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Oldest Downtown Building Attracts New Tenants

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HOLLYWOOD, FL – One of Downtown Hollywood's most historically significant properties has a fresh new look and a new mix of tenants.

The Arcade Building, at 2033-2051 Hollywood Boulevard, was renovated earlier this year and sports a brand-new paint job in rich earth tones. The building, whose arcade design was the predecessor of early shopping centers, was built by city founder Joseph Young circa 1921.

"It is the oldest building in Downtown Hollywood," said Dan Mendible, who has owned the property since 1993. "I'm very proud of the building and I'm very proud of its history."

The Arcade Building, dubbed "The Gateway to Downtown Hollywood" because of its highly visible presence at the historic district's western border, has attracted two new tenants – Noah's Ark Restaurant, set to open in January, and retailer, Ultimate Sound & Vision, coming in February.

The 12,000-square-foot building already is home to Wizard's Apprentice Magic Shop and Snax Empanadas & More. One 2,500-square-foot space, which is set up for a restaurant or bar, is still available.

Noah's Ark owner Vardges Nikoghosyan has so enjoyed visiting the vibrant downtown arts and entertainment district through the years that he decided to open his restaurant there. Paolo Ramirez chose the downtown site for Ultimate Sound & Vision because of the redevelopment renaissance happening there.

Mendible said he's seen "significant changes" in the Downtown District in the past couple of years – most recently, the construction of two major mixed-use developments, Radius on North Young Circle and Hollywood Station on Hollywood Boulevard and South Dixie Highway.

"That's the most significant construction that I've seen since 1989," Mendible said. "And I look forward to more of that happening."

Mendible had no idea that Downtown Hollywood would undergo such a dramatic transformation when he first became interested in the Arcade Building in the late 1980s. He credits the Downtown District of the Hollywood Community Redevelopment Agency (CRA) with the positive progress that has been taking place.

"They're definitely in a forward motion," Mendible said. "It's exciting. I see a lot of different people coming in. The demographics have definitely changed."

The Hollywood Community Redevelopment Agency (CRA) was created under the authority of Florida's Community Redevelopment Act of 1969. The CRA's mission is to encourage economic development through the use of tax increment financing by funding development, special projects and enhanced services that address areas of community concern. The Downtown District was established in 1979 to promote Hollywood's central business district including Historic Hollywood Boulevard, Young Circle and nearby residential neighborhoods. The Downtown District is approximately 580 acres and extends from 22nd Avenue on the west to generally 17th Avenue on the east, Johnson Street on the north and Washington Street on the south.

For more information, visit www.downtownhollywood.com

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