

DOWNTOWN HOLLYWOOD MIXED-USE INVESTMENT

219 N 21ST AVE,
HOLLYWOOD, FL 33020



PROPERTY SUMMARY



219 N 21st Ave
Hollywood, FL

\$3,800,000.00
Asking Price

+/-10,370 SF
Freestanding Building

2
Floors

ND-3
Zoning

PROPERTY HIGHLIGHTS

Type:	Retail/Restaurant/Office
Lot Size:	0.25 AC
Zoning:	ND-3
APN:	514215011700
Frontage:	923' on 21st Ave

**Prime location in vibrant
Downtown Hollywood**

PROPERTY DESCRIPTION

219 N 21st Avenue, a +/- 10,300 SF mixed-use restaurant/retail/office property situated on a 0.25-acre site in the heart of Hollywood, FL.

This iconic free-standing building features a rich history dating back to 1924 and has undergone significant renovations that blend historic charm with modern functionality.

Zoned ND-3, the property is ideally positioned in Downtown Hollywood to capitalize on the area's dynamic commercial landscape.

A true cornerstone asset in this thriving market.

GROUND FLOOR RESTAURANT & ORGANIC WINE BAR



SECOND FLOOR OFFICE & MULTI-PURPOSE SPACE



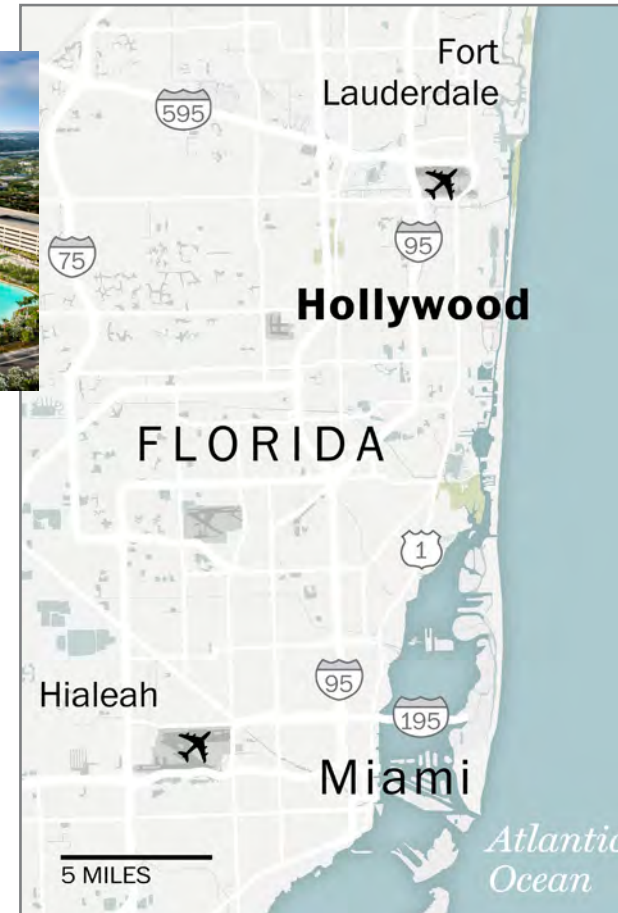



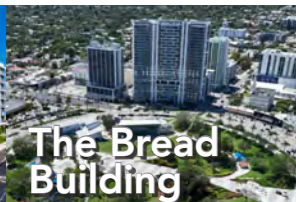


Downtown Hollywood: A High-Growth Urban Submarket

Downtown Hollywood is one of South Florida's most compelling urban investment environments, strategically positioned between Miami and Fort Lauderdale with direct access to I-95, the Florida Turnpike, Fort Lauderdale-Hollywood International Airport (FLL), and Port Everglades. This central location provides immediate connectivity to major employment centers, regional tourism demand, and international trade infrastructure.

Hollywood is the third largest city in Broward County and continues to attract institutional and private investment through a combination of transit-oriented planning, redevelopment incentives, and quality-of-life amenities.

The City reports approximately **\$1.48 billion in planned, ongoing, and recently completed development** throughout Hollywood, with Downtown serving as a primary focal point for mixed-use density, retail activation, and office demand.



 <p>1818 Park</p> <p>269 Residential units + ~30,000 SF Retail</p>	 <p>The University Station (P3)</p> <p>216 Workforce Units + Public Parking Garage + Retail</p>	 <p>The Bread Building</p> <p>362 Residential Units + 17,000 SF Retail</p>	 <p>Nine Hollywood</p> <p>204 Residential Units + 7,000 SF Retail</p>	 <p>Icon Office Building</p> <p>50,000 SF Class A Office Space</p>
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Downtown lies within the City's Regional Activity Center (RAC) a **1,450+ acre high density redevelopment district** encompassing the core urban corridors. More than 3,500 residential units are completed, under construction, or planned within this area, materially increasing population density and consumer demand within walking distance of commercial assets.

This pipeline continues to support tenant demand for street-level retail, professional services, and boutique office users in an increasingly walkable urban core.

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.



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

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



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.