# RARE OPPORTUNITY | UNPARALLELED LOCATION

## 1260 E Oakland Park Blvd | Oakland Park, FL 33334

**At the Gate of Oakland Park's Culinary Arts District**

**±4 Miles to Downtown Fort Lauderdale**


**Seldom Available Owner/User Investment Opportunity**

Offering Memorandum

MATTHEWS™


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# Table of Contents

1260 E Oakland Park Blvd



# Property Overview

**1260 E Oakland Park Blvd**
Oakland Park, FL 33334

# Executive Summary

| | | |
|---|---|---|
| **1260 E Oakland Park Blvd,** Oakland Park, FL 33334 | **Owner Occupied** Flexible Acquisition Strategy | **±8,625 SF** GLA |

## The Opportunity

Matthews™ is pleased to present 1260 E Oakland Park Boulevard, a ±8,625 square foot office building situated on a ±0.18 acre parcel in Oakland Park, Florida. Positioned along Oakland Park Boulevard, one of Broward County's major east west corridors, the property offers an attractive opportunity for an owner user or investor seeking a well located asset with a flexible acquisition strategy.

The property is currently owner occupied, providing a purchaser with the flexibility to continue occupying the building, customize the space to their specific needs, lease a portion of the property, or pursue an alternative ownership strategy. Originally constructed in 1975 and zoned WF, the property supports a range of office and commercial uses. The building also recently completed its 40 year recertification within the past year, providing additional confidence for a prospective purchaser.

The property is positioned at the gate of Oakland Park's Downtown Culinary Arts District, a growing destination featuring restaurants, breweries, entertainment, and local businesses. The surrounding area continues to experience residential and commercial investment, contributing to increased activity and strengthening the area's long term appeal.

With prominent Oakland Park Boulevard frontage, strong visibility, convenient accessibility, and proximity to established residential and commercial areas, 1260 E Oakland Park Boulevard provides a purchaser with multiple strategies to capitalize on the continued growth of the surrounding market while tailoring the property to their specific business or investment objectives.

# Investment Highlights

## Property Highlights

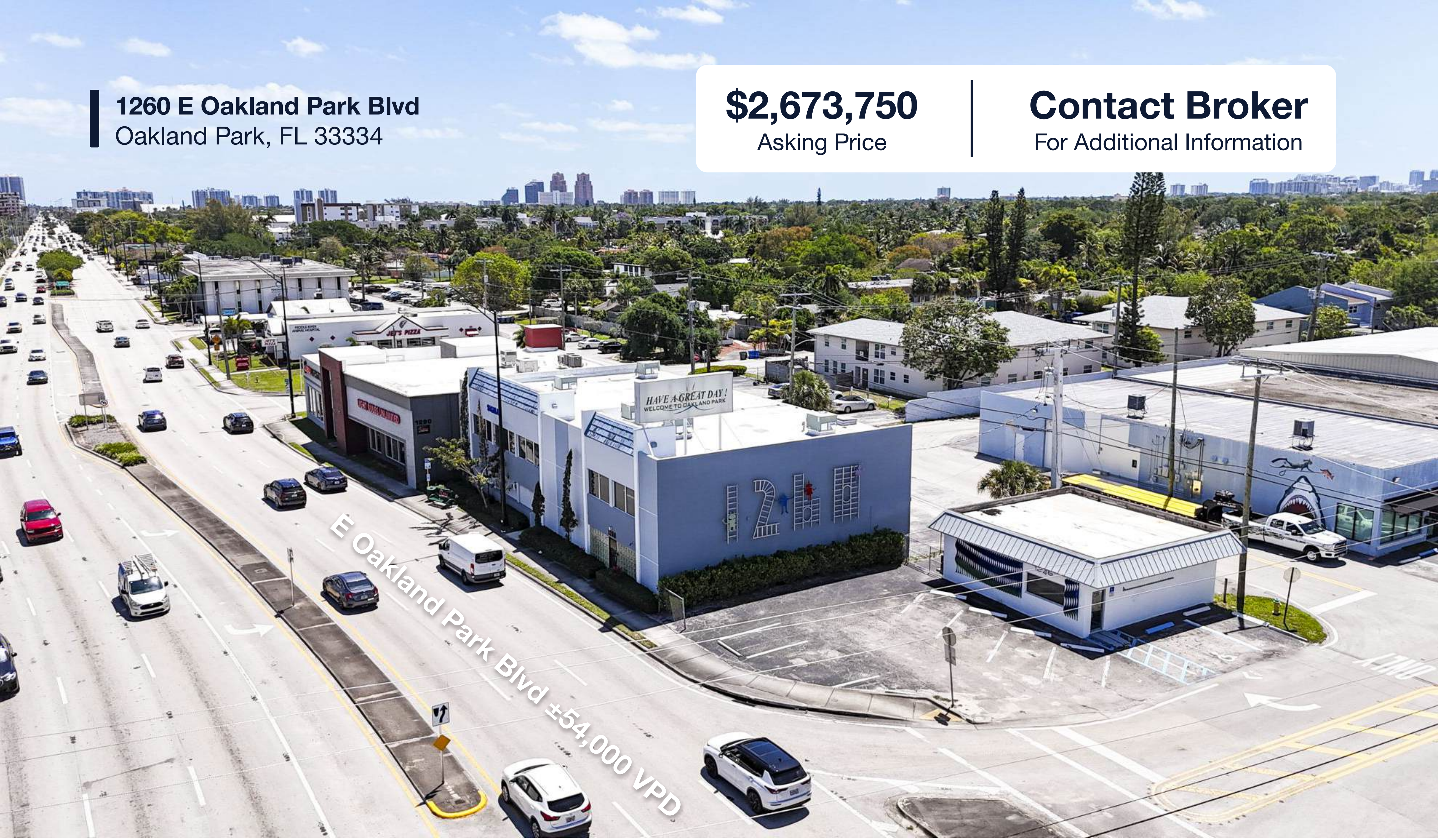
- **±8,625 SF Owner Occupied Office Building**, offering a flexible acquisition strategy for an owner user, investor, or purchaser seeking to occupy, reconfigure, lease, or utilize the property for a combination of purposes
- **Prime Oakland Park Boulevard Frontage,** offering strong visibility, signage opportunities, and convenient access for employees, tenants, and customers
- **At the Gate of Oakland Park’s Culinary Arts District,** positioned immediately adjacent to a growing destination for restaurants, breweries, entertainment, and local businesses
- **Recently Completed 40 Year Recertification**, providing additional confidence in the property's current condition and long term ownership potential
- **Functional Office Layout,** well-suited for professional services, medical, financial, legal, and other office-oriented users
- **Flexible WF Zoning,** allowing for a variety of office and commercial uses
- **Strong Broward County Location,** surrounded by established residential neighborhoods, retail, restaurants, and other amenities
- **Excellent Connectivity,** with convenient access to US-1, Federal Highway, I-95, Fort Lauderdale, Wilton Manors, and surrounding submarkets
- **Multiple Acquisition Strategies,** offering a purchaser the ability to occupy the building, utilize a portion of the space, lease additional space, or reposition the property according to their business and investment objectives

Fort Lauderdale Executive Airport
±22,959 Employees
± 32,500 VPD
Interstate 95 Express
Northeast High School
±1,717 Students
FORT LAUDERDALE BEHAVIORAL HEALTH CENTER
Behavioral Health Center
±182 Beds | ±300 Employees
N
Publix
± 61,500 VPD
Keiser University - Fort Lauderdale
±20,888 Students | ±3,800 Employees
GA Telesis Headquarters
Major commercial aviation and aerospace company
±1,129 Employees
± 29,000 VPD
± 26,500 VPD
NE 6th A
HolyCross Health
Holy Cross Health Hospital
±557 Beds | ±5,000 Employees
BLACK FLAMINGO
NOUR Thai Kitchen
FUNKY BUDDHA BREWERY
Tripping Animals BREWING
TARGET
Publix
AMC
ROSS DRESS FOR LESS
Bath & Body Works
TJ·MAXX
HomeGoods
THE HOME DEPOT
± 275,000 VPD
Downtown Culinary Arts District
growing destination for restaurants, breweries, entertainment, and local businesses
E Oakland Park Blvd ± 54,000 VPD
LOWE'S
Subject Property
Google Earth
811
870
816
95
811A

**1260 E Oakland Park Blvd**
Oakland Park, FL 33334

**$2,673,750**
Asking Price

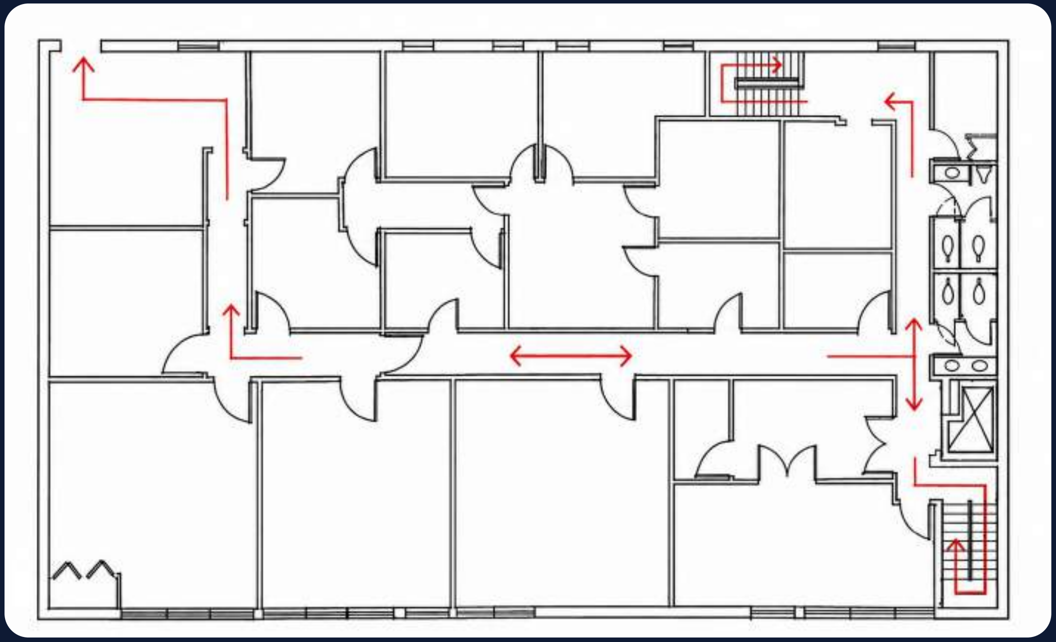
**Contact Broker**
For Additional Information




| | | | |
|---|---|---|---|
| **±8,625 SF**<br>GLA | **±80,500 VPD**<br>E Oakland Park Blvd & Dixie Hwy | **Owner Occupied**<br>Flexible Acquisition Strategy | **$310.00**<br>Price Per SF |

# Interior Photos

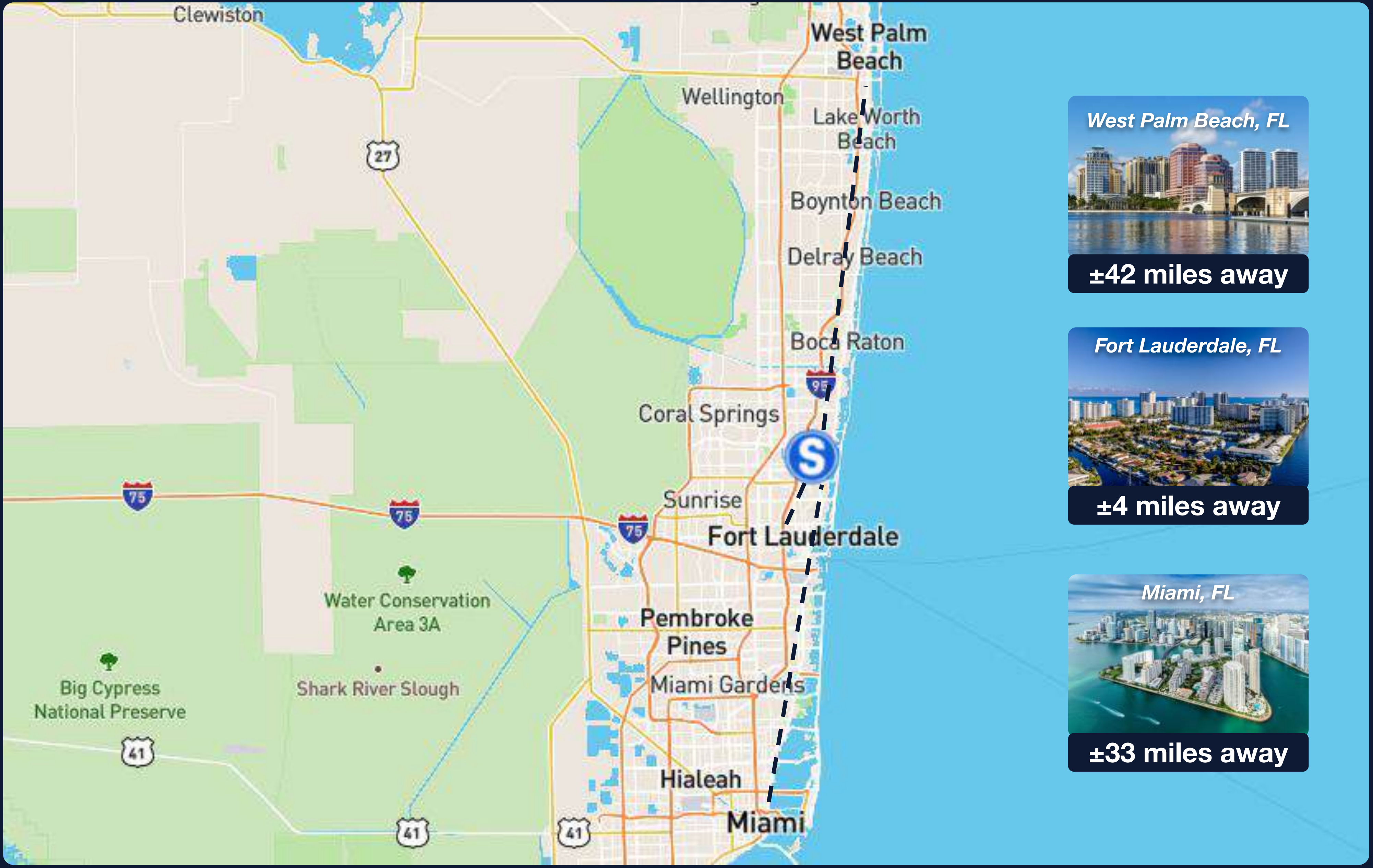
# Property Photos

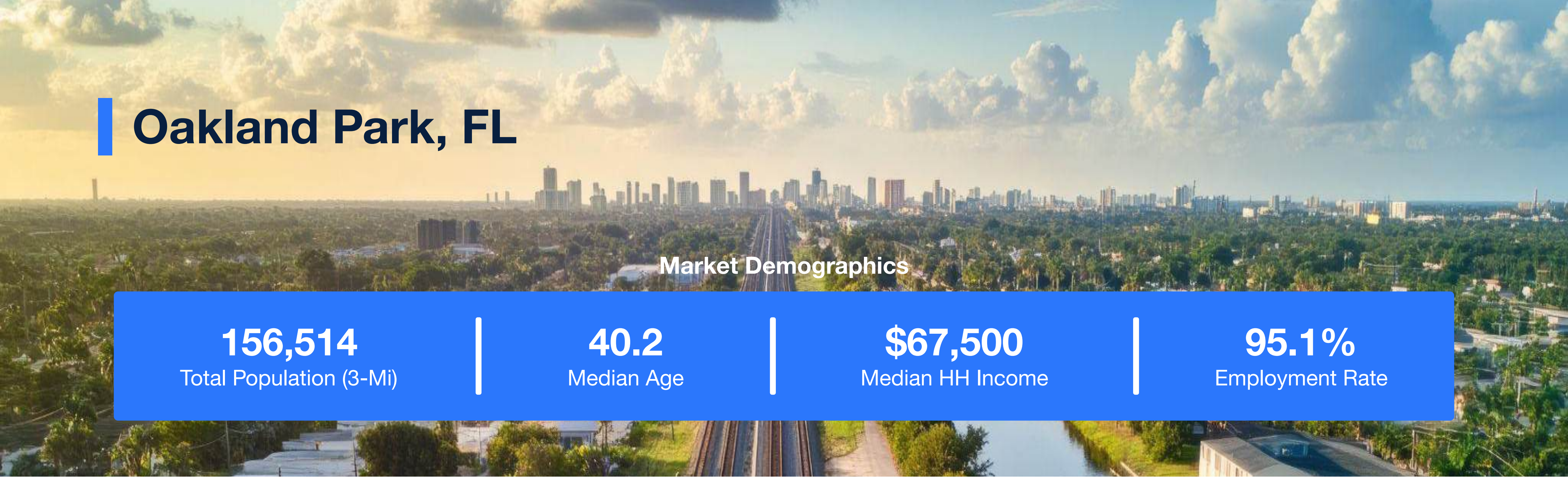




# Market Overview

**1260 E Oakland Park Blvd**
Oakland Park, FL 33334





# Oakland Park, FL

## Market Demographics

| 156,514 | 40.2 | $67,500 | 95.1% |
|---|---|---|---|
| Total Population (3-Mi) | Median Age | Median HH Income | Employment Rate |

### Local Market Overview

Oakland Park is a centrally located Broward County community benefiting from strong population growth and increasing household incomes driven by its proximity to Fort Lauderdale and the broader South Florida economic corridor. The city has evolved into an attractive residential alternative for both young professionals and families seeking relative affordability compared to neighboring coastal markets. Continued in-migration from higher-cost metros, combined with steady employment growth across Broward County, has supported rising demand for housing and neighborhood retail amenities.

The area offers a balanced lifestyle with access to major transportation corridors including I-95, Oakland Park Boulevard, and nearby Fort Lauderdale-Hollywood International Airport. Redevelopment initiatives in the downtown culinary and arts district have enhanced the city's appeal, attracting new businesses and increasing foot traffic. With a mix of established neighborhoods and ongoing infill development, Oakland Park continues to experience gradual property value appreciation and demographic diversification, positioning it as a stable and improving submarket within the South Florida region.

### Economic Drivers

Oakland Park benefits from its strategic Broward County location just north of Fort Lauderdale, offering convenient access to I-95, Florida's Turnpike, Port Everglades, and Fort Lauderdale-Hollywood International Airport.

The surrounding economy is supported by logistics, aviation, healthcare, marine services, and tourism, creating a diverse employment base and steady demand for industrial space. Continued investment in port, airport, roadway, and rail infrastructure further strengthens regional connectivity and supports long-term business and industrial growth.

### Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Current Year Estimate | 18,542 | 156,514 | 373,935 |
| 2020 Census | 16,960 | 141,315 | 324,262 |
| Growth 2020-Current Year | 9.33% | 10.76% | 15.32% |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Current Year Estimate | 9,122 | 76,336 | 171,049 |
| 2020 Census | 8,377 | 67,744 | 146,581 |
| Growth 2020-Current Year | 8.89% | 12.68% | 16.69% |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $144,252 | $147,090 | $136,888 |

# Fort Lauderdale, FL MSA

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
**3,770,958**

Annual Visitors
**50 Million**

Tourism Economic Impact
**$157.3 Billion**

GDP
**$1.29+ Trillion**




## Attractions

**Galleria Fort Lauderdale**
A premier shopping center with 120+ stores and upscale dining, anchored by Macy's and Dillard's, featuring brands like Apple and restaurants such as The Capital Grille and Seasons 52.

**Bonnet House Museum & Gardens**
A 35-acre historic estate on Fort Lauderdale Beach, built in 1920, showcasing art collections, lush gardens, wildlife, and guided tours of the Bartlett family's home.

## Transportation

*Fort Lauderdale-Hollywood International Airport Is Ranked As The* ***Third Most Affordable Airport*** *In The United States.*

*Port Everglades Is Ranked As The* ***#1 Seaport In Florida By Revenue*** *As It Handles 25 Million Tons Of Cargo Annually.*

# Coastal Living, Strategically Positioned In The Heart Of South Florida's Business Corridor

Fort Lauderdale is strategically positioned along the I-95 corridor between Miami and Boca Raton, offering immediate access to South Florida's major employment hubs, transportation infrastructure, and coastal lifestyle amenities. The city's central location supports strong residential demand and connectivity throughout Broward County and the broader tri-county region.

**0.8 Mi**
Las Olas Boulevard

**2.3 Mi**
Fort Lauderdale-Hollywood International Airport

**2.7 Mi**
Port Everglades

**3.1 Mi**
Brightline Fort Lauderdale Station

**3.8 Mi**
Downtown Fort Lauderdale CBD

**5.4 Mi**
Broward Health Medical Center

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1260 E Oakland Park Blvd, Oakland Park, FL, 33334 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.