

LA BARE

2750 E Oakland Park Blvd, Fort Lauderdale, FL 33306

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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LA BARE

2750 E Oakland Park Blvd
Fort Lauderdale, FL 33306



Investment Highlights

Property Highlights

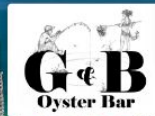
- **Prime East Fort Lauderdale Location** – Located along E Oakland Park Boulevard near the Intracoastal Waterway, one of Fort Lauderdale's premier retail corridors
- **Turnkey Nightlife Opportunity** – Fully built out former nightclub with a renovated bar, ready for immediate reuse or reimagining under 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





 **L' Hermitage II Condominium**
±225 Units

 **Coral Ridge Towers**
±337 Units



 **The Meridian**
±125 Units

 **Galt Ocean Terrace**
±152 Units



 **Waterside on the Intracoastal**
±35 Units



 **Durham Apartments**
±33 Units

 **Bayview Apartments**
±10 Units

 **Sapphire Condominium**
±222 Units

 **The Carlyle**
±35 Units



 **Lafayette Arms**
±20 Units

 **The Imperial**
±41 Units



 **Subject Property**



E Oakland Park Blvd ± 25,500 VPD

Google Earth

LA BARE

2750 E Oakland Park Blvd
Fort Lauderdale, FL 33306

±4,765 SF

GLA

1975 / 2022

Year Built

±28,000

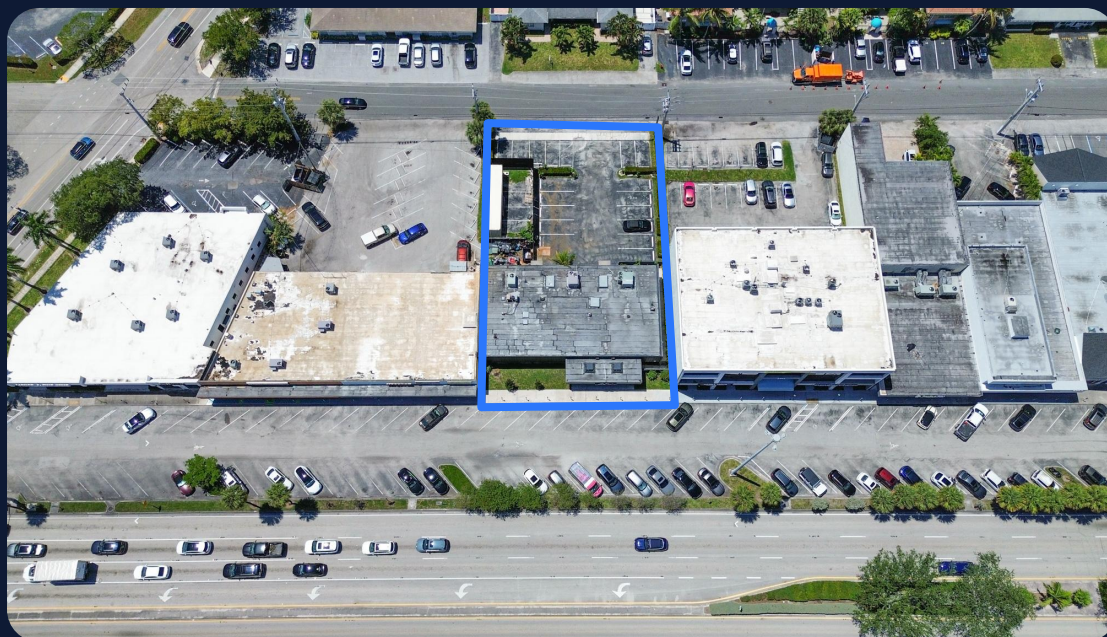
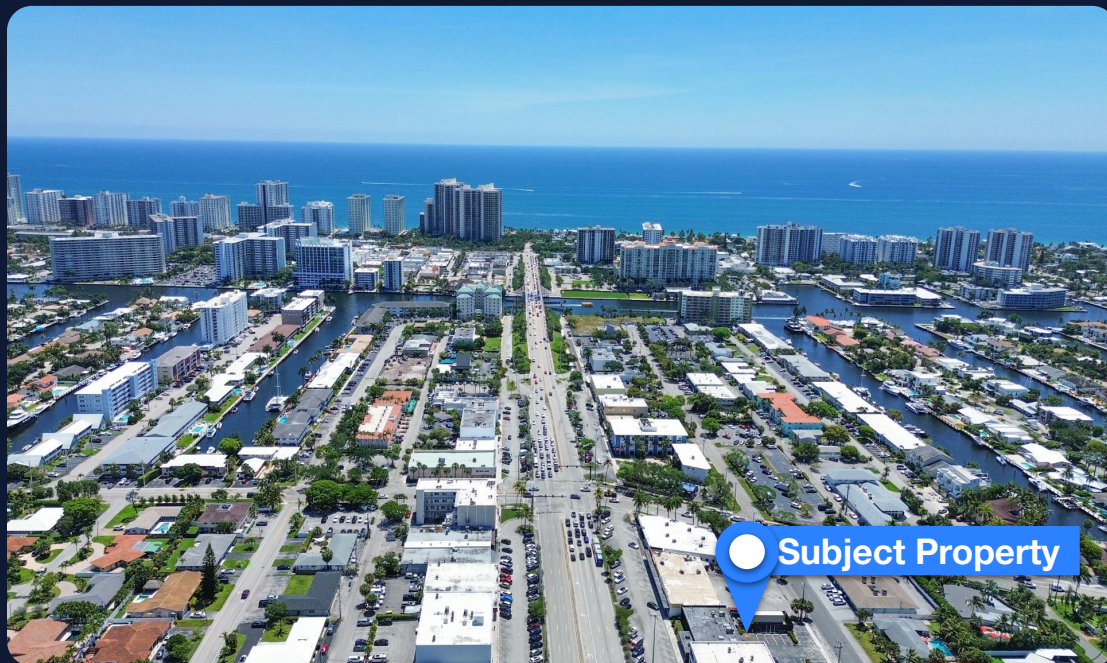
Vehicles Per Day

\$461.69

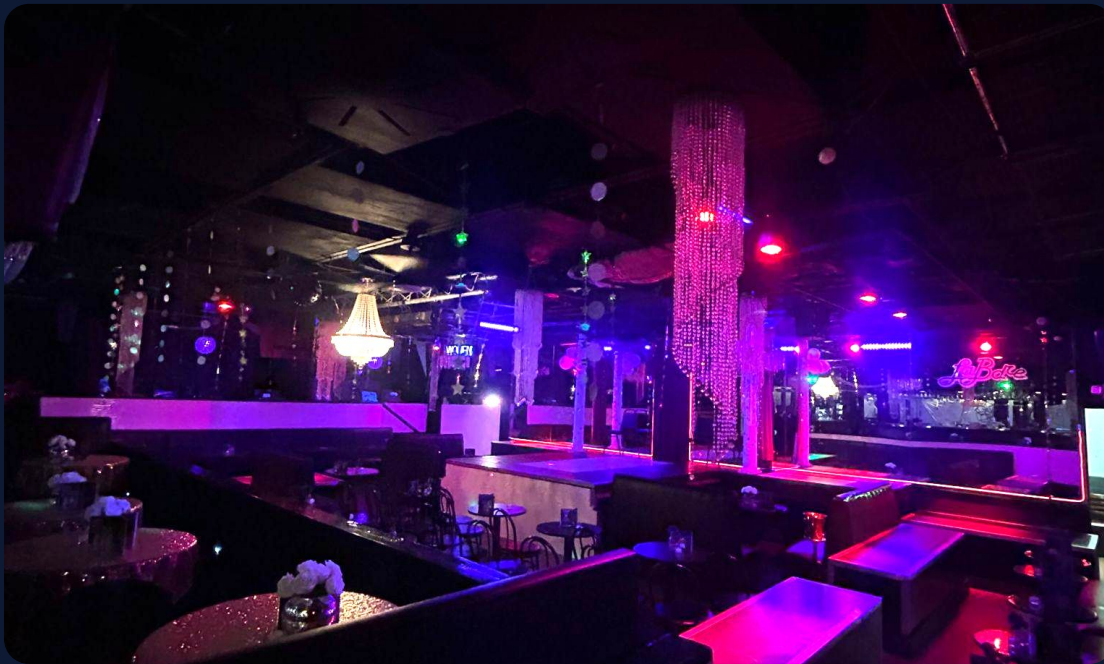
Price Per SF



Property Photos

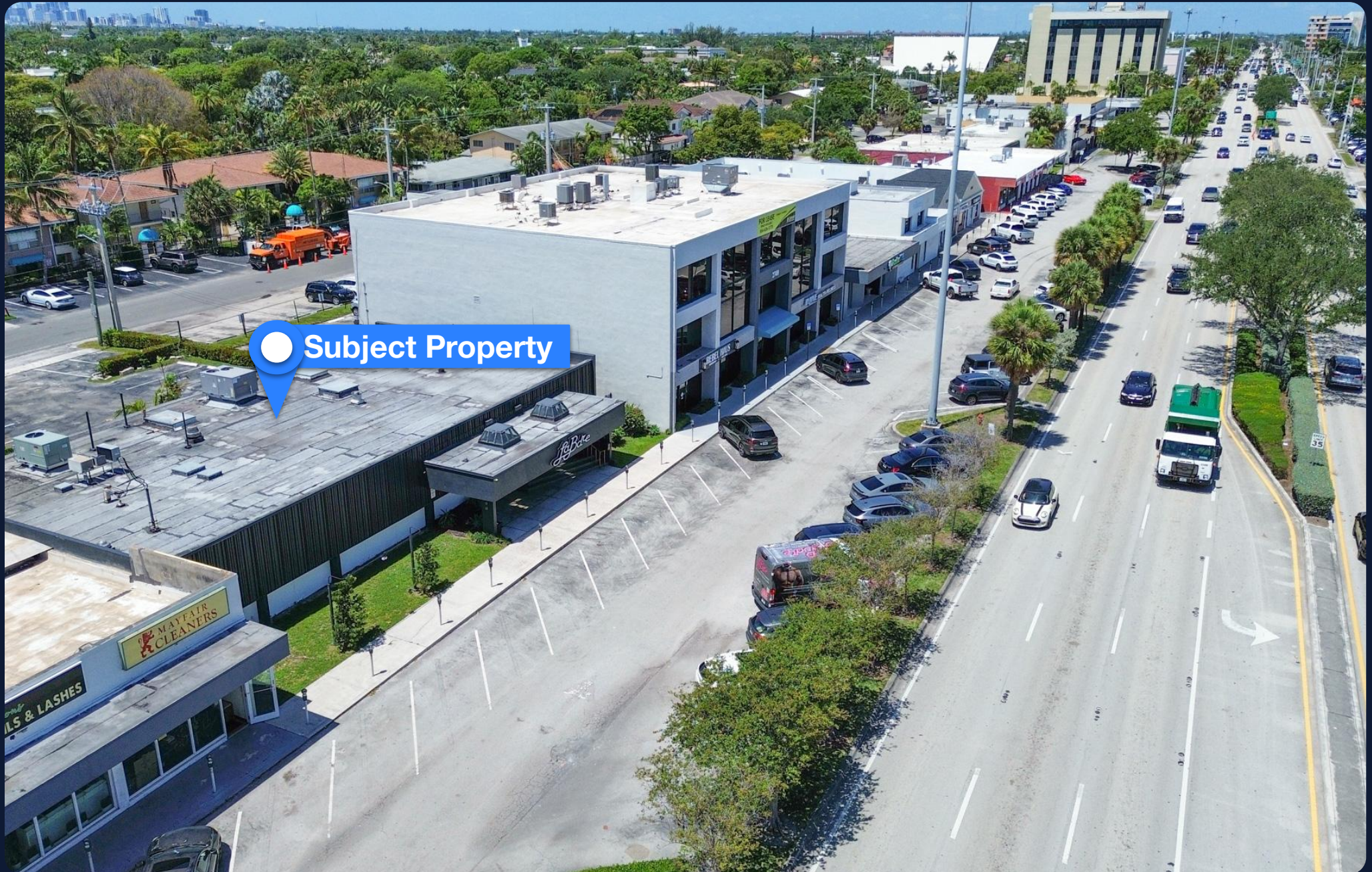


Interior Photos



Financial Overview

LA BARE
2750 E Oakland Park Blvd
Fort Lauderdale, FL 33306



Financial Summary

\$2,200,000

List Price

\$461.69

Price Per SF

±4,765 SF

Square Footage

Property Details

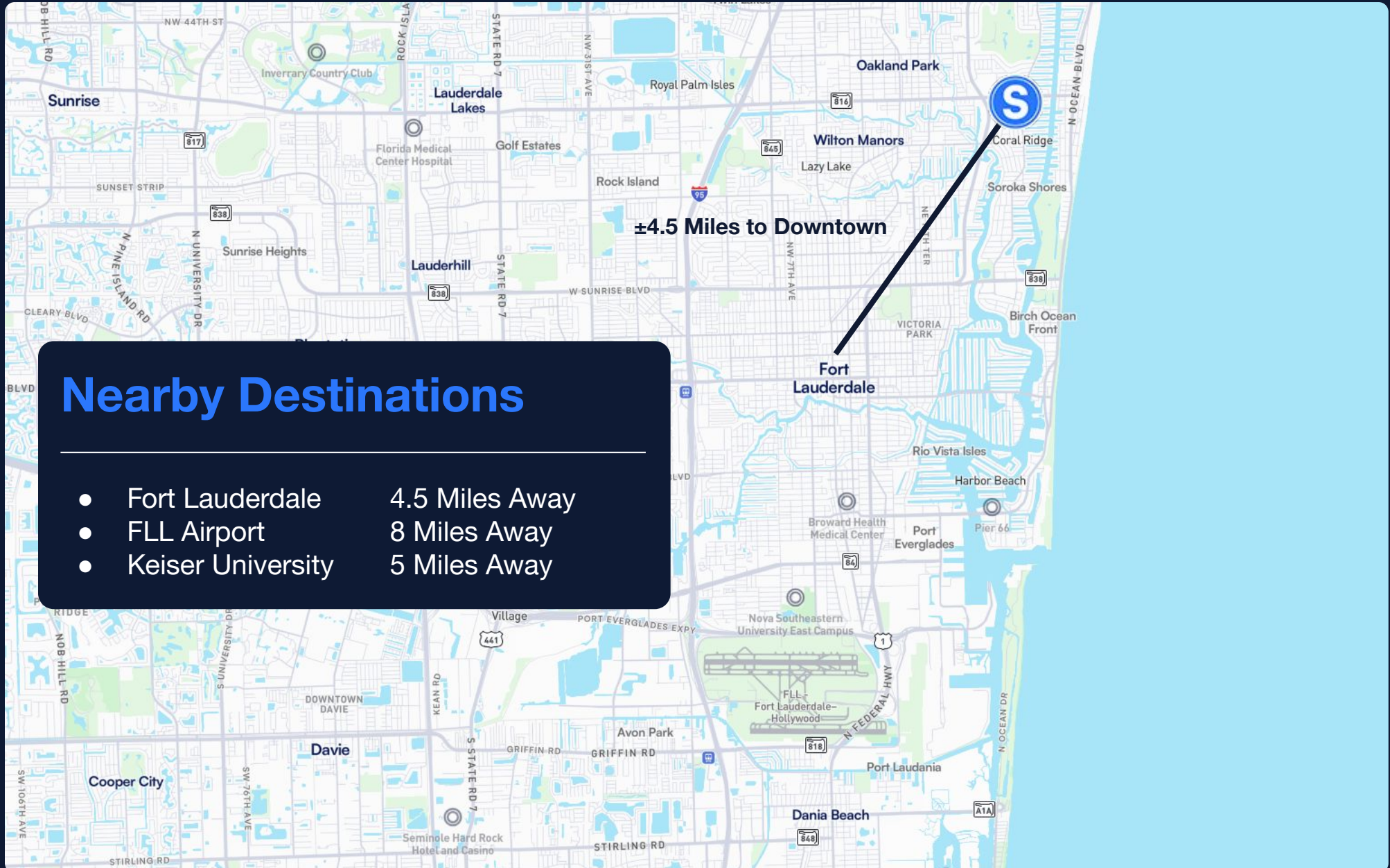
Property Name	La Bare
Address	2750 E Oakland Park Blvd
City, State, Zip Code	Fort Lauderdale, FL 33306
County	Broward
Property Type	Retail
Gross Leasable Area	±4,765 SF
Lot Size (AC)	±0.34 AC
Year Built / Year Renovated	1976
VPD	±28,000
Occupancy	0.00%
Zoning	CB
Parcel #	49-42-25-07-0050



Market Overview

LA BARE

2750 E Oakland Park Blvd
Fort Lauderdale, FL 33306



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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2750 E OAKLAND PARK BLVD, FORT LAUDERDALE, FL, 33306 ("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.