

Downtown Hollywood Tenant Mix, Occupancy, Rental Rate, and Open Building Permits

June 4, 2025

## **Purpose of Presentation**



#### Provide a brief and accurate update of Downtown Hollywood's

- Tenant Mix
- Occupancy rate\*
  - # of bays
  - square footage
- Asking Rent / Sq. Ft.
- Overview of Open Building Permits



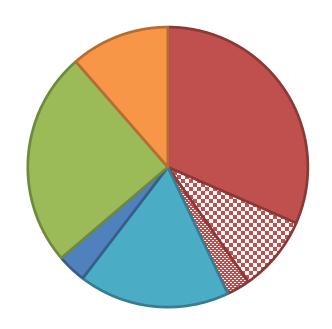
\*For the purpose of the presentation, we shall focus on the ground floor commercial core on Hollywood Blvd., Harrison St., and Tyler St. between Young Circle and 21st Ave.

## **Downtown Hollywood – Existing Tenant Mix**



- Food & Beverage = 31.543% (47 of 149)
- Extended Hours License = 8.725% (13 of 149)
- Bar / Lounge = 2.685% (4 of 149)
- Retail = 17.450% (26 of 149)
- Entertainment = 3.356% (5 of 149)
- Services = 24.832% (37 of 149)
- Office = 11.409% (17 of 149)

149 represents the number of <u>occupied</u> units in the sample area (out of 193)



- Food & Beverage
- Extended Hours License
- Bar / Lounge
- Retail
- Entertainment
- Services
- Office

## **Downtown Hollywood - Occupancy**



Vacant

13.472% (26 of 193) 13.308% sq. ft.

Leased (under renovation)

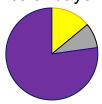
9.326% (18 of 193) 7.176% sq. ft.

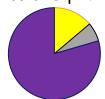
Occupied

77.202% (149 of 193) 79.516% sq. ft.

% of bays

% of sq. ft.





#### Data from May 2024

Vacant

9.659% (17 of 176) 9.244% sq. ft.

Leased (under renovation)

9.091% (16 of 176) 7.170% sq. ft.

Occupied

81.250% (143 of 176) 83.586% sq. ft.



- Statistics are primary data
- 573,820 sq. ft. total =
  - o 76,367 sq. ft. vacant
  - 41,177 sq. ft. leased
  - 456,276 sq. ft. occupied

## **Tenant Mix: 1900 Block of Hollywood Blvd**



Food & Beverage = 33.333%

- Leased (under renovation) = 14.286%
- Extended Hours License = 16.667%
- Vacant = 7.143%

- Bar / Lounge = 2.380%
- Retail = 21.429%
- Services = 4.762%



## Occupancy: 1900 Block of Hollywood Blvd



Vacant

7.143% (3 of 42 bays)

7.683% (8,848 of 115,165 sq. ft.)

Leased (under renovation)

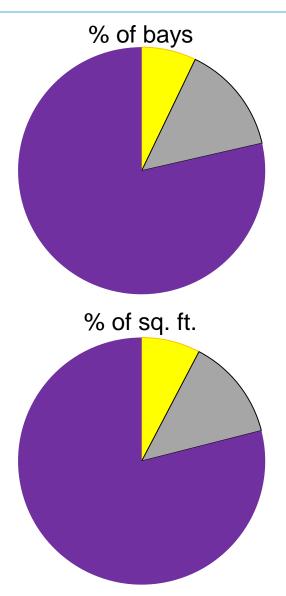
14.286% (6 of 42 bays)

13.350% (15,375 of 115,165 sq. ft.)

Occupied

78.571% (33 of 42 bays)

78.967% (90,942 of 115,165 sq. ft.)



## **Tenant Mix: 2000 Block of Hollywood Blvd**



Food & Beverage = 25%

Extended Hours License = 10.714%

Bar / Lounge = 3.571%

Retail = 17.857%

Services = 10.714%

Leased (under renovation) = 7.143%

Vacant = 7.143%

Entertainment = 17.857%

Redevelopment project



## Occupancy: 2000 Block of Hollywood Blvd



Vacant

7.143% (2 of 28 bays)

10.438% (9,075 of 86,945 sq. ft.)

Leased (under renovation)

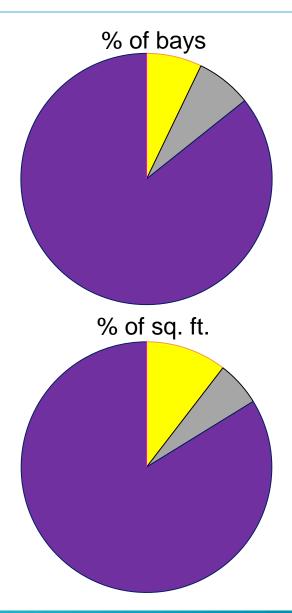
7.143% (2 of 28 bays)

5.775% (5,021 of 86,945 sq. ft.)

Occupied

85.714% (24 of 28 bays)

83.787% (72,849 of 86,945 sq. ft.)



#### **Tenant Mix: 1900 Block of Harrison Street**



Food & Beverage = 13.333%

Leased (under renovation) = 3.333%

Bar / Lounge = 6.667%

Vacant = 13.333%

Retail = 6.667%

Services = 33.333%

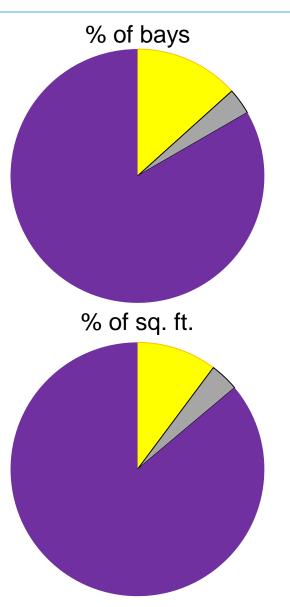
Office = 23.333%



## Occupancy: 1900 Block of Harrison Street



- Vacant
  - 13.333% (4 of 30 bays)
  - 10.203% (11,929 of 116,918 sq. ft.)
- Leased (under renovation)
  - 3.333% (1 of 30 bays)
  - 3.678% (4,300 of 116,918 sq. ft.)
- Occupied
  - 83.333% (25 of 30 bays)
  - 86.119% (100,689 of 116,918 sq. ft.)



#### **Tenant Mix: 2000 Block of Harrison Street**



Food & Beverage = 26.471%

Leased (under renovation) = 8.824%

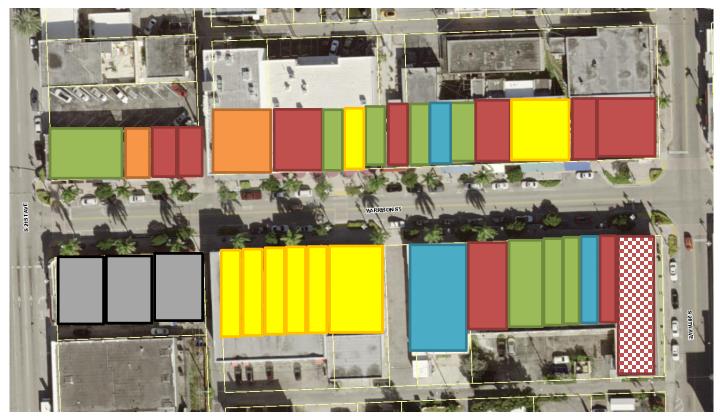
Extended Hours License = 2.941%

Vacant = 23.529%

Retail = 8.824%

Services = 23.529%

Office = 5.882%



## Occupancy: 2000 Block of Harrison Street



Vacant

23.529% (8 of 34 bays)

22.377% (16,947 of 75,733 sq. ft.)

Leased (under renovation)

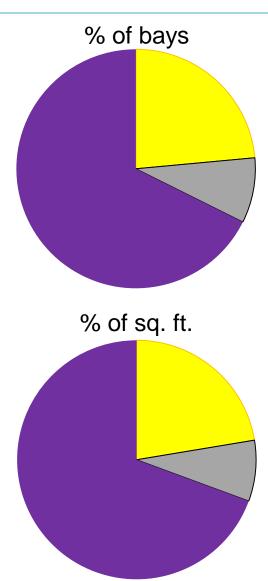
8.823% (3 of 34 bays)

8.239% (6,240 of 75,733 sq. ft.)

Occupied

67.647% (23 of 34 bays)

69.383% (52,546 of 75,733 sq. ft.)



# **Tenant Mix: 1900 Block of Tyler Street**



Food & Beverage = 18.182%

Retail = 9.091%

Services = 27.273%

Office = 36.364%

Leased (under renovation) = 0%

Vacant = 9.091%

Redevelopment Project



## Occupancy: 1900 Block of Tyler Street



Vacant

9.091% (1 of 11 bays)

13.845% (7,000 of 50,559 sq. ft.)

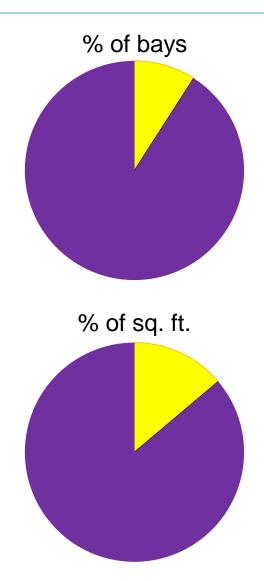
Leased (under renovation)

0%

Occupied

90.909% (10 of 11 bays)

86.155% (43,559 of 50,559 sq. ft.)



# **Tenant Mix: 2000 Block of Tyler Street**



Food & Beverage = 10.526%

Retail = 15.789%

Services = 31.579%

Office = 21.053%

Leased (under renovation) = 0%

Vacant = 21.053%

Redevelopment project

% based on number of bays



15

## Occupancy: 2000 Block of Tyler Street



Vacant

21.053% (4 of 19 bays)

13.112% (5,358 of 40,862 sq. ft.)

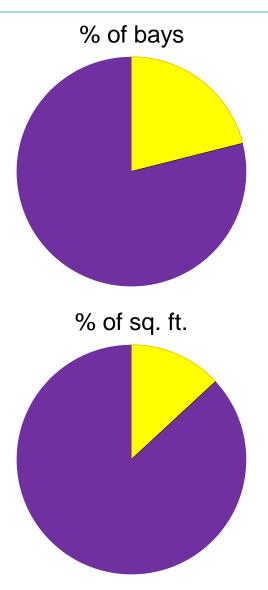
Leased (under renovation)

0%

Occupied

78.947% (15 of 19 bays)

86.888% (35,504 of 40,862 sq. ft.)



### **Tenant Mix: 20th Avenue**



Food & Beverage = 25%

Extended Hours License = 8.333%

Retail = 8.333%

Services = 16.667%



Vacant = 8.333%



% based on number of bays



# Occupancy: 20th Avenue



Vacant

8.333% (1 of 12 bays)

6.382% (1,200 of 18,802 sq. ft.)

Leased (under renovation)

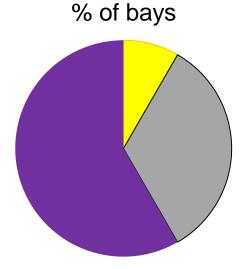
33.333% (4 of 12 bays)

43.671% (8,211 of 18,802 sq. ft.)

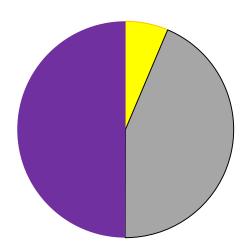
Occupied

58.333% (7 of 12 bays)

49.949% (9,391 of 18,802 sq. ft.)







### **Tenant Mix: 1800 Blocks**



Food & Beverage = 35.294%

Extended Hours License = 5.882%

Retail = 11.765%

Services = 17.647%

Leased (under renovation) = 11.765%

Vacant = 17.647%

Redevelopment Project



## Occupancy: 1800 Blocks



Vacant

17.647% (3 of 17 bays)

23.258% (16,010 of 68,836 sq. ft.)

Leased (under renovation)

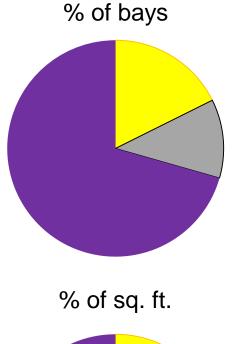
11.765% (2 of 17 bays)

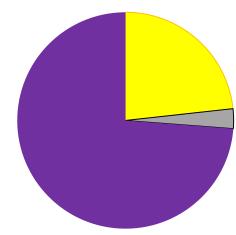
2.949% (2,030 of 68,836 sq. ft.)

Occupied

70.588% (12 of 17 bays)

73.793% (50,796 of 68,836 sq. ft.)





## Market Asking Rate / Sq. Ft.\*

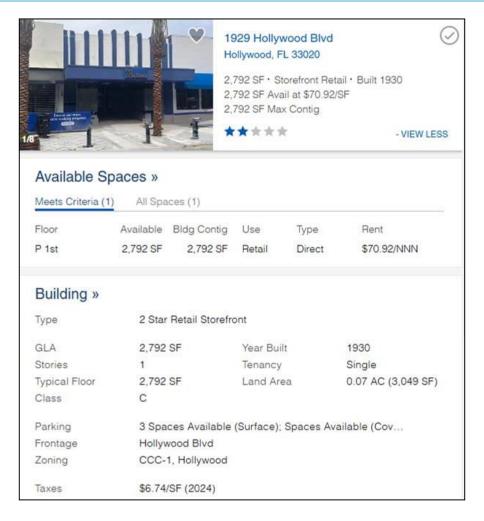




\*Ground floor commercial real estate rates provided by CoStar, a corporate world leader in commercial real estate information. CoStar has been recognized as having the most comprehensive database of real estate data throughout the United States.

## Downtown Hollywood – Asking Rate / Sq. Ft.\*



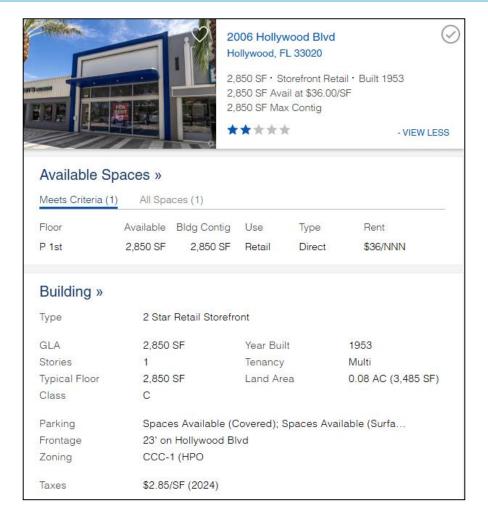


<sup>\*</sup>Ground floor commercial real estate rates provided by LoopNet. LoopNet is a subsidiary of CoStar and is the most heavily trafficked commercial real estate marketplace online with more than 8 million registered members and 5 million unique monthly visitors.

<sup>\*\*</sup>A triple net lease (NNN) is a lease where the tenant agrees to pay all real estate taxes, building insurance, and maintenance (the three "nets") in addition to the rent.

## Downtown Hollywood – Asking Rate / Sq. Ft.\*



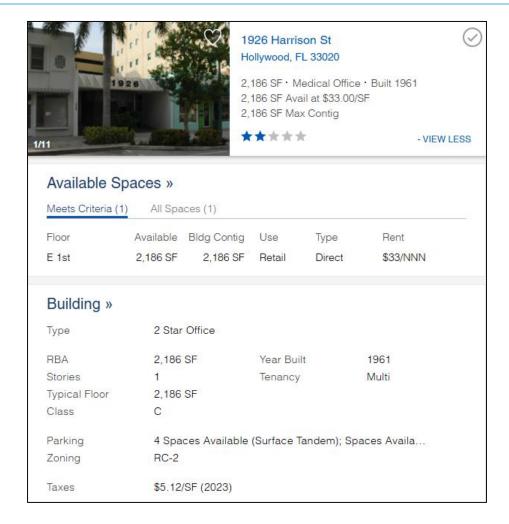


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## Downtown Hollywood – Asking Rate / Sq. Ft.\*





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## **Window Coverings with Centennial Imagery**



1900 Hollywood Blvd.

1948 Hollywood Blvd.



## **Open Building Permits**



The CRA and Development Services are committed to assisting the property owners and tenants related to the following open building permits:

- 1. 1920 Hollywood Blvd. (B22-100214)
- 2. 1935 Hollywood Blvd. (B21-105943)
- 3. 1940 Hollywood Blvd. (B22-105529)
- 4. 1948 Hollywood Blvd. (B23-103848)
- 5. 2024-26 Hollywood Blvd. (B25-100358)
- 6. 2124 Hollywood Blvd. (B25-100253)
- 7. 1900 Harrison Street (B23-107837)
- 8. 1917 Harrison Street (B22-105164)
- 9. 2032 Harrison Street (B23-103577)
- 10. 2042-2046 Harrison Street (B24-103163)
- 11. 118 S. 20<sup>th</sup> Avenue (B24-105886 and B22-101447)

#### In Conclusion



CRA staff will continue to work with brokers, developers, property and business owners, and City of Hollywood staff to attract new investment, commerce, and tenants to Downtown Hollywood.

Thank you.