

# MEGA INDOOR ENTERTAINMENT, SPORTS BAR, NIGHTCLUB SPORTING/PADEL/PICKLEBALL COMPLEX FOR SALE



**1360 NW 88 AVE, DORAL, FL 33172**





# EXCLUSIVELY LISTED BY

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# PROPERTY SUMMARY

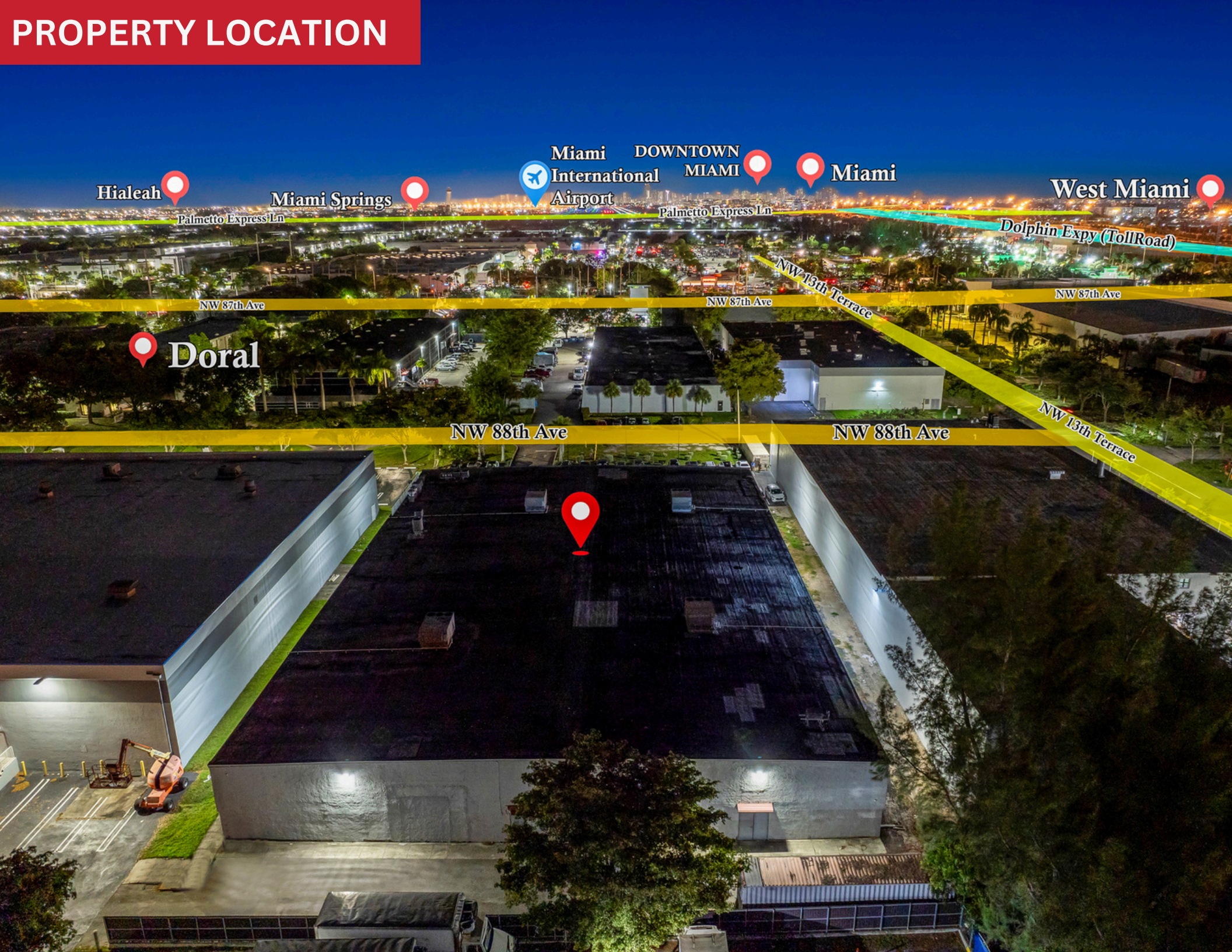
Mega Indoor Entertainment, Sports Bar, Nightclub, and Sporting/Padel/pickleball Complex for Sale. 32,500sf complex on 53,000sf lot with additional overflow public parking adjacent. The site serves three unique functions: fully licensed live event venue; fully licensed bar and nightclub with ability to serve alcohol until 2am and remain open until 3a; and Padel and Pickleball venue with 5 padel courts and 3 pickle courts. Site also features fully built out and equipped, licensed and functioning restaurant. The site was fully renovated and built out in 2019 with an \$11M renovation, to the highest level of quality in finishes, utility and design. The site is designed and delivers the visual impact to be one of the country's top entertainment, nightlife and sporting venues. Revenue streams come from operation of the Padel/Pickleball facilities, bar and nightclub operations, hosting special events and hosting live music and performances. .

**Asking Price**  
**\$17,500,000**





# PROPERTY LOCATION



Hialeah

Miami Springs

Miami  
International  
Airport

DOWNTOWN  
MIAMI

Miami

West Miami

Palmetto Express Ln

Palmetto Express Ln

Dolphin Expy (Toll Road)

NW 87th Ave

NW 87th Ave

NW 87th Ave

Doral

NW 88th Ave

NW 88th Ave

NW 13th Terrace



# FACILITY BUILDOUTS AND AMENITIES

1



**3 Pickle Ball Courts  
5 Paddle Ball Courts**

2



**Build out kitchen  
Coolers and freezers  
Full Bar**

3



**Conference rooms and private  
offices, bathrooms and lockers**  
**Lift/Elevator for equipment**

4



**FPL high voltage transformer  
and 3-Phase Electric**

**high capacity and high flow  
grease traps and drains**

5



**100 tons of A/C  
Full insulated interiors  
Dedicated IT/Server room  
Security System  
Fire Alarm System**

- 950 occupancy main Floor and 55 on the 2nd Floor



# LICENSES INCLUDED

## Miami Dade County

- Fitness Center
- Eating Establishment
- Amusement Facility
- Commercial / Industrial / Office Space
- Night Club
- Fast, Oil and Grease Discharge



## City of Doral

- Fitness Center
- Non-Coin Amusement Machine
- Eating Establishment
- Live Entertainment
- Alcohol Extended Hours



## State of Florida

- Hotels and Restaurant
- Alcoholic Beverages & Tobacco
- Series: 4COP





# MARKET OVERVIEW

Doral is a vibrant city located in Miami-Dade County, Florida, known for its diverse population, thriving business community, and proximity to major transportation hubs. It's strategically positioned near Miami International Airport, PortMiami, and major highways, making it a prime location for businesses and residents alike.

Doral's commercial sector flourished, with a growing number of businesses setting up operations in the area. The city attracted both local and international companies, particularly those in the finance, technology, logistics, and hospitality sectors. Doral's business-friendly environment, coupled with its strategic location, made it an attractive destination for corporate headquarters, office spaces, and retail establishments.

Doral's strategic location, strong economy, and vibrant community likely continued to make it an attractive destination for residents and businesses alike. For the most current market overview, I recommend consulting local real estate agencies, economic reports, and news sources.



MIAMI'S  
POPULATION  
470,914



DORAL'S  
POPULATION  
78,615



AVG INCOME  
\$108,122





# DEVELOPMENTS IN THE AREA

1



## Doral Central Park & Amphitheater

78-acre Doral Central Park redevelopment, described as one of the most ambitious public space projects in Miami-Dade, with multi-phase investment around \$170M

4



## New & Expanding Hotel Supply in Doral

Hyatt House – Doral (Approved)  
 EVEN Hotel – Doral Area (Recently Opened)  
 AC Hotel Doral (Business-Class Hotel)  
 Aloft & Element Doral  
 DoubleTree by Hilton – Doral

2



## Downtown Doral / Doral Cultural Arts District

City is investing heavily in culture, arts, and programmed public spaces, which supports destination-style hospitality and nightlife concepts. (ongoing build-out)

5



## Doral Design / Décor District & Convention Concept (Longer-Term Context)

Doral Décor District master planning work references significant commercial, housing and mixed-use projects such as Park Square, Transal Business Park and Doral Atrium, and even mentions site selection for a prospective convention center to support expositions and events tied to the local business base

3



## Doral Parc

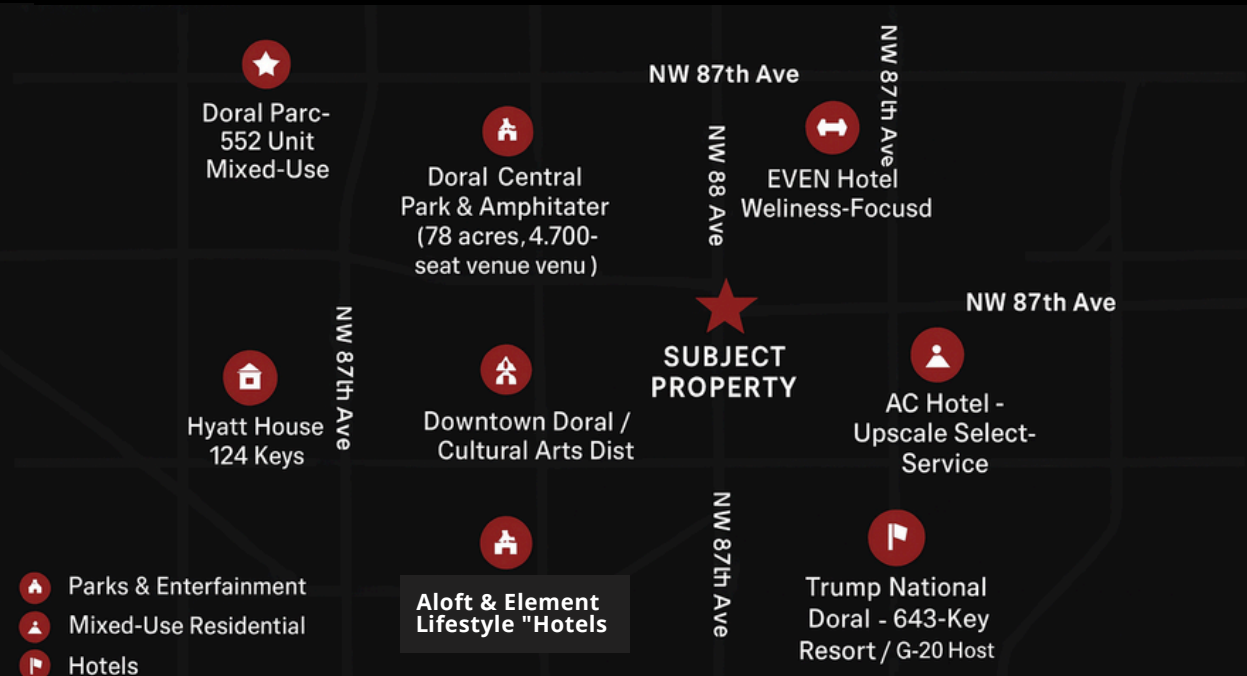
552-Unit Mixed-Use Development plus ground-floor retail and a full amenity package at Midtown Dora

6



## Trump National Doral

Prestige Companies paid \$13.7 million in September for a 13.1-acre vacant lot, part of the 200-acre, historic Hialeah Park Racing & Casino. Prestige plans to develop a Mater Academy K-12 charter school and 343 apartments.



1. Doral Central Park

2. Downtown Doral

3. Doral Parc

4. Hotels

5. Trump National Doral

6. Subject Property











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