

The After Hours Man Cave



OFFERING MEMORANDUM

819 SW 10th Ave
Miami, FL 33130

ONE | Sotheby's
INTERNATIONAL REALTY

The After Hours Man Cave

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Exclusively Marketed by:



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01 Executive Summary

Investment Summary

OFFERING SUMMARY

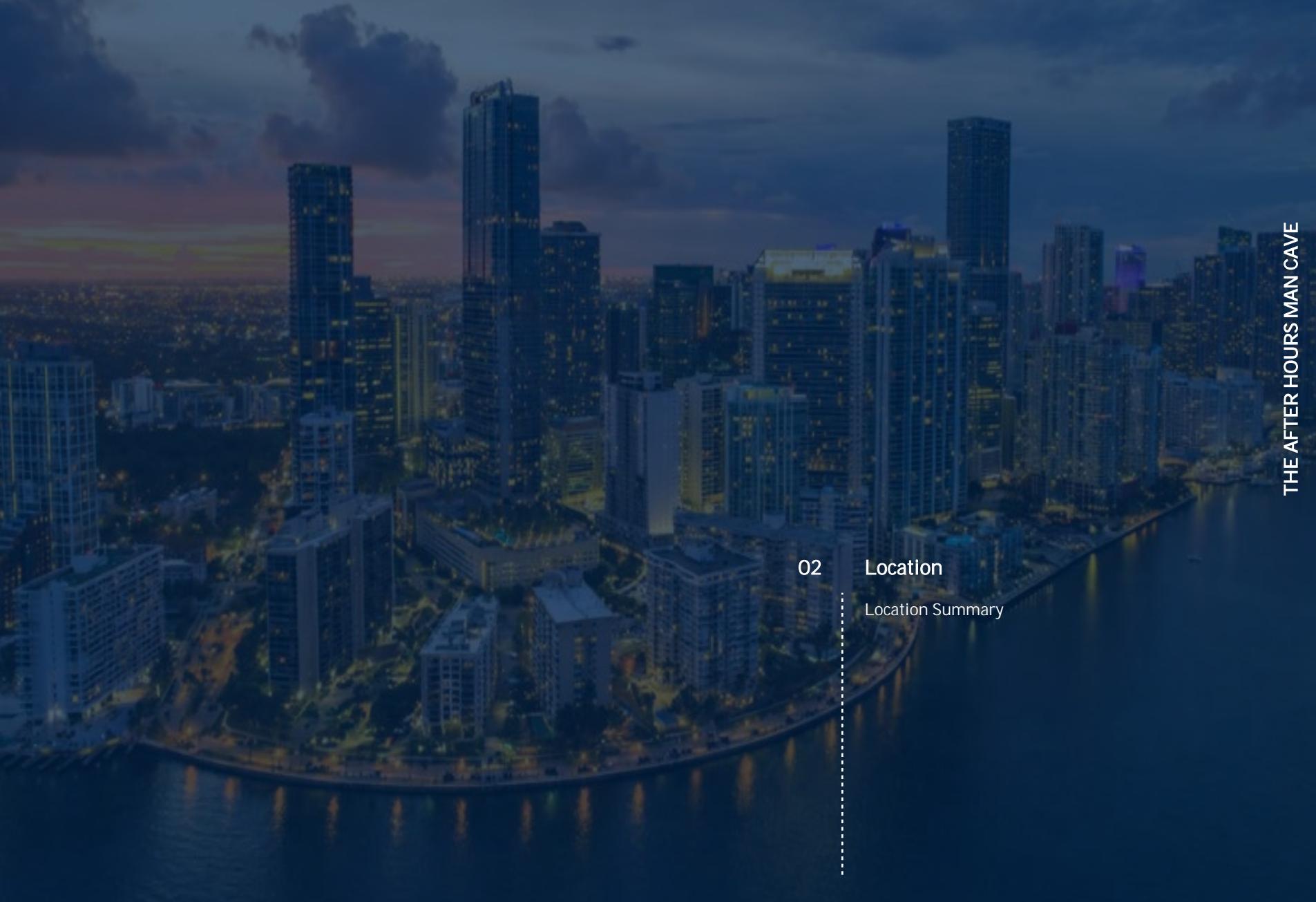
ADDRESS	819 SW 10th Ave Miami FL 33130
COUNTY	Miami-Dade
MARKET	Miami
SUBMARKET	Little Havana
NET RENTABLE AREA (SF)	3,594 SF
LAND ACRES	0.115
LAND SF	5,000 SF
YEAR BUILT	1970
APN	01-4111-001-0040

FINANCIAL SUMMARY

PRICE	\$2,400,000
PRICE PSF	\$667.78

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	64,489	316,644	527,705
2025 Median HH Income	\$51,084	\$71,910	\$71,207
2025 Average HH Income	\$78,861	\$117,986	\$122,244

- The After Hours offers the opportunity to acquire a 3,594 square foot boutique industrial building situated on a ±5,000 square foot lot in Little Havana, Miami. The property is offered at an asking price of \$2,400,000 and is being marketed as a high-end private man cave / creative industrial asset. The building features a clean, modernized industrial shell with a dock-level roll-up garage door. The dock-level configuration limits traditional vehicular drive-in access, reinforcing the property's suitability for private storage, display, lounge, or creative use rather than conventional warehouse distribution. The property includes approved plans and permits for the construction of a mezzanine, allowing a future owner to meaningfully increase usable square footage and create a second-level lounge, office, or gallery space. This optional expansion provides flexibility without requiring entitlement risk. With industrial zoning, a central urban location, and a scarcity of comparable boutique assets near Brickell, The After Hours presents a compelling opportunity for an owner-user or long-term investor seeking a lifestyle-driven industrial property with approved expansion potential in one of Miami's most supply-constrained submarkets.

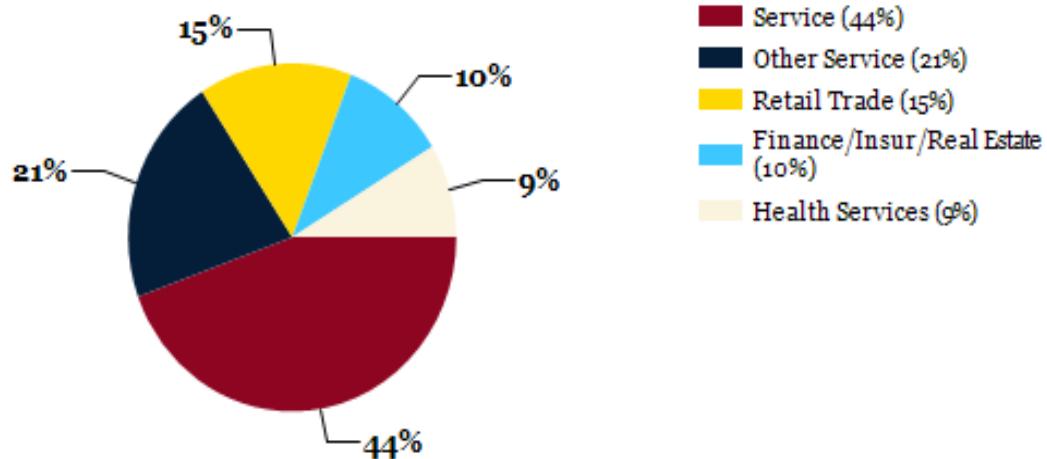


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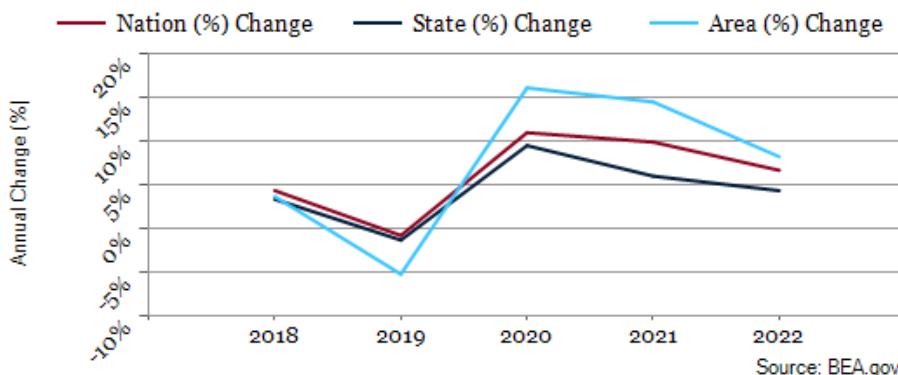
Location

Location Summary

Major Industries by Employee Count



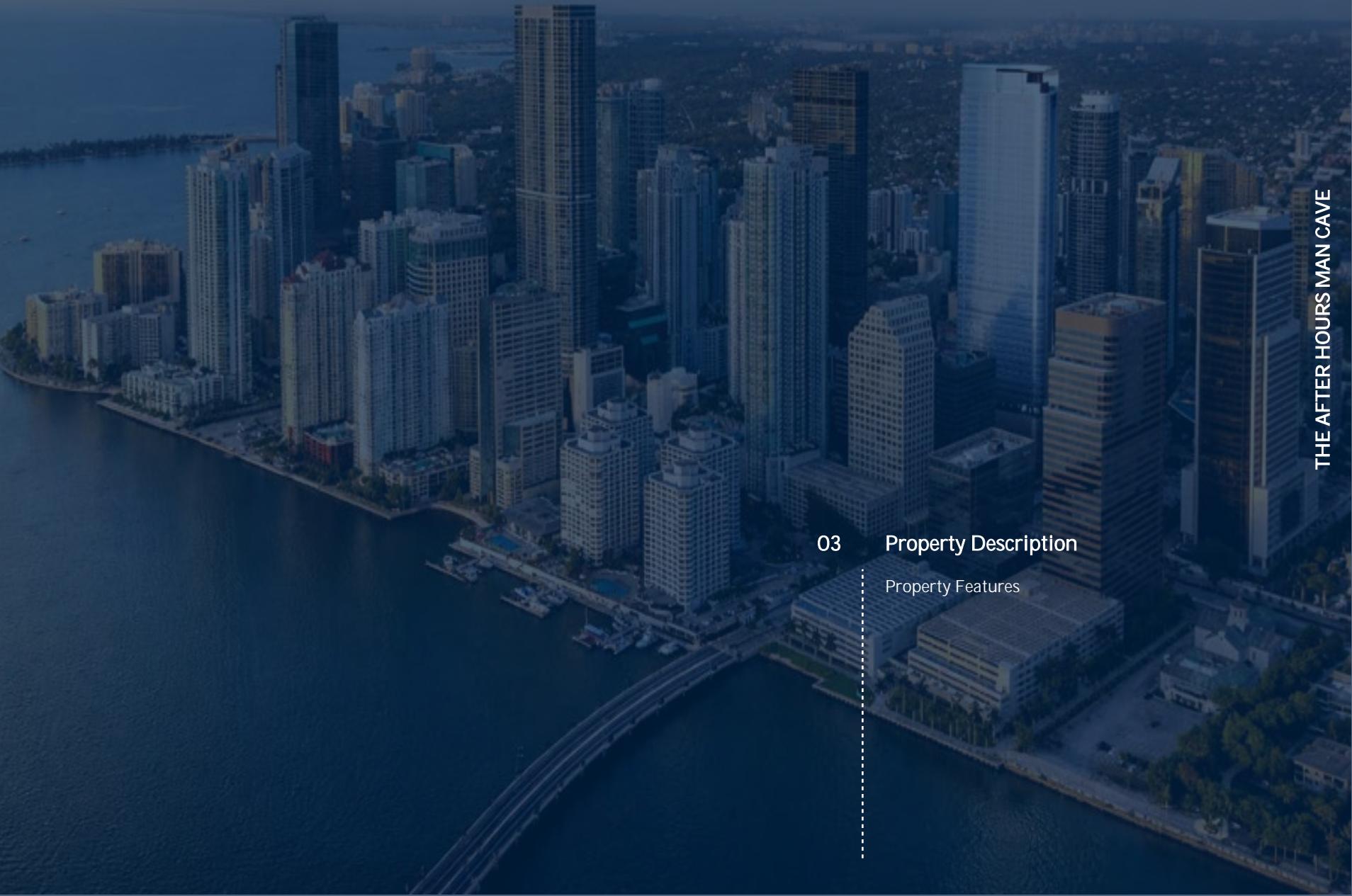
Miami-Dade County GDP Trend



Largest Employers

Miami-Dade County Public Schools

Miami-Dade County Public Schools	33,477
Miami-Dade County	25,502
Federal Government	19,200
Florida State Government	17,100
University of Miami	12,818
Baptist Health South Florida	11,353
American Airlines	11,031
Jackson Health System	9,797



03 Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	3,594
LAND SF	5,000
LAND ACRES	0.115
YEAR BUILT	1970
# OF PARCELS	1
ZONING TYPE	6100 COMMERCIAL
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
DOCK HIGH DOORS	Yes, 1



- The After Hours is located at 819 SW 10th Avenue in Little Havana, an urban infill submarket positioned immediately west of Brickell and Downtown Miami. The property benefits from close proximity to Miami's core employment, nightlife, and residential districts while remaining within a low-profile industrial corridor that offers privacy and flexibility for specialty uses.

The surrounding area consists of boutique warehouses, private garages, creative industrial spaces, and residential infill, reflecting ongoing reinvestment and demand for non-traditional industrial assets near the urban core. SW 10th Avenue provides efficient east-west connectivity, with quick access to SW 8th Street, I-95, and US-1, allowing convenient access throughout Miami-Dade County.

This C+ urban infill location is driven by land scarcity, limited industrial supply near Brickell, and increasing demand from owner-users seeking proximity without the exposure or pricing of primary commercial corridors. The After Hours presents a compelling opportunity for an owner-user or long-term investor seeking a lifestyle-driven industrial property with approved expansion potential in one of Miami's most supply-constrained submarkets.







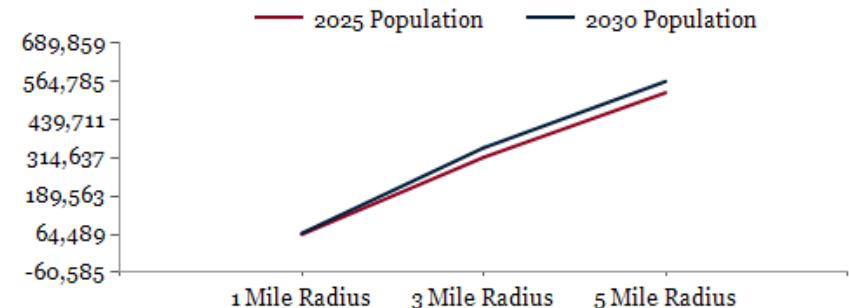
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Demographics

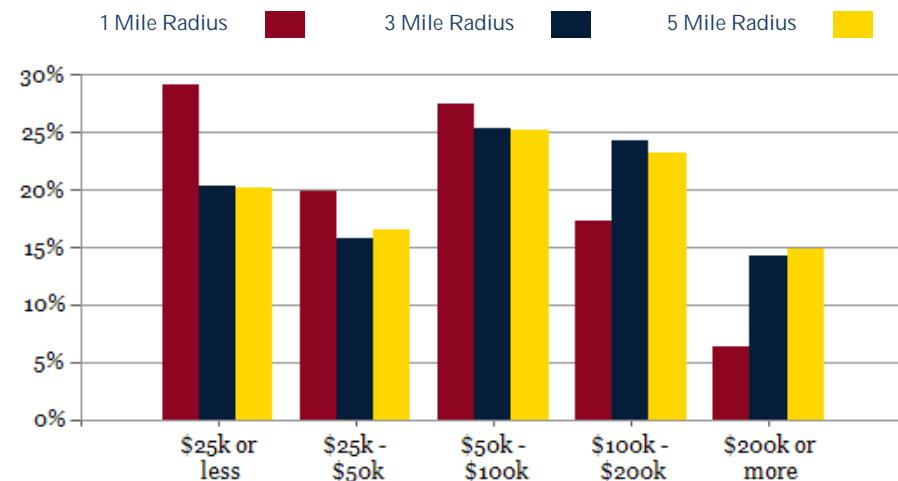
Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	57,057	219,238	417,682
2010 Population	61,102	257,458	459,202
2025 Population	64,489	316,644	527,705
2030 Population	68,304	347,822	564,785
2025 African American	1,935	19,984	58,023
2025 American Indian	709	1,707	2,462
2025 Asian	677	5,715	8,449
2025 Hispanic	55,849	234,311	361,670
2025 Other Race	12,310	47,181	71,676
2025 White	17,765	105,366	170,929
2025 Multiracial	31,070	136,623	216,039
2025-2030: Population: Growth Rate	5.80%	9.50%	6.85%

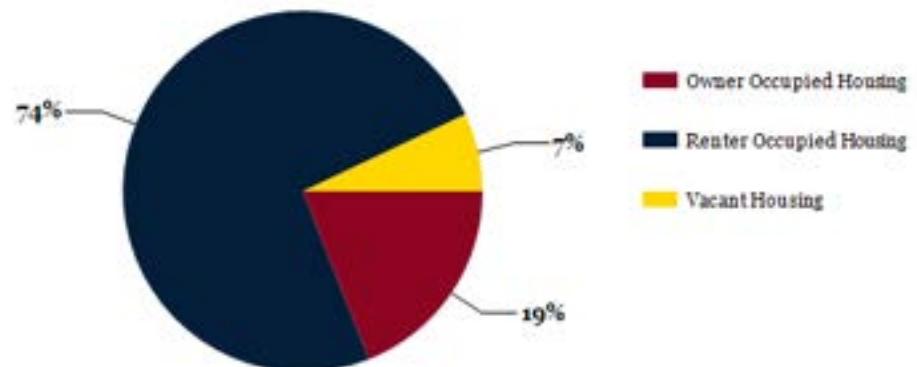
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,772	18,758	29,980
\$15,000-\$24,999	3,641	10,528	17,378
\$25,000-\$34,999	2,540	9,543	15,687
\$35,000-\$49,999	3,177	13,211	23,133
\$50,000-\$74,999	5,002	22,299	36,081
\$75,000-\$99,999	2,930	14,245	23,262
\$100,000-\$149,999	3,154	22,785	35,461
\$150,000-\$199,999	1,817	12,222	19,267
\$200,000 or greater	1,851	20,626	35,064
Median HH Income	\$51,084	\$71,910	\$71,207
Average HH Income	\$78,861	\$117,986	\$122,244



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

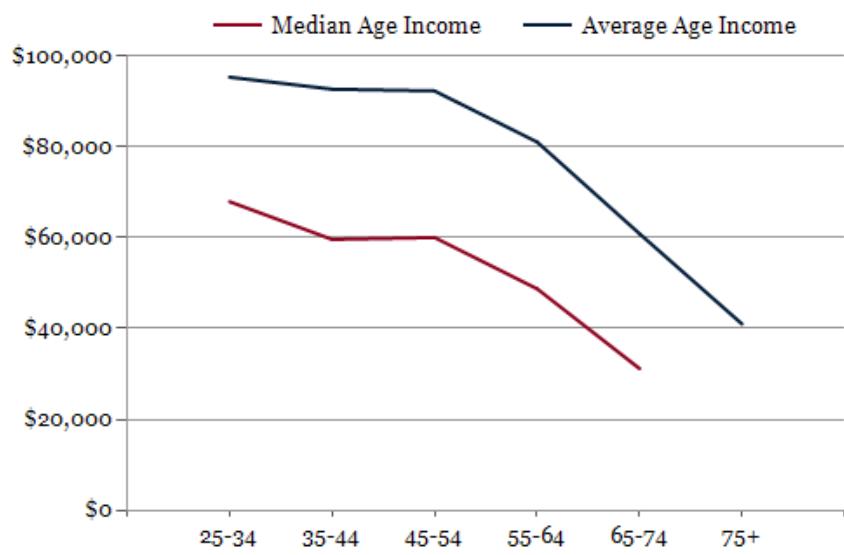
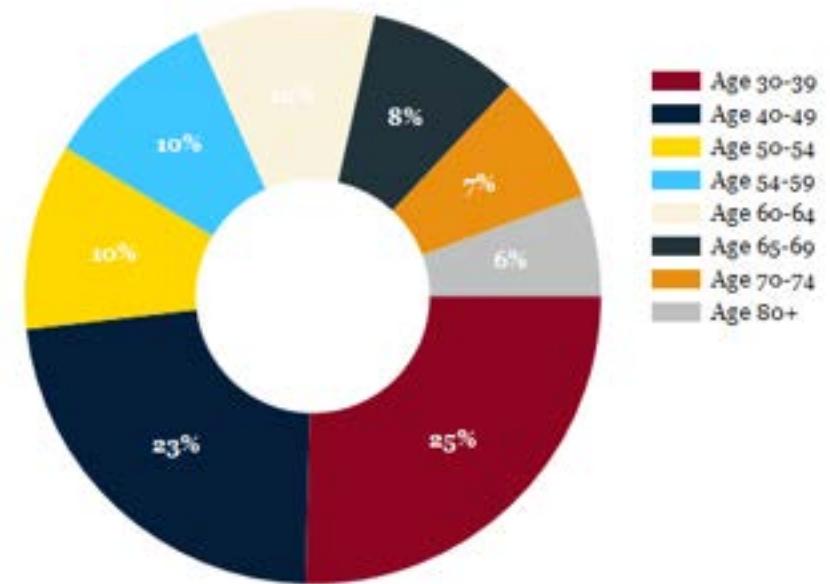


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,315	30,772	47,133
2025 Population Age 35-39	4,969	27,708	44,295
2025 Population Age 40-44	4,794	24,210	39,416
2025 Population Age 45-49	4,414	20,814	34,630
2025 Population Age 50-54	4,230	20,667	34,837
2025 Population Age 55-59	3,957	19,077	32,699
2025 Population Age 60-64	4,079	18,868	32,525
2025 Population Age 65-69	3,432	15,533	26,874
2025 Population Age 70-74	2,977	13,382	23,150
2025 Population Age 75-79	2,300	10,511	18,430
2025 Population Age 80-84	1,683	7,415	12,919
2025 Population Age 85+	1,826	7,449	13,071
2025 Population Age 18+	53,825	268,509	442,821
2025 Median Age	42	40	41
2030 Median Age	43	41	41

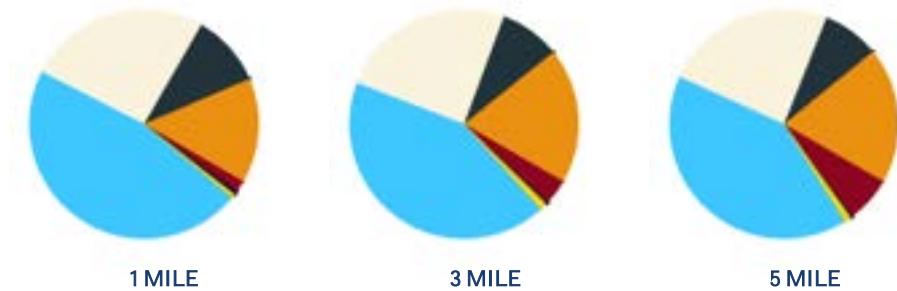
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,959	\$90,233	\$86,019
Average Household Income 25-34	\$95,368	\$129,313	\$126,881
Median Household Income 35-44	\$59,639	\$92,807	\$89,807
Average Household Income 35-44	\$92,726	\$143,114	\$144,939
Median Household Income 45-54	\$60,049	\$88,106	\$89,584
Average Household Income 45-54	\$92,339	\$138,787	\$147,127
Median Household Income 55-64	\$48,780	\$68,947	\$71,354
Average Household Income 55-64	\$81,105	\$121,011	\$130,627
Median Household Income 65-74	\$31,185	\$46,753	\$49,131
Average Household Income 65-74	\$60,879	\$90,511	\$98,439
Average Household Income 75+	\$41,016	\$64,323	\$73,633

Population By Age



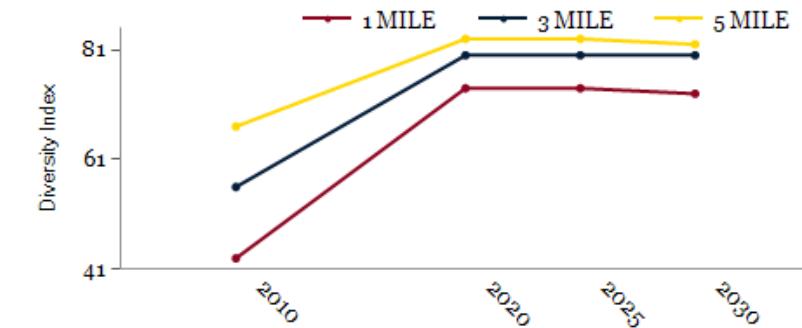
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	80	82
Diversity Index (current year)	74	80	83
Diversity Index (2020)	74	80	83
Diversity Index (2010)	43	56	67

POPULATION BY RACE



2025 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%

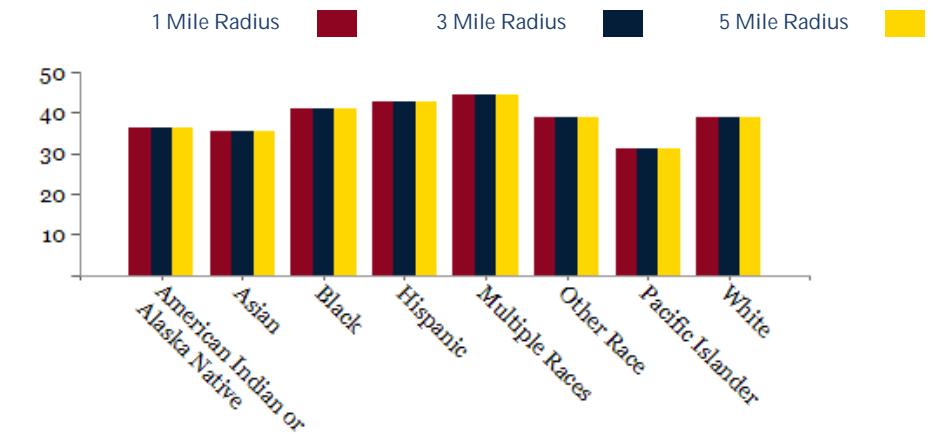
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

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

2025 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

The After Hours Man Cave



“Connect with the well connected.”

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