LA BARE

2750 E Oakland Park Blvd, Fort Lauderdale, FL 33306

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

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Investment Highlights

Property Highlights

- **Prime East Fort Lauderdale Location** – Located along E Oakland Park Boulevard near the Intracoastal Waterway, one of Fort Lauderdale's premier retail corridors
- **Turnkey Nightlife Opportunity** – Fully built out former nightclub with a renovated bar, ready for immediate reuse or reimagining under a new concept
- **Transferable 4COP Liquor License** – A rare and valuable asset on its own, included in the sale and difficult to obtain in today's market
- **Owner-User Or Investment Opportunity** – Ideal for an owner user looking to plant a flag in one of Broward's most affluent corridors, or an investor targeting a supply constrained retail market
- **High Visibility Retail Frontage** – ±101 feet of frontage along E Oakland Park Boulevard with approximately ±28,000 VPD, ensuring constant exposure
- **Steps From Coral Ridge** – Bordering one of Fort Lauderdale's wealthiest residential enclaves, home to million dollar estates and steady, affluent foot traffic
- **Affluent Surrounding Demographics** – Average household income exceeds $128,119 within a one mile radius, among the strongest income profiles in the submarket
- **Supply Constrained Submarket** – Limited available land and high barriers to entry mean opportunities like this rarely come to market


E
L' Hermitage II Condominium
±225 Units
Coral Ridge Towers
±337 Units
G&B
Oyster Bar
Bokampers
SPORTS BAR & GRILL
Galt Ocean Terrace
±152 Units
Future Construction
Publix
HOTEL DEAUVILLE
The Meridian
±125 Units
Shooters
WATERFRONT
MASTRO'S
OCEAN CLUB
Waterside on the Intracoastal
±35 Units
Bayview Apartments
±10 Units
Sapphire Condominium
±222 Units
Durham Apartments
±33 Units
Las Vegas
FELLER
ENGINEERING
The Carlyle
±35 Units
Lafayette Arms
±20 Units
The Imperial
±41 Units
Dal Contadino
Trattoria
HOMESTYLE ITALIAN CUISINE
VINO & TAPAS
E Oakland Park Blvd ± 25,500 VPD
Sevilla
RESTAURANT & TAPAS BAR
Subject Property
PORTA
SMALL BATCH COFFEE
Sicilian
OVEN
FRESH ARTISAN BAKERY
I Loaf
SOURDOUGH
Google Earth

LA BARE

2750 E Oakland Park Blvd
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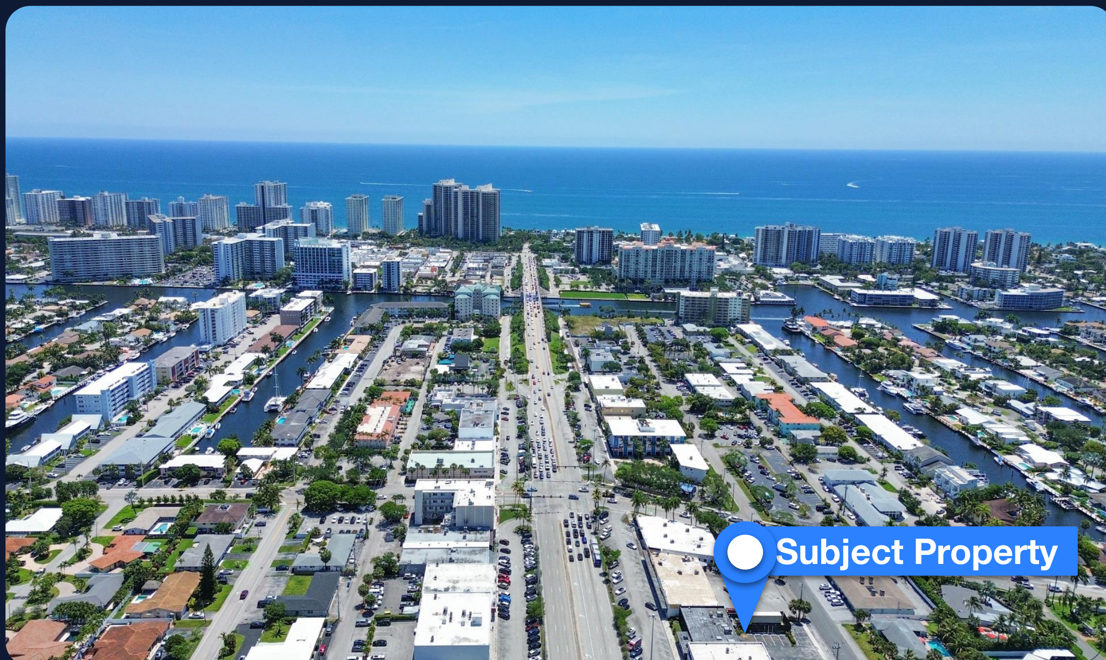
±4,765 SF
GLA

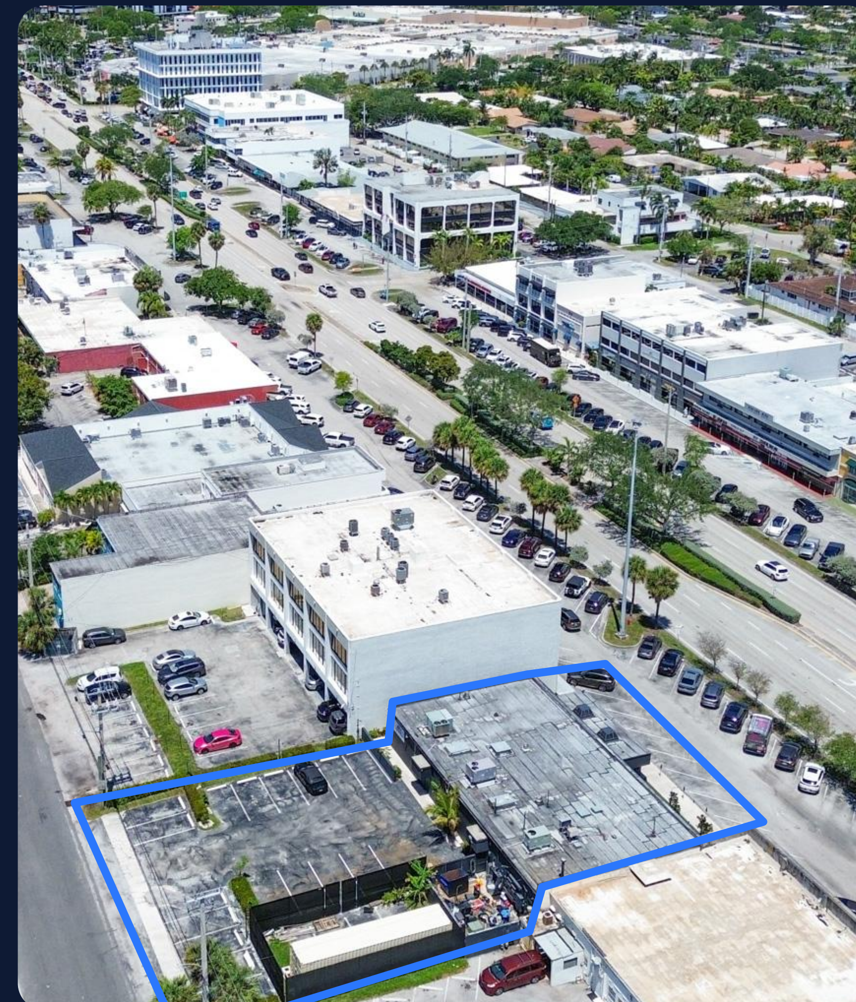
1975 / 2022
Year Built

±28,000
Vehicles Per Day

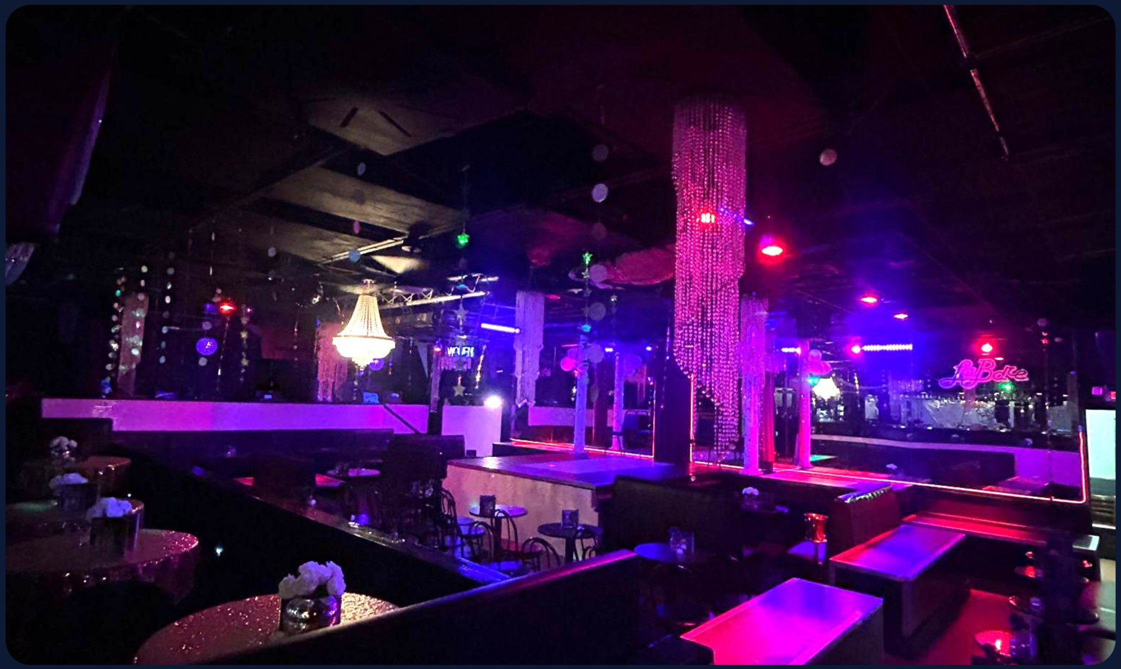
$461.69
Price Per SF

Property Photos





Interior Photos



Financial Overview

LA BARE
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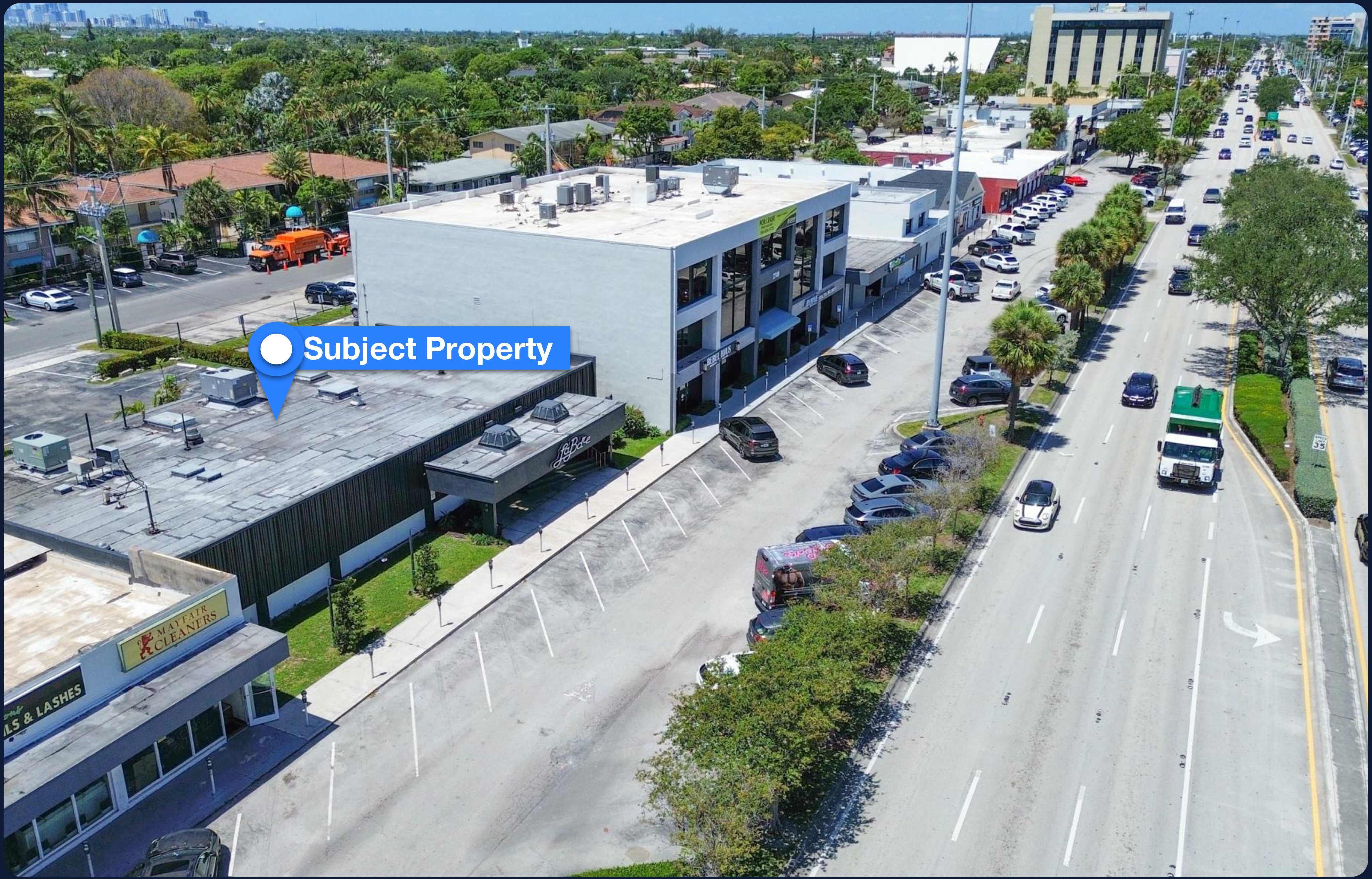

Financial Summary

$2,200,000 List Price	**$461.69** Price Per SF	**±4,765 SF** Square Footage

Property Details

Property Name	La Bare
Address	2750 E Oakland Park Blvd
City, State, Zip Code	Fort Lauderdale, FL 33306
County	Broward
Property Type	Retail
Gross Leasable Area	±4,765 SF
Lot Size (AC)	±0.34 AC
Year Built / Year Renovated	1976
VPD	±28,000
Occupancy	0.00%
Zoning	CB
Parcel #	49-42-25-07-0050

Market Overview

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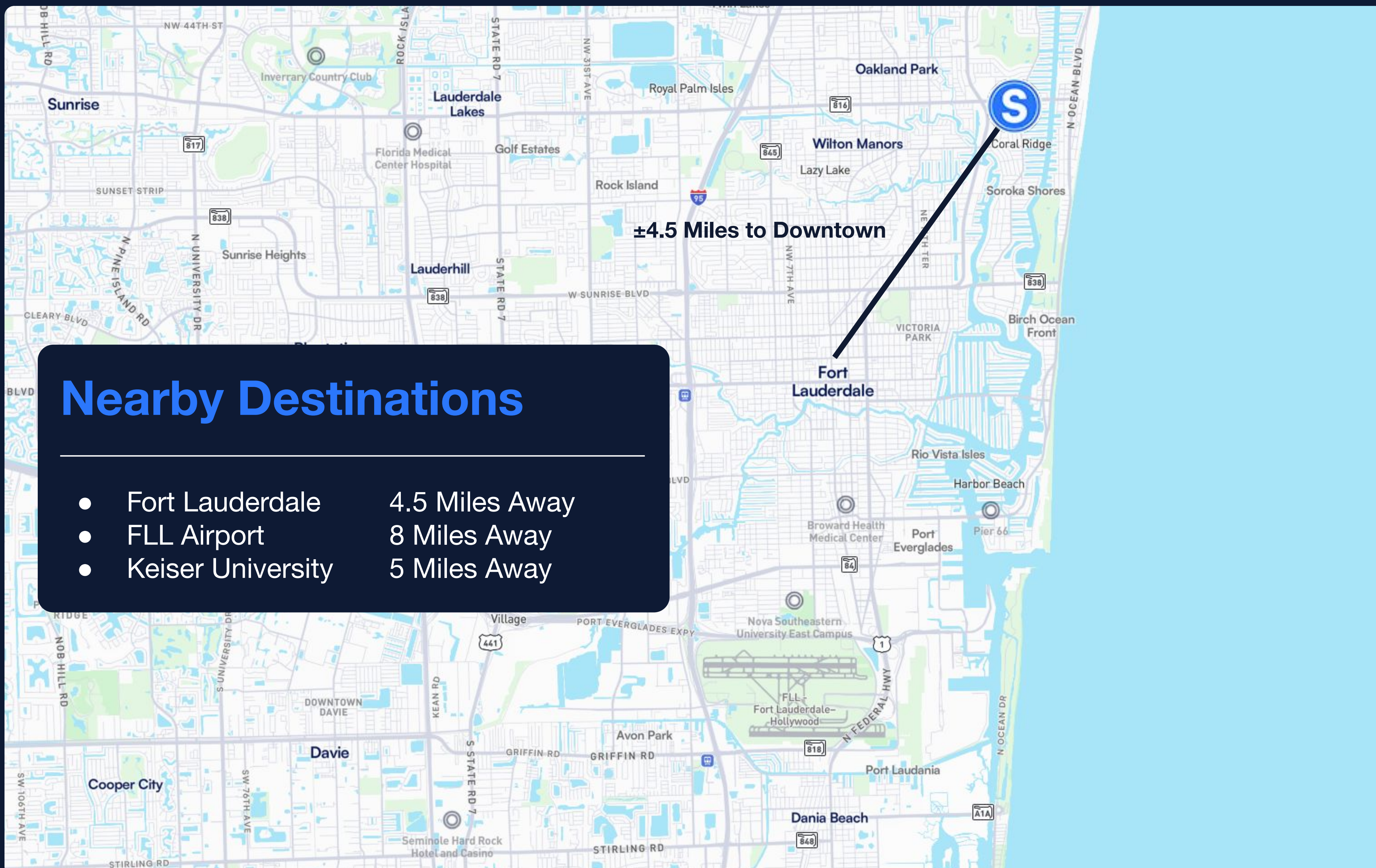


Nearby Destinations

Fort Lauderdale	4.5 Miles Away
FLL Airport	8 Miles Away
Keiser University	5 Miles Away

Fort Lauderdale, FL

MSA Demographics

186,000+
Total Population

108,000+
Employed Population

15.7%
Growth Rate

$84,026
Average HH Income

Local Market Overview

Fort Lauderdale is a core coastal city within South Florida and functions as a major commercial, employment, and lifestyle center for northern Miami-Dade and central Broward County. The city benefits from a diversified economic base anchored by tourism, international trade, marine industries, healthcare, financial services, and professional business operations. Fort Lauderdale–Hollywood International Airport and Port Everglades provide critical infrastructure support, facilitating both global commerce and sustained visitor demand, which continue to drive employment growth and consumer spending across the market.

The local economy is further strengthened by steady population growth, favorable demographic trends, and continued in-migration from higher-cost urban and coastal markets across the Northeast and West Coast.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	19,202	118,989	299,179
Current Year Estimate	19,270	121,033	294,649
2020 Census	15,662	108,398	251,122
Growth Current Year-Five-Year	-0.35%	-1.69%	1.54%
Growth 2020-Current Year	23.03%	11.66%	17.33%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	10,707	60,000	142,535
Current Year Estimate	10,858	61,726	141,787
2020 Census	8,948	54,943	119,793
Growth Current Year-Five-Year	-1.40%	-2.80%	0.53%
Growth 2020-Current Year	21.35%	12.35%	18.36%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$184,375	$161,351	$146,250





FORT LAUDERDALE, FL

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.

Annual Visitors
50 Million

Tourism Economic Impact
$157.3 Billion

GDP
$1.29+ Trillion

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

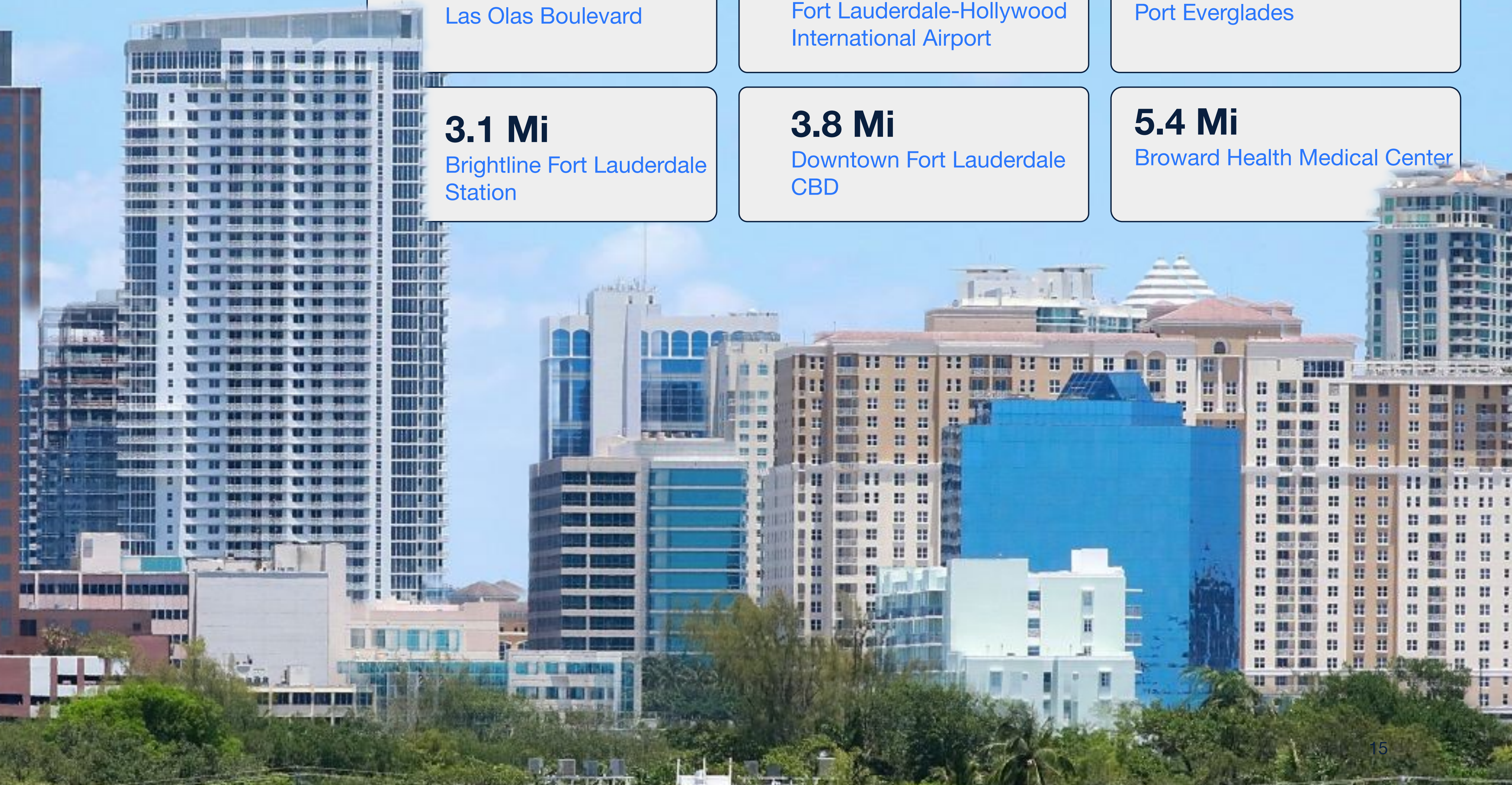
2.3 Mi
Fort Lauderdale-Hollywood International Airport

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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