



NNN RETAIL INVESTMENT (CORE PLUS)
300 SW 17 Ave, Miami, FL 33155

FOR SALE

 APEX
CAPITAL REALTY

PROPERTY DESCRIPTION

Prime retail investment located at 300 SW 17th Ave, offering a 100% occupied, stabilized triple-net income stream. The property is leased to strong regional tenants with multiple locations, providing durable cash flow and reduced operational risk. A full property-wide renovation was completed in 2022, including new electrical, plumbing, HVAC systems, and grease traps. Featuring high ceilings, modern infrastructure, 24-hour access, and strong signage visibility, this asset delivers immediate returns with minimal management, making it an ideal long-term hold.

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail - Multi Tenant
PROPERTY USE	Commercial/Ghost Kitchens
ELECTRICAL	Phase 3- Heavy Power
OCCUPANCY	100%
BUILDING RENOVATED	2022
TEANANTS	4 Tenants
GROSS LEASABLE AREA (GLA)	7,002 SF
LOT SIZE	9,029 SF
ZONING	T5-O

ADDRESS	NOI	CAP RATE
300 SW 17 th s Ave	\$225,580	6.4%

ASKING PRICE
\$3,500,000



RENT ROLL

CURRENT RENT ROLL

SUITE	TENANT	GLA	% OF GLA	LEASE COMMENCE	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT PSF	LEASE TYPE	ANNUAL INCREASE	OPTION
1	OO's Smoke Shop LLC	1,676	23.94%	07/01/2024	06/30/2027	\$5,132.75	\$61,593.00	36.75	NNN	5%	1 (2 year option)@FMV
2	OMG- Oh My Gosh	1,778	25.39%	04/18/2023	03/31/2028	\$4,396.15	\$52,753.80	\$29.67	NNN	4.5%	1-(5year option)@FMV
3	Te Tequentitos LLC	1,778	25.39%	10/01/2022	09/30/2027	\$3,885.74	\$46,628.88	\$26.23	NNN	3%	1-(5year option)@FMV
4	Aiko & Mumu	1,770	25.28%	10/01/2025	09/30/2030	\$5,383.75	\$64,605.00	\$36.50	NNN	4.5%	1-(5year option)@FMV
TOTALS		7,002	100.00%			\$18,798.39	\$225,580.68	32.29			

NET OPERATING INCOME
\$225,580.68

PROFORMA PROJECTIONS

5-YEAR NET NOI PROJECTIONS

300 SW 17 AVE | MIAMI, FL | 7,002 SF | 100% NNN

SUITE	TENANT	GLA (SF)	% OF GLA	LEASE EXPIRATION	CURRENT RENT PSF	Current Annual Rent (NET)	NOI 2026	NOI 2027	NOI 2028	NOI 2029	NOI 2030	NOI 2031
1	OO's Smoke Shop LLC	1,676	23.94%	06/30/2027	\$36.75	\$61,593.00	\$66,289.47	\$69,149.14	\$72,151.80	\$75,759.39	\$79,547.36	\$83,524.73
2	OMG- Oh My Gosh	1,778	25.39%	03/31/2028	\$29.67	\$52,753.80	\$59,552.75	\$62,232.63	\$82,402.47	\$91,900.37	\$96,035.89	\$100,357.51
3	Te Tequentitos LLC	1,778	25.39%	09/30/2027	\$26.23	\$46,628.88	\$51,334.78	\$61,585.91	\$89,566.75	\$92,253.75	\$95,021.37	\$97,872.01
4	Aiko & Mumu	1,770	25.28%	09/30/2030	\$36.50	\$64,605.00	\$65,331.81	\$68,271.74	\$71,343.97	\$74,554.44	\$77,042.66	\$77,909.39
TOTAL NOI						\$225,580.68	\$242,508.81	\$261,239.42	\$315,464.99	\$334,467.95	\$347,647.28	\$359,663.64

SUITE	TENANT	NOTES / ASSUMPTIONS
1	OO's Smoke Shop LLC	Renewal @ \$42.00/SF effective 07/01/2027 (FMV assumption); escalations assumed at existing annual increase.
2	OMG- Oh My Gosh	Renewal @ \$50.00/SF effective 04/01/2028 (FMV assumption); escalations assumed at existing annual increase.
3	Te Tequentitos LLC	Renewal @ \$50.00/SF effective 10/01/2027 (FMV assumption); escalations assumed at existing annual increase.
4	Aiko & Mumu	Assumes renewal at same then-current rent effective 10/01/2030; escalations continue at 4.5% annually.

SALES COMPARABLES



PROPERTY	PROPERTY TYPE	PRICE	GROSS SF	PRICE /SF	DATE
503 SW 12 Ave, Miami, FL 33130	Retail	\$8,850,000.00	26,648	\$332	04/20/2025



PROPERTY	PROPERTY TYPE	PRICE	GROSS SF	PRICE /SF	DATE
521 SW 8 Street Miami, FL 33130	Retail	\$3,000,000.00	5,920	\$507	12/10/2025



PROPERTY	PROPERTY TYPE	PRICE	GROSS SF	PRICE /SF	DATE
1801 W Flagler St Miami, FL 33135	Retail	\$1,125,000.00	3,780	\$298	01/22/2025

PROPERTY	PROPERTY TYPE	PRICE	GROSS SF	PRICE /SF	DATE
1059 SW 27 Ave Miami, FL 33135	Retail	\$3,200,000.00	7,547	\$424	3/28/2024

PRICE	GROSS SF	PRICE SF
TOTAL AVERAGE	\$3,031,666.67	11,558
		\$351

RENTAL COMPARABLES



PROPERTY	TENANTS	GROSS SQFT	RENT SQFT \$
533 SW 12 AV Miami, FL 33130	Nailbox / Beauty Salon	801	\$38.46



SUBJECT PROPERTY	TENANTS	GROSS SQFT	RENT SQFT \$
701 NW 12 Ave Miami, FL 33136	7 Eleven Convience Store	4,031	\$31.52



PROPERTY	TENANTS	GROSS SQFT	RENT SQFT \$
700 SW 17 Ave Miami, FL 33135	Beauty Salon	1,100	\$40.00



PROPERTY	TENANTS	GROSS SQFT	RENT SQFT \$
200 NW 8 Ave Miami, FL 33128		1,100	\$28.00

	GROSS SQFT	RENT SQFT \$
TOTAL AVERAGE	1,758	\$34.50

FOOD-INFRASTRUCTURE RETAIL

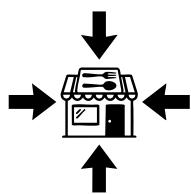
HIGHLIGHTS



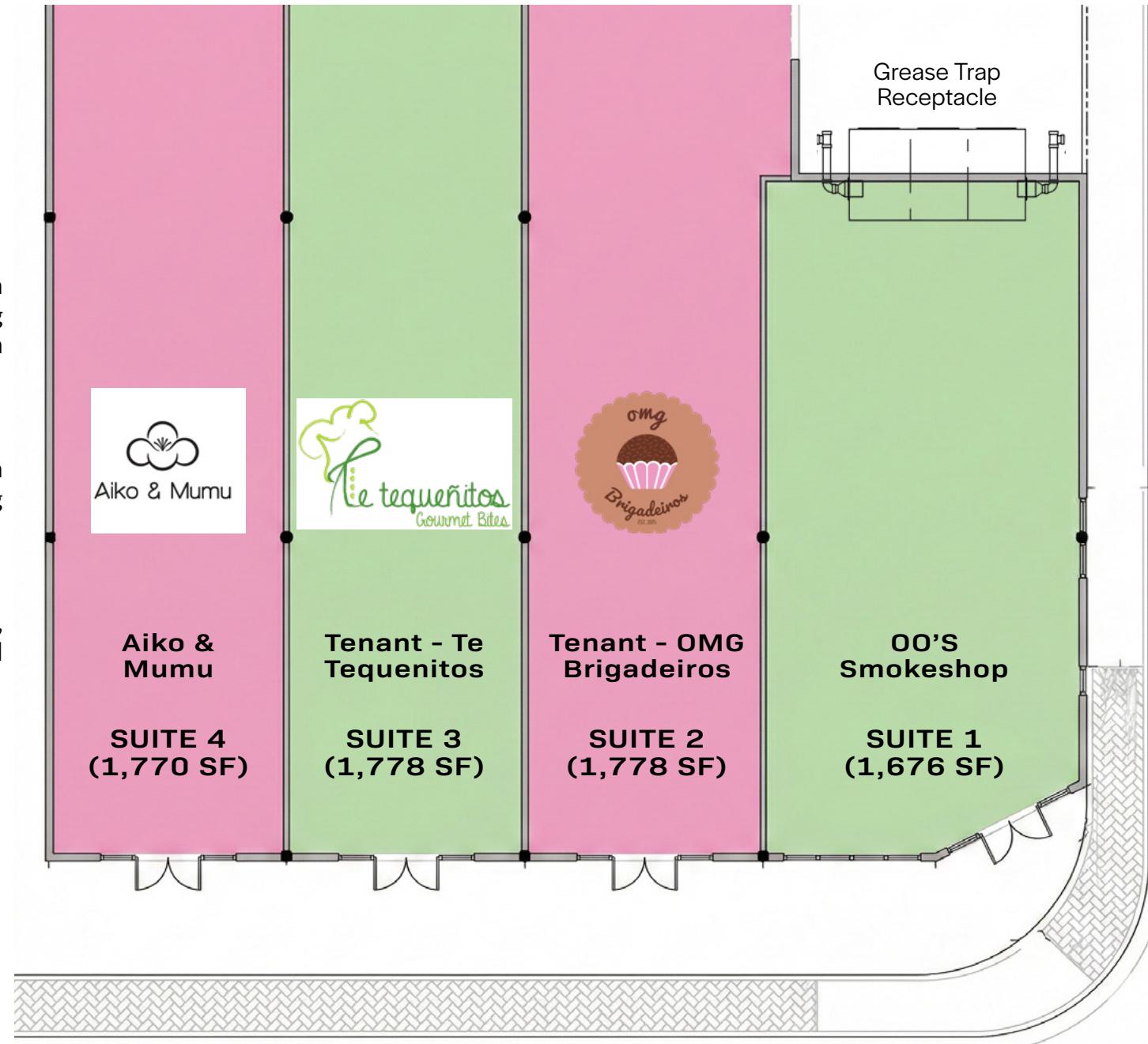
Turnkey Food-Infrastructure Retail Space: Retail units with grease traps, ventilation, heavy power, and food-grade plumbing are difficult and costly to replicate today, supporting premium rents and strong renewal potential.



Sticky, Capital-Intensive Tenants: Food operators invest heavily in equipment and permitting, making relocation costly and increasing renewal likelihood at fair market value.



Infill Location Drives Demand: Proximity to Downtown, Brickell, and dense residential neighborhoods supports delivery-focused and hybrid food concepts.



TEANT PROFILES



AIKO & MUMU

Concept Overview

Aiko & Mumu is a Japanese-inspired sando and sushi concept known for its handcrafted sandwiches, premium ingredients, and viral menu items that often sell out early. The fast casual format drives strong daily foot traffic from locals, office users, and destination diners.

Tenant Strength

- Popular Japanese sando & sushi concept
- Strong social media buzz and repeat clientele
- Consistent daytime traffic and neighborhood draw
- Presence in Wynwood, Coconut Grove, and Doral

Why It Matters

Dessert café concepts like Aiko & Mumu benefit from high margins, loyal followings, and resilient neighborhood demand, making them attractive long-term retail tenants.

LE TEQUENITOS GOURMET BITES

Concept Overview

Le Tequenitos Gourmet Bites is a fast-casual Venezuelan concept specializing in gourmet tequeños and authentic comfort food. The brand has cultivated a strong local following through consistency, quality, and cultural relevance.

Tenant Strength

- Proven fast-casual model with steady daily traffic
- Strong community and social media presence
- Loyal repeat customer base
- Efficient operations well-suited for neighborhood retail

Why It Matters

Authentic ethnic food concepts provide defensive, necessity-based demand and typically perform well across economic cycles.

TEANT PROFILES



OMG BRIGADEIROS

Concept Overview

Brigadeiros is Florida's first boutique dedicated to brigadeiros – rich, handcrafted Brazilian chocolate confections, along with cakes, coffee, and specialty desserts. The concept blends artisanal quality with a fun, experiential retail café that appeals to local residents, families, and dessert lovers alike.

Tenant Strength

- Authentic Brazilian brigadeiros and gourmet desserts with broad customer appeal
- Boutique café experience that encourages repeat visits
- Over 8+ locations and growing, demonstrating strong brand presence and expansion momentum
- Popular social media buzz and loyal local following

Why It Matters

Experiential dessert tenants elevate tenant mix quality and support overall center performance and foot traffic.

OH OH SMOKE SHOP

Concept Overview

Oh Oh Smoke Shop is a modern smoke and vape retail operator offering accessories and consumable products in a clean, professionally designed storefront.

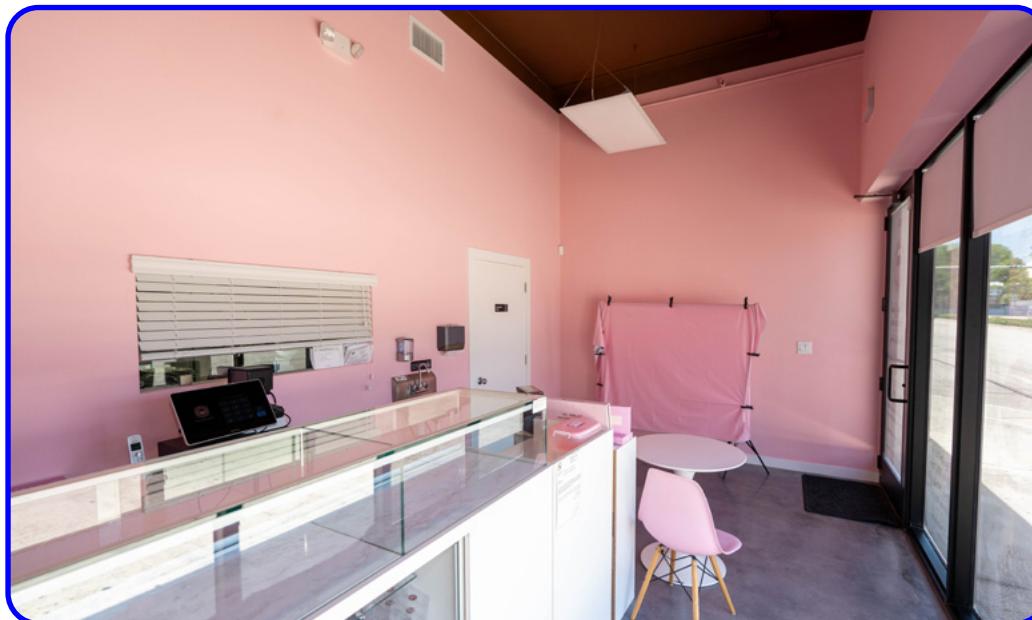
Tenant Strength

- Recession-resistant retail category
- High-frequency, repeat customer traffic
- Simple operational model with consistent cash flow
- Complements daily-needs tenant mix

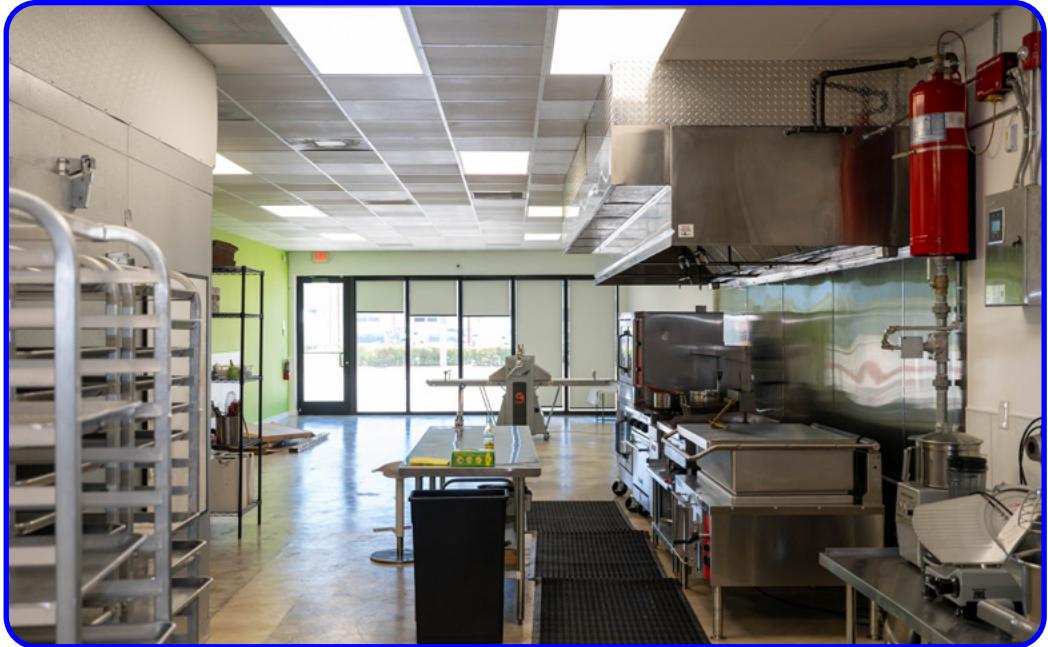
Why It Matters

Smoke and vape retail is a high-performing neighborhood retail use, often supporting reliable rent payments and long-term occupancy.

SUITE 2 - COMMERCIAL KITCHEN - OMG BRIGADEINOS



SUITE 3 – COMMERCIAL KITCHEN – TE TEQUEÑITOS GOURMET BITE



SOUTH WEST VIEW



EAST VIEW



RETAIL MAP





CALLE OCHO: THE HEART OF MIAMI'S LITTLE HAVANA

Little Havana is not just a neighborhood; it's a cultural destination. With its lively arts scene, colorful festivals, and historic landmarks, it attracts locals and visitors alike. Investing in this area means becoming part of a community that values its heritage and celebrates life to the fullest.

Cultural Tapestry

Little Havana is a microcosm of Cuban heritage and Latin American charm. The neighborhood's colorful streets are adorned with captivating murals, creating an artistic backdrop for daily life. Residents have the privilege of experiencing a unique blend of cultures through music, dance, art, and cuisine.

Culinary Delights

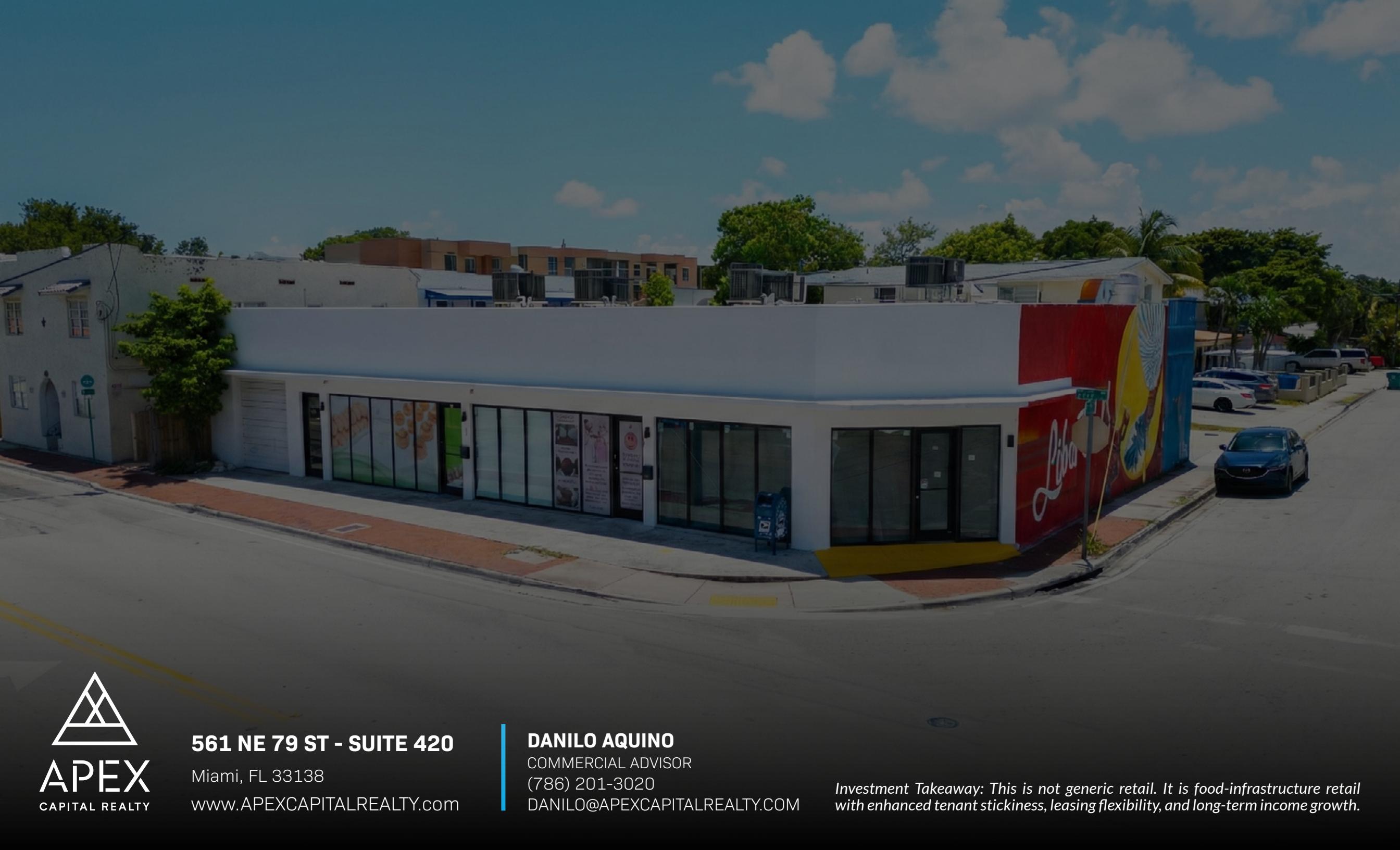
Food enthusiasts rejoice in Little Havana's culinary offerings. From classic Cuban sandwiches to aromatic coffee, the streets are lined with eateries that serve up authentic flavors. Exploring the local food scene becomes an adventure, where every corner offers a new taste sensation.

Festive Spirit

The neighborhood is renowned for its festive nature, celebrating its cultural roots through numerous events and festivals. The annual Calle Ocho Festival transforms the streets into a vibrant parade of music, dance, and colors, uniting the community in an unforgettable fiesta.

Proximity to Downtown

Living in Little Havana doesn't mean sacrificing convenience. Its strategic location puts residents just a stone's throw away from downtown Miami, ensuring access to job opportunities, educational institutions, and urban amenities.



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Investment Takeaway: This is not generic retail. It is food-infrastructure retail with enhanced tenant stickiness, leasing flexibility, and long-term income growth.