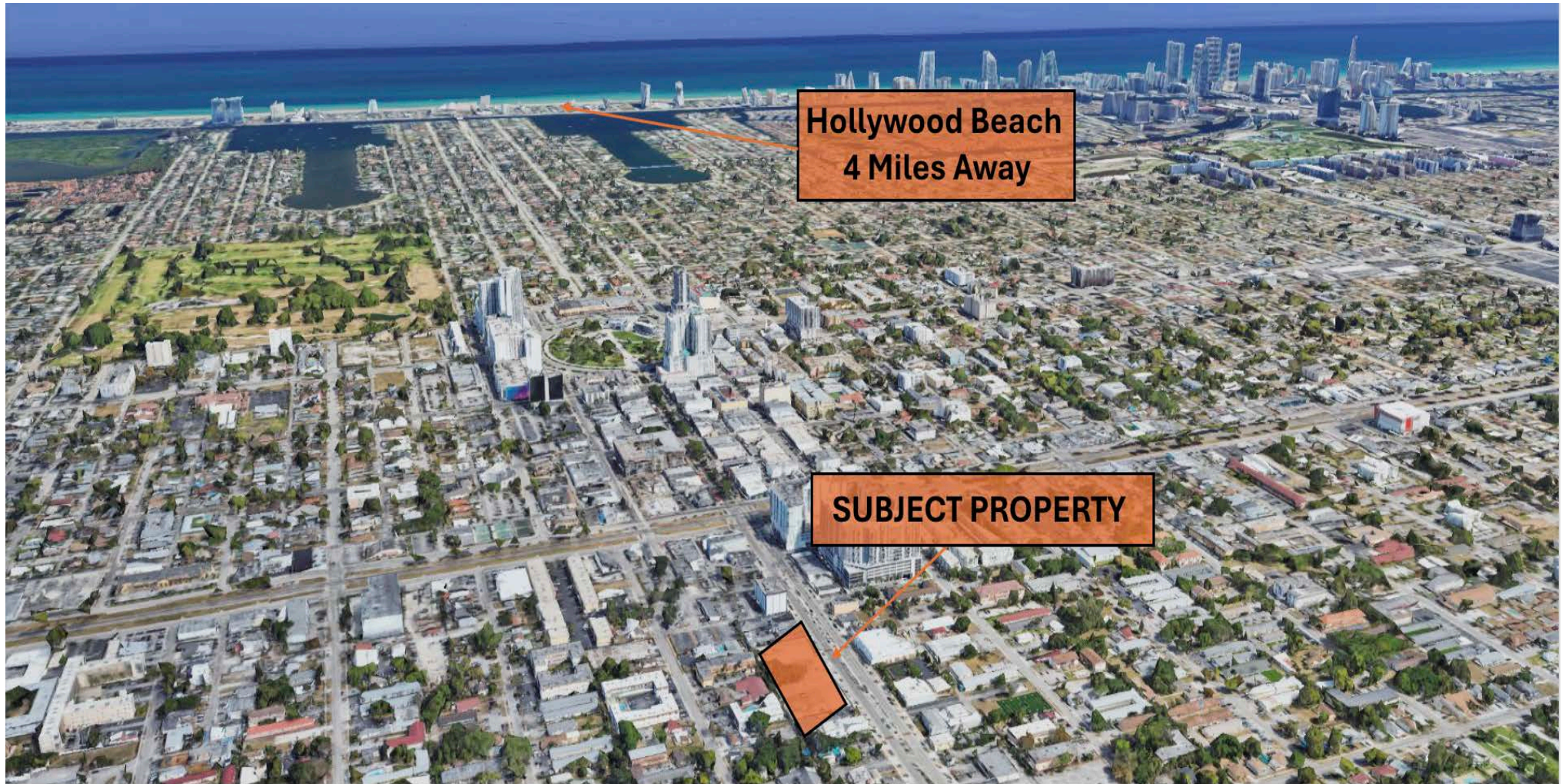
Aerial Image



Aerial Image



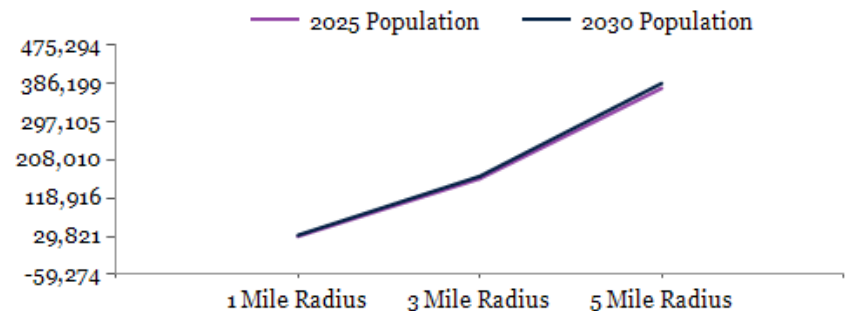
Aerial Image- 4 miles to Hollywood Beach



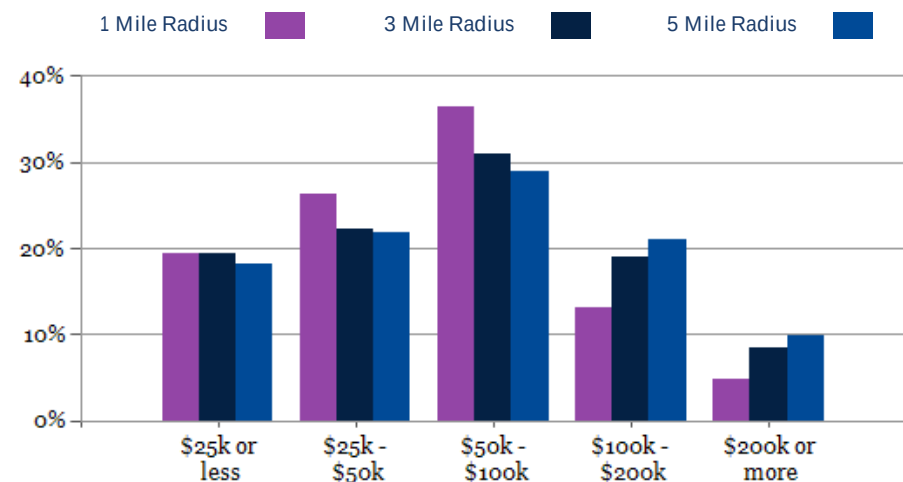
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,888	143,370	310,992
2010 Population	25,662	147,714	334,513
2025 Population	29,821	164,261	374,798
2030 Population	32,587	169,838	386,199
2025-2030: Population: Growth Rate	8.95%	3.35%	3.00%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,496	8,372	15,546
\$15,000-\$24,999	1,112	5,781	12,531
\$25,000-\$34,999	1,169	5,240	12,133
\$35,000-\$49,999	2,372	10,973	21,460
\$50,000-\$74,999	2,933	13,128	24,542
\$75,000-\$99,999	1,952	9,375	20,014
\$100,000-\$149,999	1,309	9,065	20,965
\$150,000-\$199,999	444	4,708	11,330
\$200,000 or greater	660	6,161	15,210
Median HH Income	\$53,341	\$59,150	\$63,303
Average HH Income	\$74,101	\$91,147	\$97,544

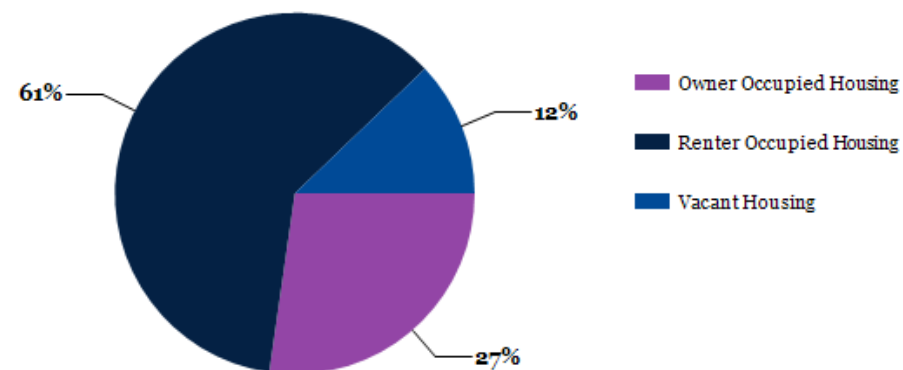
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,322	84,131	164,977
2010 Total Households	11,929	67,023	140,409
2025 Total Households	13,447	72,802	153,733
2030 Total Households	14,971	76,065	160,399
2025 Average Household Size	2.16	2.23	2.42
2025-2030: Households: Growth Rate	10.85%	4.40%	4.25%



2025 Household Income



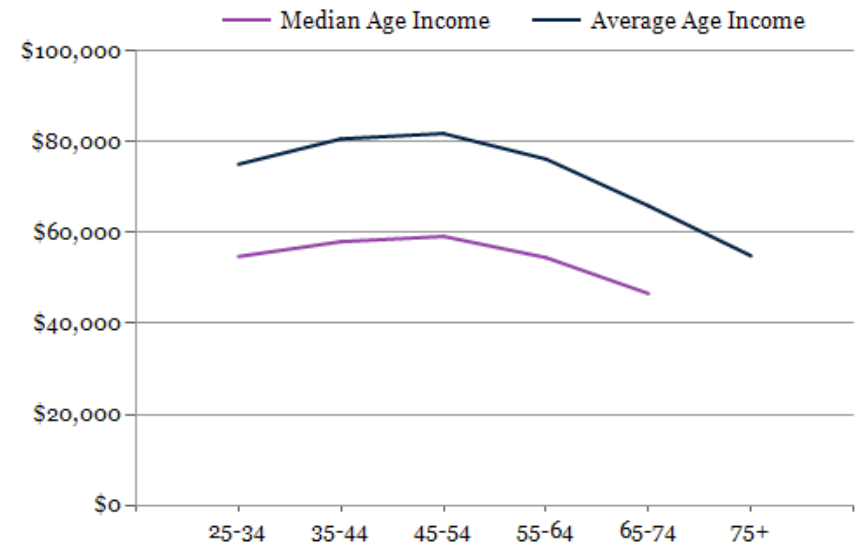
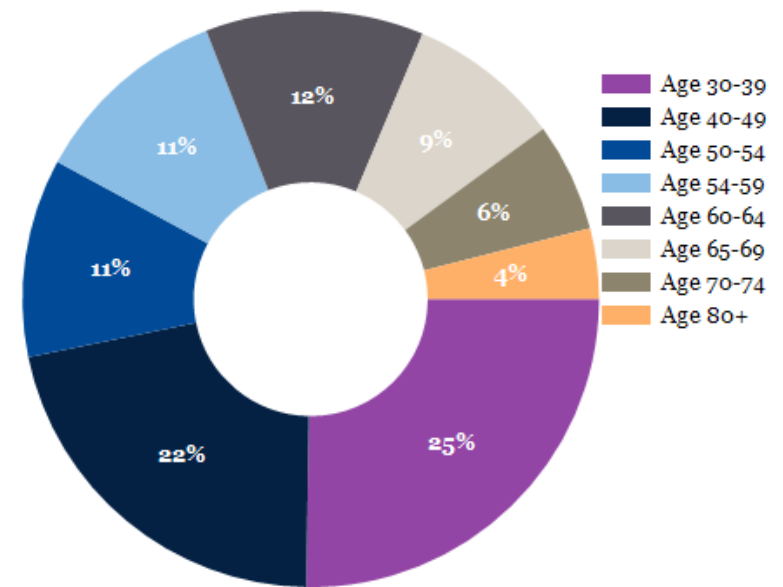
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,436	11,195	24,869
2025 Population Age 35-39	2,412	11,295	25,359
2025 Population Age 40-44	2,172	11,108	25,769
2025 Population Age 45-49	1,960	10,375	24,230
2025 Population Age 50-54	2,140	11,390	25,745
2025 Population Age 55-59	2,148	11,761	25,720
2025 Population Age 60-64	2,350	12,528	26,561
2025 Population Age 65-69	1,648	10,862	23,067
2025 Population Age 70-74	1,173	9,217	19,425
2025 Population Age 75-79	761	7,107	15,056
2025 Population Age 80-84	440	4,609	9,815
2025 Population Age 85+	379	4,596	9,803
2025 Population Age 18+	24,685	136,814	305,744
2025 Median Age	41	45	44
2030 Median Age	42	46	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,769	\$60,343	\$63,894
Average Household Income 25-34	\$75,097	\$88,207	\$92,784
Median Household Income 35-44	\$58,029	\$70,577	\$80,954
Average Household Income 35-44	\$80,674	\$103,590	\$114,763
Median Household Income 45-54	\$59,193	\$75,839	\$82,870
Average Household Income 45-54	\$81,842	\$110,848	\$118,505
Median Household Income 55-64	\$54,523	\$64,582	\$69,572
Average Household Income 55-64	\$76,218	\$97,240	\$103,328
Median Household Income 65-74	\$46,607	\$52,215	\$51,919
Average Household Income 65-74	\$65,912	\$82,563	\$84,674
Average Household Income 75+	\$54,914	\$63,421	\$66,807



Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

RETAIL STOREFRONTS & MODERN LIVE-WORK UNITS AVAILABLE FOR LEASE



ONE | Sotheby's
INTERNATIONAL REALTY

"Connect with the well connected."

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



MANUEL CHAMIZO III
Global Commercial Director

786.453.3171
flacommercial@gmail.com

ONE | Sotheby's
INTERNATIONAL REALTY