

FOR LEASE

VISTA SHOPPING CENTER

6400 NW 186th Street, Miami Gardens, FL 33015



POWERFUL CROSSROAD WITH



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

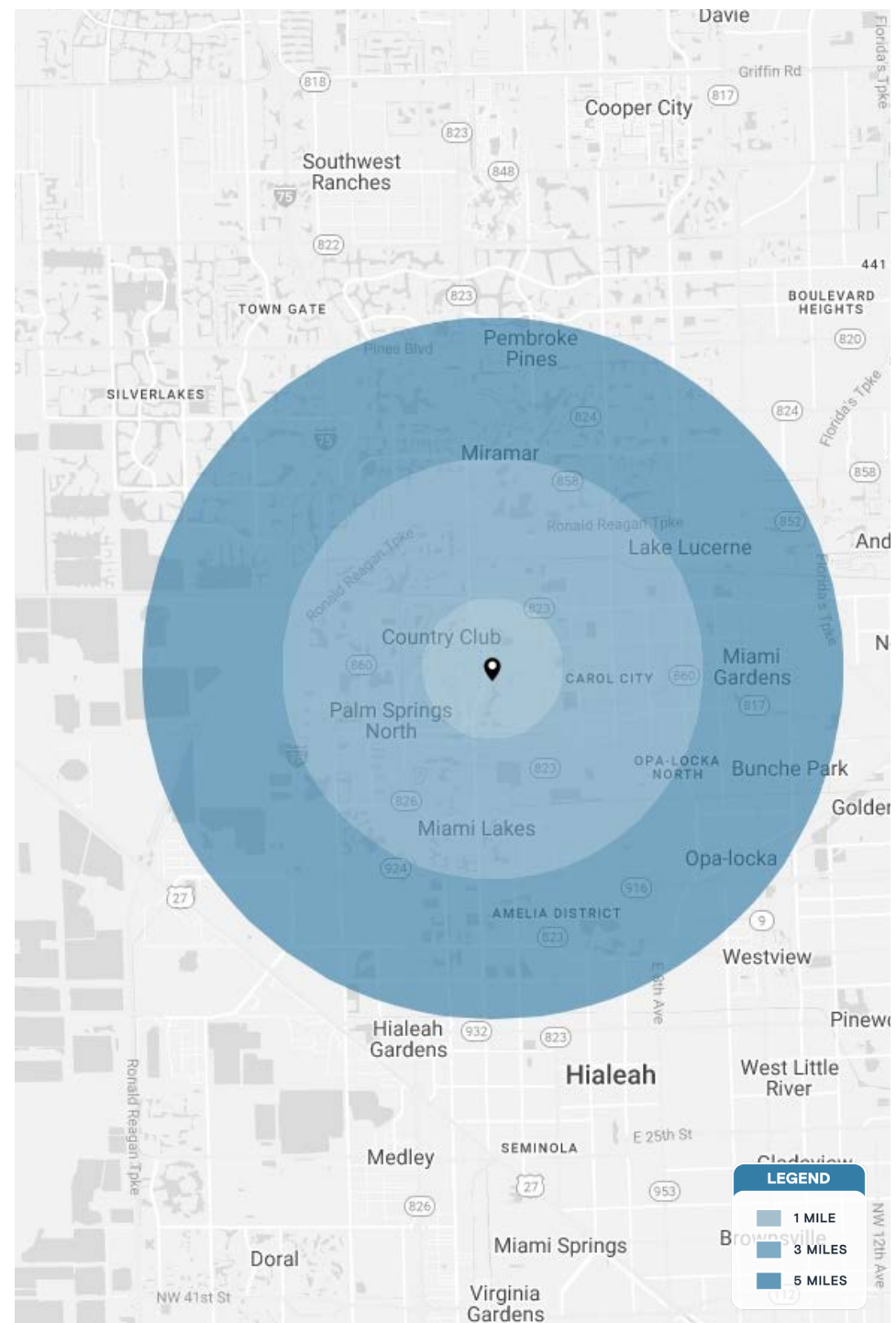
HIGHLIGHTS

- Extremely popular shopping center that's home to successful tenants including  Sedano's and  Navarro
- 1.6 Million visits to the property in the last year with 323,600 unique annual visitors
- This property recently completed a facade renovation
- Restaurants within the retail center enjoy an unbelievable sales volume
- Powerful intersection with an excess of 70,000 VPD
- Easy accessibility from Interstate 75, Palmetto Expressway, and Florida Turnpike
- Adjacent to American High School (2,200 students) and across the street from Joella Good Elementary School (1,000 students)
- Co-tenancy:  Sedano's  Navarro  Firestone  FIVE GUYS  CHASE
- Nearby tenants:  Publix  CVS  Planet Fitness  DOLLAR GENERAL  WELLS FARGO  BANK OF AMERICA  DUNKIN'

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	37,949	170,010	466,377
HOUSEHOLDS	13,276	55,426	156,928
EMPLOYEES	31,081	140,320	385,892
AVERAGE HH INCOME	\$82,931	\$98,375	\$89,311

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	38,542	117,830	260,260
HOUSEHOLDS	13,531	39,494	85,713
EMPLOYEES	31,598	97,565	214,570
AVERAGE HH INCOME	\$81,421	\$91,368	\$95,449





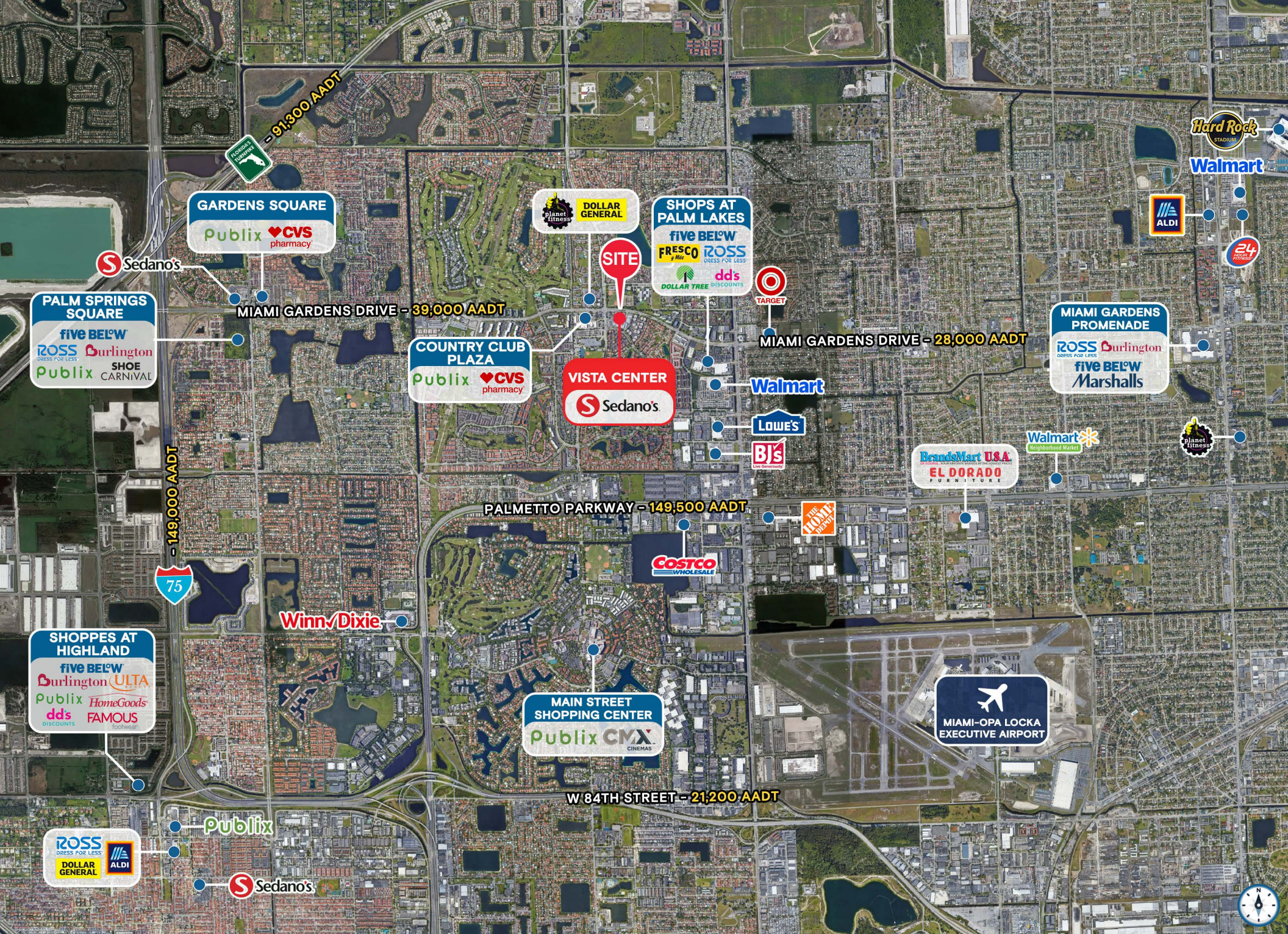
MIAMI GARDENS DRIVE - 32,000 AADT

NW 67TH AVENUE - 34,000 AADT



Tenant Roster

6400	Lakes Insurance	2,100 SF	6444	Total Wireless	885 SF	6528	Opportune	1,050 SF	6580	Firestone	6,571 SF
6404	CubaMax	975 SF	6448	Catherine's Fashions	1,500 SF	6532	Available	1,050 SF	18421	Five Guys	2,604 SF
6406	CubaMax	975 SF	6450	Chicken Kitchen	1,500 SF	6536	LA Nails	1,050 SF	18441	Pure Green	905 SF
6406A	Cricket Wireless	1,076 SF	6452	Nando's	3,552 SF	6540	Coming Available 10/1/2027	6,063 SF	18451	Teriyaki Madness	1,179 SF
6408	Wing Stop	1,459 SF	6506	Available	2,730 SF	6556	Little Caesar's	1,400 SF	18461	Chipotle	2,500 SF
6410	Navarro Pharmacy	7,000 SF	6508	Jewelry Store	1,779 SF	6560	Mr Lee's Chinese	1,050 SF	6692	Jiffy Lube	1,885 SF
6430	Sedano's Supermarket	23,000 SF	6512	Scissors and Barber	1,050 SF	6564	Pretty Beauty Supply	1,050 SF	6694	Don Pollo	2,321 SF
6440	Yeles Bakery	2,400 SF	6516	Holy Smokes	1,050 SF	6568	Reino De Extensiones	1,595 SF	6696	Coming Available	807 SF
6442	Dental Total	2,865 SF	6520	Mundo De Fajas	2,100 SF	6572	Accounting Taxes Center	325 SF			





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