



NEWLY REDEVELOPED MIXED-USE RETAIL AND OFFICE INVESTMENT OPPORTUNITY IN AFFLUENT SOUTH FLORIDA COMMUNITY WITH UPSIDE POTENTIAL

CORAL SPRINGS BROWARD COUNTY FLORIDA

PLAZA









# THE OPPORTUNITY

JLL is pleased to exclusively offer prospective investors the opportunity to acquire 1750 Plaza ("1750" or the "Property"), a 42,491-square-foot mixed-use development situated on an infill, 3.27-acre parcel in the highly affluent community of Coral Springs, Broward County, Florida. Originally constructed in 1985, 1750 Plaza has undergone a substantial redevelopment between 2018 and 2019, with nearly \$5 million in capital improvements including the addition of First Watch, Ideal Image, State Farm Insurance, Jersey Mike's Subs, Gyroville, and Rita's Italian Ice to name a few.

1750 Plaza represents a rare and highly attractive opportunity to acquire an infill South Florida mixeduse asset with the optimal investment profile of income security, limited capital outlay required, and revenue growth potential all at pricing below replacement cost.



### 1750 N University Drive, Coral Springs, FL 33071

PROPERTY OVERVIEW

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Year Built	1985/R-2018-2019		
Site Size (Acres)	3.27		
GLA (SF)	42,491		
Occupancy	92.7%		
GLA Summary:			
Reta	il 19,818		
Offic	e 22,673		
TOTAL	42,491		
Parking (Ratio)	185 spaces	4.35 per 1,000 SF	
Traffic Counts	University Drive	51,000 vpd	
NOTABLE TENANTS			





Address















## INVESTMENT HIGHLIGHTS

O Durable in-place cash flow + compelling upside potential with projected NOI growth of +30% over a ten-year hold.

opportunity—ideal 1031 exchange property.

- O Attractive acquisition basis significantly below replacement cost. mark-to-market opportunities remaining with 42% of the GLA with in-place
- O Diversified revenue stream with no single tenant accounting for more than 15% of total revenue.

rates 15% below market.

term remaining of 8 years.

investor to focus on leasing.

Significant recent capital improvements (±\$5.0M) substantially minimizes the need for capital

outlay in the intermediate term and allows an

O Impressive weighted ground floor retail lease

- **VIEW WEB LISTING** AGREEMENT
- O Fully leased to experiential, internet resistant retail uses and successful office tenants. Newly renovated, highly functional and fungible

new leasing activity over the past 12 months.

office spaces averaging 1,260 SF. O Prominent exposure along University Drive,

a dominant, high traffic thoroughfare with

strong surrounding national co-tenancy, strong surrounding demand drivers and a plethora of amenities.

O Highly stable office and retail submarket with

strong fundamentals.

O Densely populated, affluent and growing trade area with 173,967 residents within a three-mile radius with an average household income of

\$77,153 + projected population growth in excess

of 5% over the next five years. To access the offering memorandum and document center, please execute the confidentiality agreement below. SIGN ELECTRONIC **DOWNLOAD** CONFIDENTIALIT

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