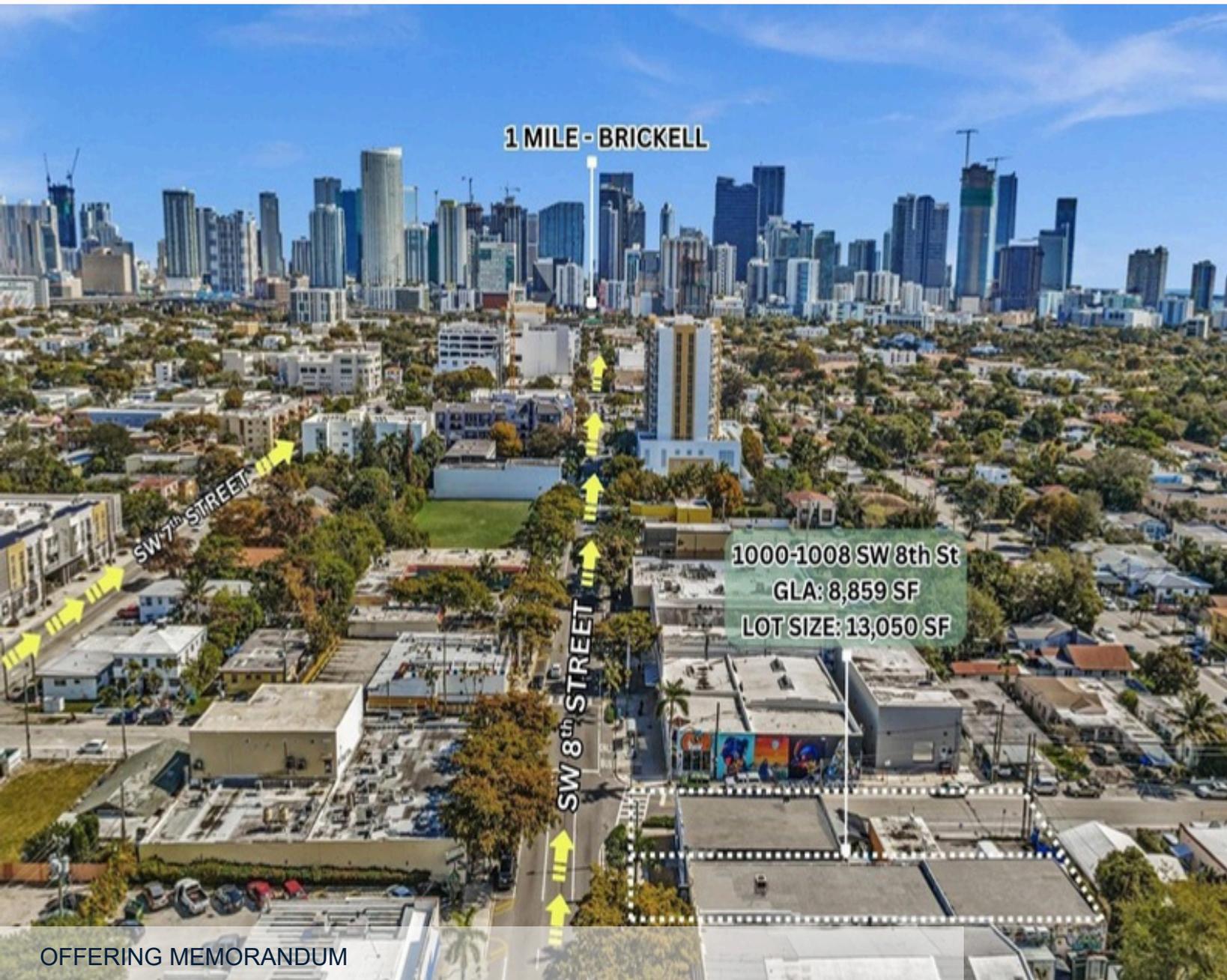


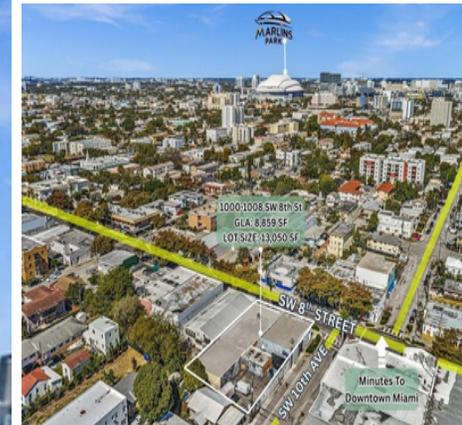
# Retail Building at Calle Ocho, Miami



OFFERING MEMORANDUM

1000-1008 SW 8th Street  
Miami, FL 33130

Candy Yeung, CCIM, MSRED  
FLORIDACOMMERCIALPROPERTYINVESTMENT GROUP  
CRE Advisor/Broker  
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candy@ccim.net



# Retail Building at Calle Ocho, Miami

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*Exclusively Marketed by:*



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MSRED**

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PROPERTY INVESTMENT GROUP  
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# or Companies Start Construction On Havana lave At 315 NW 27th Avenue In Miami's le Havana



01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	1000-1008 SW 8th Street Miami FL 33130
COUNTY	Miami
SUBMARKET	Coral Way Submarket
BUILDING SF	8,959 SF
LAND ACRES	0.3
LAND SF	13,050 SF
YEAR BUILT	1924
APN	01-4111-001-0100
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	65,157	318,282	528,376
2026 Median HH Income	\$50,736	\$71,888	\$71,223
2026 Average HH Income	\$78,673	\$117,875	\$122,285

## Preliminary Plans Revealed for Gallery at Little Havana at 1275 SW 1st St

July 21, 2025 | No Comments

[View Project Overview](#)



## RECENT DEVELOPMENTS & ACTIVITIES

- FL33130 (LittleHavana east / Riverfront side) is seeing steady mid-rise multifamily, mixed-use, and infill activity, and is increasingly viewed by developers as an “urban-core value” play just outside Brickell and Downtown:

New multifamily projects: Developers such as Astor Companies are building and delivering mid-rise apartment communities like Havana Enclave and related “Enclave” projects in Little Havana, emphasizing market-rate but more attainable rents than Brickell.

Groups like Related are advancing projects such as Gallery at Little Havana (1275 SW 1st St), a 12-story, entirely affordable tower leveraging transit-oriented zoning and Live Local Act incentives, bringing new height and density into traditionally low-rise blocks.

Condo conversions and small infill: Properties such as Centralis Residences (1110 NW 1st St) are being converted from rentals to condominiums, and smaller multifamily infill deals (5–20 units, some completed post-2020) show continued interest in small

Urban-core adjacency: Assemblages like the “Havana River” site at

- 606 W Flagler (T6-12-O zoning, allowed 274+ units, mixed-use potential) are marketed on their walk/drive proximity to the Miami River, Downtown ( $\pm 0.4$  miles), and Brickell ( $\pm 0.6$  miles), positioning 33130 as a lower-basis extension of the CBD.

Zoning and density upside: High-intensity urban zoning along Flagler/river corridors allows tall multifamily, hotel, office, and retail, with the ability to further increase density under the Live Local Act—attractive to developers seeking scale and long-term value in the urban core.

Housing-demand narrative: Developers emphasize Miami’s housing shortage and the desire of professionals to live near Brickell and Downtown at more attainable price points, framing Little Havana / 33130 as a key release valve for workforce and middle-income renters and buyers.



### ‘Centralis Residences Miami’ Set For Redevelopment At 1110 NW 1st St, Miami, FL



Image by Behar Font



02

Location

Location Summary

Major Employers Map

Drive Times (Heat Map)

## Corner Lot with 88 ft frontage on Calle Ocho, in the heart of Little Havana

- 1000-1008 SW 8th Street sits directly on Calle Ocho, in the heart of Little Havana's main commercial and cultural corridor, with quick connectivity to Brickell, Downtown, major arts districts, and sports venues.
- 88 ft frontage on Calle Ocho
- The property fronts SW 8th Street (Calle Ocho/Tamiami Trail), the central thoroughfare and "epicenter" of Little Havana's cultural and commercial life.  
Calle Ocho is described as the main strip where visitors experience Cuban cafés, cigar shops, music, murals, and festivals, making it the natural meeting point for both locals and tourists.
- 1 mile to Brickell / Downtown Core
- Calle Ocho runs east–west and borders Downtown Miami on its east side, placing this address just a short drive from the Brickell and CBD towers.  
Brickell is recognized as Miami's financial district and one of the largest financial districts in the United States, with roughly 40,000 residents and high average individual income, firmly positioning it as the economic engine of South Florida's banking, investment, and professional services sectors.  
From 1000 SW 8th Street, access to I-95 just a few blocks away and the direct east–west alignment of SW 8th Street create fast connectivity into Brickell's office, residential, and retail core.  
Access to LoanDepot Park (Marlins stadium)
- LoanDepot Park, home of the Miami Marlins, is located in Little Havana about 2 miles west of Downtown Miami on the former Orange Bowl site at 501 Marlins Way.  
The stadium is embedded in a residential section of Little Havana, approximately a mile to a couple of miles from central Little Havana, making 1000-1008 SW 8th Street an easy, short trip to the ballpark for game-day traffic and visitors.

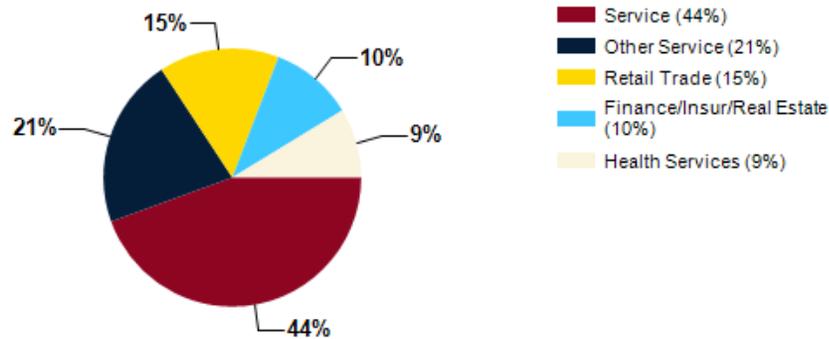
- 15 mins drive to Wynwood, Midtown and Design District From Little Havana's Calle Ocho, both Wynwood and the Design District are a short cross-city trip north and east, tying the property into the broader circuit of Miami's arts, fashion, and lifestyle destinations that shape the city's visitor economy.

### HISTORY & CULTURE OF CALLE OCHO

- Little Havana, centered on Calle Ocho, is historically and still predominantly Cuban and Latin American, with small businesses, restaurants, cultural venues, and national recognition as a "National Treasure," giving this corridor a strong identity and year-round foot traffic.
- Brickell's roughly 39,000 residents, median age in the 30s, and average individual income in the mid-\$90,000s reflect a dense, upscale professional base that fuels demand for dining, entertainment, and services just minutes from Calle Ocho. The greater Miami area's more than 6 million residents, 2.4 million households, rising home values, and tens of millions of annual visitors—combined with the high-spend, design-forward Miami Design District—underscore the depth of purchasing power and tourism-driven revenue feeding into nearby neighborhoods like Little Havana.  
In practice, 1000 SW 8th Street offers a bridge location: embedded in Little Havana's cultural core on Calle Ocho, yet only a short jump to Brickell's financial heartbeat, the Marlins' stadium, and Miami's flagship arts and luxury districts.
- The property is located in the heart of Little Havana, a vibrant and culturally rich neighborhood in Miami known for its historic architecture, colorful murals, and authentic Cuban cuisine.
- Little Havana is a popular tourist destination, attracting visitors to its famous Calle Ocho street festival and iconic landmarks such as the Tower Theater and Domino Park.
- The neighborhood is experiencing rapid gentrification, with new restaurants, art galleries, and boutique shops opening alongside long-standing businesses, creating a dynamic mix of old and new.

- Little Havana offers convenient access to major transportation arteries such as SW 8th Street and Interstate 95, connecting residents and visitors to other parts of Miami and beyond.
- The area's diverse demographics and strong sense of community make it an attractive location for businesses seeking to tap into a unique market and establish a presence in a culturally significant neighborhood.

### Major Industries by Employee Count

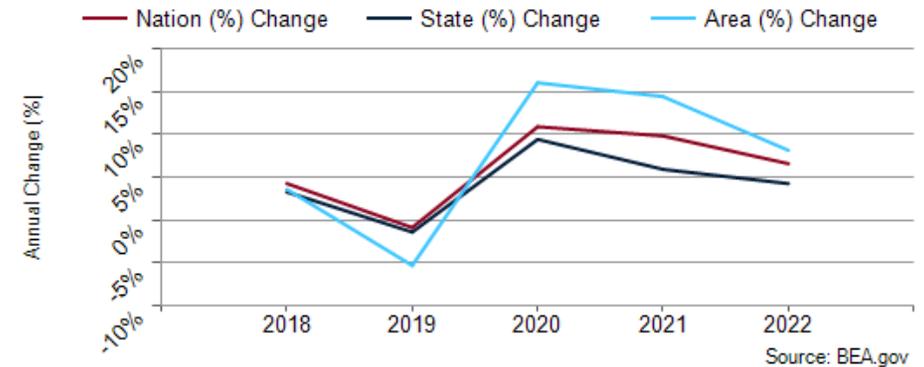


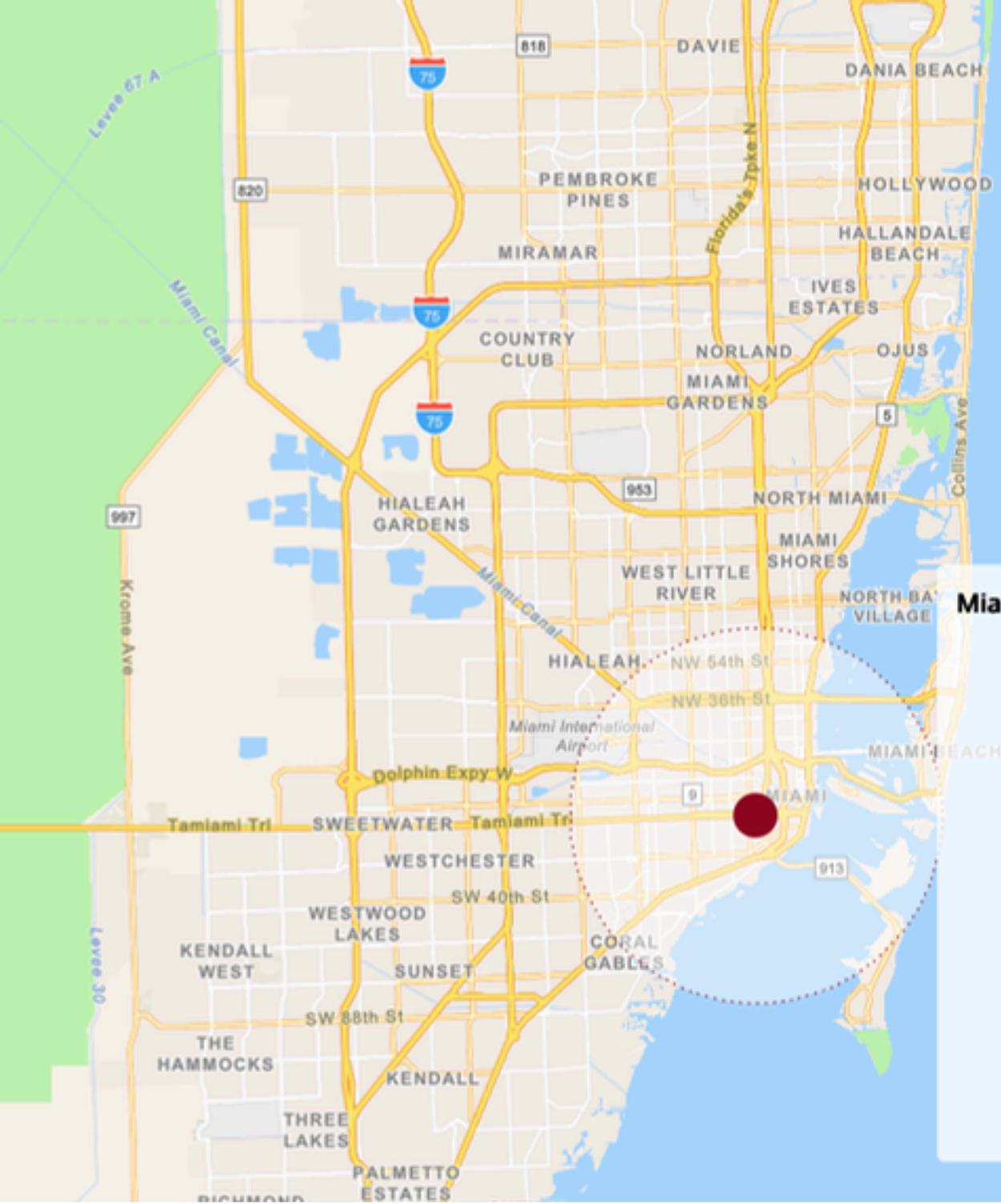
### Largest Employers

Miami-Dade County Public Schools	33,477
Miami-Dade County U.S. Federal	25,502
Government Florida State	19,200
Government University of Miami	17,100
Baptist Health South Florida	12,818
American Airlines Carnival Cruise	11,353
Line	11,031
	3,500

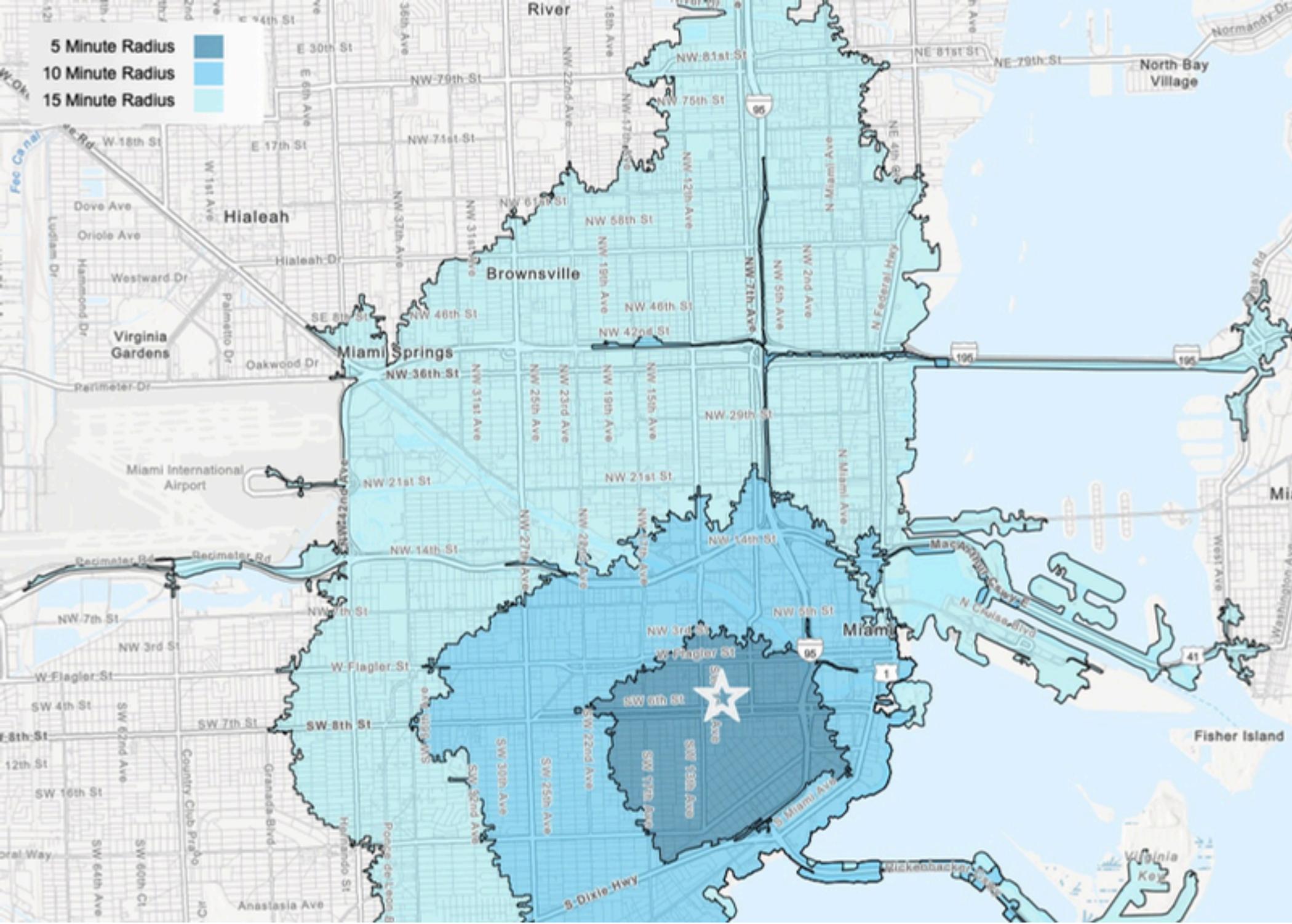


### Miami-Dade County GDP Trend





<b>Miami-Dade County Public Schools</b>	Approx. 33,477 Employees Approx. 5 miles
<b>Miami-Dade County</b>	Approx. 25,502 Employees Approx. 5 miles
<b>University of Miami</b>	Approx. 12,818 Employees Approx. 5 miles
<b>Baptist Health South Florida</b>	Approx. 11,353 Employees Approx. 5 miles
<b>American Airlines</b>	Approx. 11,031 Employees Approx. 5 miles



**5 Minute Radius**   
**10 Minute Radius**   
**15 Minute Radius**



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1000-1008 SW 8th St  
GLA: 8,859 SF  
LOT SIZE: 13,050 SF

- 03 Property Description
- Property Features
- Property Images

## PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	8,959
LAND SF	13,050
LAND ACRES	0.3
YEAR BUILT	1924
# OF PARCELS	2
ZONING TYPE	T6-8-O
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	83X131'
NUMBER OF PARKING SPACES	10
STREET FRONTAGE	SW 8 street & SW 10 Ave
CORNER LOCATION	Yes
TRAFFIC COUNTS	20000

## CONSTRUCTION

ROOF	Twin T
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04

Sale Comps

Sale Comps

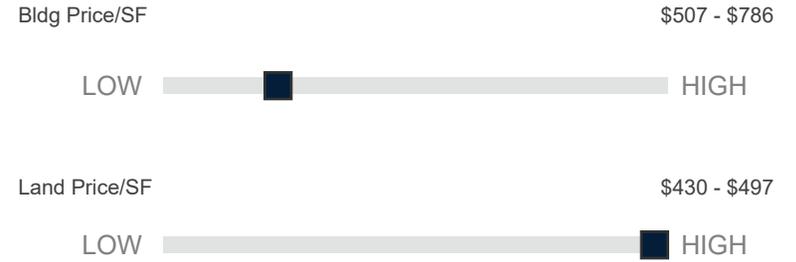
Sale Comps Summary

Sale Comps Charts

Sale Comps Map

1

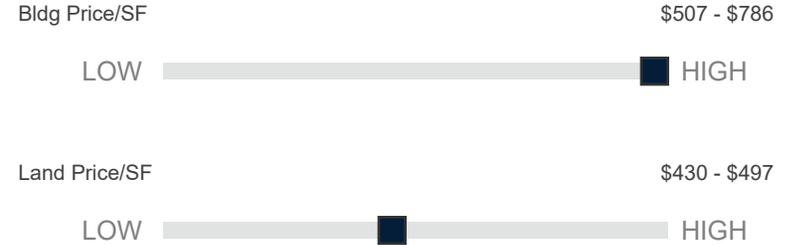
BUILDING SF	4,550
LAND SF YEAR	5,227
BUILT SALE	1945
PRICE PRICE	\$2,600,000
PSF LAND PSF	\$571.43
CLOSING DATE	\$497.42
DISTANCE	3/31/2025
	2.2 miles



Retail  
 2218 SW 22nd St  
 Miami, 33130

2

BUILDING SF	11,257
LAND SF	19,200
SALE PRICE	\$8,850,000
PRICE PSF	\$786.18
LAND PSF	\$460.94
CLOSING DATE	4/11/2025
DISTANCE	0.4 miles



Retail  
 503SW 12th Ave  
 Miami, FL 33130



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3

BUILDING SF	5,920
LAND SF	6,970
SALE PRICE	\$3,000,000
PRICE PSF	\$506.76
LAND PSF	\$430.42
CLOSING DATE	12/17/2025
DISTANCE	0.6 miles

Bldg Price/SF \$507 - \$786



Land Price/SF \$430 - \$497



West Brickell Retail  
 521SW 8thSt  
 Miami, FL 33130

S



BUILDING SF	8,959
LAND SF	13,050
LAND ACRES	0.3
YEAR BUILT	1924

Land Price/SF \$430 - \$497



Retail Building at Calle Ocho,  
 Miami  
 1000-1008 SW 8th Street  
 Miami, FL 33130

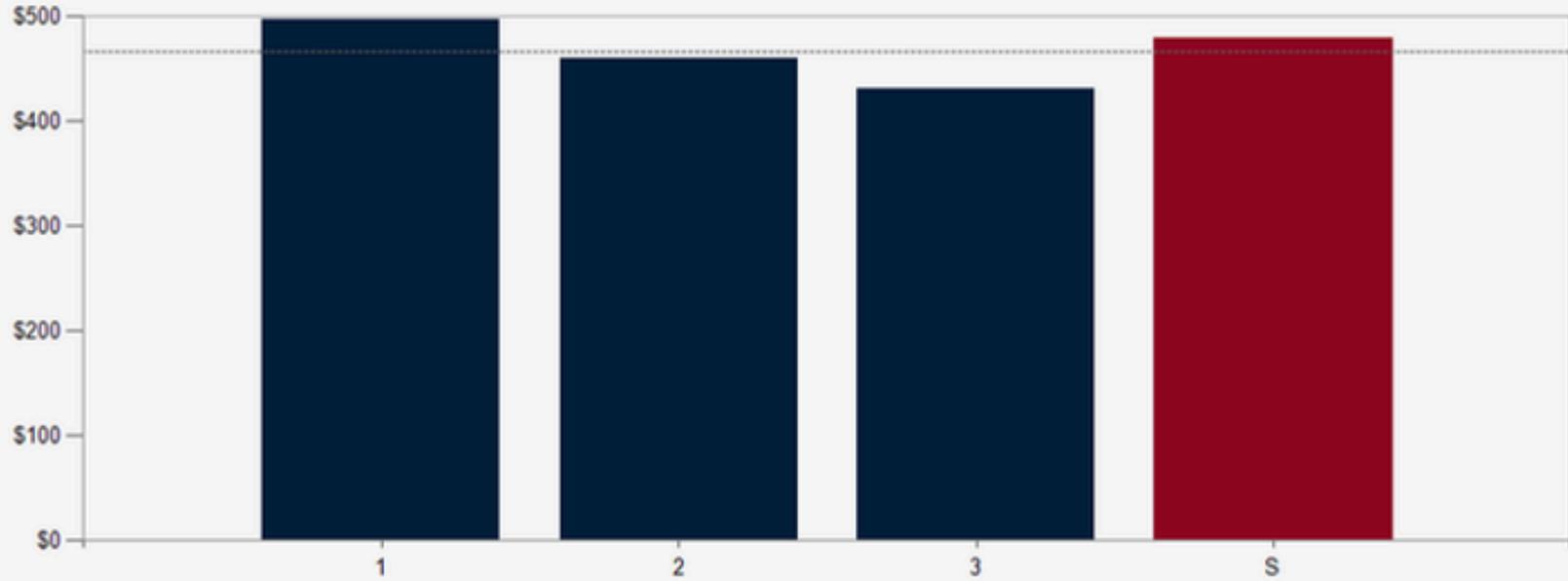


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	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	Retail 2218 SW 22nd St Miami, 33130	4,550	\$2,600,000	\$571.43	1945	3/31/2025	2.20
2	Retail 503 SW 12th Ave Miami, FL 33130	11,257	\$8,850,000	\$786.18		4/11/2025	0.40
3	West Brickell Retail 521 SW 8th St Miami, FL 33130	5,920	\$3,000,000	\$506.76		12/17/2025	0.60
<b>AVERAGES</b>		7,242	\$4,816,667	\$621.45			
S	 Retail Building at Calle Ocho, Miami 1000-1008 SW 8th Street Miami, FL 33130	8,959			1924		

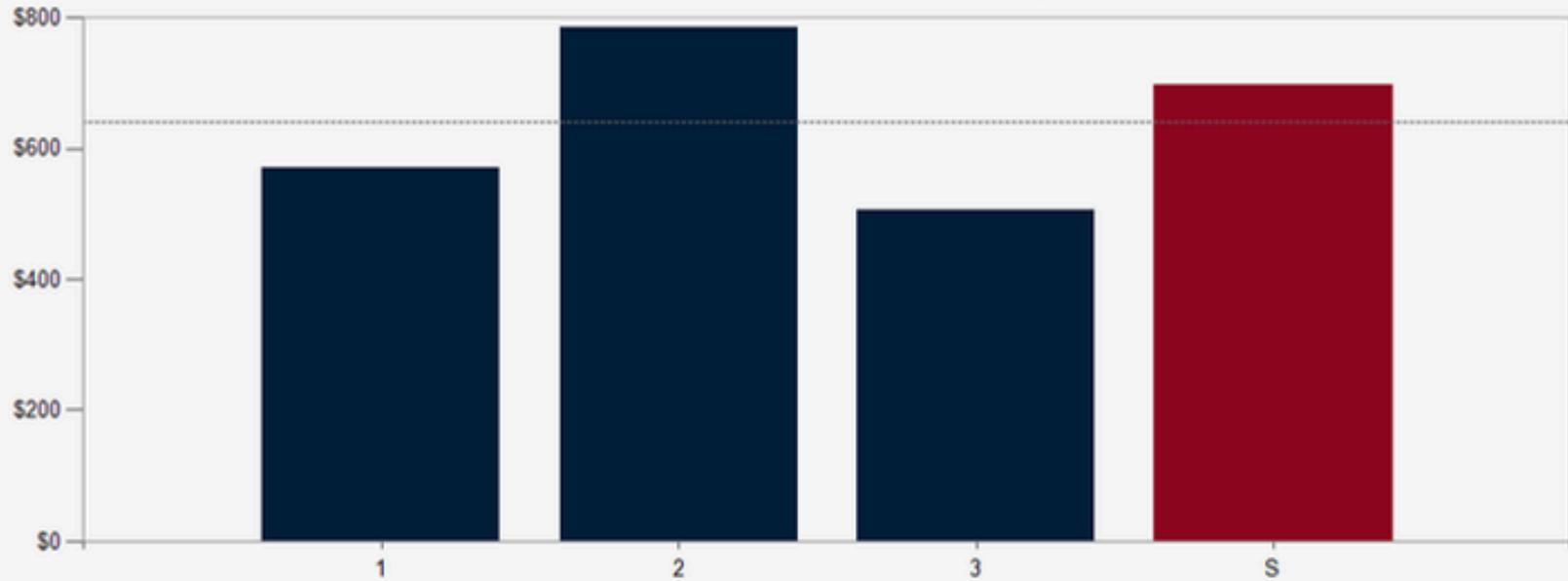
Land PSF

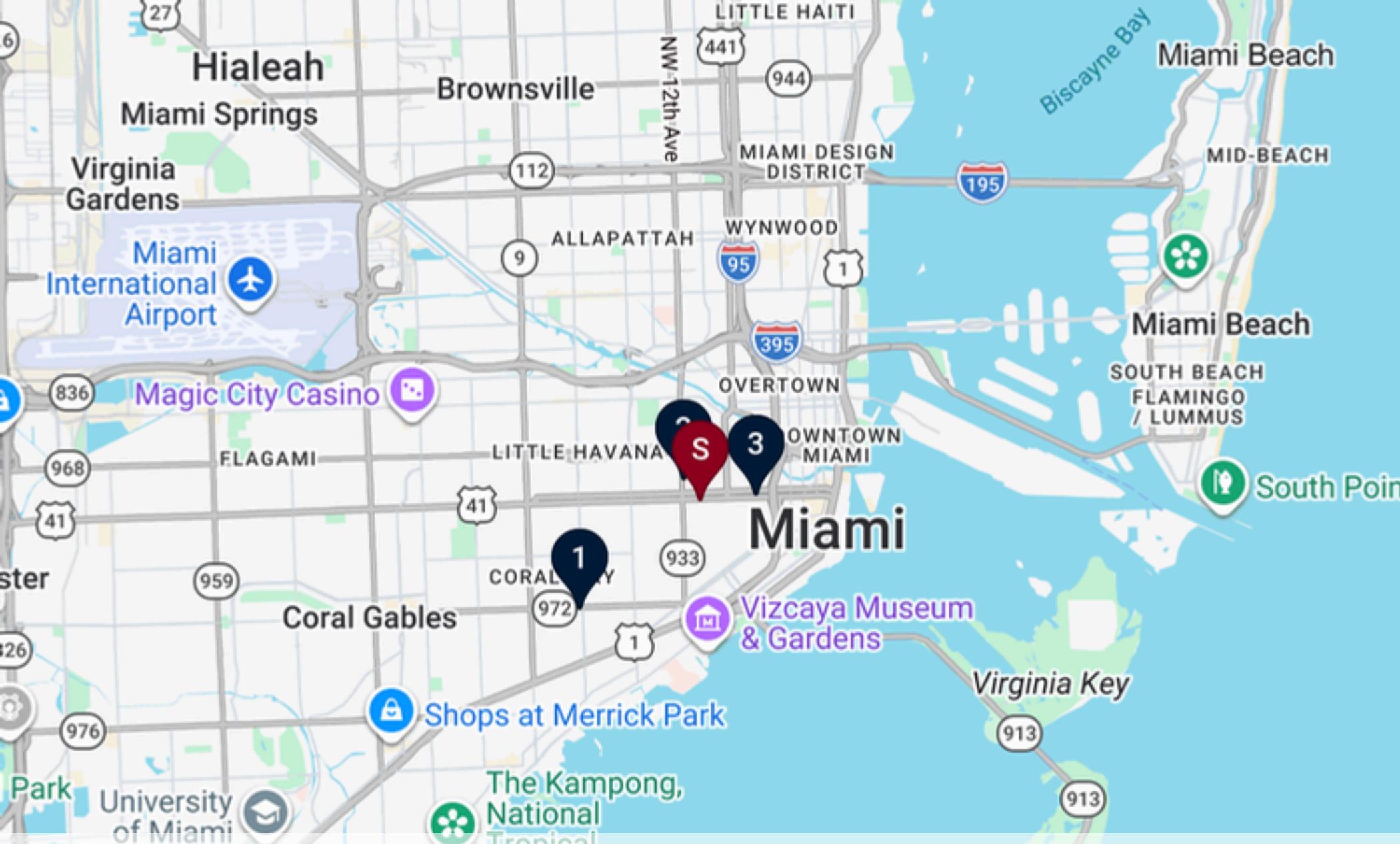
Average: \$466.93



Price/SF

Average: \$640.50





#	Property Name	Address	City
S	Retail Building at Calle Ocho, Miami	1000-1008 SW 8th Street	Miami
1	Retail Retail West Brickell Retail	2218 SW 22nd St 503	Miami
2		SW 12th Ave 521 SW 8th	Miami
3		St	Miami



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05

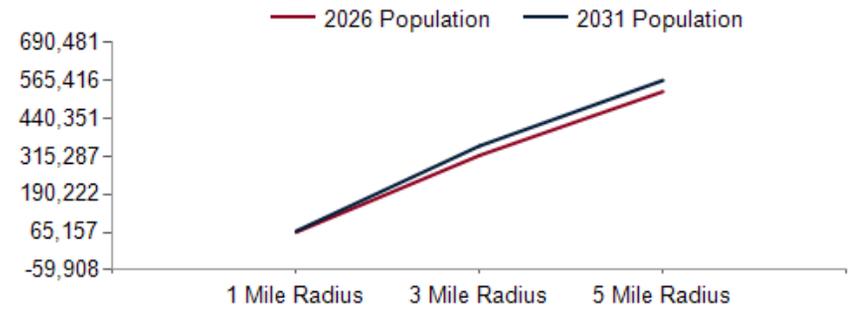
Demographics

General Demographics

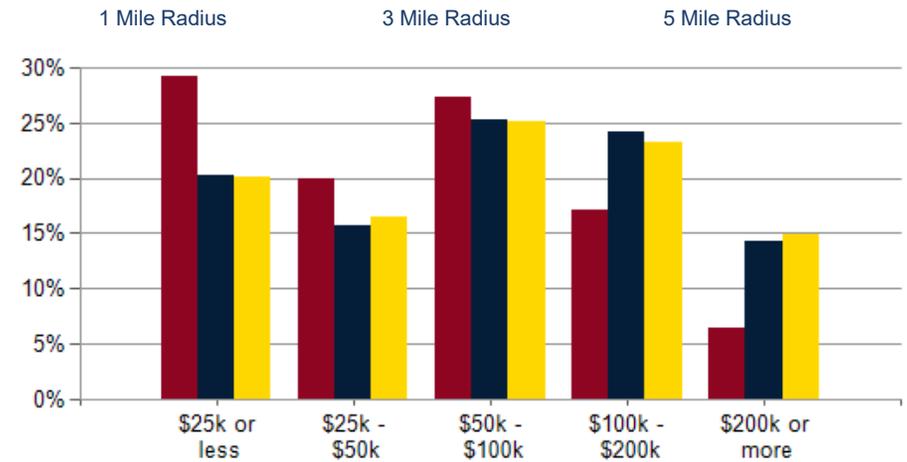
Race Demographics

POPULATION				1 MILE	3 MILE	5 MILE
2000 Population	2010 Population			57,725	220,786	418,119
2026 Population	2031 Population			61,632	259,081	459,751
2026 African American	2026 Asian	2026		65,157	318,282	528,376
Hispanic	2026 Other Race	2026		69,039	349,490	565,416
White	2026 Multiracial	2026-2031:		1,960	20,050	58,276
Population: Growth Rate				717	1,720	2,456
				672	5,726	8,441
				56,547	235,612	362,190
				12,538	47,460	71,714
				17,851	105,891	170,995
				31,398	137,366	216,367
				5.80%	9.45%	6.80%

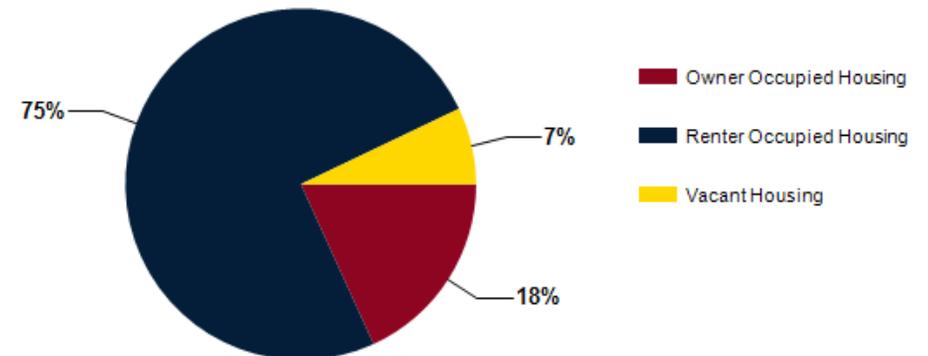
2026 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				4,896	18,867	29,990
\$15,000-\$24,999				3,677	10,576	17,378
\$25,000-\$34,999				2,626	9,596	15,696
\$35,000-\$49,999				3,215	13,257	23,144
\$50,000-\$74,999				5,037	22,435	36,070
\$75,000-\$99,999				2,946	14,340	23,285
\$100,000-\$149,999				3,177	22,911	35,495
\$150,000-\$199,999				1,812	12,267	19,257
\$200,000 or greater				1,871	20,690	35,081
Median HH Income				\$50,736	\$71,888	\$71,223
Average HH Income				\$78,673	\$117,875	\$122,285



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

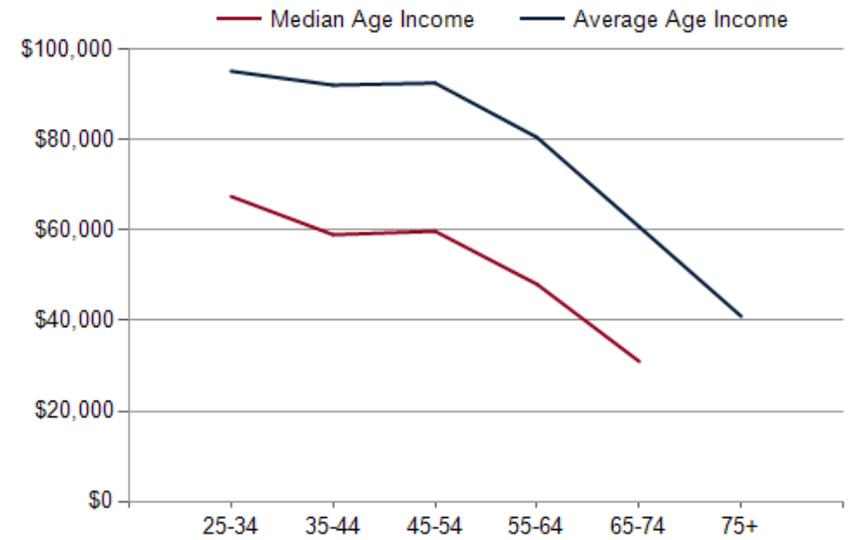
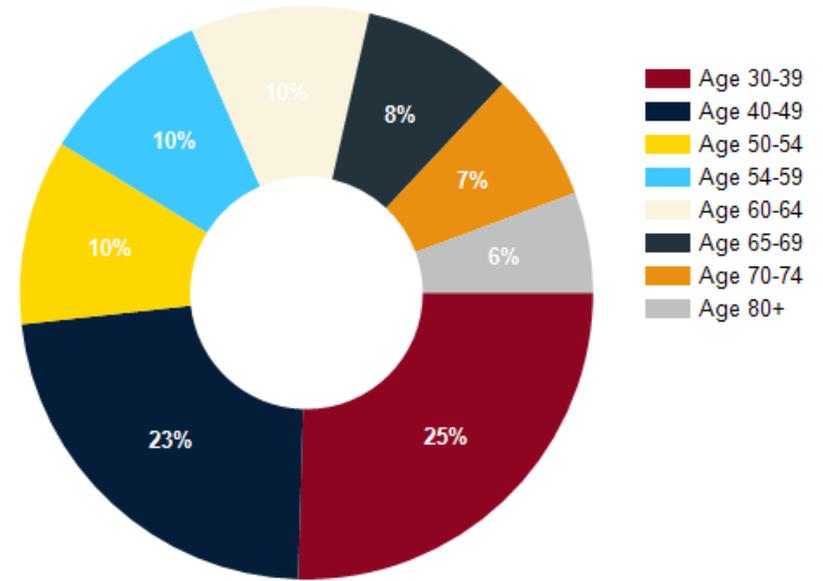


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,372	30,899	47,142
2026 Population Age 35-39	5,036	27,844	44,316
2026 Population Age 40-44	4,852	24,338	39,424
2026 Population Age 45-49	4,455	20,920	34,655
2026 Population Age 50-54	4,270	20,781	34,875
2026 Population Age 55-59	3,993	19,177	32,755
2026 Population Age 60-64	4,120	18,973	32,581
2026 Population Age 65-69	3,455	15,619	26,933
2026 Population Age 70-74	2,996	13,466	23,184
2026 Population Age 75-79	2,318	10,574	18,456
2026 Population Age 80-84	1,689	7,459	12,949
2026 Population Age 85+	1,844	7,496	13,103
2026 Population Age 18+	54,372	269,871	443,321
2026 Median Age 2031	42	40	41
Median Age	43	41	41

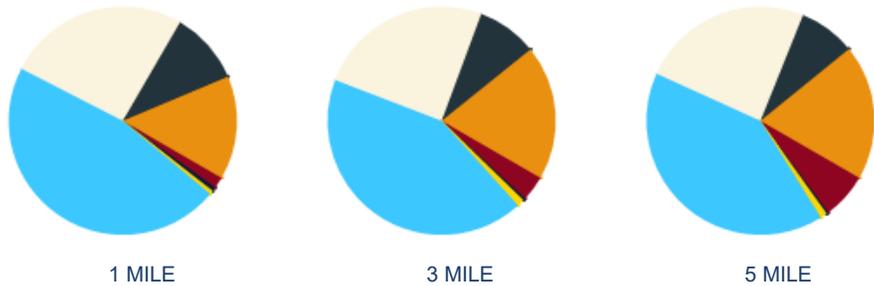
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,485	\$90,161	\$86,060
Average Household Income 25-34	\$95,202	\$129,186	\$126,929
Median Household Income 35-44	\$59,005	\$92,741	\$89,813
Average Household Income 35-44	\$92,131	\$143,020	\$144,963
Median Household Income 45-54	\$59,791	\$88,117	\$89,631
Average Household Income 45-54	\$92,583	\$138,743	\$147,205
Median Household Income 55-64	\$48,034	\$68,936	\$71,385
Average Household Income 55-64	\$80,540	\$120,875	\$130,680
Median Household Income 65-74	\$30,975	\$46,781	\$49,166
Average Household Income 65-74	\$60,781	\$90,399	\$98,500
Average Household Income 75+	\$40,952	\$64,197	\$73,706

Population By Age



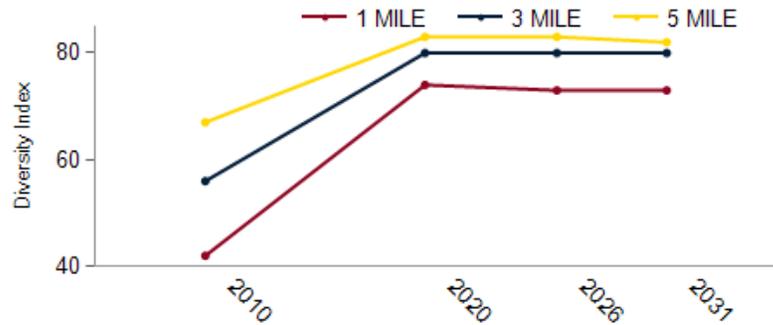
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	80	82
Diversity Index (current year)	73	80	83
Diversity Index (2020)	74	80	83
Diversity Index (2010)	43	56	67

POPULATION BY RACE



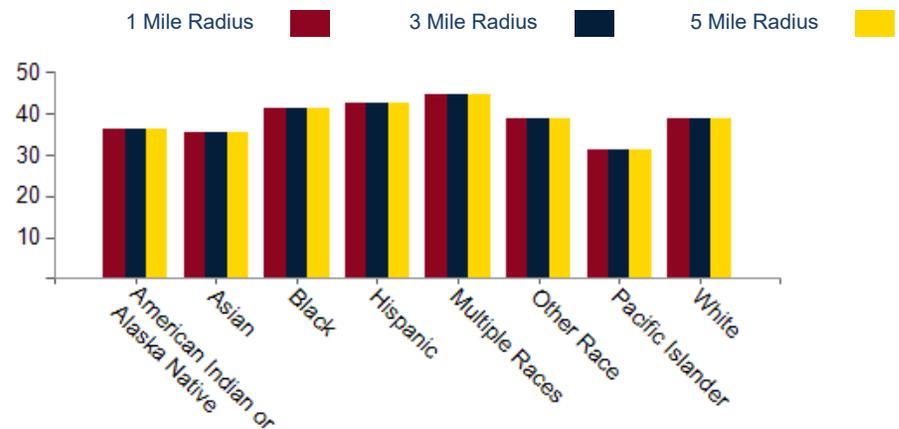
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	4%	7%
American Indian	1%	0%	0%
Asian	1%	1%	1%
Hispanic	46%	43%	41%
Multiracial	26%	25%	24%
Other Race	10%	9%	8%
White	15%	19%	19%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	37
Median Asian Age Median Black Age	36	35	36
Median Hispanic Age Median Multiple	41	36	37
Races Age Median Other Race Age Median	43	42	42
Pacific Islander Age Median White Age	44	44	44
	39	38	38
	31	38	42
	39	38	39

2026 MEDIAN AGE BY RACE



# MIAMI CARNIVAL

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