



FOR SALE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

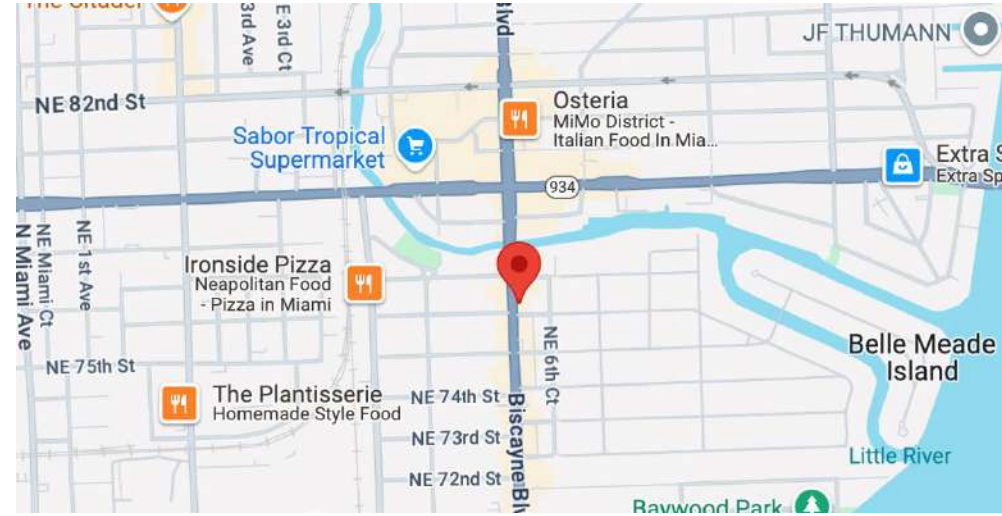
MiMo Boutique

7613 Biscayne Blvd, Miami, FL, 33138

MIMO BOUTIQUE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,650,000
Submarket:	MiMo
RSF:	2,739 SF
Lot SF:	6,400 SF
Zoning:	T6-8-O
Ideal For:	Retail // Office + Residential

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the sale of 7613 Biscayne Boulevard in Miami's MiMo Historic District. This 2,739 SF charming retail building presents a rare investment opportunity in a prime location on a major Miami thoroughfare. The property's strategic position offers high visibility, heavy traffic, and proximity to vibrant local culture, catering to the increasing demand for urban retail and office space. The building's historic charm and distinctive architecture add to its appeal, attracting tenants seeking a unique space and enabling premium rent opportunities. With ongoing urban redevelopment and infrastructure enhancements in the area, property values are poised to grow, making this an attractive option for investors seeking stable returns in a dynamic market. Currently divided as three boutique retail spaces, and two residential studio apartments, the building can be run as an incubator space for local artists and entrepreneurs or converted into a single commercial space. An owner-user living anywhere between Edgewater to Aventura would benefit from the central location and accessibility of Miami's Upper East Side.

INVESTMENT HIGHLIGHTS

- High-Traffic, Centrally Located in Miami's Vibrant MiMo District
- Perfect Size for Single Tenant Owner-User Office or Retail
- Mixed-Use Provides Steady Income or Value-Add Conversion

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PROPERTY PHOTOS



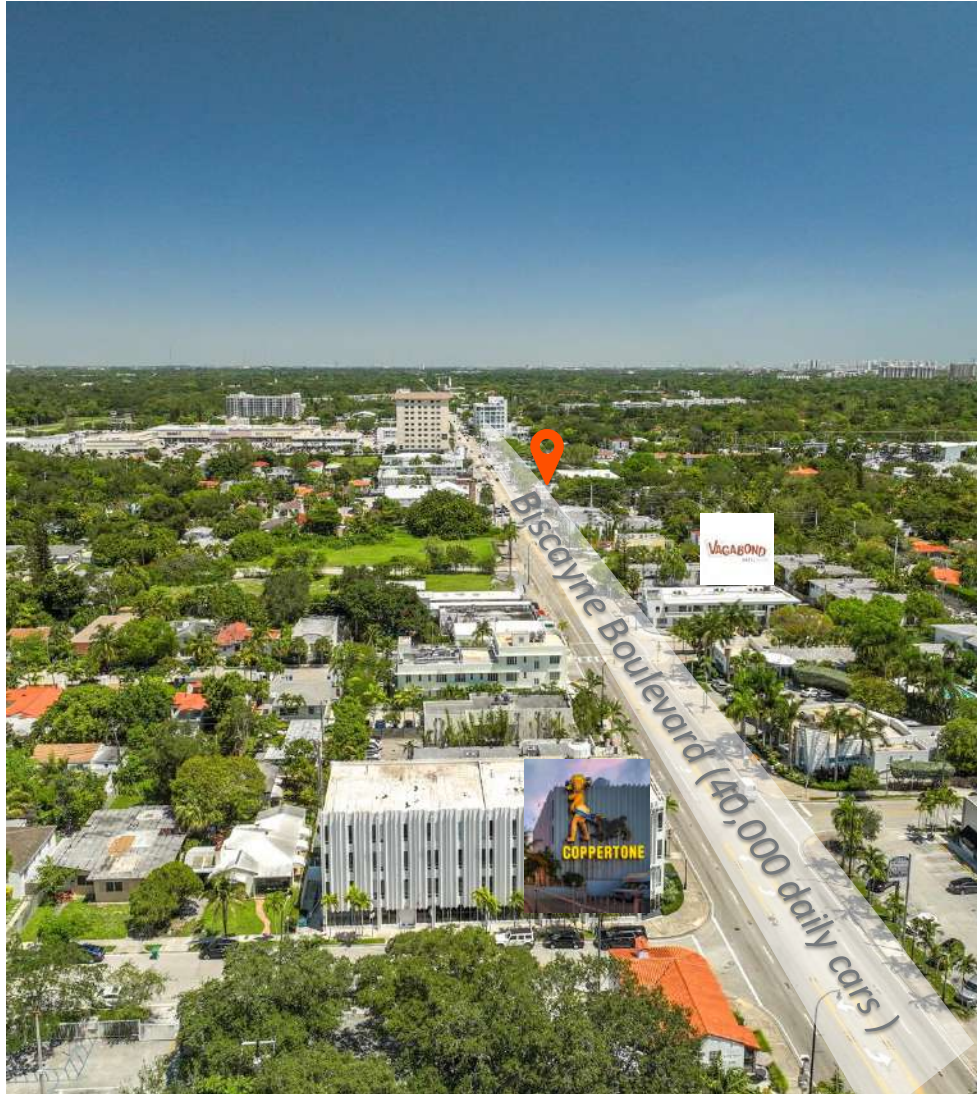
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LOCATION DESCRIPTION



LOCATION OVERVIEW

Located in the heart of Miami, MiMo (short for Miami Modern) is a dynamic neighborhood rich in history and energy. Known for its iconic mid-century architecture, MiMo offers a distinctive visual appeal that seamlessly blends past and present, drawing in both locals and tourists. The neighborhood isn't just a place—it's an experience, filled with unique shops, trendy boutiques, and bustling cafes that infuse the area with vibrancy and charm.

In recent years, MiMo has undergone a significant transformation, becoming a hotspot for local entrepreneurs, artists, and professionals. It's a neighborhood where historic buildings have been given new life, now housing a range of retail, dining, and creative spaces that cater to a diverse crowd. With its close proximity to the beach, MiMo offers a unique combination of laid-back coastal vibes and urban excitement, making it an attractive destination for visitors and residents alike.

As ongoing redevelopment and infrastructure improvements continue to shape the area, the neighborhood is quickly becoming a focal point for investment opportunities. Strong foot traffic, adaptive reuse trends, and a community-focused spirit have positioned MiMo as a beacon of growth in Miami. Investors can capitalize on rising property values and the increasing demand for modern retail and office spaces in this thriving district. MiMo is not just a neighborhood—it's a key player in Miami's continued evolution, offering a rare chance to be part of its exciting future. Don't miss out on what could be the investment opportunity of a lifetime.

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PROPERTY PHOTOS



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RENDER CONCEPT



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MIMO MOODBOARD



NEIGHBORHOOD CONTEXT

The MiMo District (short for Miami Modern) is an iconic neighborhood in Miami that combines mid-century charm with modern vibrancy. Known for its unique architectural style and history, the district has undergone significant revitalization, drawing a diverse mix of locals, tourists, and business owners alike. The area's strategic location along Biscayne Boulevard offers excellent visibility and accessibility, leading to high foot traffic and a thriving business community. MiMo is becoming a cultural and commercial destination, with new developments and infrastructure improvements positioning the district as one of Miami's key growth areas. According to local statistics, the MiMo District welcomes thousands of visitors weekly, with notable increases in both residential and commercial activity, making it a lucrative area for investors and business owners.

Key establishments within the district, like The Vagabond Hotel and Blue Collar, capture the essence of MiMo. The Vagabond Hotel is a restored MiMo-style gem, showcasing the district's architectural history while offering a chic, retro experience that draws tourists seeking a nostalgic yet luxurious stay. Blue Collar is a neighborhood favorite, known for its comfort food in a cozy, neon-lit setting that perfectly complements the area's laid-back, artistic vibe. Other notable venues include Phuc Yea, a Vietnamese-Cajun fusion restaurant housed in an industrial-chic space that attracts a trendy, nightlife-oriented crowd. Mandolin Aegean Bistro offers an intimate dining experience within a charming whitewashed bungalow reminiscent of a Greek island, making it a popular choice for those looking for both exceptional cuisine and ambiance. The vibrant Miami Ironside development serves as a creative hub, bringing together art galleries, design studios, and unique retail spaces in a visually striking, open-air complex that celebrates Miami's modern edge.

The district is characterized by its mix of historic preservation and forward-thinking development, creating a unique landscape that blends culture, commerce, and community. With the influx of new businesses and increased property values, MiMo is not just a place—it's an opportunity for those looking to be part of Miami's next big chapter.

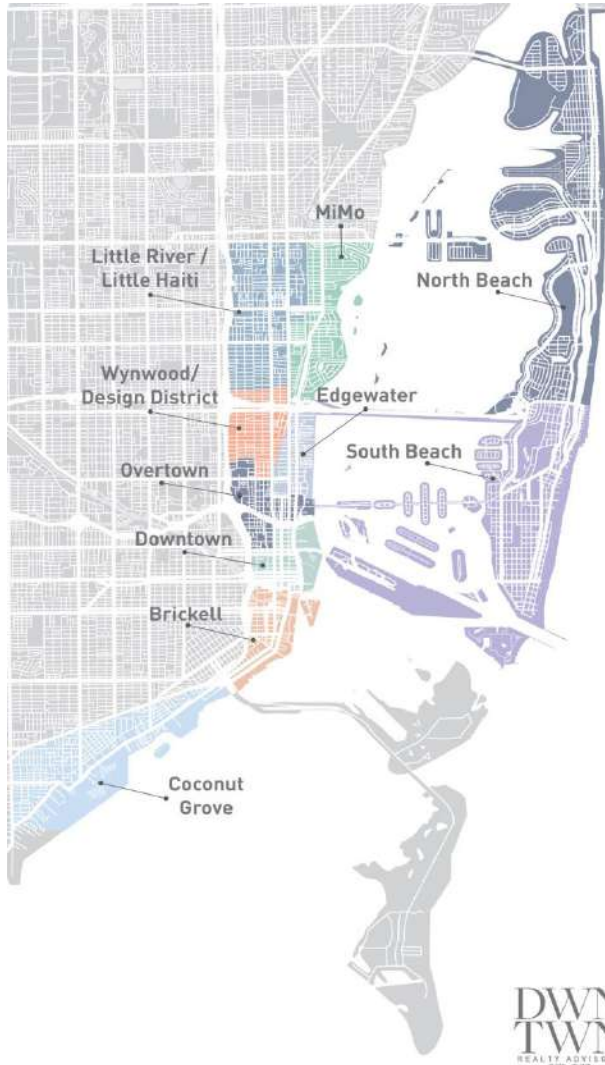
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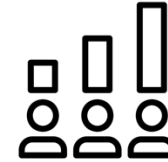
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MIAMI DEMOGRAPHICS



2022 Average Household Income
\$72,677



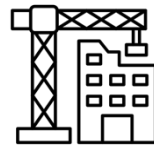
450,000+ **residents** 20+ & 500,000+ **local jobs**



2022 Median Home Value
\$360,000



Population Growth 2010-2022
+35%



CLOSE TO
\$1 BILLION
IN DIRECT RADIUS DEVELOPMENTS



66%
Renter Occupied



\$ 5.7 Billion
CONSUMER SPENDING



25M +
Annual Visitors

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