



CLEARVIEW SHOPS  
17325 NW 27 AVENUE, MIAMI GARDENS, FL 33056

OFFERING MEMORANDUM

# CLEARVIEW SHOPS

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## INVESTMENT HIGHLIGHTS

- **Building Size 24,964 sq ft**
- **Lot Size 39,204 sq ft**
- **Year Built 1989/1990**
- **100% occupied**
- **First Time On Market in Over 20 Years**
- **Recently Re-Roofed**
- **New LED lighting**
- **New surveillance cameras throughout the property**
- **New, LED monument sign**
- **64 parking spaces**
- **1 elevator, 2 staircases**
- **Strong and stable cash flow for potential investors**
- **Upside potential by adjusting rents through multiple short-term leases**
- **Triple net leases**
- **5% annual rent increases providing strong rent growth for a potential buyer**
- **The investment presents a unique opportunity to own a mixed-use building with small spaces that can easily be rented out to in a rapidly growing neighborhood.**

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## PROPERTY HIGHLIGHTS

- **The property is located on an excellent location near the Miami Dade and Broward County line**
- **Located on 27th Avenue corridor 1.6 miles to Hard Rock Stadium; a world class hub for major sporting and entertainment events, including Miami Dolphins games, Miami Hurricane football, major concerts, Formula 1 racing and the Miami Open Tennis tournament.**
- **Less than a mile north of the Palmetto Expressway (SR 826) and about 2 miles south of the Florida Turnpike.**
- **43,500 vehicles per day on 27<sup>th</sup> Avenue**
- **Dense population, in excess of 655,000 within 5-mile radius**



LOCATION HIGHLIGHTS

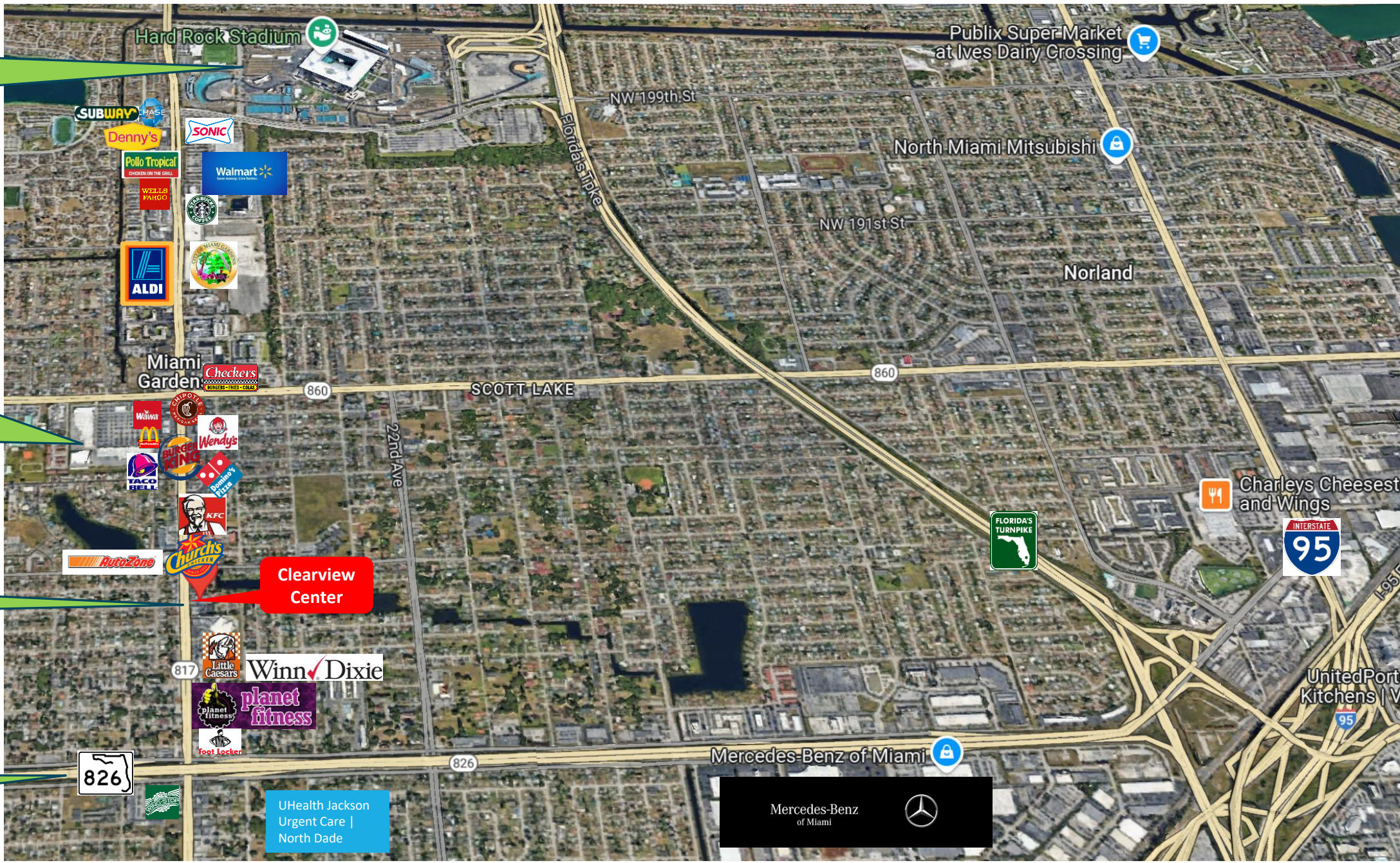
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AVERAGE VEHICLES / DAY  
43,500

Palmetto Expressway  
AVERAGE VEHICLES / DAY  
142,500



Clearview Center

UHealth Jackson  
Urgent Care |  
North Dade

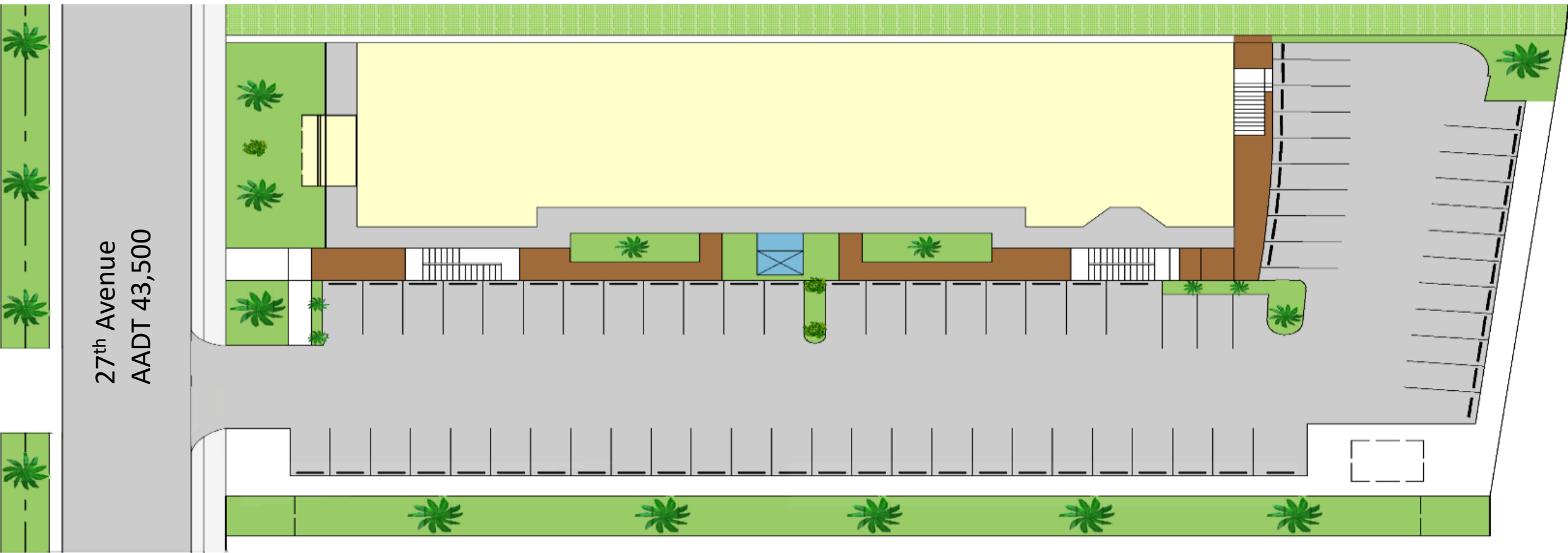
Mercedes-Benz of Miami





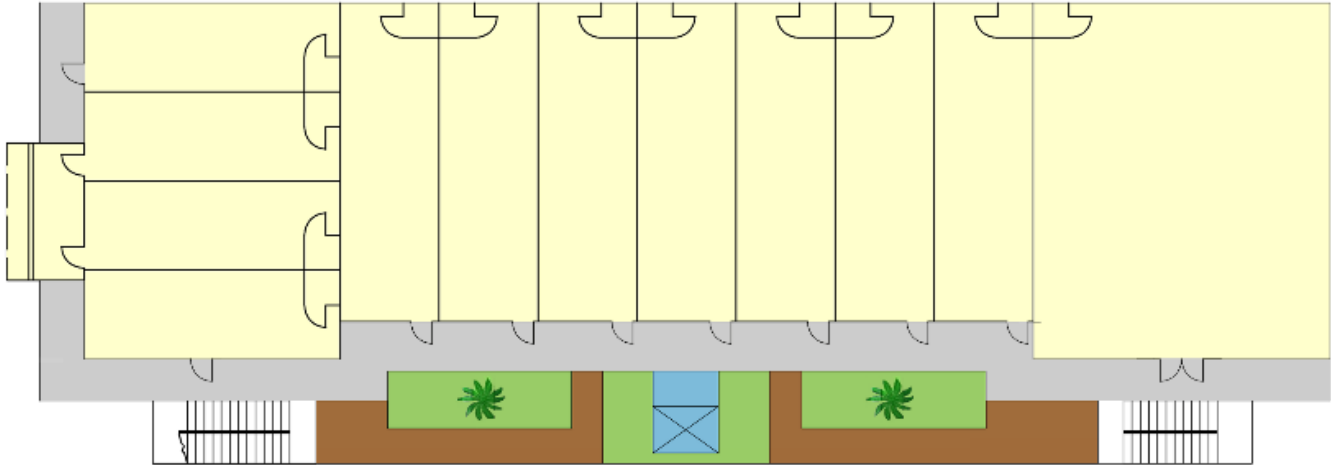
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SITE PLAN

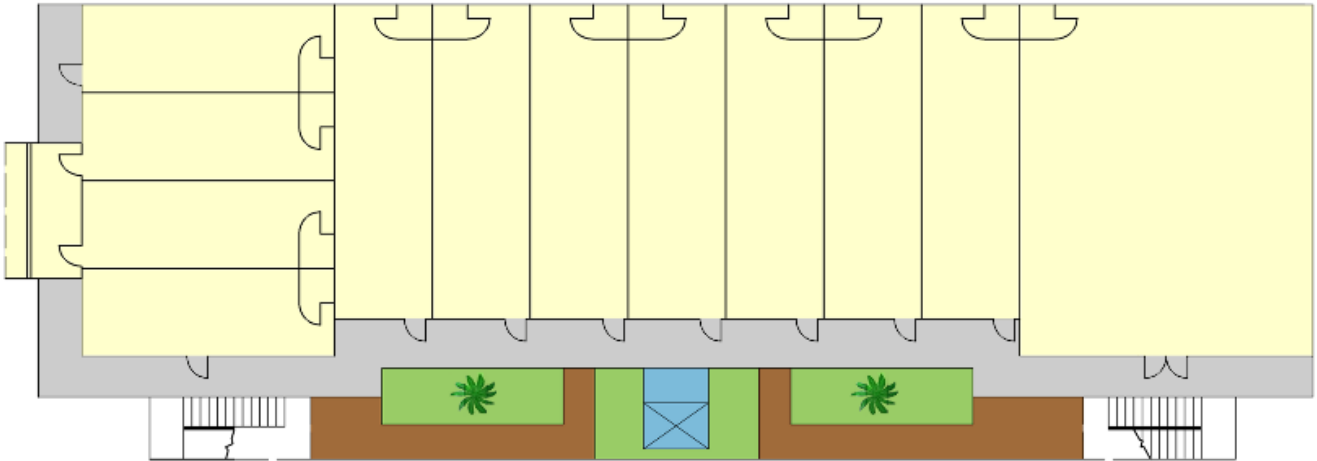


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TENANTS – FLOOR PLAN



Second Floor



INVESTMENT SUMMARY

Price \$6,950,000

NOI	\$488,470
PRICE/SF	\$
CURRENT CAP RATE	7.03 %
PROFORMA CAP RATE	8 %
BUILDING SIZE	24,964 sq. ft.
OCCUPANCY	100%
YEAR BUILT	1989
LOT SIZE	39,204
PARCEL NUMBER	3021100111390

# NON-ENDORSEMENT & DISCLAIMER NOTICE

Licensed Real Estate Broker

Maydelin Castillo

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