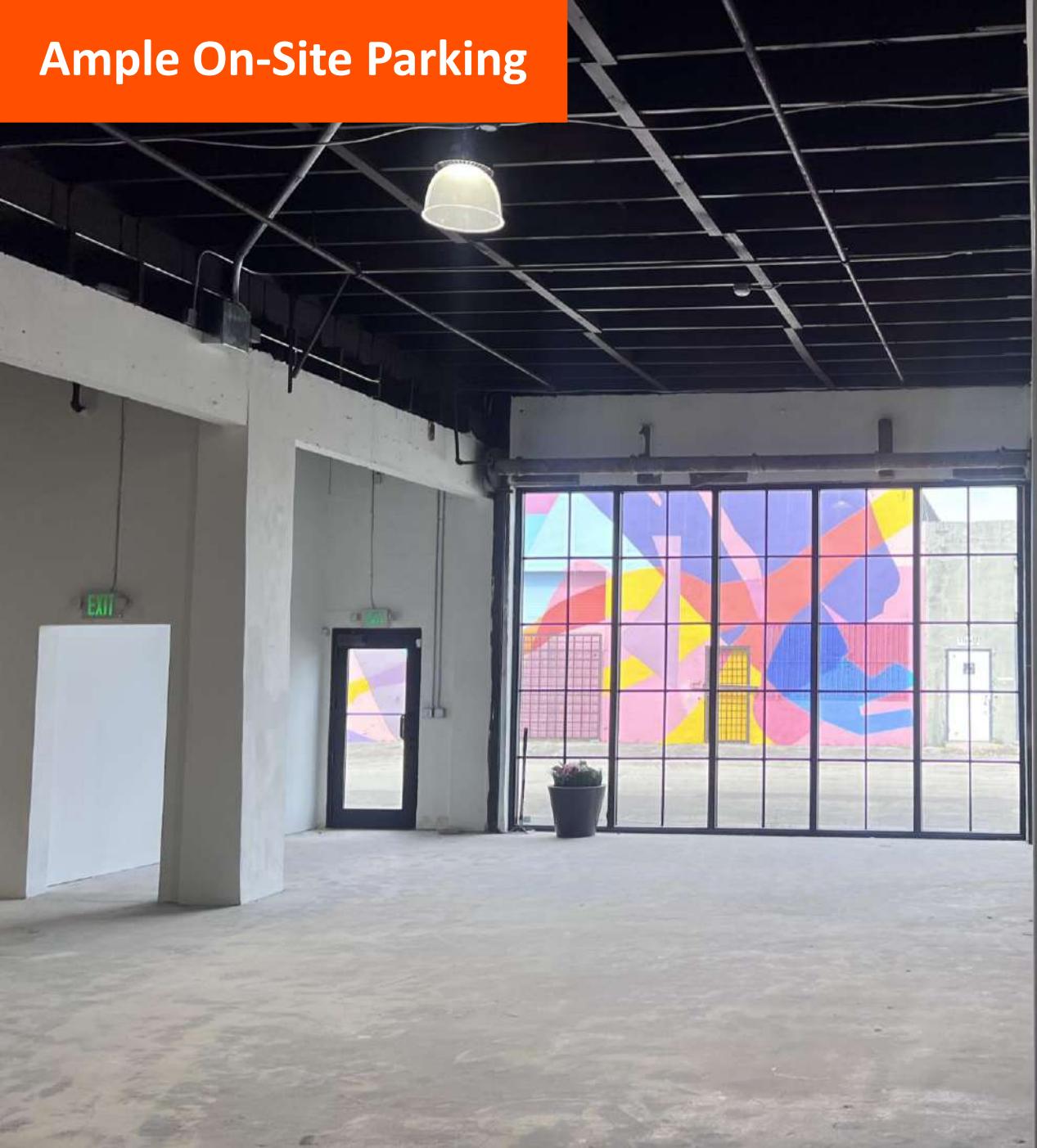


Ample On-Site Parking



FOR LEASE

Little River Creative Retail  
80 NW 72<sup>nd</sup> Street, Miami, FL 33150

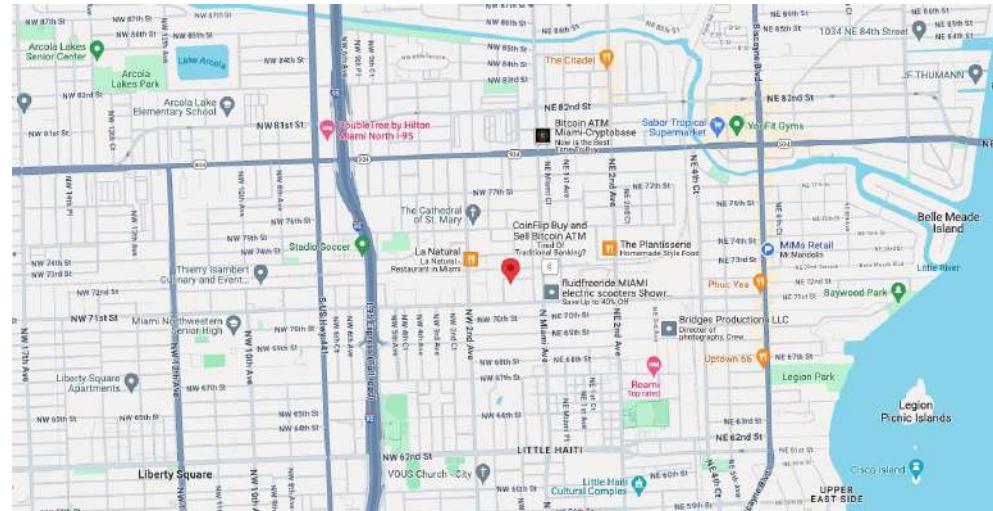
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25.77°N -80.19°W

# Little River Creative Retail

80 NW 72<sup>nd</sup> Street, Miami, FL 33150



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                       |              |
|-----------------------|--------------|
| Lease Rate:           | \$24 NNN     |
| CAM Estimate:         | \$8.40       |
| Available SF:         | 5,000 SF     |
| Building SF:          | 13,400 SF    |
| Lot SF:               | 29,185 SF    |
| Year Built/Renovated: | 1968 / 2019  |
| Submarket:            | Little River |

## PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 80 NW 72<sup>nd</sup> Street in Miami, FL. The subject property is a 13,400 SF creative retail flex building on a 29,185 SF lot. Currently, 5,000 SF is available at the property. The space would be ideal for a creative office or retail use, offering high ceilings and large windows with natural light. Located in Little River, the neighborhood is a dynamic, vibrant, and creative submarket. The asset is well located in close proximity to Wynwood, Midtown, the Miami Design District, and the greater DWNTWN Miami Urban Core.

## PROPERTY HIGHLIGHTS

- Ample Parking
- Close Proximity To Wynwood, Midtown, The Miami Design District With Easy Access To I-95
- High Ceilings And Large Windows With Natural Light

**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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## EXTERIOR PHOTO



## Gated Parking

**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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# Little River Creative Retail

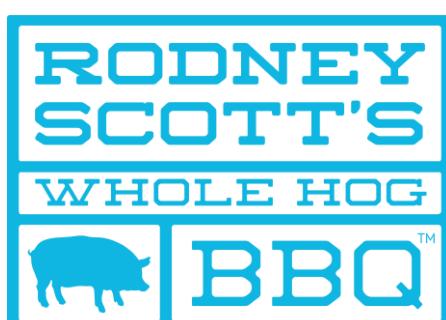
80 NW 72<sup>nd</sup> Street, Miami, FL 33150



## LOCATION DESCRIPTION



# Oolite Arts



# BAR BUCCE

## LOCATION OVERVIEW

Nestled in one of Miami's fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami, directly across the street from the future home of Oolite Arts.

One of the key factors contributing to Little River's rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami's economic pulse. A few blocks away is the renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property.

Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.



Tony Arellano P.A. // Managing Partner  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

Chris Sterling // Executive  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

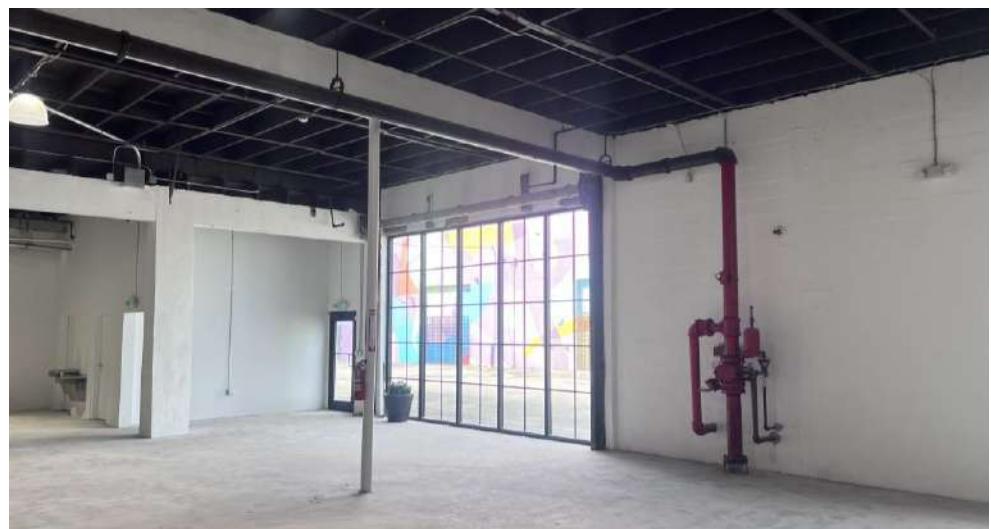
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# Little River Creative Retail

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## INTERIOR PICTURES



**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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[View Inventory](#)

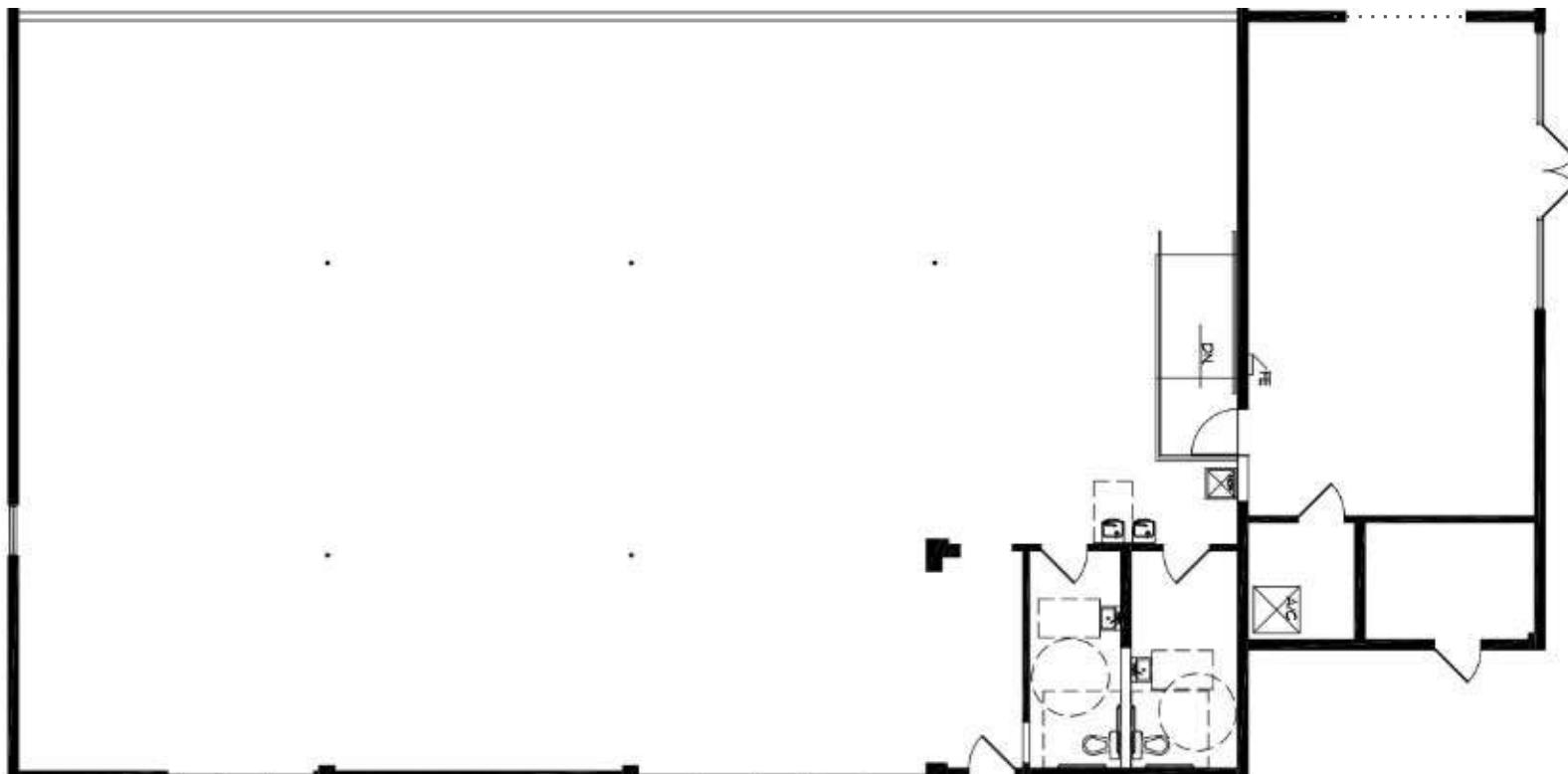
Page 5

# Little River Creative Retail

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## SITEPLAN



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**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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## AREA PICTURES



**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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## CREATIVE RETAIL CONCEPTS



**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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## CREATIVE FLEX OFFICE CONCEPTS



**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

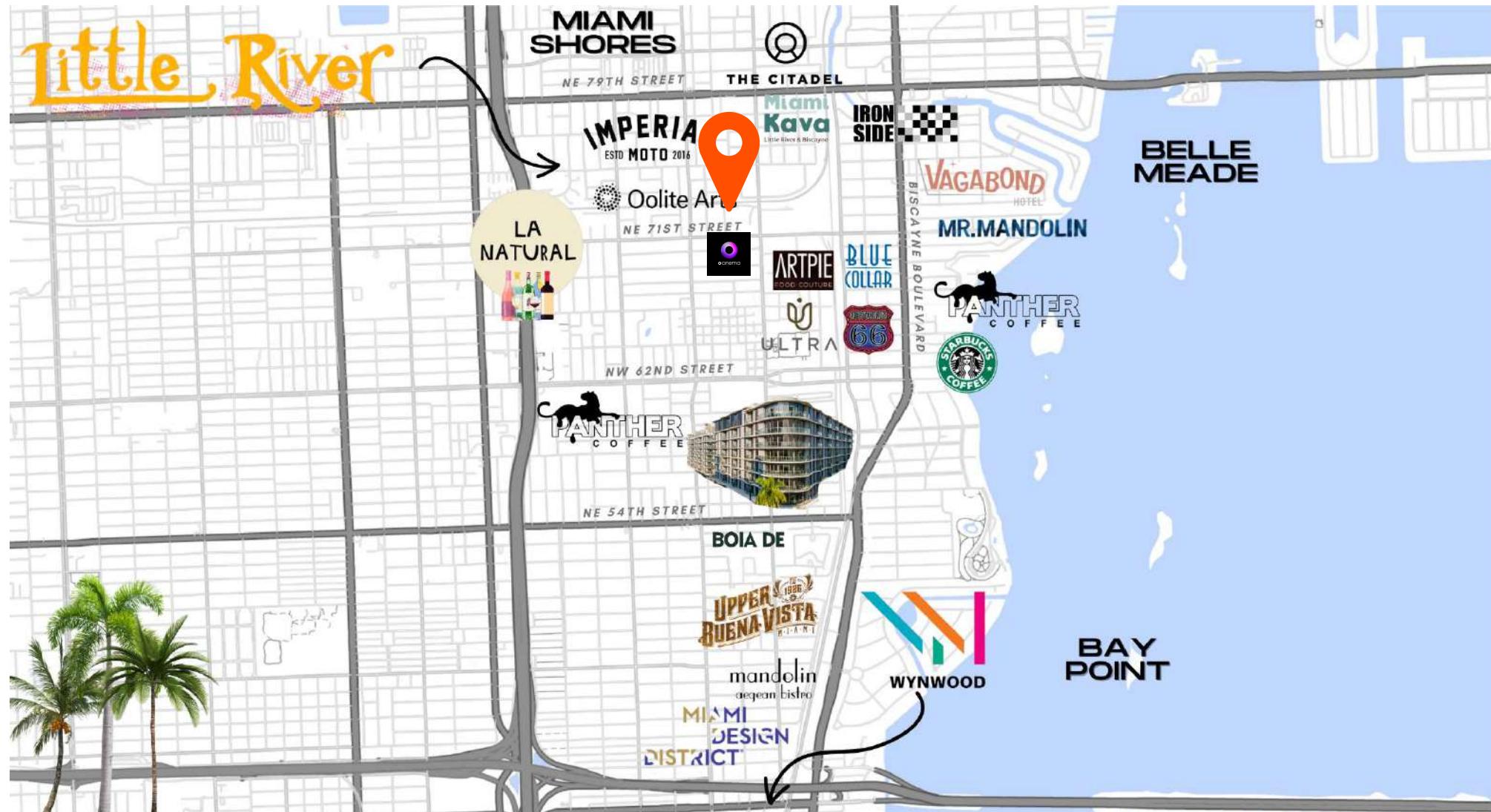
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# Little River Creative Retail

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## LITTLE RIVER NEIGHBORHOOD CONTEXT

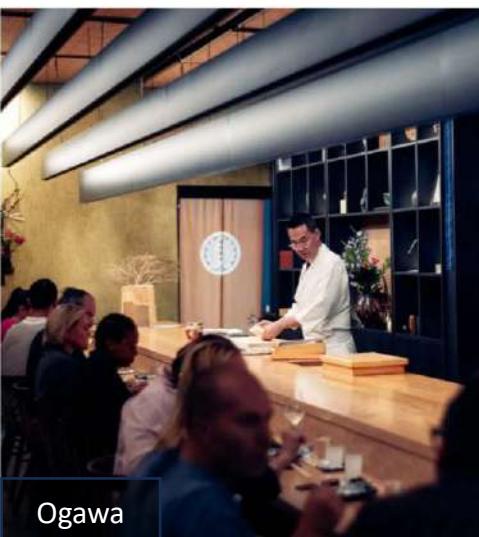
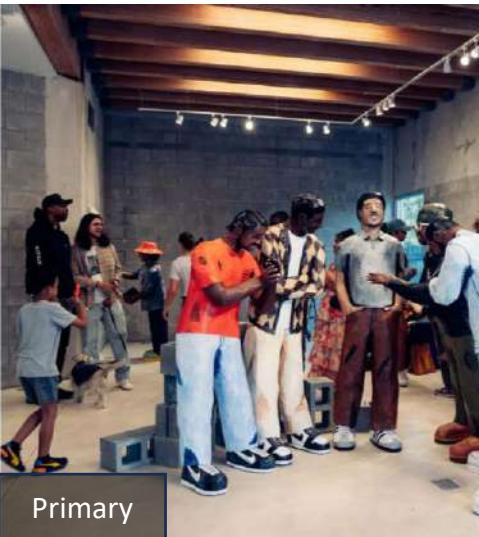


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[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

Chris Sterling // Executive  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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## NEW YORK TIMES ARTICLE



# 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](#)

**Tony Arellano P.A. // Managing Partner**  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**Chris Sterling // Executive**  
[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com) // (P) 786.235.8330

**DWNTWN REALTY ADVISORS**  
A Commercial Brokerage Firm

# CONTACT

---

## **Tony Arellano P.A.**

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com)

---

## **Chris Sterling**

Executive

(C) 917.359.9498

(O) 786.353.0846

[cs@dwntwnrealtyadvisors.com](mailto:cs@dwntwnrealtyadvisors.com)

