

PARAISO PLAZA II
3300 WEST 84TH STREET
HIALEAH, FL 33018

OFFERING SUMMARY

	YEAR 1
Price	\$13,500,000
Down Payment	All Cash
Gross Leasable Area	34,013
Price/SF	\$396.91
Year Built	1998
Lot Size	0.78 acre(s)
CAP Rate	6.01%
Net Operating Income	\$811,294
Net Cash Flow After Debt Service	\$811,294
Total Return	6.01% / \$811,294



INVESTMENT HIGHLIGHTS

- Rare Hialeah Multi-Tenant Retail Center
- NNN Leases with Annual Rental Escalations
- New Roof in 2019
- 100% Occupied - 34% Occupied by Recession Resistant Medical Tenant
- Stable Tenant Roster
- Seven Tenants Have Been in Place for Over 10 Years

EXCLUSIVELY LISTED BY:

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Marcus & Millichap is pleased to present Paraiso II Shopping Center located at 3300 West 84 Street in Hialeah, Florida. This presents the rare opportunity for an investor to acquire a fully leased, well maintained asset in the densely populated city of Hialeah. Hialeah is known for its high level of consumer discretionary income which contributes to the overall success of the retail businesses throughout the city. Built in 1998, the buildings are in excellent shape with new concrete roofs. Some of the larger destination tenants in the immediate vicinity include Publix Supermarket, Aldi, Ross Dress for Less, Planet Fitness, Verizon, and Chipotle.

Paraiso II Shopping Center is 100 percent occupied with 18 tenants. The tenants are a mix of local and regional businesses along with a corporate backed Subway and Pasteur Medical who occupies 34 percent of the leasable space. The stable tenant roster has seven tenants that have been in place for over 10 years. All leases are triple net with each tenant being responsible for its proportionate share of real estate taxes, insurance, and common area maintenance. All the leases call for annual rental increases.