



RAIL 71

**FOR SALE**

**DWN  
TWN**  
REALTY ADVISORS  
25.77°N -80.19°W

**East Little River Value-Add Investment**

7205 NE 4<sup>th</sup> Avenue, Miami, FL 33138



# East Little River Creative Flex Building

7205 NE 4<sup>th</sup> Avenue, Miami, FL 33138



## EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$42,500,000
Building SF:	127,562 SF
Building RSF:	122,318 RSF
Lot Size AC:	3.69 AC
Price/SF Building:	\$333
Price/SF Land:	\$264
Y1 Forward NOI:	\$2,423,000
Y1 Forward Cap Rate:	5.70%
Stabilized NOI:	\$3,853,348
Stabilized Cap Rate:	9.07%
10-Year CAGR:	8.09%
Occupancy:	89.3%
Year Built / Reimagined:	1955 / 2024

### INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to arrange the disposition of this premier flex industrial property located in the thriving Little River neighborhood of Miami. This investment offers a compelling opportunity to acquire a value-add asset with current rents significantly below market rates, providing immediate cash flow and the potential for substantial upside as leases roll to fair value. Strategically situated in one of Miami's most dynamic and rapidly evolving neighborhoods, the property attracts a tenant base aligned with Class A creative industries, cool office users, and flex showrooms. Through proactive management and minimal capital investment, this project can achieve market-aligned rents while delivering stable, long-term income, and great risk adjusted returns. Little River's transformation into a vibrant cultural and business hub, combined with limited supply of high-quality flex industrial space, creates a highly favorable environment for sustained rent growth and occupancy. The property is well-positioned to capitalize on this trend, offering investors strong risk-adjusted returns in a resilient asset class. This unique combination of in-place income, operational efficiency, and market-driven growth makes it an ideal opportunity for investors seeking to maximize value in Miami's competitive real estate market.

### INVESTMENT HIGHLIGHTS

- Prime Location: Situated in Miami's vibrant Little River neighborhood.
- Value-Add Opportunity: Below-market rents with significant upside potential.
- Target Tenant Base: Class A creative industries, cool office, flex showrooms.
- Stable Income: In-place cash flow with strong lease rollover dynamics.
- Proven Market: Limited renovated flex industrial supply in a high-demand area.
- Long-Term Growth: Strong rent appreciation and occupancy trends.

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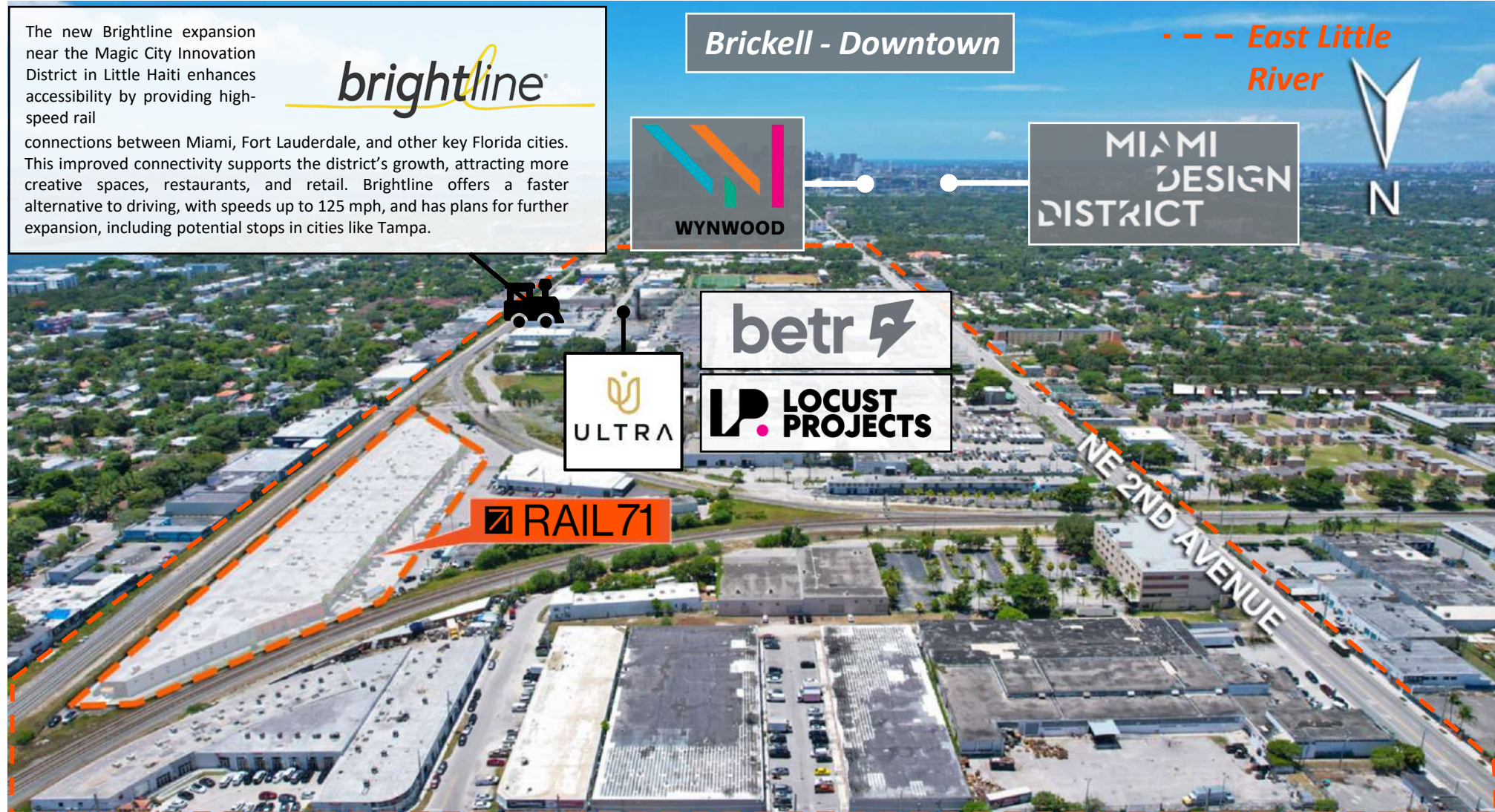
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## SITE AERIAL CONTEXT



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## BUILDING PHOTOS



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## CENTER LINE



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## INTERIOR PICTURES



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## CURRENT FAÇADE IMPROVEMENTS



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## CURRENT COMMON AREA IMPROVEMENTS



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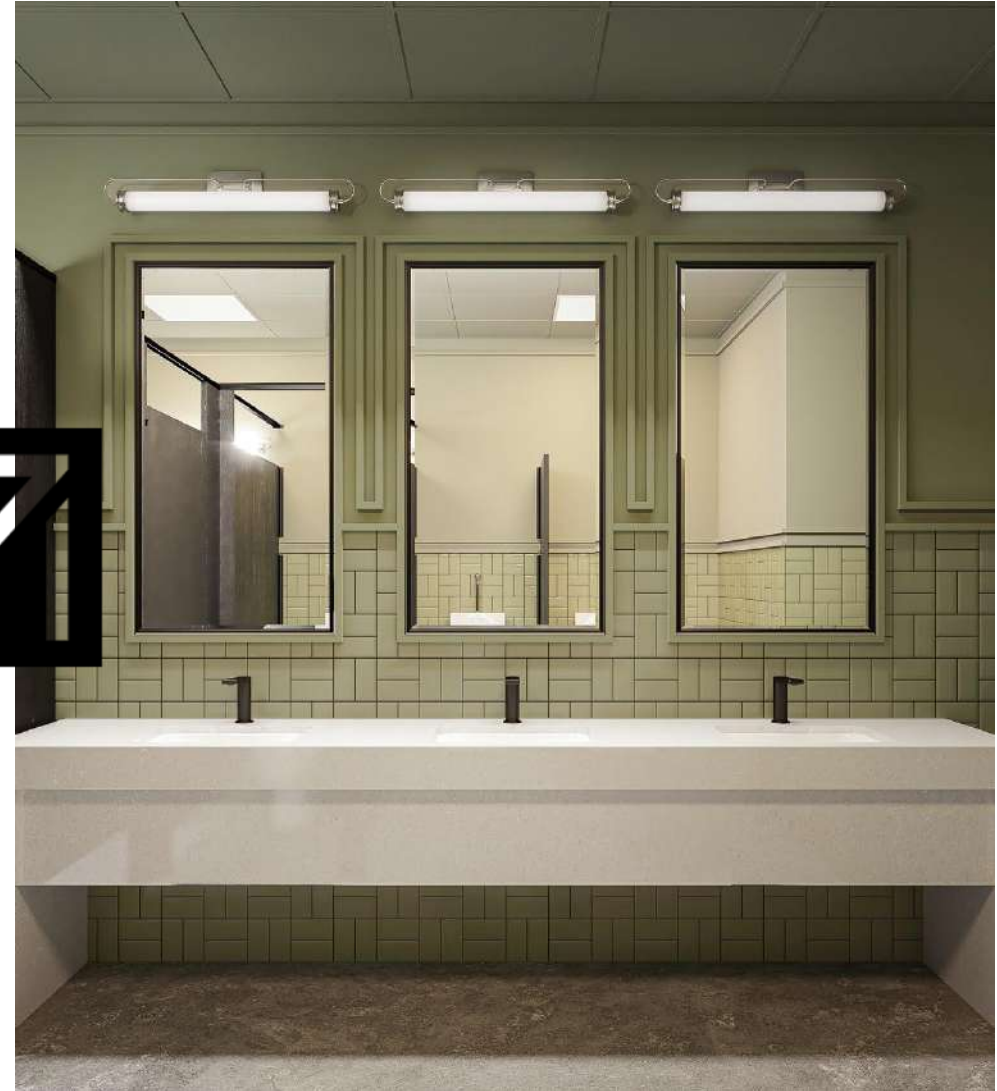
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## CURRENT WOMEN'S & MEN'S BATHROOMS IMPROVEMENTS



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## LITTLE RIVER MARKET OVERVIEW

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Little River has emerged as one of the country's fastest-growing creative neighborhoods, redefining the landscape of Miami's urban core. Known for its industrial roots and eclectic charm, Little River has transformed into a hub for creative industries, blending art, culture, and entrepreneurial innovation. Its unique mix of adaptable warehouse spaces, vibrant cultural scene, and proximity to Miami's key districts makes it a magnet for businesses, individuals, and now, a new wave of chef-driven and award-winning restaurant concepts that further elevate its cultural cachet.

As Miami's Design District and Wynwood continue to mature, Little River has become a vital pressure release valve, absorbing overflow from these correlated submarkets. With rising rents and limited availability in these areas, businesses and developers are drawn to Little River for its comparatively affordable real estate and untapped potential. The neighborhood offers the same industrial aesthetic and creative energy as its more established counterparts but with the flexibility to accommodate emerging enterprises, artisanal manufacturing, and on-brand creative retail concepts that align with the area's artistic identity.

This organic growth has positioned Little River as a strategic alternative for tenants seeking proximity to Miami's urban core without the premium costs of the Design District and Wynwood. Its evolving infrastructure, the emergence of culinary excellence, and increasing desirability signal long-term stability and upward momentum, making it an ideal location for investment and innovation. Little River's role as a release valve for Miami's creative ecosystem ensures its sustained growth and establishes it as a cornerstone of the city's future development.



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## NEIGHBORHOOD CONTEXT



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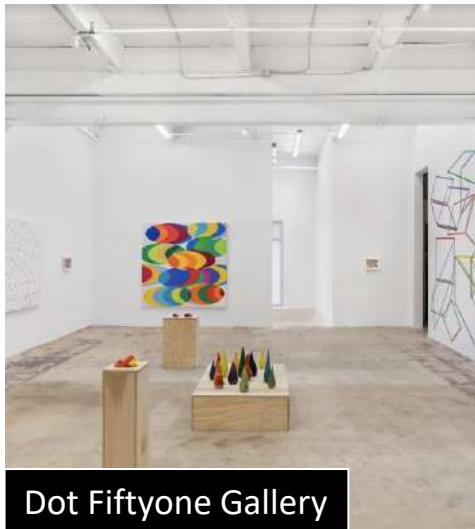
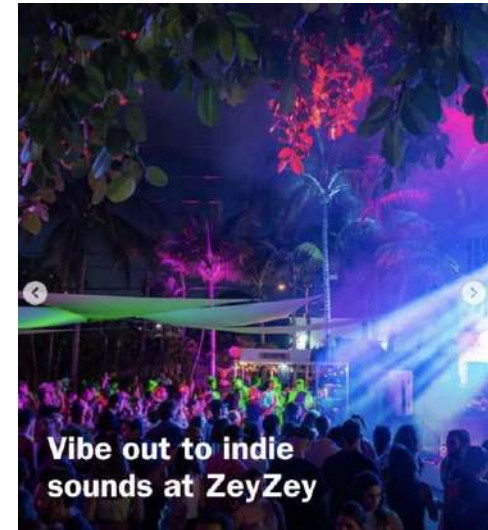
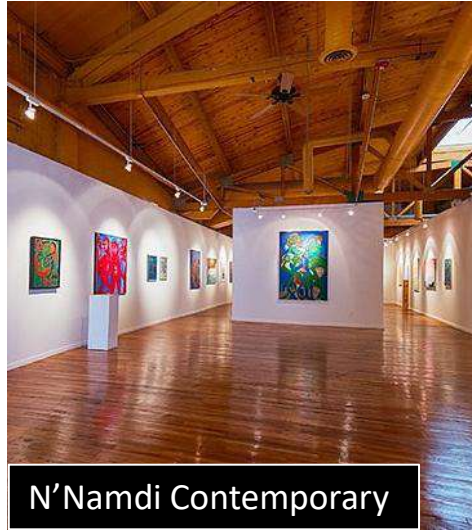
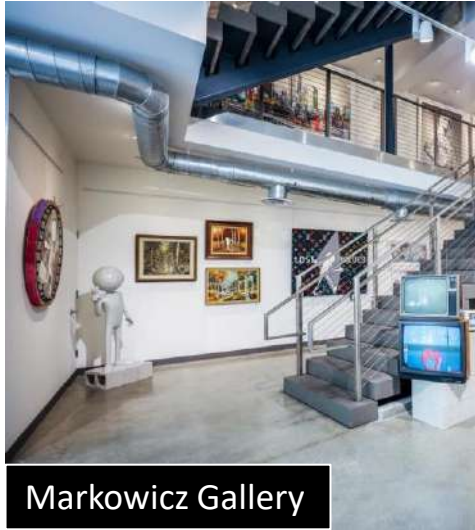
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## LITTLE RIVER ART GALLERIES AND THINGS TO DO



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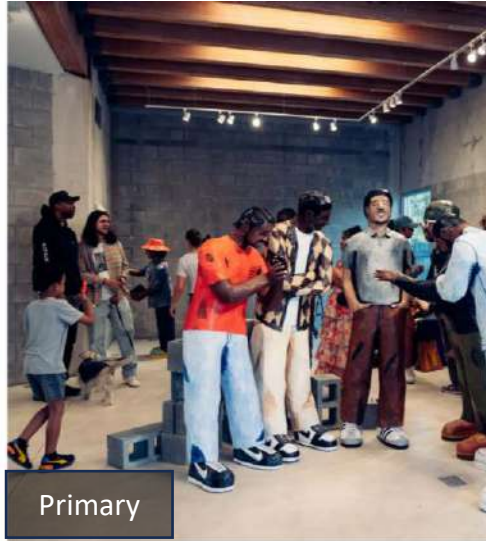
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## NEW YORK TIMES ARTICLE



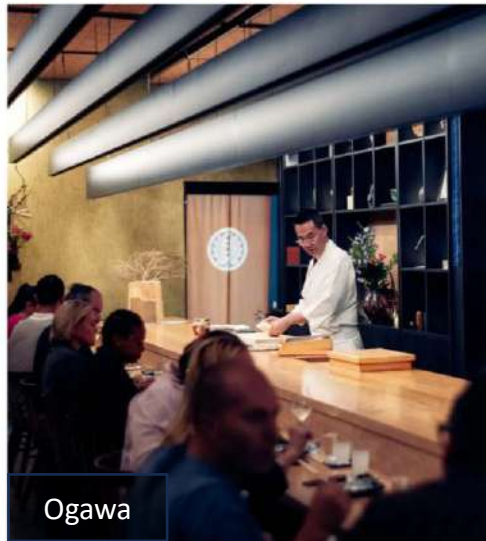
Sunny's Steakhouse



Primary



Imperial Moto Café



Ogawa

## The New York Times

### NYT Little River Overview: A Thriving Creative Enclave

Once a grid of neglected warehouses and strip malls, Little River has transformed into one of Miami's most vibrant cultural and creative enclaves. At its heart is Sunny's Steakhouse, a whimsical and lively hotspot where live-fire steaks and twinkle-light-covered banyan trees attract trendsetters and visitors alike. Culinary excellence abounds with Michelin-starred Ogawa, offering Tokyo-imported omakase artistry, and La Natural, renowned for its neo-Neapolitan pizzas and natural wines. Anchoring the neighborhood is The Citadel, a bustling food hall with rooftop cocktails and a communal atmosphere. This dynamic energy extends to the arts, with galleries like Primary and the upcoming Oolite Arts campus, promising to cement Little River's status as a creative hub.

Meanwhile, the MiMo District, stretching along Biscayne Boulevard, revitalizes 1950s Miami Modern architecture into a buzzing lifestyle destination. Retro gems like the Vagabond Hotel and reimagined motels such as the New Yorker blend nostalgic charm with modern amenities. Community spaces like Legion Park, with its farmers' market and yoga classes, underscore the district's welcoming vibe, while culinary favorites like Blue Collar and El Bagel define its growing reputation as a foodie haven. MiMo's low-rise charm and boutique appeal make it a sought-after destination for both residents and visitors.

Together, Little River and MiMo exemplify Miami's transformation through vision and investment. From Little River's artistic pulse to MiMo's retro-modern allure, these neighborhoods combine culture, commerce, and community, offering compelling growth stories that redefine Miami's urban landscape.

### [The New York Times Article](#)

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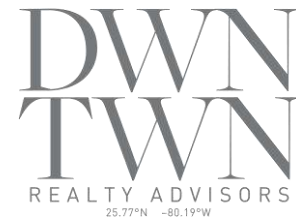
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## SALES COMPS

Property Address	Property Type	Building SF	Land Area SF	Sale Date	Sale Price	Price/SF Building	Price/SF Land	Year Built
7300 Biscayne Blvd	Flex Office	21,454	28,750	10/22/2024	\$8,095,000	\$377.3	\$281.6	1970
6310 NE 2nd Ave	Flex Retail	13,076	19,166	5/13/2024	\$2,775,000	\$212.2	\$144.8	1954
5700 NE 4th Ave	Flex Industrial	25,000	40,946	10/26/2023	\$8,400,000	\$336.0	\$205.1	1972
7200 NW 1st Ave	Flex Industrial	16,670	21,780	9/7/2023	\$4,250,000	\$254.9	\$195.1	1969
6654 Biscayne Blvd	Flex Office	10,500	19,201	8/8/2023	\$6,000,000	\$571.4	\$312.5	1960
7501 NE 2nd Ave	Flex Office	13,570	49,658	7/12/2023	\$5,125,400	\$377.7	\$103.2	1924
6101 Biscayne Blvd	Flex Retail	12,043	22,216	6/22/2023	\$6,500,000	\$539.7	\$292.6	2013
6400-6410 NE 4th Ct	Flex Industrial	11,064	13,068	5/24/2023	\$3,950,000	\$357.0	\$302.3	1963
255-275 NE 59th St	Flex Industrial	21,454	32,670	3/6/2023	\$7,200,000	\$335.6	\$220.4	1950
Average		16,092	27,495		\$5,810,600	\$373.6	\$228.6	

# of Transactions	9	
Total Sales Volume	\$52,295,400	
Historical Years	2	
Average Sale Price	\$5,810,600	
	Price/SF Building	Price/SF Land
Average	\$373.552	\$228.618
Median	\$357.014	\$220.386
Max	\$571.429	\$312.484
Min	\$212.221	\$103.214

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## LEASE COMPS

	Start Date	Address	SF Leased	Rate	Services	Use
1	Dec 2024	5570 NE 4th Ave	1,210	\$39.96	NNN	Office
2	Dec 2024	5570 NE 4th Ave	3,800	\$39.96	NNN	Office/Retail
3	Dec 2024	300 NE 75th St	2,500	\$26.04	NNN	Flex
4	Dec 2024	300 NE 75th St	2,500	\$26.04	NNN	Flex
5	Dec 2024	6301 NE 4th Ave	6,124	\$29.52	MG	Office
6	Oct 2024	7101 N Miami Ave	1,174	\$35.04	NNN	Flex
7	Nov 2024	156-162 NW 73rd St	2,500	\$39.96	NNN	Flex
8	Sep 2024	7000-7040 NW 2nd Ave	750	\$32.28	NNN	Office/Retail
9	Nov 2024	5700 NE 4th Ave	17,640	\$30.96	MG	Flex
10	Sep 2024	7000-7040 NW 2nd Ave	650	\$32.40	NNN	Flex
11	Sep 2024	6659 NE 2nd Ave	2,000	\$30.00	MG	Flex
12	Sep 2024	122 NW 79th St	790	\$60.96	MG	Flex
13	Sep 2024	6310 NE 2nd Ave	2,000	\$35.04	MG	Flex
14	Aug 2024	6310 NE 2nd Ave	6,900	\$32.04	MG	Flex
15	Sep 2024	340 NE 61st St	3,292	\$39.96	NNN	Office
16	Aug 2024	90 NW 72nd St	7,130	\$20.04	NNN	Flex
17	Aug 2024	363-365 NE 61st St	5,792	\$60.00	NNN	Office
18	Sep 2024	300 NE 75th St	3,500	\$24.00	NNN	Flex
19	Aug 2024	375 NE 54th St	850	\$36.00	NNN	Office
20	Jun 2024	300 NE 75th St	950	\$20.04	NNN	Office

Total Lease Comparables	20
Historical Months	6
Total Absorption	72,052
Monthly Absorption	12,009
Average Lease Size	3,603
Lease Closing Frequency / Month	3.33
Average Rates	\$34.51
Median	\$32.34
Max	\$60.96
Min	\$20.04

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