

## 2ND GEN RESTAURANT | DORAL

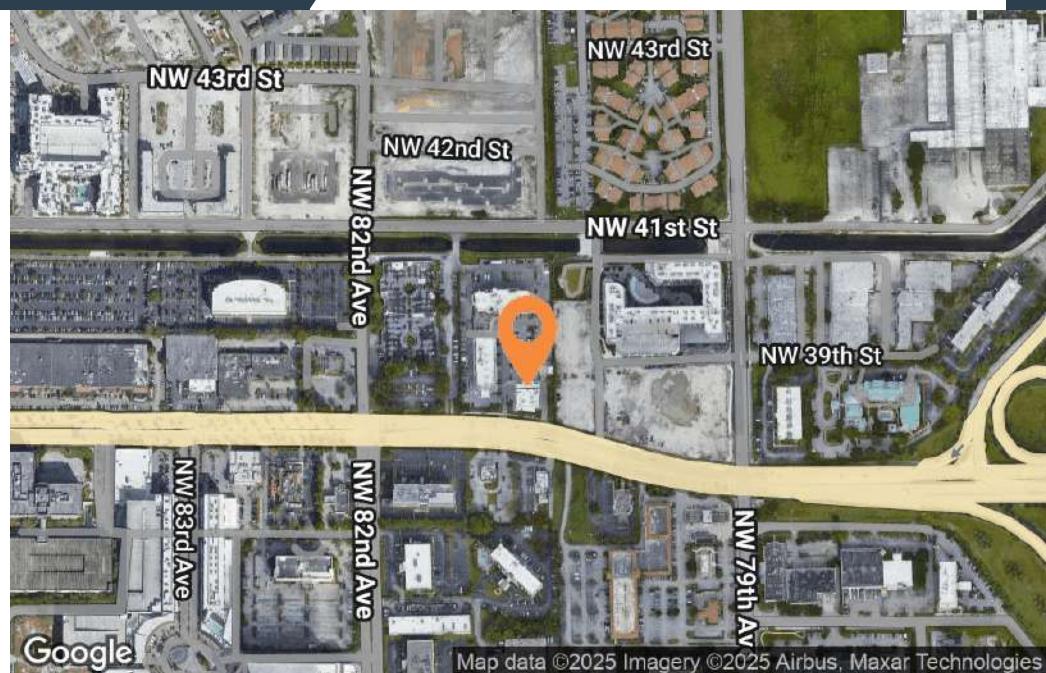
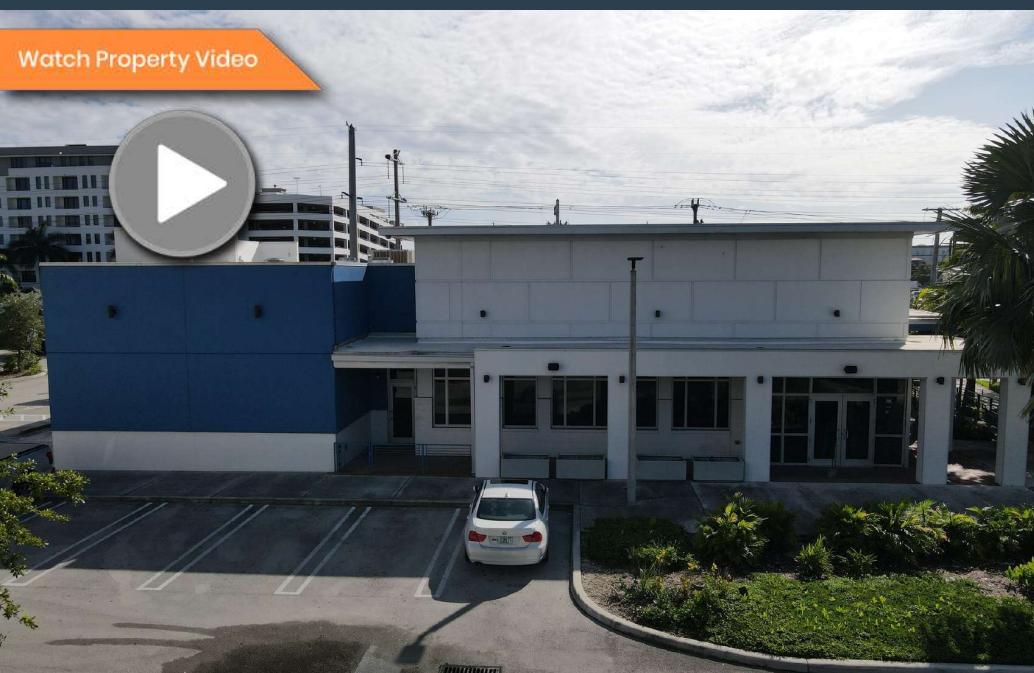
RETAIL PROPERTY FOR LEASE

8001 NORTHWEST 36TH STREET

# EXECUTIVE SUMMARY

# RETAIL PROPERTY FOR LEASE

Watch Property Video



## AVAILABLE SF

5,681 SF

## LEASE TYPE

\$17 NNN

## LEASE RATE

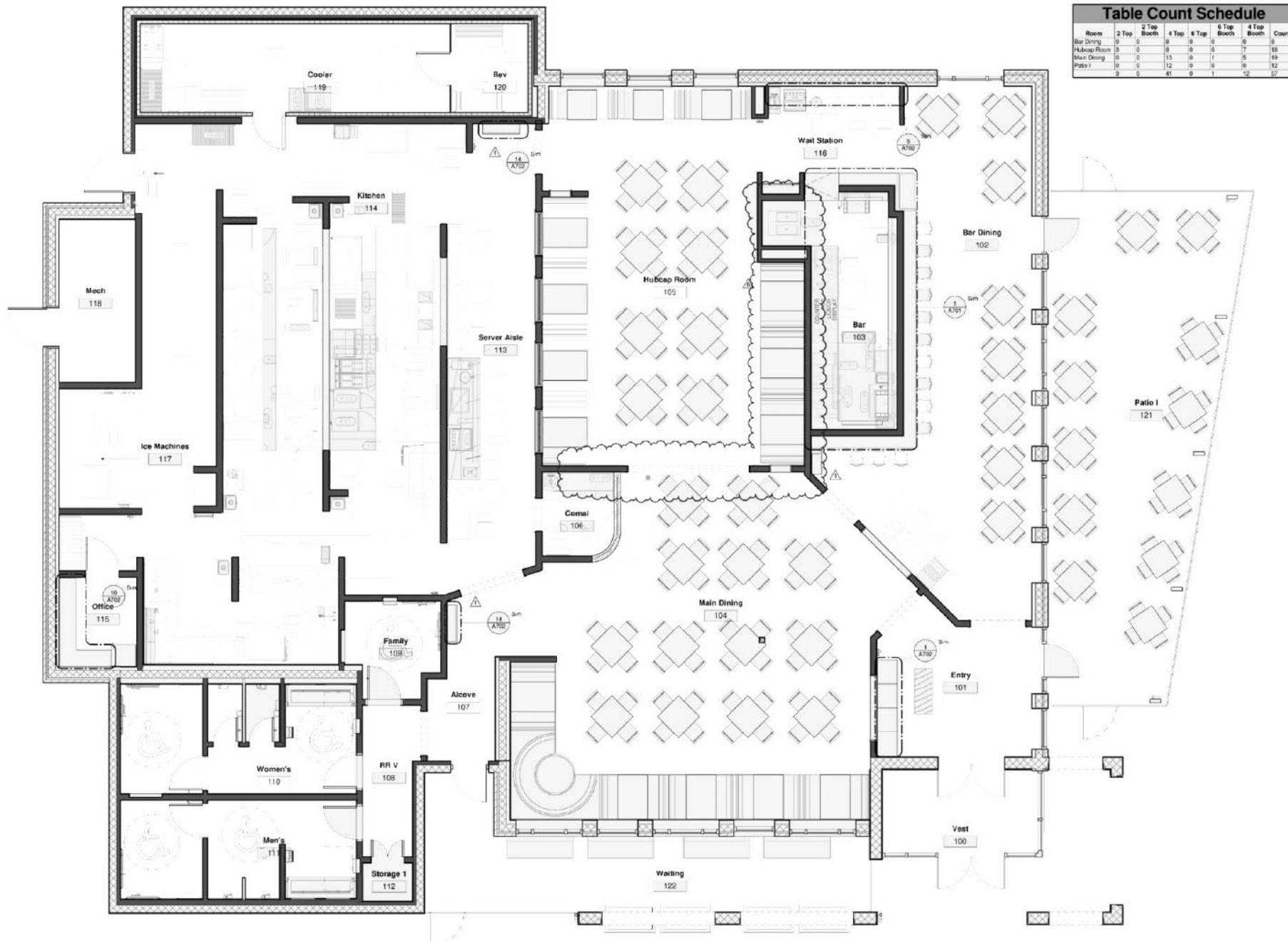
Contact Broker

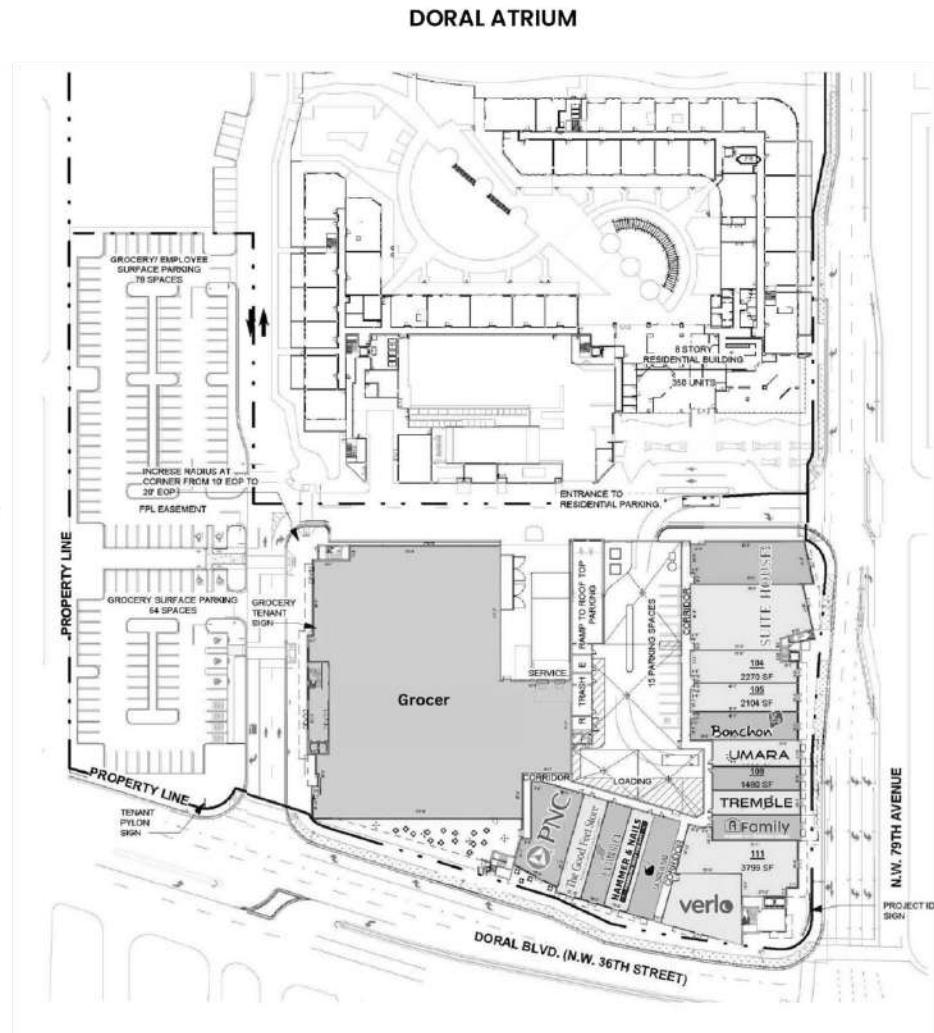
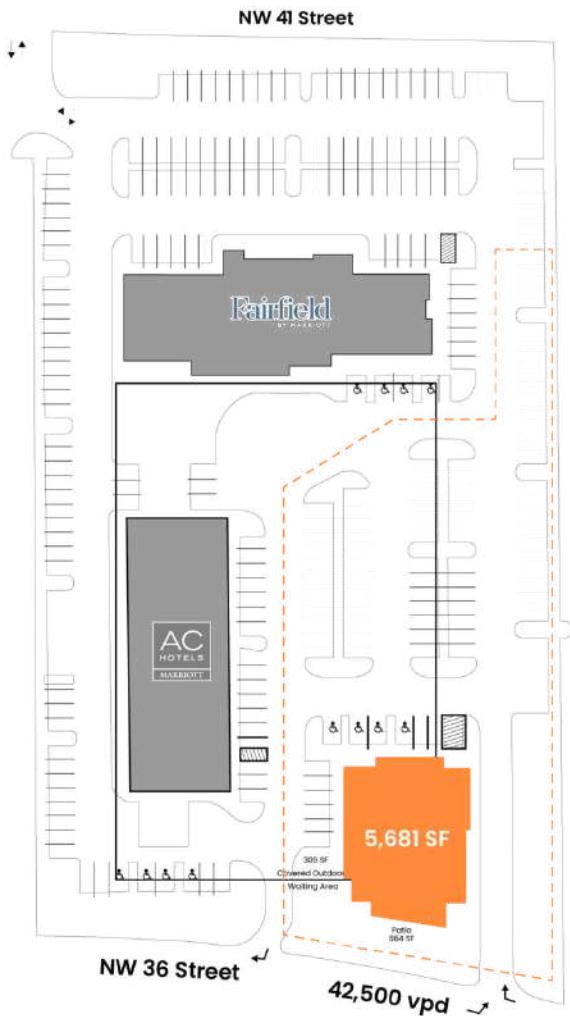
## PROPERTY OVERVIEW

This offering features a 5,681 SF restaurant space with an additional 1,000 SF patio, ideal for high-volume dining or hospitality concepts. As an outparcel to Fairfield Inn & Suites (133 rooms) and AC Hotel by Marriott (113 rooms), the property enjoys a built-in customer base of hotel guests and nearby employees. The surrounding area includes major corporate headquarters and medical offices, ensuring strong daytime and evening traffic. With its prominent frontage and NNN structure, this property delivers a prime opportunity for operators seeking a flagship presence in Doral's thriving market.

## PROPERTY HIGHLIGHTS

- 5,681 SF restaurant space + 1,000 SF patio
- Outparcel to Fairfield Inn & Suites (133 rooms) and AC Hotel by Marriott (113 rooms)
- Centrally located near Downtown Doral, Doral Atrium & Doral Square
- 87 parking spaces
- 42,500 vehicles per day on NW 36 Street
- Immediate access to Palmetto Expy & Dolphin Expy









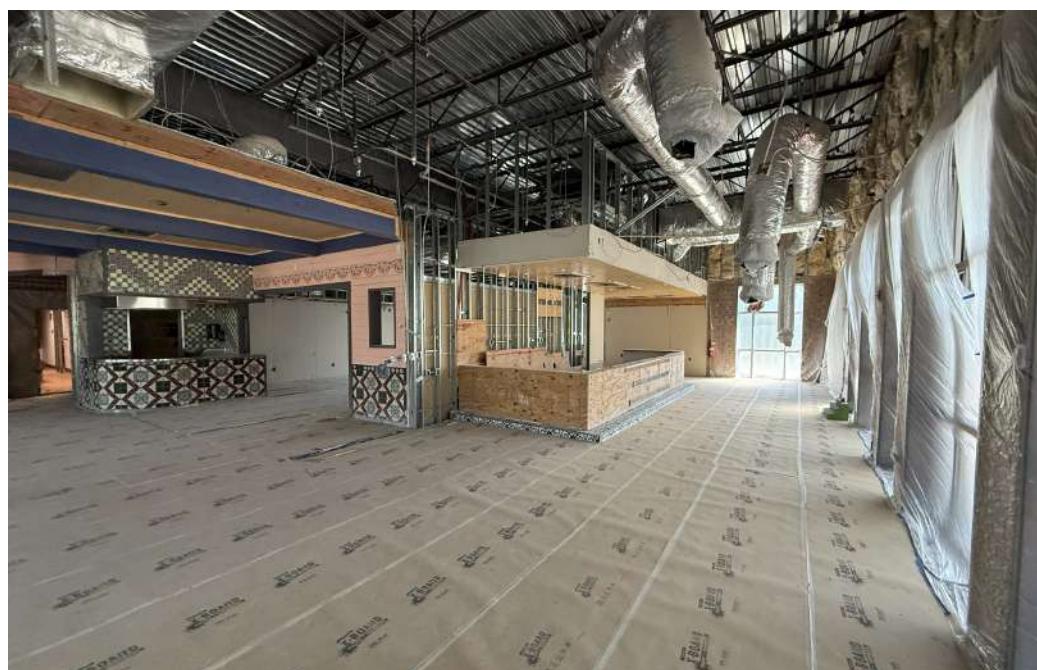
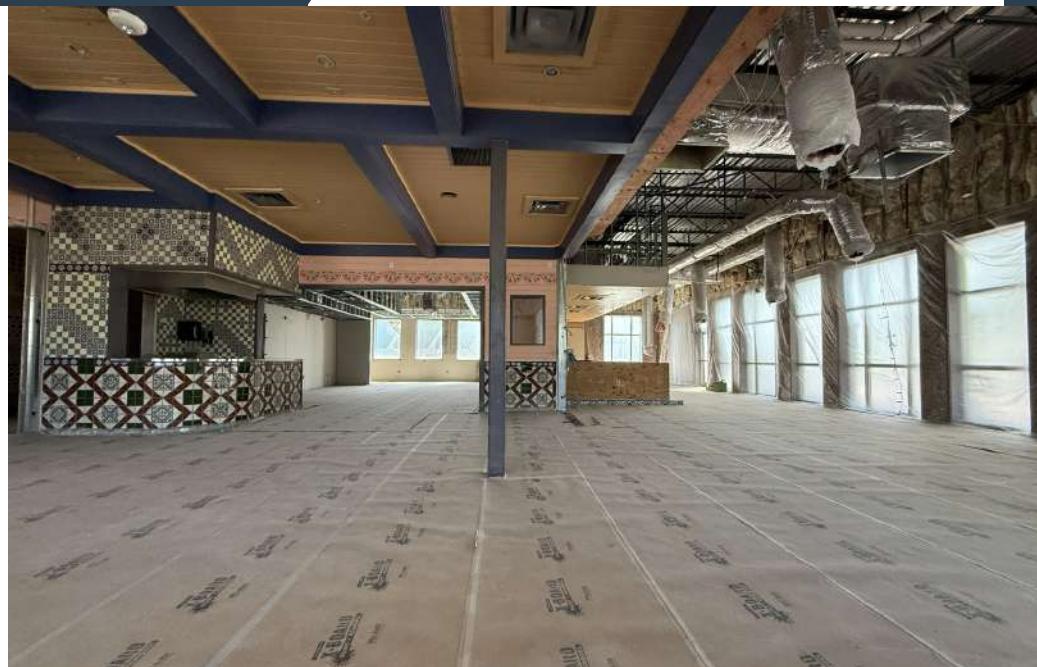
## INTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE



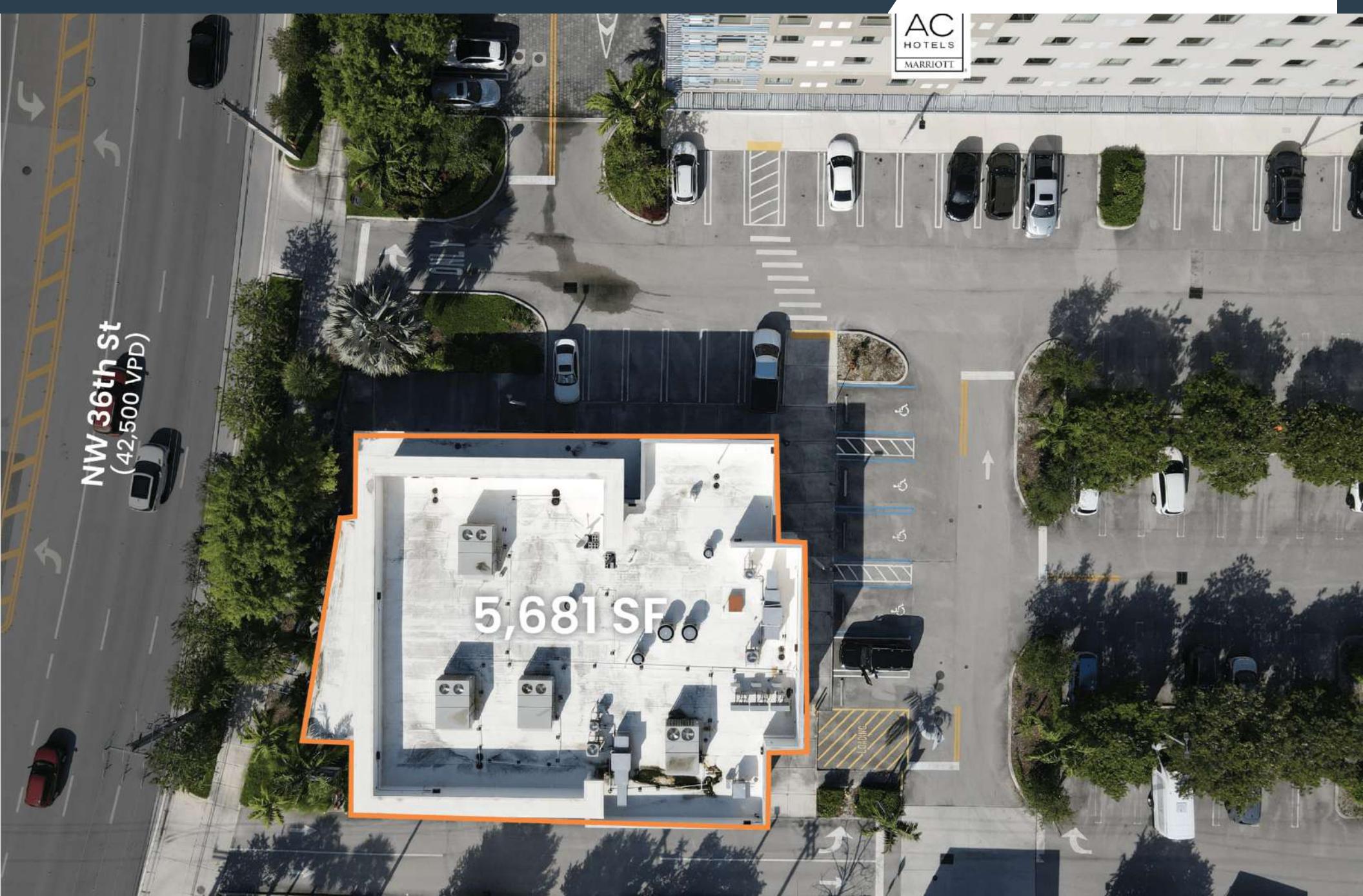
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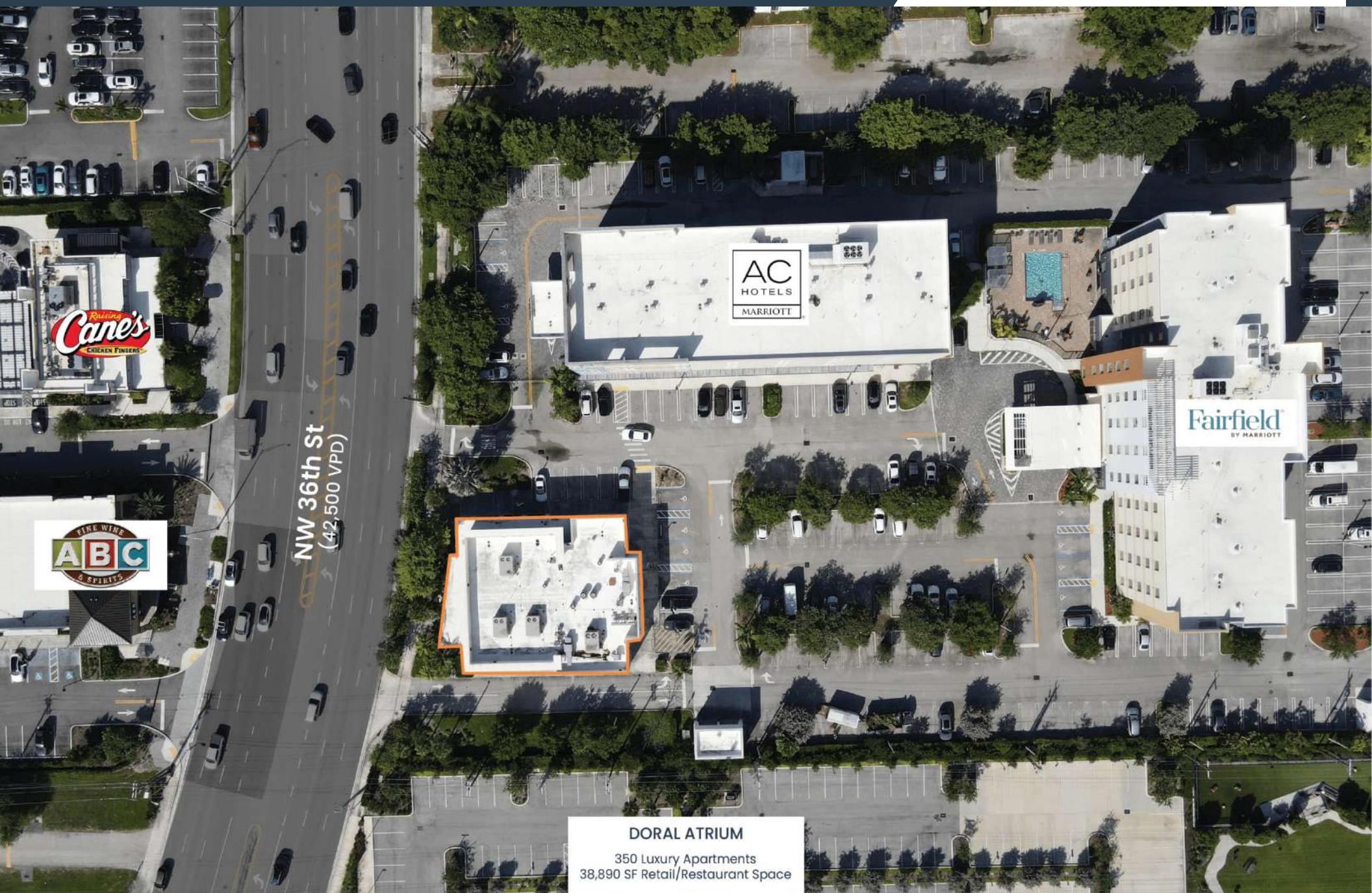
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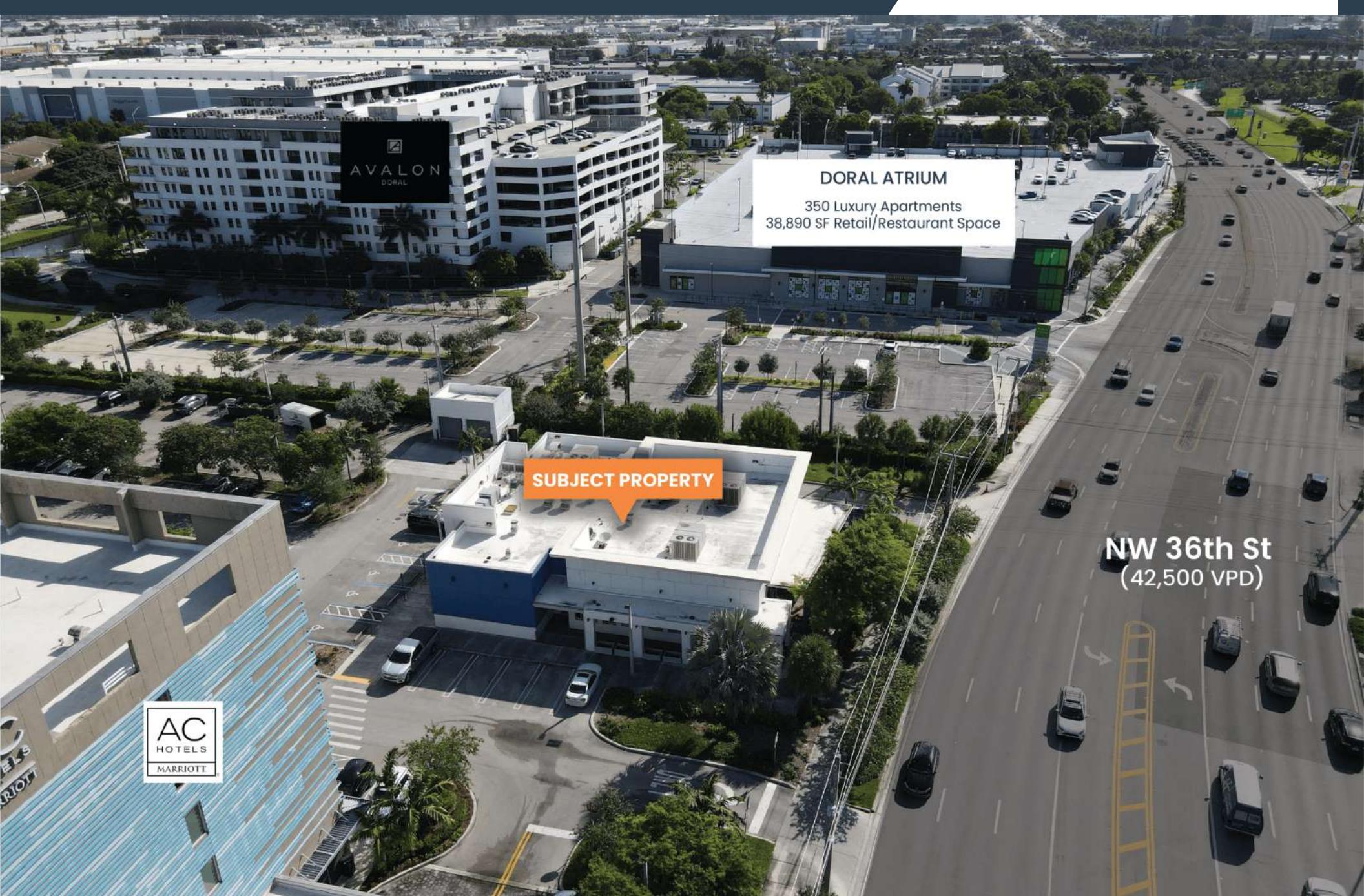


## PROPERTY PHOTOS

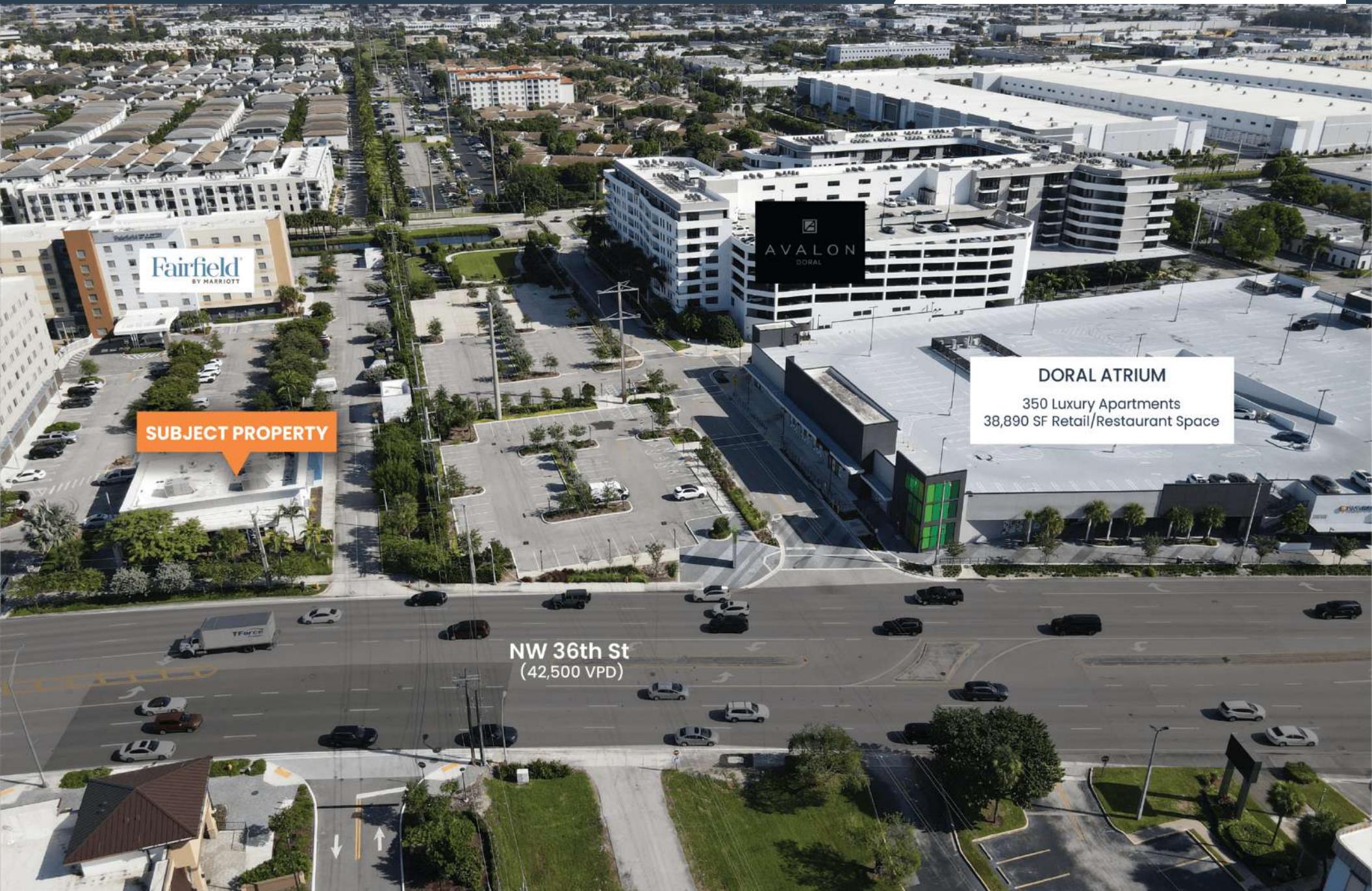
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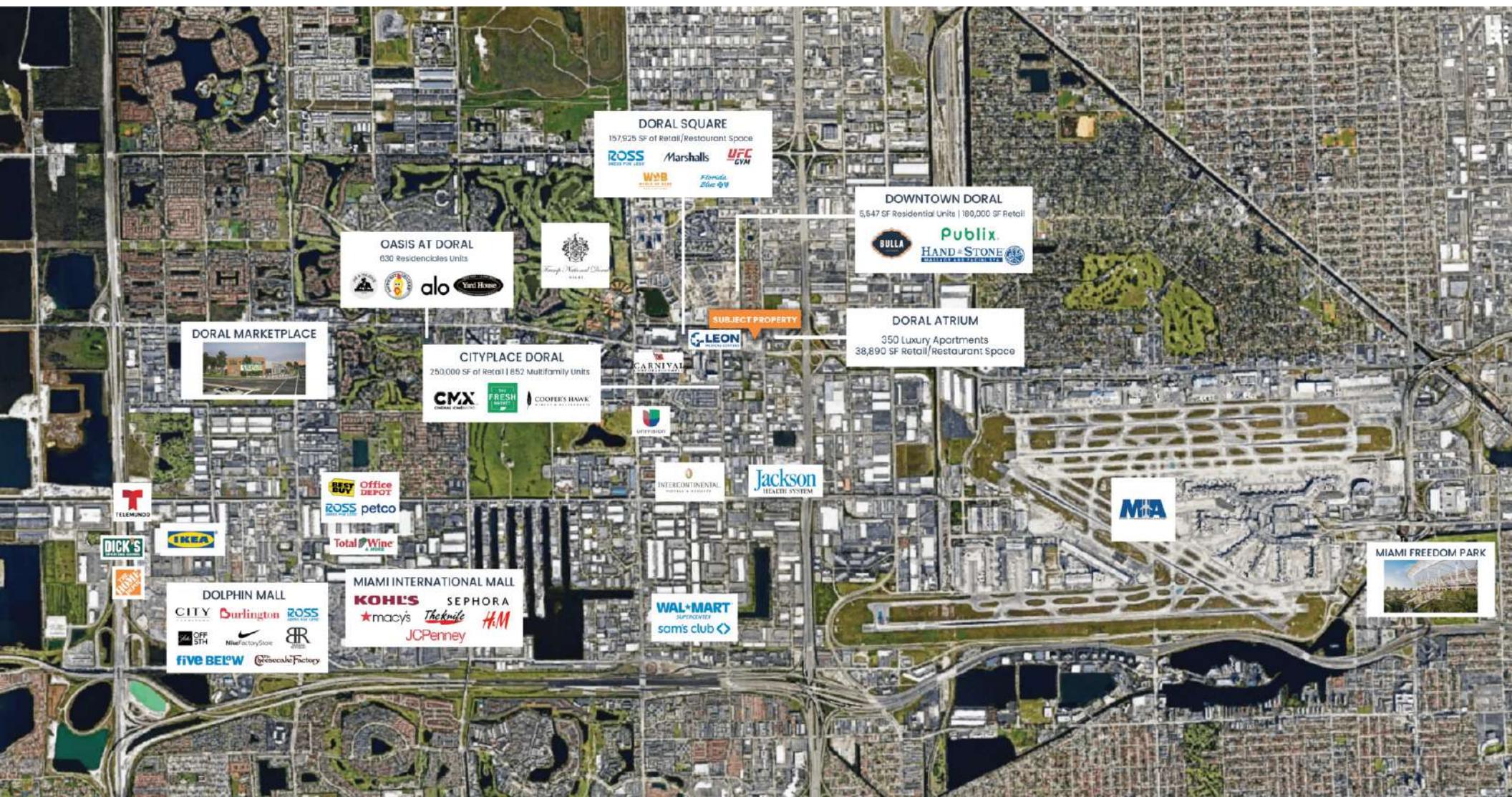


NW 36th St  
(42,500 VPD)











## MIAMI FREEDOM PARK – PROJECT OVERVIEW

Miami Freedom Park is a world-class sports and entertainment destination anchored by Inter Miami CF's new 25,000-seat stadium and a 58-acre public park. More than just a stadium district, the project blends 500,000 SF of retail and entertainment, 500,000 SF of office space, over 750 hotel keys, and diverse public spaces designed for community, recreation, and culture.

Its location next to Miami International Airport and the Intermodal Center ensures excellent access and connectivity. Miami Freedom Park is positioned to become an iconic Miami landmark, creating a lasting legacy for the city while shaping its future as a premier sports, lifestyle, and entertainment destination.





## OASIS AT DORAL – PROJECT OVERVIEW

Oasis at Doral is a premier mixed-use destination in the heart of Doral, offering over 2.3M SQFT of retail, specialty shops, restaurants, residential, and office space. With more than 50 shops and restaurants, the development combines best-in-class hospitality and living concepts, creating a vibrant hub where people can live, work, shop, and play.

Oasis at Doral features high-end boutiques, wellness services, curated dining, versatile plazas, and entertainment venues, all complemented by modern residences and office spaces. Its prime location offers easy access to Miami International Airport, Oasis at Doral is set to become South Florida's newest lifestyle and entertainment landmark, attracting locals, tourists, and professionals alike.

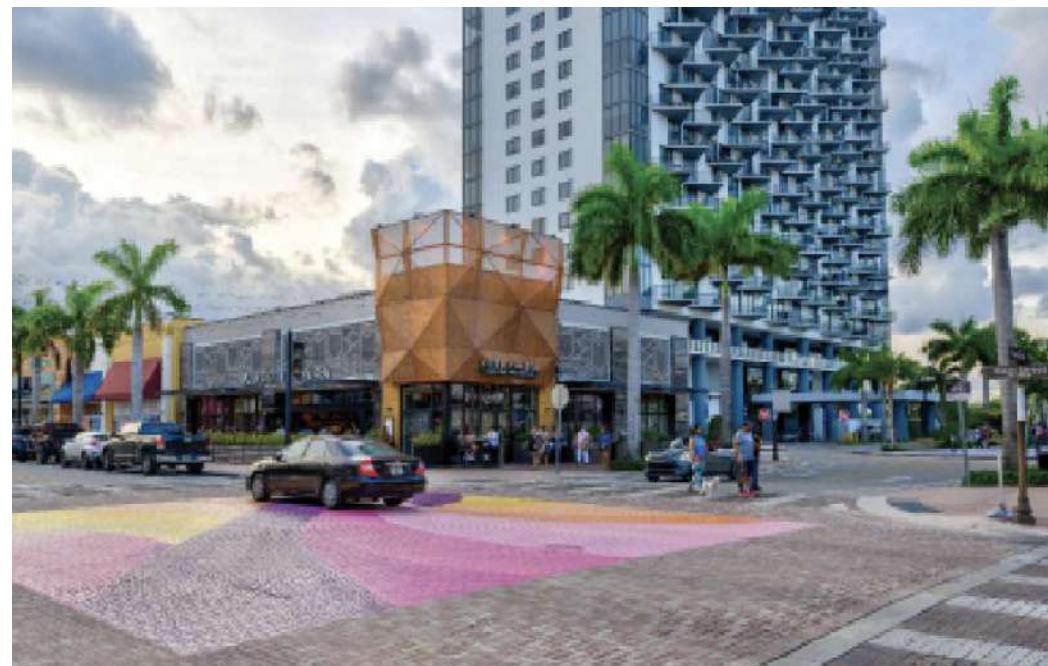


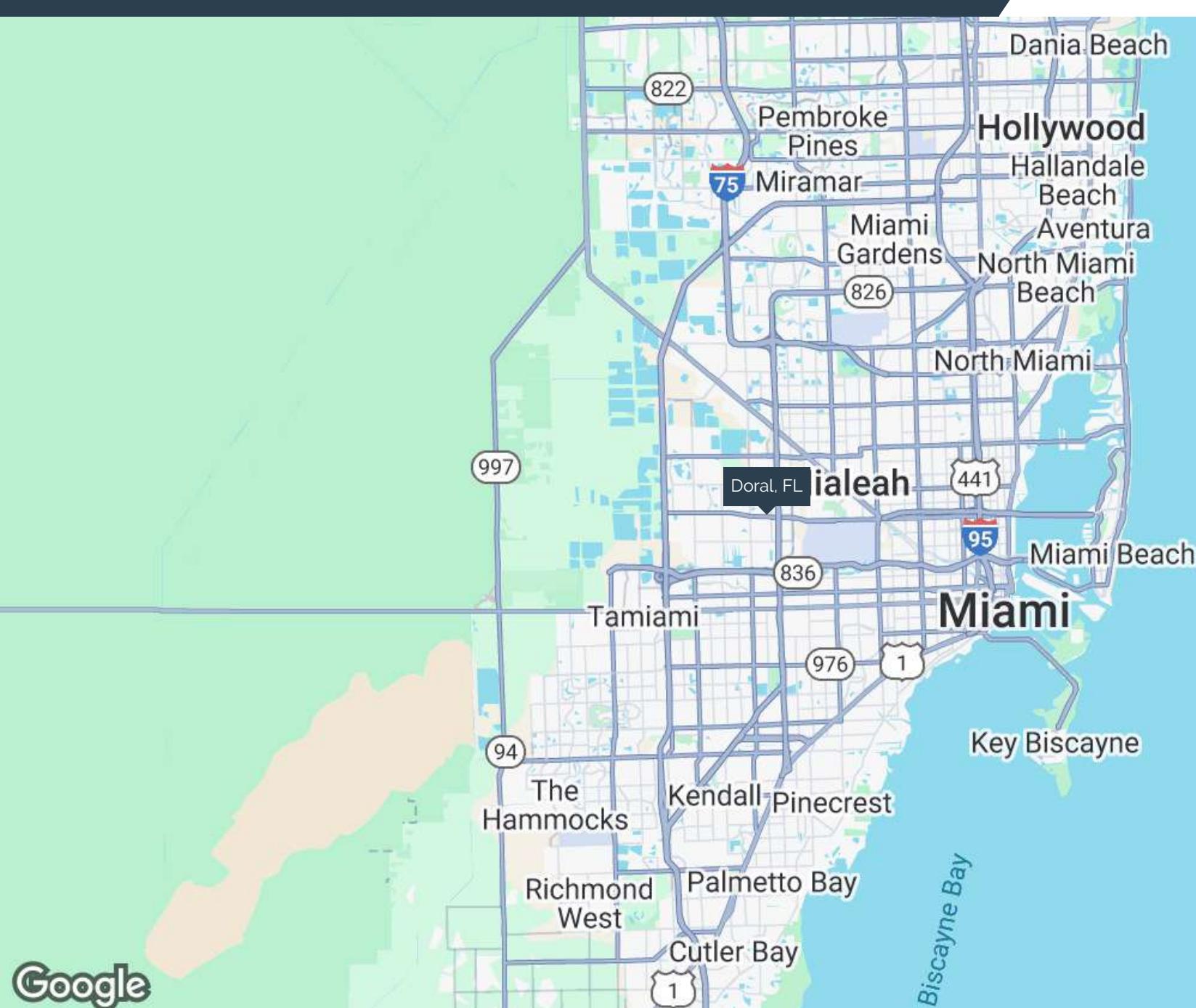


## DOWNTOWN DORAL – PROJECT OVERVIEW

Downtown Doral is a 230,000 SF mixed-use lifestyle destination at NW 53rd Street & NW 87th Avenue, offering a curated blend of retail, dining, residential, and office space in the heart of Doral. The project is undergoing a Phase III expansion of ±24,800 SF, with delivery projected for Q3 2025.

Surrounded by a thriving residential and commercial market, Downtown Doral serves as a central hub for the community with modern shops, restaurants, and public spaces integrated into a walkable master plan. Strong demographics support the project, with average household incomes exceeding \$108K within a 1-mile radius and home values averaging nearly \$700K, making it one of South Florida's most dynamic urban center.





DISCOVER DORAL

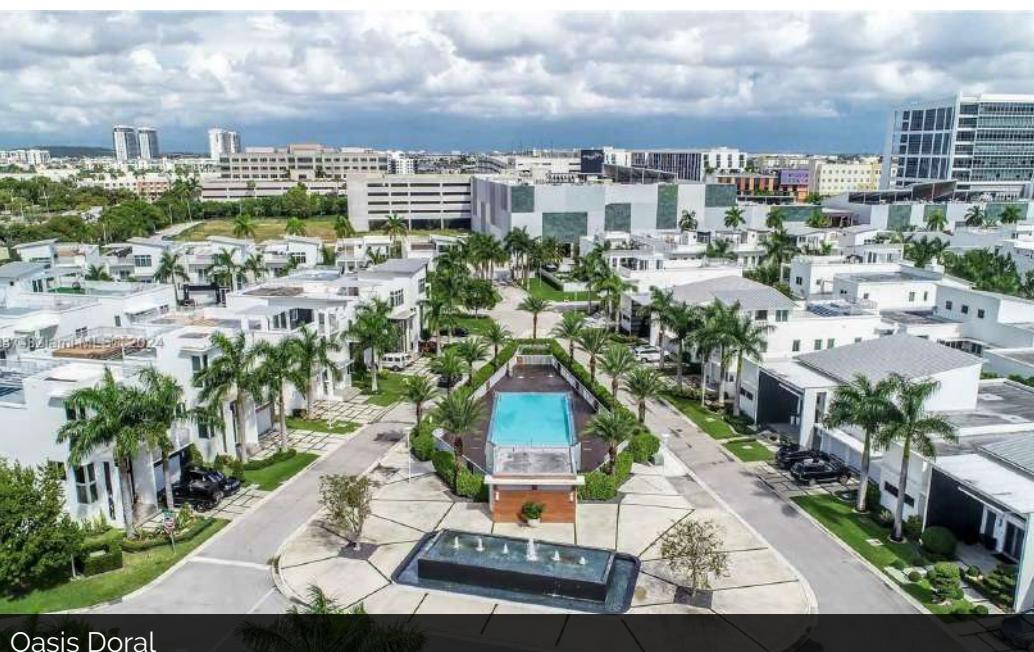
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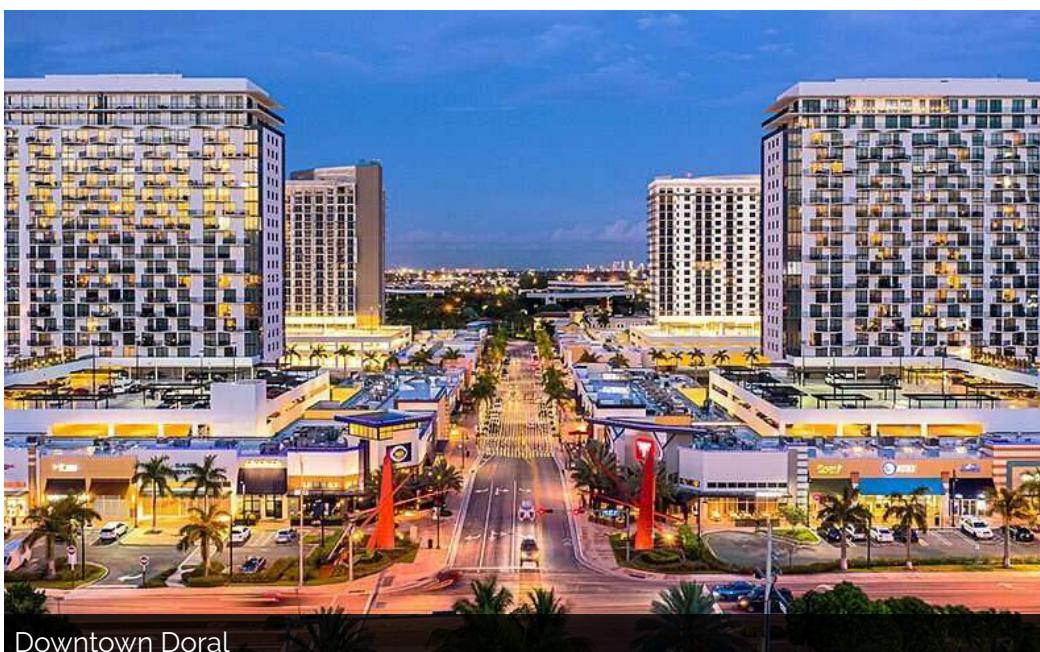
City Place Doral



Doral Atrium



Oasis Doral



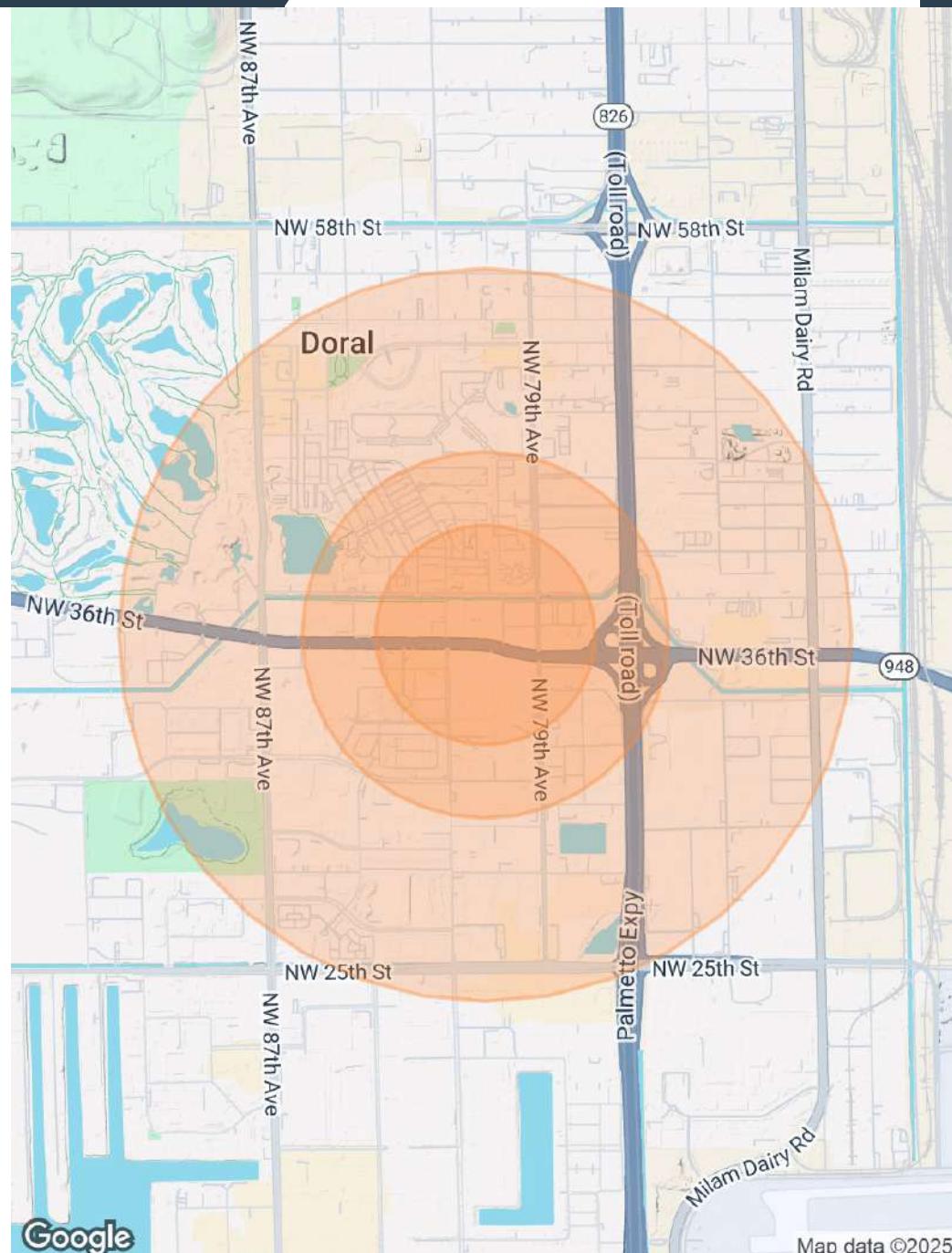
Downtown Doral

# DEMOGRAPHICS MAP & REPORT

# RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	979	4,727	13,927
Average Age	36	36	36
Average Age (Male)	35	36	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	396	1,917	5,646
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$116,850	\$115,262	\$101,715
Average House Value	\$785,527	\$780,267	\$718,826
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	81.6%	82.6%	83.3%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	242	1,130	3,317
Total Population - Black	24	105	368
Total Population - Asian	29	147	458
Total Population - Hawaiian	0	1	2
Total Population - American Indian	1	6	28
Total Population - Other	166	826	2,553

Demographics data derived from AlphaMap



## OUR SERVICES

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

### INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

### OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

### TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation**.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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