



Offering Memorandum

Los Arcos

2450-2526 W Oakland Park Blvd - Oakland Park, FL (Broward County)



CURRENT CAPITAL
Real Estate Group

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Advisory Team

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Executive Summary

2450-2526 W Oakland Park Blvd – Oakland Park, FL 33311

Current Capital as exclusive advisor, is pleased to offer the opportunity to acquire Los Arcos Retail Center. This neighborhood retail center spans across 1.66 acres and boasts approximately 266 feet of frontage to Oakland Park Blvd in Broward County, Florida. Constructed in 1984 and largely rehabbed in 2022, the property consists of approximately 24,200 square feet of rentable space, centrally located within the Broward County submarket of Oakland Park. Presently 100 percent occupied with a diverse mix of local businesses from a variety of industries, providing a “one-stop shop” for the many residents of Oakland Park.

Approximately 17,000 SQFT of the property is leased below market and presents an excellent value add opportunity. 17,000 SQFT represents 70% of the leasable area within the plaza. Base rents are approximately 10% up to 40% below market in certain spaces.

Los Arcos is strategically located 1.5 miles away from I-95 and 2.5 miles from the Florida Turnpike. With approximately 478,000 residents within a 5- mile radius of the center, this strategic location makes this property one of the primary retail centers in Oakland Park.

Just minutes from Downtown Fort Lauderdale and Fort Lauderdale-Hollywood International Airport, Oakland Park provides unmatched regional access via I-95, Oakland Park Boulevard, and US-1—major thoroughfares connecting to all of South Florida.

With a pro-business climate, rising population density, and ongoing infrastructure investment, Oakland Park is experiencing strong momentum in both residential and commercial development. The city is actively pursuing revitalization initiatives, including mixed-use corridors and walkable town centers, further enhancing its appeal as a live-work-play destination.



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PROPERTY OVERVIEW

Los Arcos Plaza

2450-2526 W Oakland Park Blvd - Oakland Park, FL 33311

Rentable Square Feet:	24,200 SF
Land Area:	Approx 1.66Acres/72,287 SQFT
Parking Spaces:	81 Spaces
Year Built/ Rehabbed:	1984/2021
Folio:	49-42-49-02-0990
Yearly Gross Rent Yearly Gross	\$629,966.16
Expenses: (2024)	\$225,194.21
NOI: (% Cap) Year 1 Proforma NOI:	\$402,851.95
(% Cap)	6.18%

Price Guidance:

\$6,549,000.00

Price per SF

\$270/SF



20 Unit Multi-Tenant Center

- Value-add opportunity exists w/ 17,000 square feet or 70% of the leasable area currently below market rates
- 12 Tenants occupy 20 Bays
- 1 story property
- Exterior rehab performed in 2022
- Roof redone in 2021
- Upgraded electrical in 2021
- 56,500 Average cars per day on Oakland Park Blvd
- Over 478,000 residents within 5 mile radius
- B1 Zoning
- 40 Year being completed now

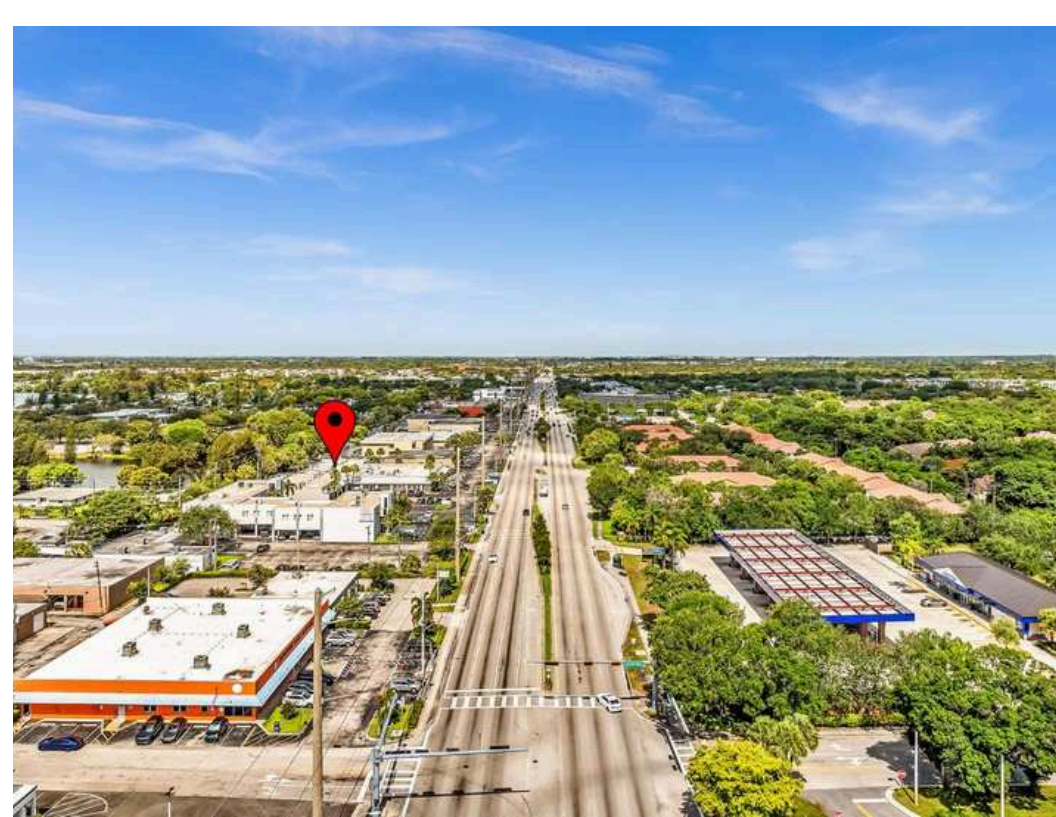




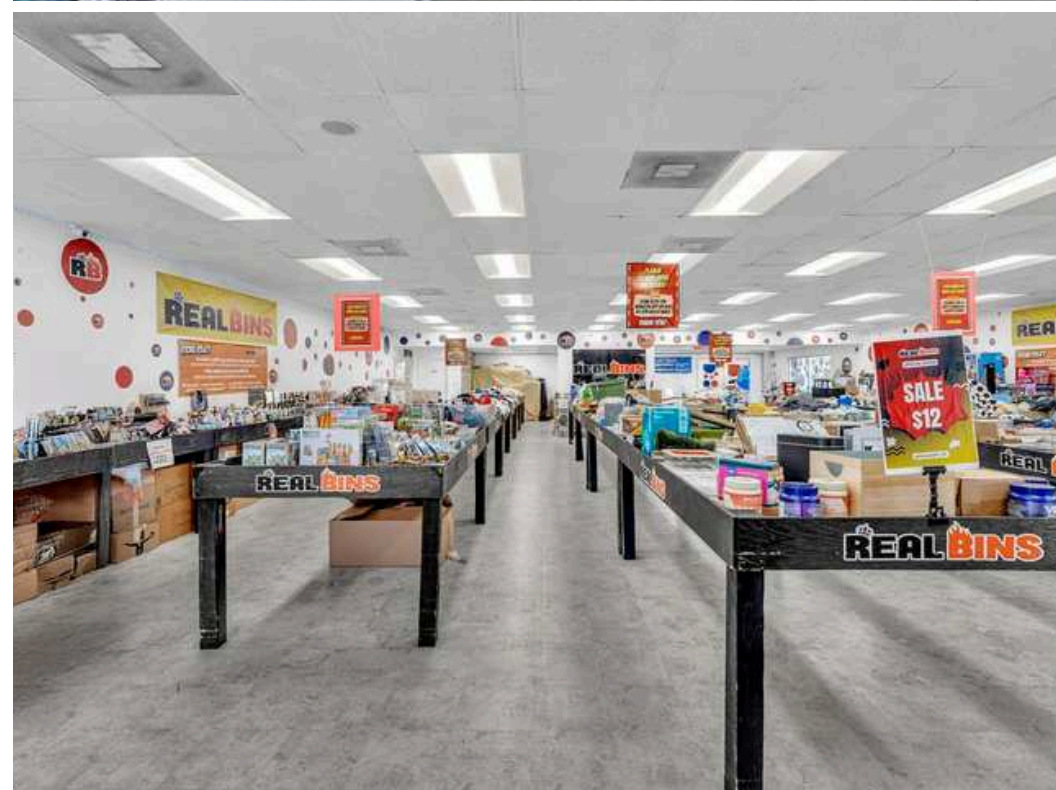
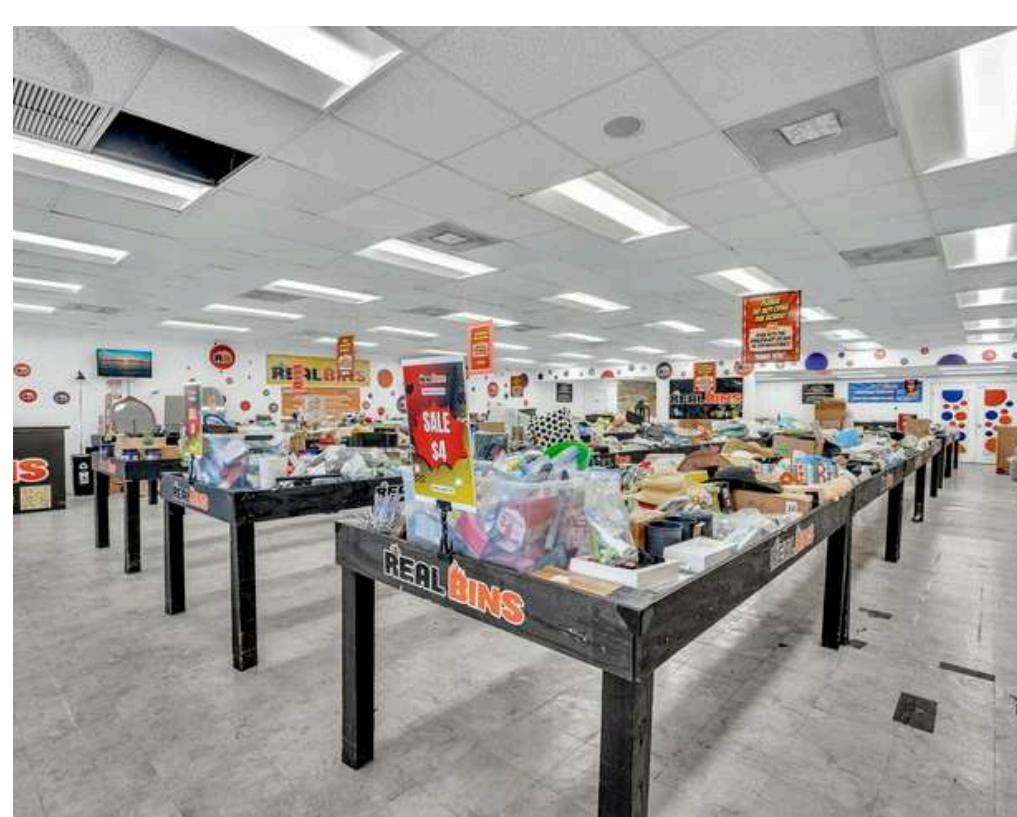












Site Plan

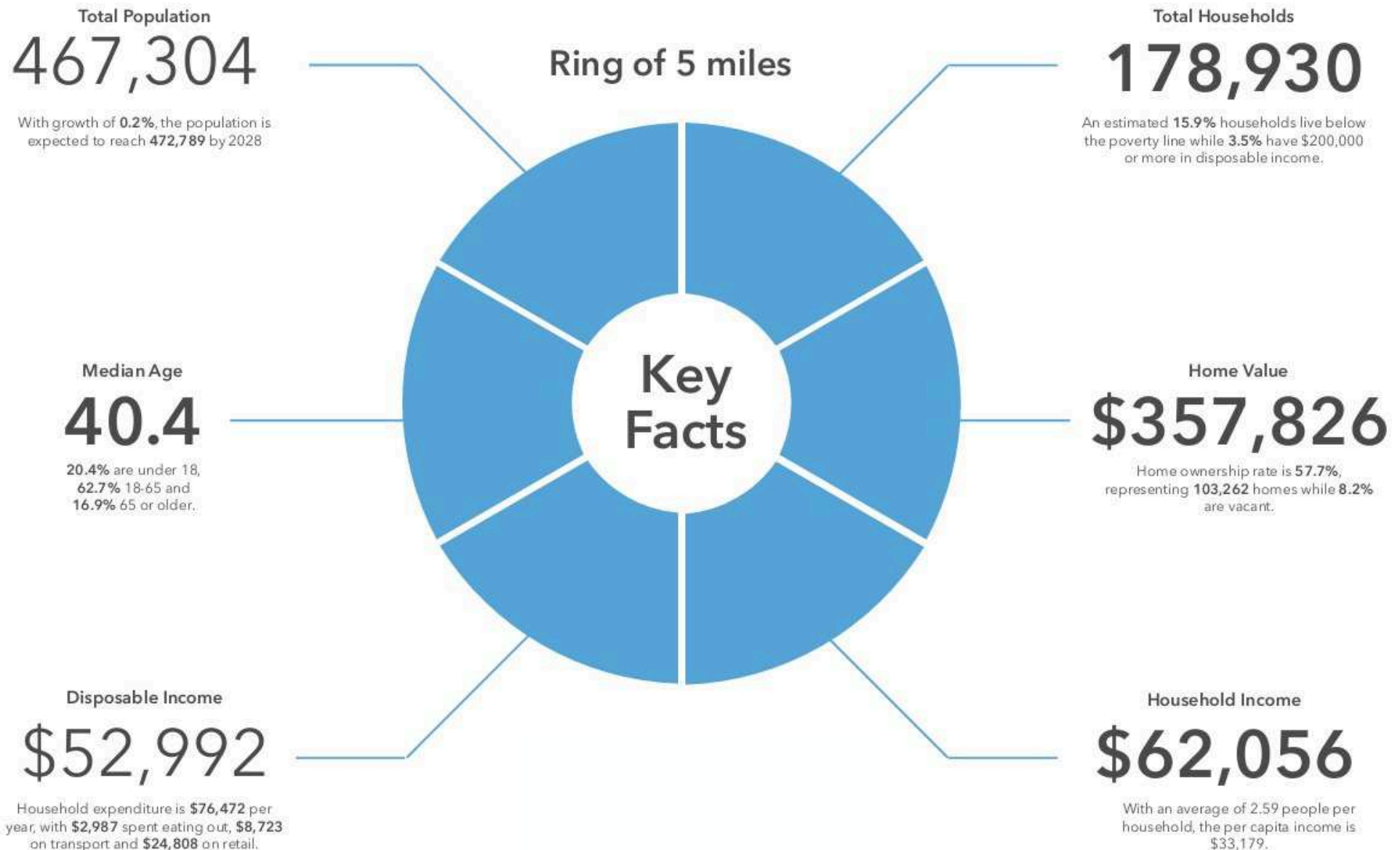
Rare Rootz	2452-58	2460	2516-18	2520	2522	2524-2526
	Nowtech Academy	Ailiv Health Institute	Embassy Academy	Mission L'Eglise Dieu	Prayer Palace	
1200sf	4800 sf	1200sf	1200sf	1200 SF	1200 SF	3600 sf

	2500-04	2506	2508	2510-14
	Pearl of the Island Caribbean Cuise	Dany Driving School	Sunrise Immigration Paralegal Services	Real Bins Retail Store
	3700sf	1200sf	1200sf	3700sf

Retail Map



Demographics

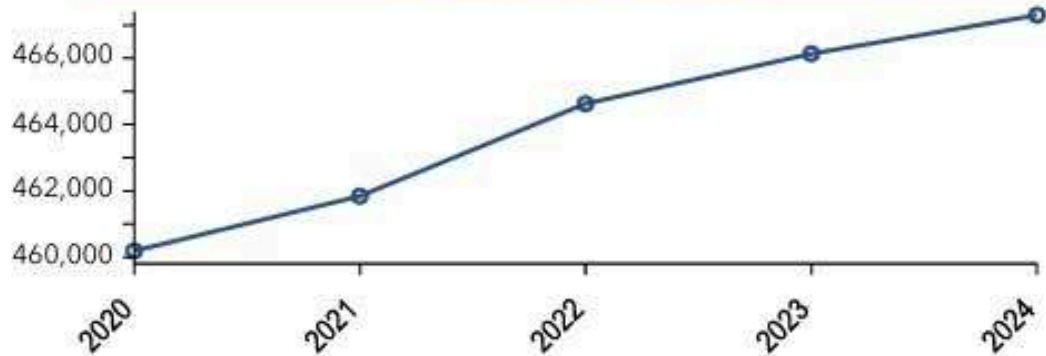


Demographics

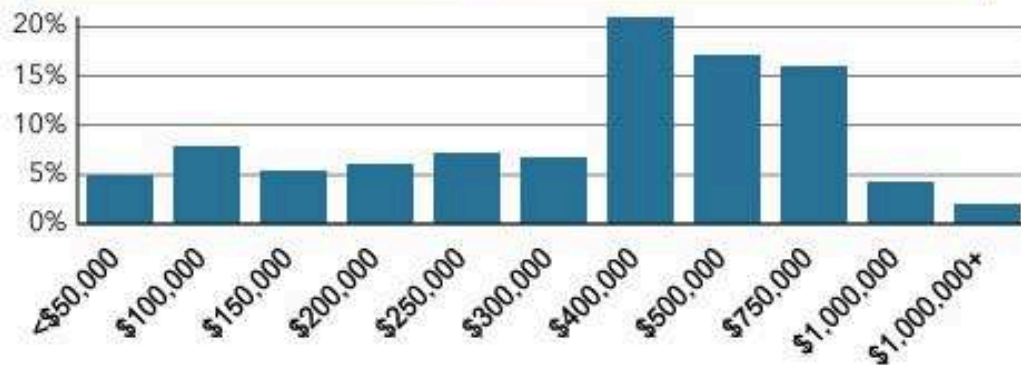
Population Trends and Key Indicators

467,304	178,930	2.59	40.4	\$62,056	\$357,826	68	67	80
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

Historical Trends: Population



Home Value



MORTGAGE INDICATORS



\$9,639

Avg Spent on Mortgage & Basics



36.1%

Percent of Income for Mortgage

POPULATION BY GENERATION



4.7%

Greatest Gen: Born 1945/Earlier



20.0%

Baby Boomer: Born 1946 to 1964



20.2%

Generation X: Born 1965 to 1980



24.9%

Millennial: Born 1981 to 1998



21.3%

Generation Z: Born 1999 to 2016



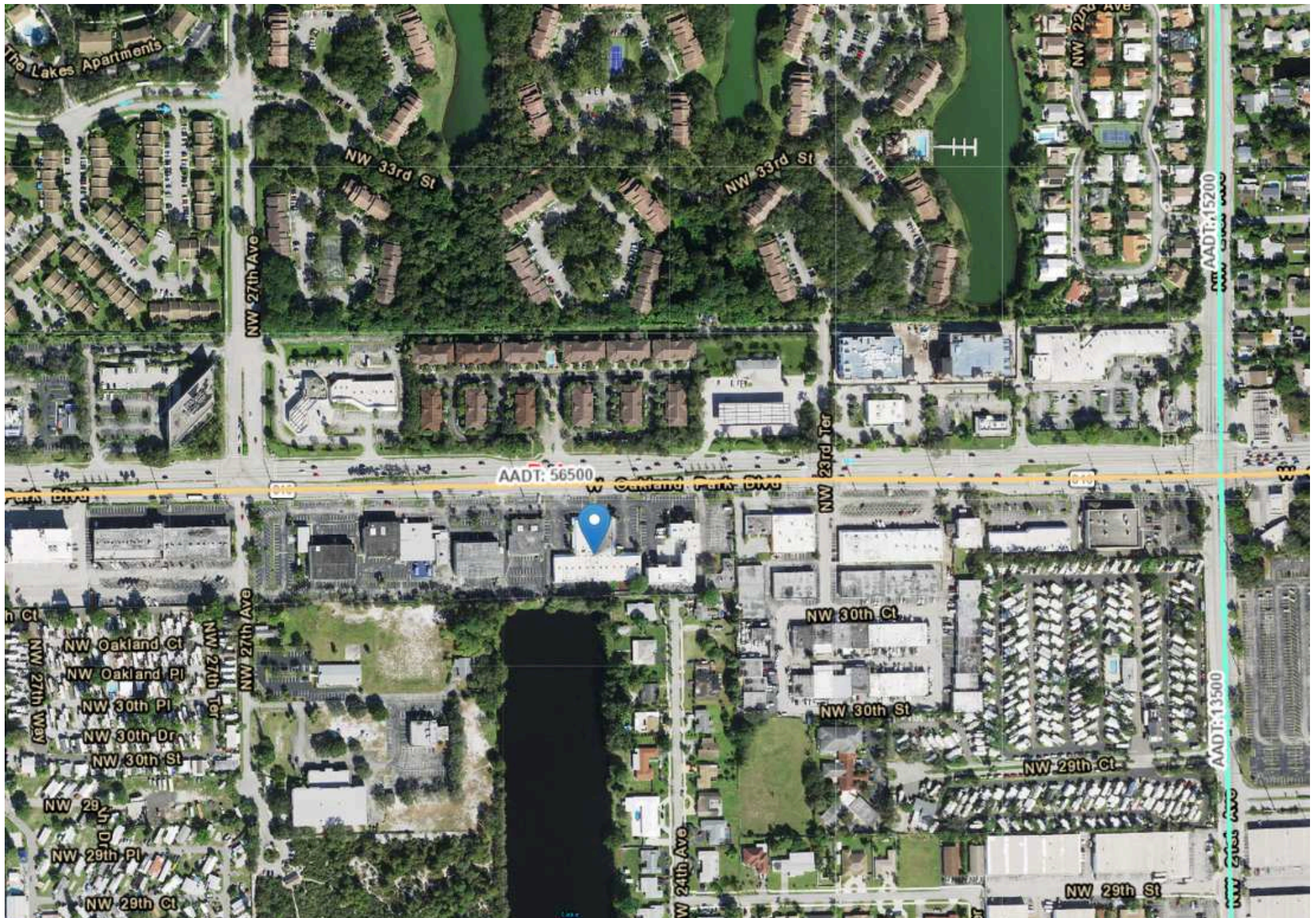
8.9%

Alpha: Born 2017 to Present

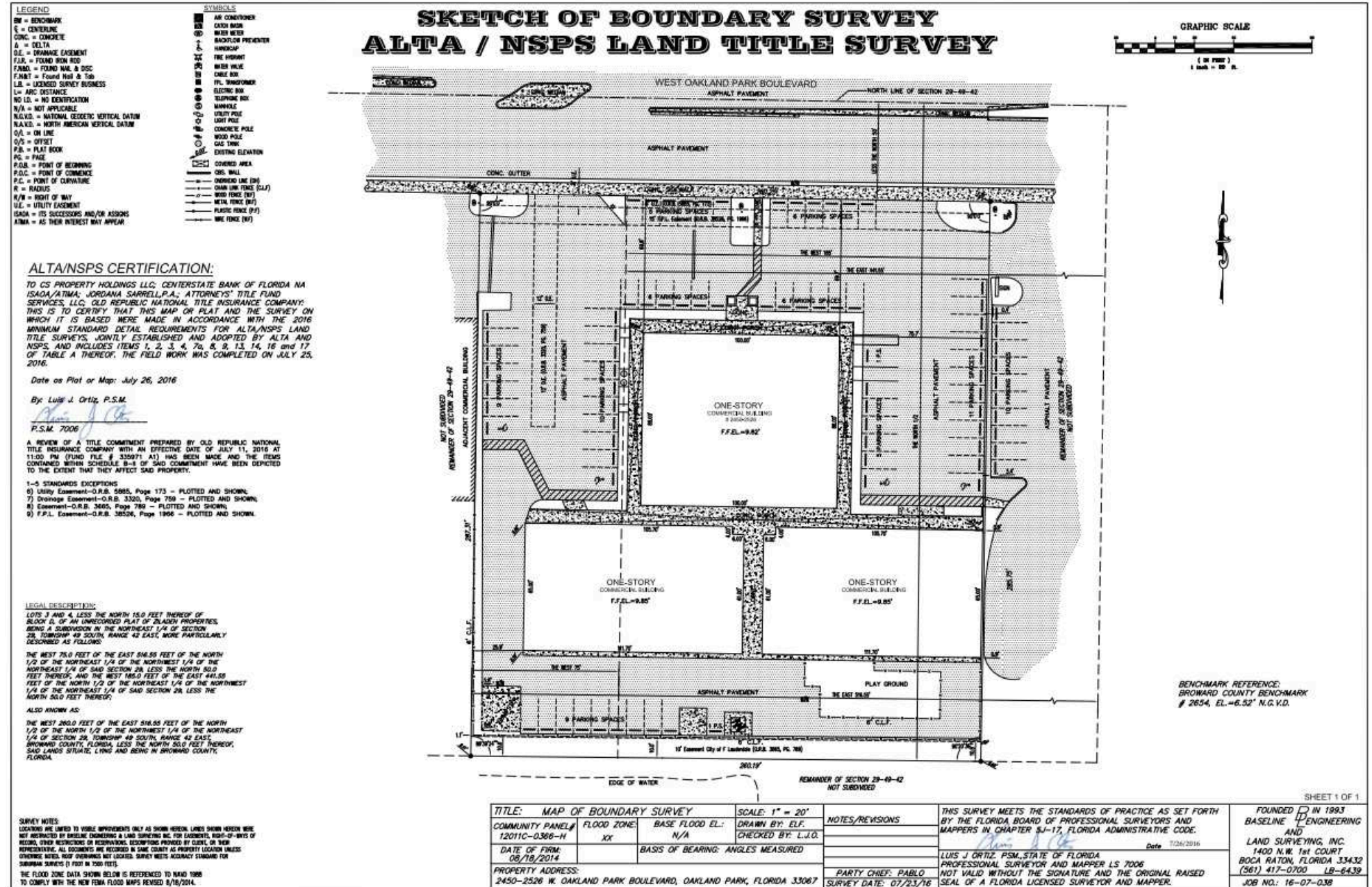
Household Income

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,617	24,100	32,780	32,343	34,700	29,416	20,974
<\$15,000	747	2,073	2,549	2,421	3,788	3,352	3,088
\$15,000-\$24,999	455	1,460	1,660	1,501	2,392	3,116	3,952
\$25,000-\$34,999	422	1,647	1,577	1,413	1,851	2,513	2,579
\$35,000-\$49,999	878	3,599	3,870	3,845	4,370	5,306	3,718
\$50,000-\$74,999	982	4,914	6,277	6,241	6,513	5,306	3,190
\$75,000-\$99,999	628	3,831	5,332	5,113	5,251	3,962	1,914
\$100,000-\$149,999	392	3,959	5,779	5,905	5,031	3,067	1,311
\$150,000-\$199,999	81	1,553	3,089	3,133	2,941	1,501	637
\$200,000+	30	1,064	2,646	2,771	2,563	1,292	585
Median HH Income	\$45,679	\$64,316	\$76,574	\$77,771	\$67,128	\$51,341	\$37,594
Average HH Income	\$55,491	\$83,694	\$100,510	\$103,249	\$92,943	\$73,959	\$57,011
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	16.2%	8.6%	7.8%	7.5%	10.9%	11.4%	14.7%
\$15,000-\$24,999	9.9%	6.1%	5.1%	4.6%	6.9%	10.6%	18.8%
\$25,000-\$34,999	9.1%	6.8%	4.8%	4.4%	5.3%	8.5%	12.3%
\$35,000-\$49,999	19.0%	14.9%	11.8%	11.9%	12.6%	18.0%	17.7%
\$50,000-\$74,999	21.3%	20.4%	19.1%	19.3%	18.8%	18.0%	15.2%
\$75,000-\$99,999	13.6%	15.9%	16.3%	15.8%	15.1%	13.5%	9.1%
\$100,000-\$149,999	8.5%	16.4%	17.6%	18.3%	14.5%	10.4%	6.3%
\$150,000-\$199,999	1.8%	6.4%	9.4%	9.7%	8.5%	5.1%	3.0%
\$200,000+	0.6%	4.4%	8.1%	8.6%	7.4%	4.4%	2.8%

Traffic Count



Survey



Contact:

Exclusively offered by
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