

OFFERING MEMORANDUM

CONFIDENTIAL · FOR QUALIFIED BUYERS ONLY

LITTLE HAVANA · MIAMI, FL

69 NW 27th Ave

Miami, Florida 33125

\$2,850,000

\$407 per SF

Freestanding Retail / Restaurant · 7,003 SF · Vacant · Divisible to 2 Suites · 18 Parking Spaces

BUILDING SF	LOT SF	PARKING	SUITES	YEAR BUILT
7,003 Gross building area	5,900 Two assembled parcels	18 Dedicated on-site spaces	1 OR 2 ~3,500 SF each	1946 Single-story masonry

EXECUTIVE SUMMARY

A rare freestanding commercial building in the heart of Little Havana — fully vacant and ready for immediate occupancy. **69 NW 27th Ave** offers 7,003 SF on two assembled parcels with 18 dedicated on-site parking spaces, divisible into two independent suites of approximately 3,500 SF each. The property presents a triple-path investment thesis: owner-user occupancy, multi-tenant cash-flow investment, or high-density mixed-use redevelopment under **T6-8 O zoning** — one of Miami's most permissive urban zoning designations.

PROPERTY HIGHLIGHTS

Immediate vacant possession
No lease buyouts, no tenant coordination. Day-one

18 on-site parking spaces
Exceptional rarity on NW 27th Ave — a direct premium driver vs. street-facing retail comps.

AVAILABILITY

● **Vacant — Immediate Possession**

No existing leases. No tenant coordination required. Buyer has full control from day one of closing.

ZONING

MIAMI ZONING CODE

T6-8 O

High-density urban transect zone permitting mixed-use development up to 8 stories — residential, retail, office, and hospitality uses permitted.

Also classified as Commercial Neighborhood (6100) per Miami-Dade Property Appraiser.

control for any buyer at closing.

Divisible to 2 suites
~3,500 SF each with independent access — lease both or occupy one and lease the other.

Restaurant infrastructure in place
Existing kitchen build-out reduces cost and permitting timeline for F&B operators.

Two assembled parcels
50' x 118' combined lot eliminates land assembly risk for any developer buyer.

Prime urban corridor
NW 27th Ave connects the Health District, Marlins Park, Brickell, and I-836.

Buyer to independently verify permitted uses.

KEY METRICS

ASKING PRICE

\$2,850,000

\$407 per building SF

PRICE PER LOT SF

\$483

Per 5,900 SF of land

STABILIZED CAP RATE (PROJ.)

~6.0%

At full 2-suite occupancy

GROSS POTENTIAL INCOME

\$210,000

Fully leased @ \$30/SF NNN

SUITE CONFIGURATION

SUITE A

~3,500 SF

Restaurant / food & beverage ideal. Existing kitchen infrastructure in place. Separate entrance supports independent tenant operation.

Est. \$28-35/SF NNN · ~\$8,200-\$10,200/mo

SUITE B

~3,500 SF

Retail, medical, professional services, or second food concept. Fully divisible with independent access from NW 27th Ave frontage.

Est. \$28-35/SF NNN · ~\$8,200-\$10,200/mo

PROJECTED INCOME — FULLY STABILIZED (2 SUITES AT MARKET NNN)

LINE ITEM	SF	RATE	ANNUAL INCOME
Suite A — Restaurant / Retail	~3,500	\$30/SF NNN	\$105,000
Suite B — Retail / Professional	~3,500	\$30/SF NNN	\$105,000
Gross potential income	7,003	—	\$210,000 / yr

Stabilized value @ 6.0% cap rate — ~\$3,500,000

Projections are illustrative only. Actual rents and cap rates subject to market conditions, lease terms, and tenant credit.

MARKET CONTEXT

Submarket characterization

Little Havana: cash-flow + value-add. Tight occupancy, consistent rent growth (Q4 2025 data).

Miami-Dade vacancy

Below national average across asset classes — sustained by population growth and migration.

Comparable sale

2-parcel mixed-use, Calle Ocho — \$5.9M (Dec 2025, Marcus & Millichap). 80-unit redevelopment planned.

Submarket cap rates

Little Havana workforce commercial: 5–6%. Well above core Miami at 3.75–4.25%.

LOCATION



IDEAL BUYER PROFILES

01 Owner-user — Restaurant or Retail Operator

Occupy Suite A with existing kitchen infrastructure and use Suite B rental income to offset ownership costs. With 18 dedicated parking spaces, this is one of the most operationally ready food & beverage sites available on the corridor today.

02 Value-Add Investor — 1031 Exchange or Direct Acquisition

Acquire vacant, execute lease-up of both suites at market NNN rates, and stabilize into an estimated \$210,000 gross income — implying a stabilized value of approximately \$3,500,000 at a 6% cap rate, above the current asking price.

03 Developer — High-Density Mixed-Use Land Play

Two assembled parcels with T6-8 O zoning permit residential above ground-floor retail — 7 to 8 stories. A comparable two-parcel assemblage on Calle Ocho traded for \$5.9M in December 2025 (Marcus & Millichap) with plans for an 80-unit tower, validating the land premium in this submarket.

Key proximities

Health District · Marlins Park · Brickell
Financial District · I-836 on-ramp · Calle
Ocho corridor

DUE DILIGENCE

DD package including title, survey, zoning letter, tax records, and suite configuration plans available upon execution of NDA. Seller will consider all qualified offers. Broker co-op available.

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This Offering Memorandum is provided for informational purposes only and does not constitute an appraisal or guarantee of value. All projections are illustrative. Recipient should conduct independent due diligence and consult qualified advisors before making any investment decision. Information is believed accurate but not warranted.

CONTACT FOR TOURS & OFFERS

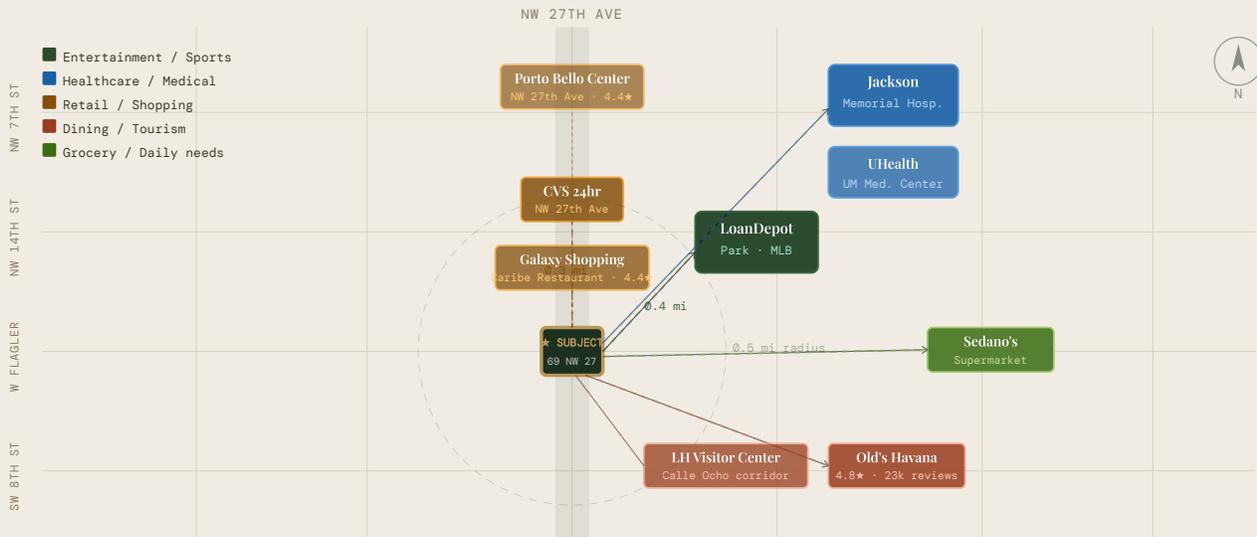
Broker co-op welcome

LOCATION ANALYSIS — MAJOR TENANTS & DEMAND DRIVERS

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Three demand engines surround this property

Healthcare · Entertainment · Cultural corridor



SCHEMATIC MAP — NOT TO SCALE. For illustrative purposes only. Distances approximate.

KEY DEMAND DRIVERS

ENTERTAINMENT

LoanDepot Park

36,000-seat MLB stadium — home of the Miami Marlins. Major event-day foot traffic generator with 81+ home games per season plus concerts and events.

~0.4 mi · 501 Marlins Way

HEALTHCARE ANCHOR

Jackson Memorial Hospital

Miami's largest public hospital and Level 1 trauma center. Open 24 hours — one of the largest employers in the Health District, generating constant daytime demand.

~1.1 mi · 1611 NW 12th Ave

HEALTHCARE ANCHOR

UHealth — Univ. of Miami

Major academic medical center adjacent to Jackson. Thousands of staff, students, and patients daily — a proven lunch and retail demand engine for the corridor.

~1.1 mi · 1295 NW 14th St

NATIONAL RETAIL · SAME CORRIDOR

CVS Pharmacy (24hr)

National credit tenant operating 24 hours on NW 27th Ave — directly validates the corridor's commercial viability and sustains consistent foot traffic day and night.

RETAIL · SAME CORRIDOR

Galaxy Shopping Center

Established neighborhood center on NW 27th Ave anchored by Caribe Restaurant (4.4★, 1,556 reviews) plus pharmacy, dental, and beauty services. 0.2 mi north.

0.2 mi · 285 NW 27th Ave

GROCERY ANCHOR · 2 LOCATIONS

Sedano's Supermarkets

The dominant Latin grocery brand in Little Havana operates two locations within 1 mile — 4.1★ and 4.2★ respectively. Proven daily community traffic generator.

W Flagler St + SW 8th St

0.3 mi · 650 NW 27th Ave

F&B DESTINATION · CALLE OCHO

Old's Havana Cuban Bar

4.8★ with over 23,000 Google reviews — a landmark restaurant on Calle Ocho proving the depth and durability of F&B demand in Little Havana's cultural corridor.

~0.7 mi · 1442 SW 8th St

TOURISM · CALLE OCHO

Little Havana Visitor Center

Official gateway to the Little Havana neighborhood (4.4★, 2,392 reviews). Drives consistent tourist and visitor foot traffic into the submarket year-round.

~0.7 mi · 1600 SW 8th St

RETAIL · NORTH OF SUBJECT

Porto Bello Shopping Center

Retail shopping center (4.4★, 154 reviews) further north on NW 27th Ave, confirming the strength of this north-south commercial spine as a continuous retail corridor.

~1.1 mi · 1665 NW 27th Ave

69 NW 27TH AVE · LITTLE HAVANA, MIAMI FL 33125 · LOCATION ANALYSIS

OFFERING MEMORANDUM

Tenant and demand driver information sourced from public data. Distances are approximate. This analysis is for informational purposes only. Buyer should independently verify all information.

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