



ACTUAL PROPERTY

Chuck E. Cheese's

\$2,132,308 | 6.50% CAP

OFFERING MEMORANDUM

IVO TSINEV

DIRECTOR OF COMMERCIAL SERVICES

ivo@horizonpropertiesfl.com

(954) 673-1564

JORGE ALVARINO

PARTNER

jalvarino@horizonpropertiesfl.com

(305) 364-9945

HORIZON
PROPERTIES

CoStar
POWERBROKER

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

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PROPERTY SUMMARY

Tenant	Chuck E. Cheese's
Asking Price	\$2,132,308
Cap Rate	6.50%
Address	8099 W Oakland Park Blvd, Sunrise, FL
Building Size	9,000 SF
Parcel Size	51,532 SF
Price PSF	\$236.92
Annual Rent	\$138,600 (\$15.40 PSF)
Lease Term	04/16/1991 to 02/28/2024
Years Remaining	4 Years
Options	3x 5-Year options
Lease Type	NNN
Commencement	04/16/1991
Expiration	02/28/2024
Increases	10% throughout the option years

KEY HIGHLIGHTS

- Located in densely populated Sunrise, FL Sub market, at Signalized intersection of W Oakland Park Blvd and NW 8th Terrace
- **Out parcel to 235 new garden style apartments coming soon – Estimated apartments completion Dec 2021**
- Excellent access and visibility along with cross access with ALDI, and a Sherwin Williams and Sprint anchored retail strip on N University Drive.
- Traffic count exceeds 94,000 VPD at the intersection.
- No State income tax in Florida
- Newly built Walgreens less than 650 Feet from subject.

SITE PLAN



AERIAL OVERVIEW



The map illustrates the commercial landscape surrounding the subject property in Fort Lauderdale. Key features include:

- Subject Property:** Chuck E. Cheese's, located at the intersection of N Pine Island Rd and Commercial Blvd.
- Distance Markers:** Concentric red circles representing 1-mile, 3-mile, and 5-mile radii from the subject property.
- Major Retailers and Businesses:**
 - Publix:** Multiple locations within the 1-mile and 3-mile radius.
 - Wal-Mart:** Two locations, one near the subject property and another further east on W Oakland Park Blvd.
 - Lowe's:** Located south of the subject property.
 - Target:** Located in the Sawgrass Mills area, southwest of the subject property.
 - Dillard's and Macy's:** Located at Westfield Broward Mall, south of the subject property.
 - Florida Medical Center:** Located east of the subject property.
- Highways:** I-75, I-95, US-441, and US-842 are clearly marked.
- Local Landmarks:** The University of Florida, Fort Lauderdale Executive Airport, and various country clubs are also indicated.

TENANT OVERVIEW



Is a chain of American family entertainment centers and restaurants. The chain is the primary brand of CEC Entertainment, Inc. and is headquartered in Irving, Texas. The establishment serves pizza and other menu items, complemented by arcade games, amusement rides, and animatronic displays as a focus of family entertainment. The brand derives its name from its main animatronic character and mascot Chuck E. Cheese, a comedic rat who sings and interacts with guests.



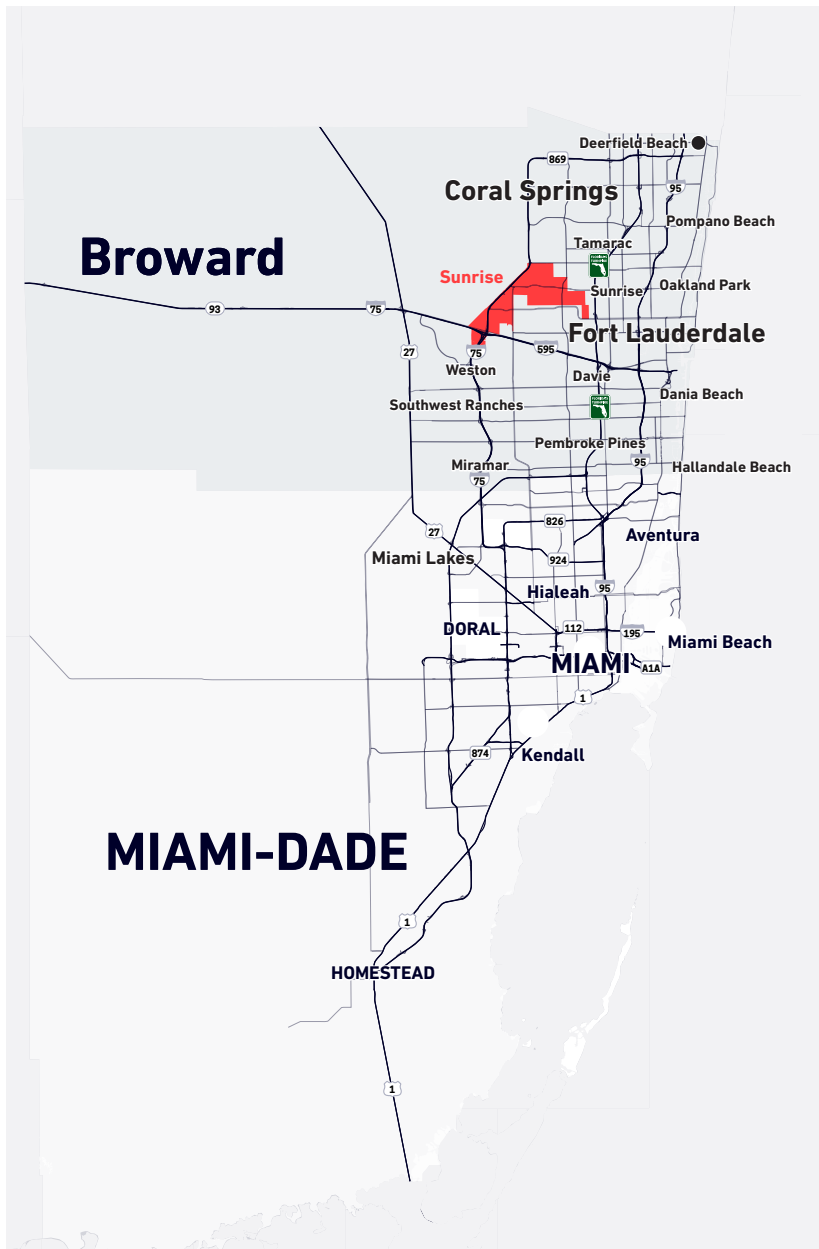
REPRESENTATIVE PHOTO

OVERVIEW

PROPERTY NAME	Chuck E. Cheese's
OWNERSHIP	Private
PARENT COMPANY TRADE NAME	CEC Entertainment, Inc.
CREDIT RATING	B2
NUMBER OF LOCATIONS	590+
HEADQUARTERED	Irving, TX
WEB SITE	www.chuckecheese.com
YEAR FOUNDED	1977



REPRESENTATIVE PHOTO



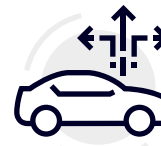
SUNRISE OVERVIEW



Bordered by I-595, I-75 and the Sawgrass Expressway - and easily accessible via Florida's Turnpike



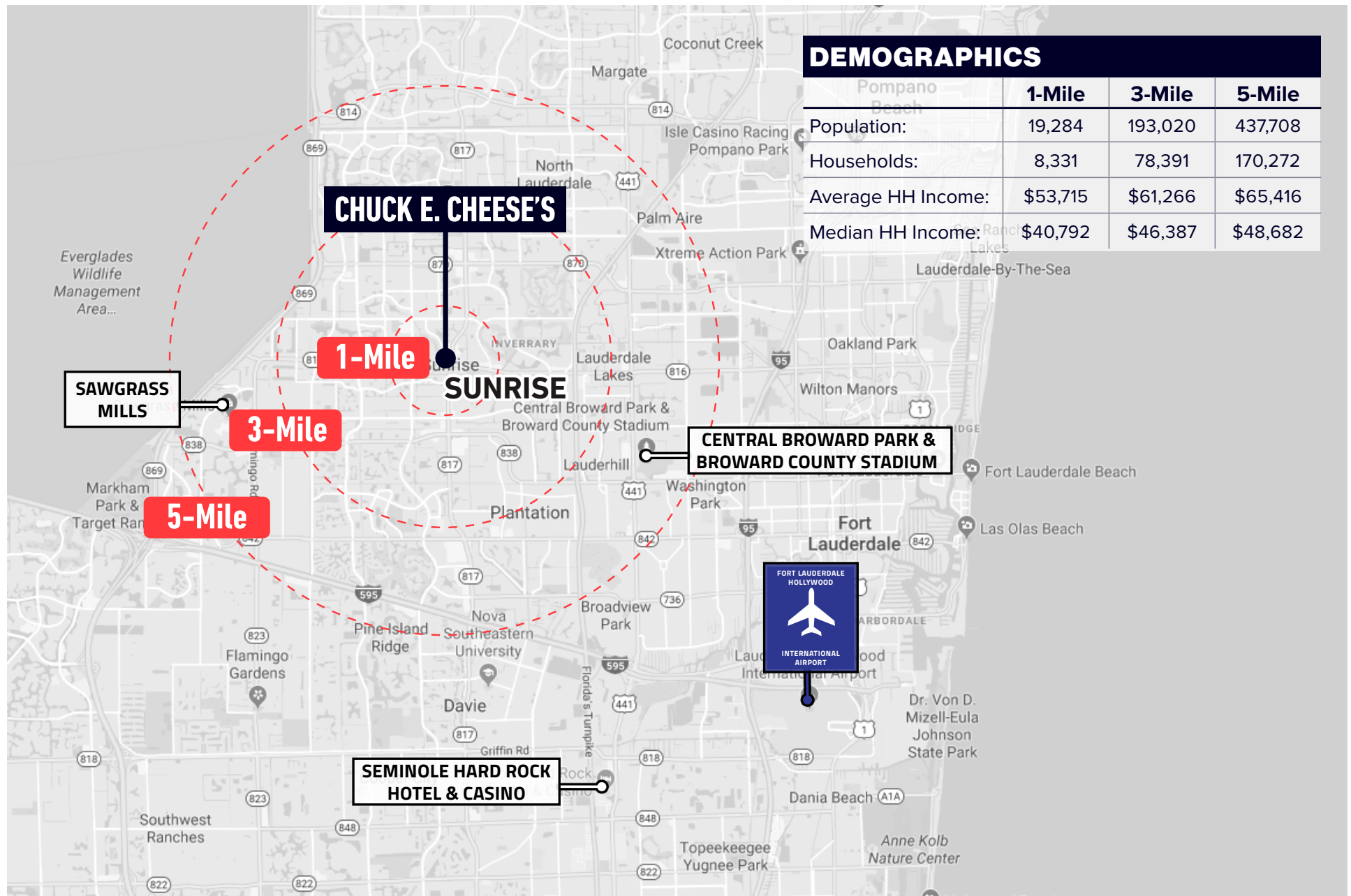
Sunrise is conveniently situated in the heart of South Florida's tri-county region (Miami- Dade, Broward and Palm Beach).



Sunrise offers links to three international airports and three seaports



Sunrise is the hub of western Broward County and is just one of the many places outside of downtown creating mini-urban cores.



DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	20,259	202,393	459,708
2019 Estimate	19,284	193,020	437,264
2010 Census	17,402	176,415	392,744
Growth 2019-2024	5.06%	4.86%	5.13%
Growth 2010-2019	10.81%	9.41%	11.34%
2019 Population Hispanic Origin	6,481	44,180	100,856
2019 Population by Race:			
White	9,707	87,963	204,984
Black	8,220	92,897	205,294
Am. Indian & Alaskan	71	627	1,404
Asian	743	6,698	15,114
Hawaiian & Pacific Island	26	253	502
Other	517	4,582	9,966
U.S. Armed Forces:	17	108	179
Households:			
2024 Projection	8,744	81,966	178,497
2019 Estimate	8,331	78,391	170,272
2010 Census	7,480	72,079	153,934
Growth 2019 - 2024	4.96%	4.56%	4.83%
Growth 2010 - 2019	11.38%	8.76%	10.61%
Owner Occupied	5,704	54,279	114,502
Renter Occupied	2,627	24,112	55,771
2019 Avg Household Income	\$53,715	\$61,266	\$65,416
2019 Med Household Income	\$40,792	\$46,387	\$48,682
2019 Households by Household Inc:			
<\$25,000	2,555	20,225	40,519
\$25,000 - \$50,000	2,433	21,810	46,893
\$50,000 - \$75,000	1,371	13,943	31,577
\$75,000 - \$100,000	997	9,543	20,070
\$100,000 - \$125,000	525	5,856	13,234
\$125,000 - \$150,000	204	2,876	6,568
\$150,000 - \$200,000	105	2,470	6,194
\$200,000+	141	1,669	5,216



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