

**Highly Visible Retail Opportunity on Little Havana's Main and Main**



# EXCLUSIVELY LISTED BY

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# TABLE OF CONTENTS

## **SECTION 1**

**Property Highlights**

---

## **SECTION 2**

**Visibility & Connectivity**

---

## **SECTION 3**

**Development Highlights**

---

## **SECTION 4**

**Location Context**

---

## **SECTION 5**

**Neighborhood Breakdown**

---

## **SECTION 6**

**Market Analysis**

---

## **SECTION 7**

**Rent Comparables**

---

## **SECTION 8**

**Local Developments**

---

# PROPERTY HIGHLIGHTS

1190 W Flagler St, Miami, Florida, 33130

## CONNECTIVITY

Hard corner of **12th Ave** and **West Flagler Street**.

Access to **1st Street**.

**Direct access** North, South, East, and West.

## VISIBILITY

**Signaled**, hard corner.

**Direct frontage** of two main thoroughfares (Flagler and 12th Ave).

Over **40,000 cars** pass this location daily.

## RETAIL POTENTIAL

**17,049 SF** Building

Varying sizes are as small as 1,000 sf  
**9-13 retail** spaces available with 24 different space configurations.

Land Size: **39,000 SF**  
Zoning: **T6-12 O**



# UNIT BREAKDOWN

1190 W Flagler St, Miami, Florida, 33130

17,049

## UNIT BREAKDOWN

|         |          |                   |
|---------|----------|-------------------|
| UNIT 1  | 1,525 SF | 3,050 SF (TOTAL)  |
| UNIT 2  | 1,525 SF |                   |
| UNIT 3  | 2,060 SF | 12,360 SF (TOTAL) |
| UNIT 4  | 2,060 SF |                   |
| UNIT 5  | 2,060 SF |                   |
| UNIT 6  | 2,060 SF |                   |
| UNIT 7  | 2,060 SF |                   |
| UNIT 8  | 2,060 SF | 1,639 SF TOTAL    |
| UNIT 9  | 274 SF   |                   |
| UNIT 10 | 546 SF   |                   |
| UNIT 11 | 819 SF   |                   |



# VISIBILITY & CONNECTIVITY

1190 W Flagler St, Miami, Florida, 33130



Property runs along **West Flagler St**  
Corner on **signaled intersection**

**W Flagler St**

Major Westward Corridor  
**30,000+** Daily Traffic Count

**SW 1st St**

Major Eastward Corridor  
**20,000+** Daily Traffic Count

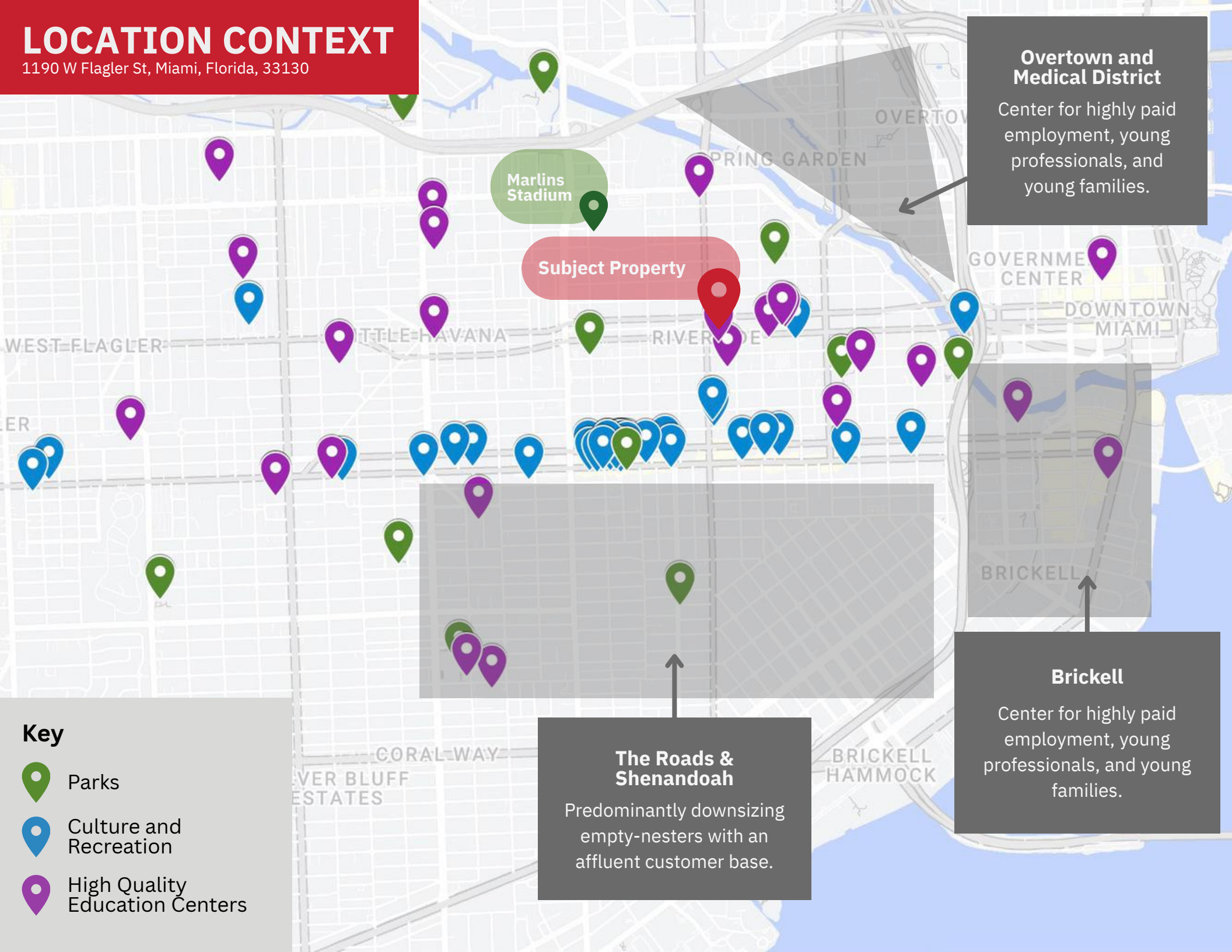
**SW 12th Ave**

Major North-South Corridor  
**27,000+** Daily Traffic Count



# LOCATION CONTEXT

1190 W Flagler St, Miami, Florida, 33130



## Overtown and Medical District

Center for highly paid employment, young professionals, and young families.

## Subject Property

## Brickell

Center for highly paid employment, young professionals, and young families.

## The Roads & Shenandoah

Predominantly downsizing empty-nesters with an affluent customer base.

## Key

-  Parks
-  Culture and Recreation
-  High Quality Education Centers



# VISIBILITY & CONNECTIVITY

1190 W Flagler St, Miami, Florida, 33130

SUBJECT PROPERTY





# Miami Civic and Health Center

1190 W Flagler St, Miami, Florida, 33130



- The **country's second-largest** concentration of medical and research facilities, after Houston.
- Primarily composed of hospitals, research institutes, clinics, and government offices.
- **Hub for Miami's growing** biotechnology and medical research industry.
- **University of Miami Health System** has more than 10,000 employees.
- **Jackson Memorial Hospital** employs more than 12,000 physicians, nurses, and other staff.

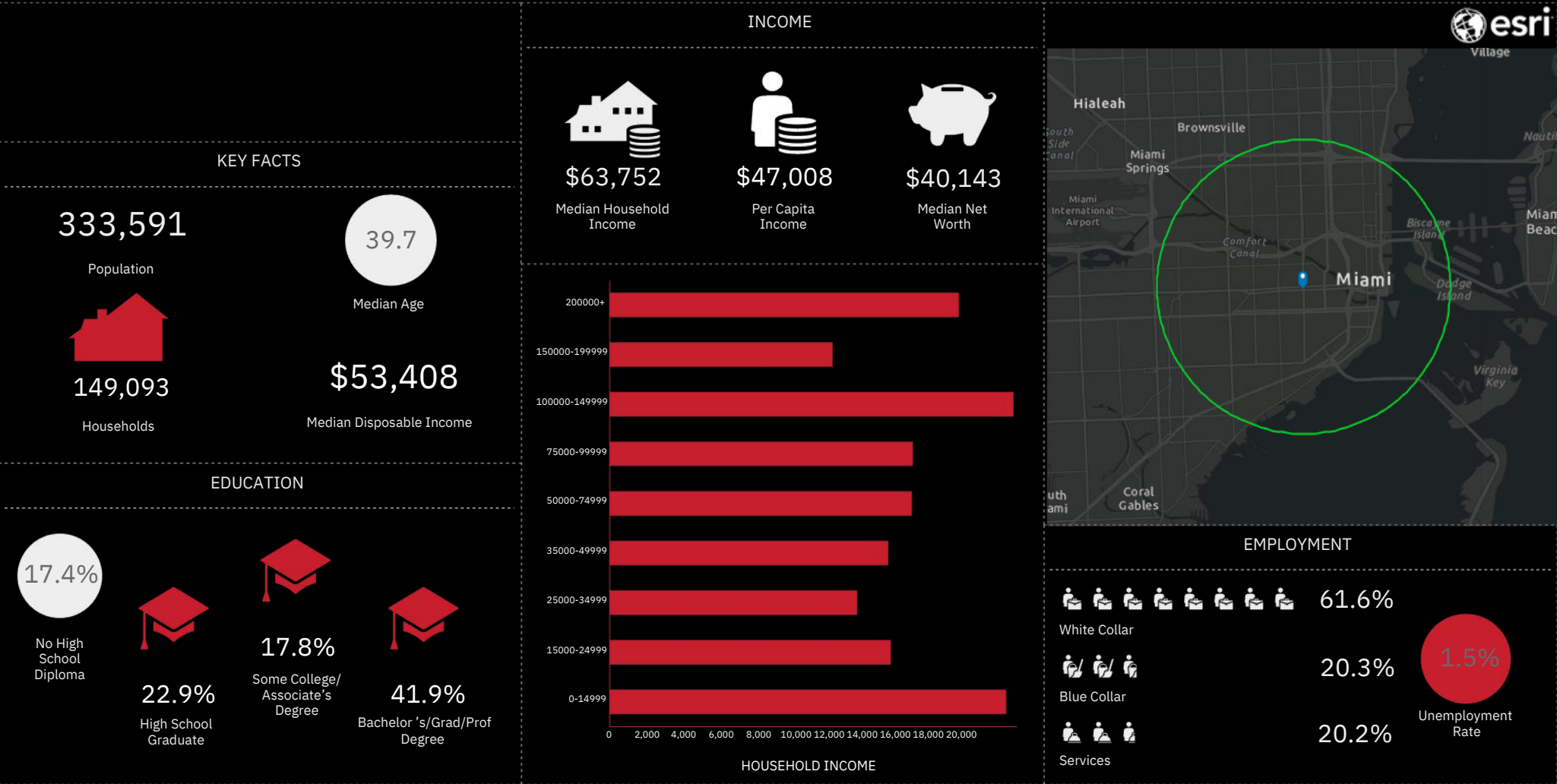
## KEY INSTITUTIONS

Jackson Memorial Hospital  
University of Miami Miller School of Medicine  
Florida Department of Health in Miami-Dade County



# Demographic Study - 3 Mile

1190 W Flagler St, Miami, Florida, 33130





# NEIGHBORHOOD BREAKDOWN

1190 W Flagler St, Miami, Florida, 33130

## NEIGHBORHOOD

**Heart of Miami** with **rapid growth** in startups, retail, restaurants, and cultural venues.

Consistent **increase in rent**, fueled by new developments and added value to the area.

## CULTURE AND RECREATION

**Calle Ocho** is famous for its vibrant immigrant culture and a must-visit destination for tourists seeking nightlife and multicultural experiences.

Home to iconic spots like **Versailles**, **Casa Florida**, and **Azucar**, attracting both locals and tourists.

Includes popular spots like **Ball & Chain**, a local favorite with a rich cultural history.

**Highly visited**, offering a blend of recreational activities, galleries, and entertainment.



**470,914**  
MIAMI  
POPULATION



**55,000**  
LITTLE HAVANA  
POPULATION



**\$118,203**  
AVERAGE  
INCOME



# MARKET ANALYSIS

1190 W Flagler St, Miami, Florida, 33130

## RENT TRENDS

### Current Rents

As of February 2025, the median rent for all property types in West Little Havana is **\$2,400**, which is approximately **27% higher** than the national average. *(Zumper.com, 2025)*

### Historical Increases

In the previous year, Little Havana saw a significant median home **rent increase of 54%**, substantially impacting residents’ housing budgets. *(Miami Herald, 2025)*

Pricing and availability has been significantly impacted by **limited new construction** and **high occupancy rates**.

### Projected Growth

Rent prices are expected to continue rising, with forecasts suggesting they will **surpass \$2,000** per unit **by 2028**. *(mediaassets.cbre.com, 2025)*

| Year | Average Rent | % Change from Previous Year |
|------|--------------|-----------------------------|
| 2021 | ~\$1,800     | -                           |
| 2022 | ~\$2,150     | +19.4%                      |
| 2023 | ~\$2,300     | +7.0%                       |
| 2024 | ~2,645       | +14.9%                      |

## POPULATION TRENDS

### Current Population

The neighborhood of Little Havana currently houses approximately **79,193 residents**, with a **median age of 43**. *(point2homes.com, 2025)*

### Historical Growth

Between 2000 and 2015, Little Havana experienced a population increase of 14.8%. *(city-facts.com, 2025)*

Residents who work in nearby high-employment areas *(see table right)* require high-quality housing with close proximity to work.

| Employment Area | Average Income |
|-----------------|----------------|
| Brickell        | \$76,267       |
| Overtown        | \$43,963       |



# RETAIL RENT COMPARABLES

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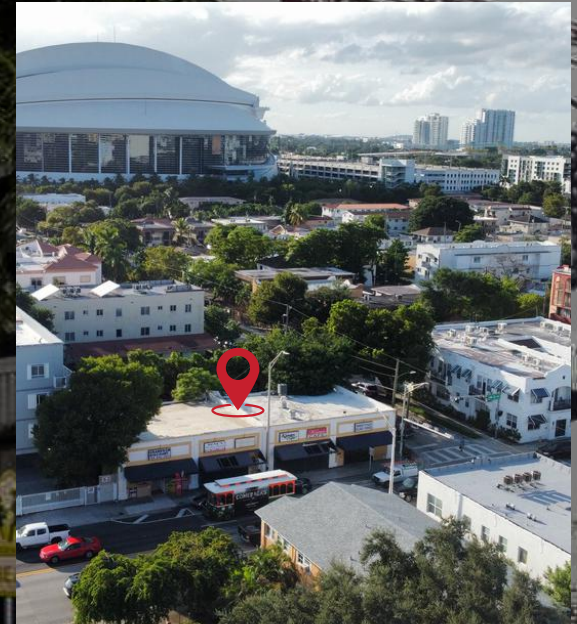
**RETAIL**  
1807 SW 8 ST

| TYPE   | RENT | SQFT  |
|--------|------|-------|
| RETAIL | \$64 | 1,500 |



**7-ELEVEN**  
735 NW 12TH AVE

| TYPE   | RENT | SQFT  |
|--------|------|-------|
| RETAIL | \$45 | 1,500 |



**RETAIL CENTER**  
340 NW 12 AVE

| TYPE   | RENT | SQFT  |
|--------|------|-------|
| RETAIL | \$42 | 4,800 |



# LOCAL DEVELOPMENTS

1190 W Flagler St, Miami, Florida, 33130



## THE GALLERY ON THE RIVER

Related Group's latest project, 401 Northwest North River Drive will cost \$44.5M. Over 160 units expected to be offered at an affordable price point.



## MIAMI RIVER WALK

Mast Capital's 6.31 acre development site with 700 units. Located on the Miami River within 1.5 miles of the Downtown & Brickell.



## RIVER WEST

River West Site comes with retail commitments from Aldi and Ross, and offers 719 units in subsequent phases.



## RIVER LANDING

475 units for residencies, 150,000 sqft office space, and 315,000 sqft of retail space including Publix Supermarket, Department Stores, & more.



## MEGACENTER

The project includes 15,804 sqft for offices, 74,000 sqft for self-storage, & 9,765 sqft for retail space, with residential component in next phase. Designed by Borges Architects & Associates.



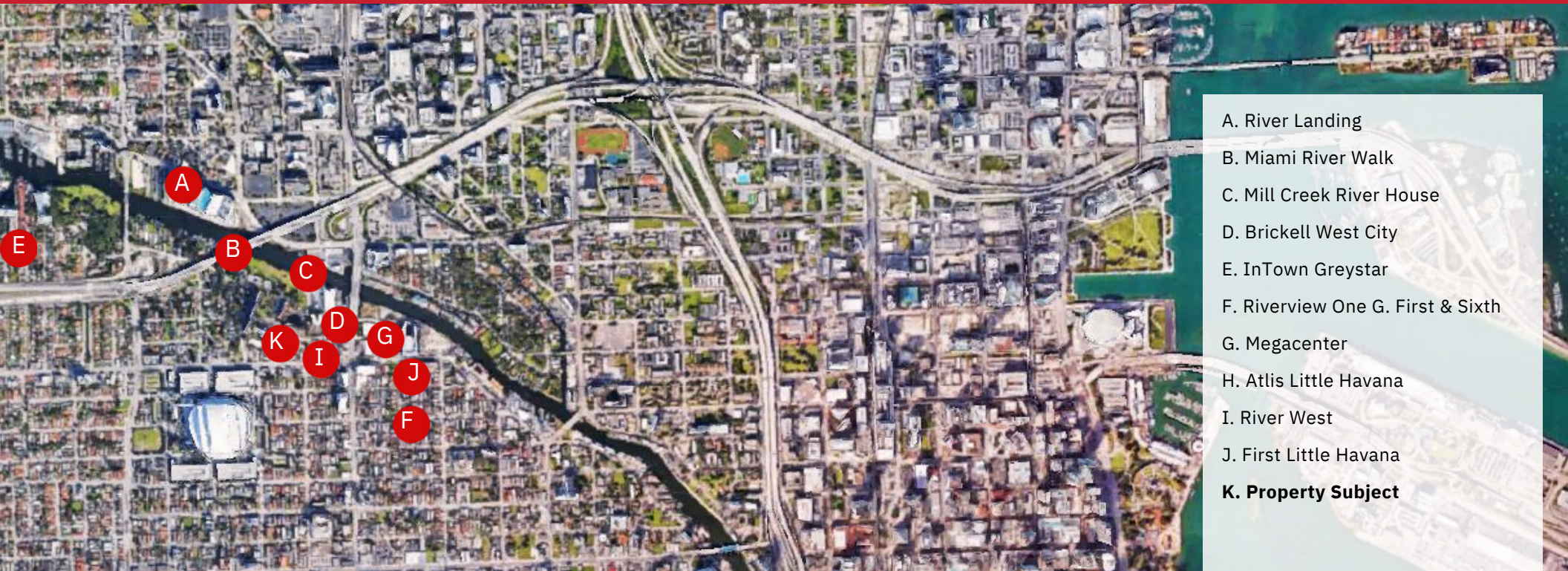
## ALTIS LITTLE HAVANA

Altis has studios, one-two- or three-bedroom apartments available. Up to date design and filled with amenities to share. Includes 224 residential units.



## FIRST LITTLE HAVANA

Brand new, with a ground floor offering 1,299 sqft, 2,526 sqft & 3,825 sqft spaces available for retail, gyms, cafes, restaurants and. 196 residential units.



- A. River Landing
- B. Miami River Walk
- C. Mill Creek River House
- D. Brickell West City
- E. InTown Greystar
- F. Riverview One
- G. First & Sixth
- G. Megacenter
- H. Altis Little Havana
- I. River West
- J. First Little Havana
- K. Property Subject



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