

LITTLE

SUSTAINABLE



*PRIME REAL ESTATE OPPORTUNITY  
IN MIAMI'S HISTORIC LITTLE HAVANA*

# PROPERTY OVERVIEW



Asking Price and Deal Options:



Lease Option:

NNN long-term lease available with a national tenant at \$6.5 Sq. Ft.



Mainland Deal Structure:

Flexible deal structures available exclusively on the mainland, with pricing subject to adjustment based on the specifics of the deal.



Joint Venture Opportunities:

Open to strategic partnerships and joint ventures for the right development project.





Address	Folio	Lot Size
1888 SW 8th St, Miami FL 33135	01-4110-063-2940	12597
		12597

\* Main corner 12597

# *DIMENSIONS*



# *PROPERTY HIGHLIGHTS*

- Located on SW 8th St (Calle Ocho), one of Miami's most iconic streets.
- Home to the annual Calle Ocho Festival, celebrating Hispanic culture, drawing over 1 million attendees each year.
- Showcasing Latin American and Caribbean culture, Calle Ocho is the largest Hispanic street festival in the United States, attracting over a million people annually since its inception by Cuban exiles in 1978.



### *3. EXCELLENT TRANSPORTATION LINKS*

- **Public Transportation Accessibility:**
  - Little Havana is well-served by public transportation, with multiple bus routes and a free trolley service making it easy to navigate the area.
  - The Miami-Dade Transit system operates several bus routes through Little Havana, connecting it to downtown Miami and other key areas. Notably, routes such as 8, 207, and 208 provide frequent service along SW 8th St.
  - On average, public transportation in Miami-Dade County serves over 200,000 passengers daily, with a significant portion utilizing the network within Little Havana due to its central location and vibrant community.

## 4. *RICH CULTURAL HERITAGE*

- Little Havana was declared a National Treasure by the National Trust for Historic Preservation in 2017.
- The area continues to be a vital launch point for immigrants from South and Central America, bringing their flavors, rhythm, and hardworking spirit to this vibrant community.
- For more about Little Havana, read the detailed article on (<https://www.timeout.com/miami/little-havana>).



# *DEVELOPMENT OPPORTUNITIES*

- This property offers immense potential for various development projects:
- Ground-Floor Retail or National Franchise Restaurant:
  - Ideal location for a vibrant commercial space with ample parking.
- Residential Vertical Development:
  - Potential for a mixed-use development with residential units above commercial spaces on the ground floor.
- Commercial and Office Spaces:
  - Zoned for a variety of uses including offices, entertainment establishments, and general commercial services.





# ZONING DETAILS

- 1888 SW 8th St (T6-8-0 Urban Core Zone):
  - Allowed uses include single-family residence, community residence, multifamily housing, hotel, office, entertainment establishment, food service establishment, general commercial, and more.



# *NEIGHBORHOOD PROFILE: LITTLE HAVANA*

- **Population Details:**
  - Total Population: Approximately 35,000 residents
  - Demographics: Predominantly Hispanic, with a rich mix of Cuban, Central, and South American communities.
- **Economic Profile:**
  - Average Household Income: Approximately \$30,000 - \$35,000 annually
  - Median Household Income: Around \$25,000 annually
- **Housing Profile:**
  - Total Households: About 11,000
  - Homeownership Rate: Approximately 30%
  - Rental Rate: Approximately 70%



# *FUTURE OUTLOOK*

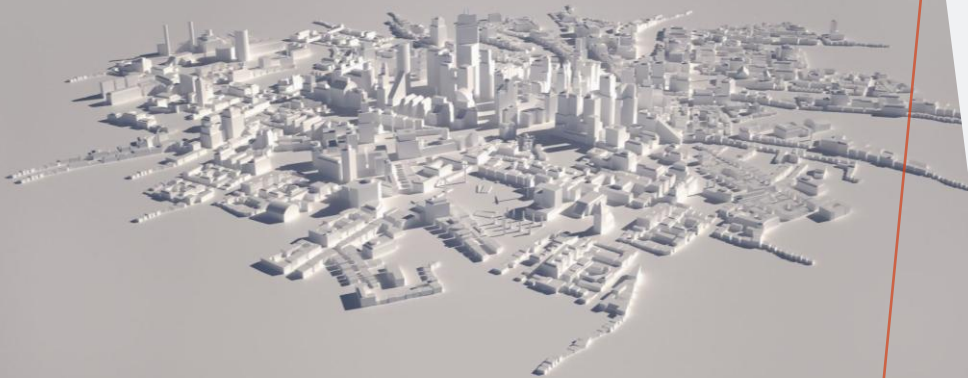
- **Community and Future Outlook:**
  - Little Havana is experiencing a cultural and economic renaissance. As a designated National Treasure, efforts are being made to preserve its unique cultural heritage while also fostering new development that benefits the community.
  - The neighborhood is attracting new businesses, restaurants, and cultural institutions, making it a vibrant destination for both residents and tourists.
  - Future developments are focusing on sustainable growth, ensuring that new projects enhance the area's character and provide economic opportunities for its residents.

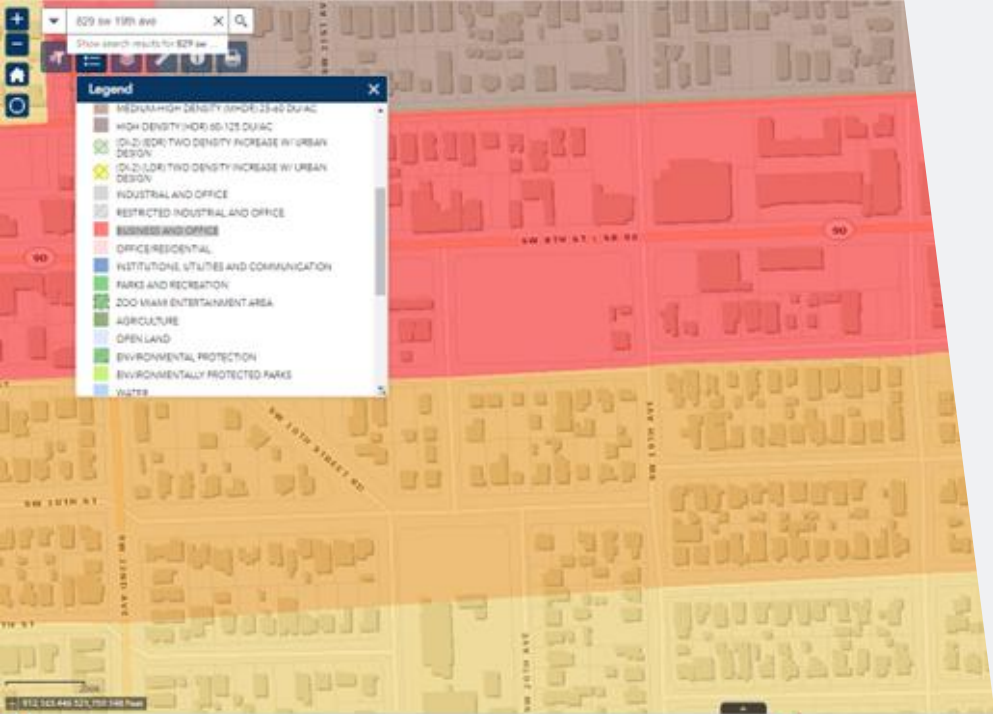




## *ZONING DETAILS FOR LITTLE HAVANA 1888*

- Current Land Use: Vacant Future Land Use: Restricted Commercial The T6-8-0 zoning designation offers a wide range of development possibilities, reflecting its urban core location
- This designation allows for the highest density and the greatest variety of uses, making it ideal for significant urban development





# KEY ZONING FEATURES

- - Minimum Height: 2 stories
- - Maximum Height: 8 stories
- - Maximum Benefit Height: 4 stories
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- **Allowed Uses (As per Article 4, Table 3):**
- **1. Residential:**
  - Single Family Residence, Community Residence, Two Family Residence, Multifamily Housing, Dormitory, Home Office, Live/Work Units
- **2. Lodging:**
  - Bed & Breakfast, Inn, Hotel
- **3. Office:**
  - General Office, Medical Office, Co-working Spaces
- **4. Commercial:**
  - Entertainment Establishments, Food Service Establishments (Restaurants, Cafes), General Commercial Services (Retail, Shops)
- **5. Civic and Institutional:**
  - Civic Buildings, Places of Assembly, Recreational Establishments (Gyms, Studios), Recreational Facilities, Religious Facilities, Learning Centers, Pre-Schools, Research Facilities



# *DEVELOPMENT POTENTIAL*

Given the strategic location on SW 8th St, there are several attractive development opportunities.

## **Mixed-Use Developments:**

- Ground-floor retail or restaurant spaces with residential units above.
- Potential for vertical developments with commercial use on the first floor and multifamily housing or office spaces on upper floors.

## **Hospitality and Lodging:**

- Boutique hotels or inns to accommodate the influx of tourists visiting Little Havana.

## **Office and Commercial Spaces:**

- Development of office buildings catering to local businesses, startups, and co-working spaces.
- Retail establishments, entertainment venues, and food service businesses that serve both residents and tourists.

## **Site Characteristics:**

- The area features a network of small blocks, promoting walkability and a vibrant street life.
- Thoroughfares with wide sidewalks and steady tree planting create a pedestrian-friendly environment.

## **Buildings Set Close to the Frontage:**

- Buildings are designed to be set close to the frontage, with frequent doors and windows, enhancing street-level interaction and accessibility.





# *CONCLUSION*

- The T6-8-0 zoning designation for the properties at Little Havana 1888 offers a flexible framework for diverse and high-density development
- The potential to build up to 8 stories, with a mix of residential, commercial, and civic uses, makes it a prime opportunity for developers looking to create a vibrant, multifaceted urban space in one of Miami's most historic and culturally rich neighborhoods
- For more detailed information on specific zoning regulations and development possibilities, consulting with urban planning professionals and local authorities is recommended



# *DISCLAIMER NOTICE*

## Exclusive Listing:

- This property is exclusively listed by Alejandro Farias, Sigma Real Estate and Investments. All negotiations will be conducted through the listing agent.
- This marketing package has been collaboratively prepared by Alejandro Farias, Real Estate agent with Sigma Real Estate and Investments
- The information provided is preliminary and should not be solely relied upon for property and operational data
- Investment values are based on assumptions and are subject to local market analysis and economic conditions



# *CONFIDENTIALITY*

- The enclosed information is confidential and must be kept private by all potential beneficiaries or buyers and their legal representatives
- It should not be used or distributed for purposes other than the analysis and evaluation of the proposed sale

# *MORE INFO?*

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