

## DORAL DESIGN DISTRICT SHOWROOM

7963 NW 33RD STREET, DORAL, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

# PROPERTY DESCRIPTION

7963 NW 33RD STREET, DORAL, FL 33122



## PROPERTY DESCRIPTION

Located in Doral's Design District. The warehouse has 18" Ceiling Twin Tee Concrete roof, Offices, and restrooms on the first and second floor. Ideal uses include Art Gallery, Exhibitions, Furniture, Flooring, Tile Showroom and many more.

## LOCATION DESCRIPTION

Located on NW 33rd Street in the Doral Design District. The Doral Design District is located in one of the region's fastest-growing areas, targeted for new urban growth and an expanding premier job center. Through thoughtful planning guided by the elements of Smart Growth, this framework emphasizes the provision of quality retail, employment, urban housing choices, a marketplace with community services, and recreational amenities for both the residents and visitors to Doral. The District is suitably located near commercial/ industrial employment centers and linked to the Miami International Airport and surrounding communities via a network of state routes and transportation systems.

## INTERIOR DESCRIPTION

Showroom/Warehouse with Offices and Restrooms on both floors. Second floor Restroom has a shower.

## LOADING DESCRIPTION

Street Level Door

## POWER DESCRIPTION

3 Phase Electric

# PROPERTY DETAILS

7963 NW 33RD STREET, DORAL, FL 33122



Sale Price	\$1,250,000	PROPERTY INFORMATION	
Lease Rate	\$25.00 SF/YR	Property Type	Industrial
LOCATION INFORMATION		Property Subtype	Flex Space
Building Name	Doral Design District Showroom	Zoning	7300/ Industrial - Heavy MFG
Street Address	7963 NW 33rd Street	Lot Size	0 Acres
City, State, Zip	Doral, FL 33122	APN #	35-3027-044-0220
County	Miami-Dade	Corner Property	No
Market	South Florida	Power	Yes
Side of the Street	North	Rail Access	No
Signal Intersection	No	PARKING & TRANSPORTATION	
Road Type	Paved	Street Parking	No
Market Type	Large	Parking Type	Surface
Nearest Highway	SR- 826 (Palmetto) and SR-836 (Dolphin Expressway)	UTILITIES & AMENITIES	
Nearest Airport	Miami International Airport	Security Guard	No
BUILDING INFORMATION		Central HVAC	Yes
Building Size	3,320 SF	HVAC	Yes
NOI	\$45,420.00	Restrooms	2
Cap Rate	3.63		
Occupancy %	100.0%		
Yearly Gross Income	\$45,420		
Real Estate Taxes (2020)	\$5,333		
Association Dues (Quarterly)	\$429		
Tenancy	Single		
Ceiling Height	18 ft		
Office Space	1,584 SF		
Number of Floors	1		
Year Built	1982		
Construction Status	Existing		

Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

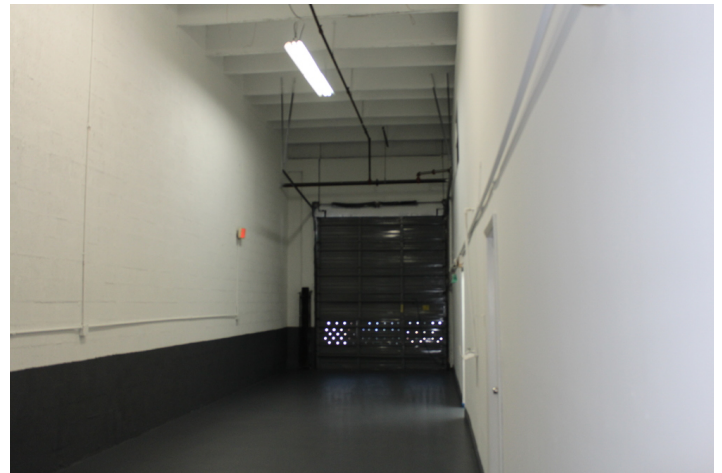
KAIZENRE.COM | 3

This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.

# DORAL DESIGN DISTRICT SHOWROOM

7963 NW 33RD STREET, DORAL, FL 33122

**Kaizen.**  
REALTY PARTNERS



**Robert Meneses, PA** | Broker | 305.500.5554 | [robert@kaizenre.com](mailto:robert@kaizenre.com)

**Luciano H. Rappa, PA, CCIM** | President | 305.490.4373 | [luciano@kaizenre.com](mailto:luciano@kaizenre.com)

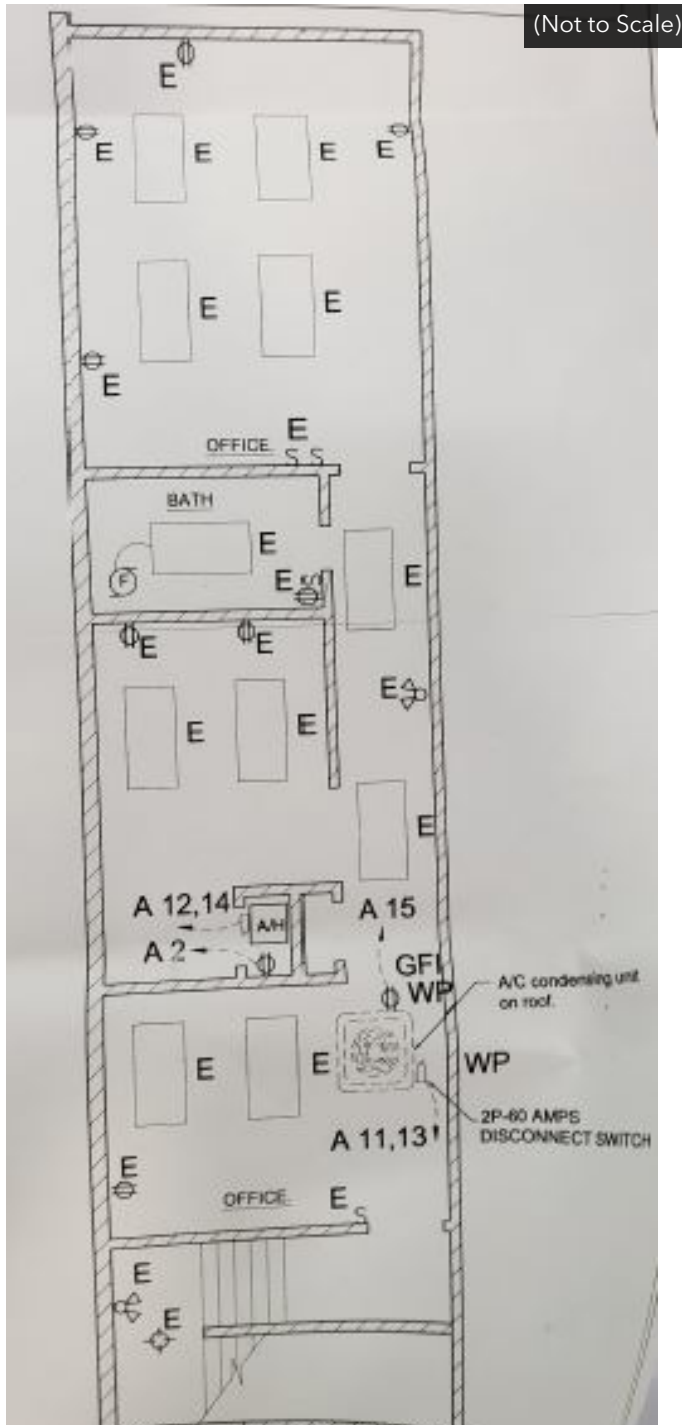
[KAIZENRE.COM](http://KAIZENRE.COM) | 4

This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.

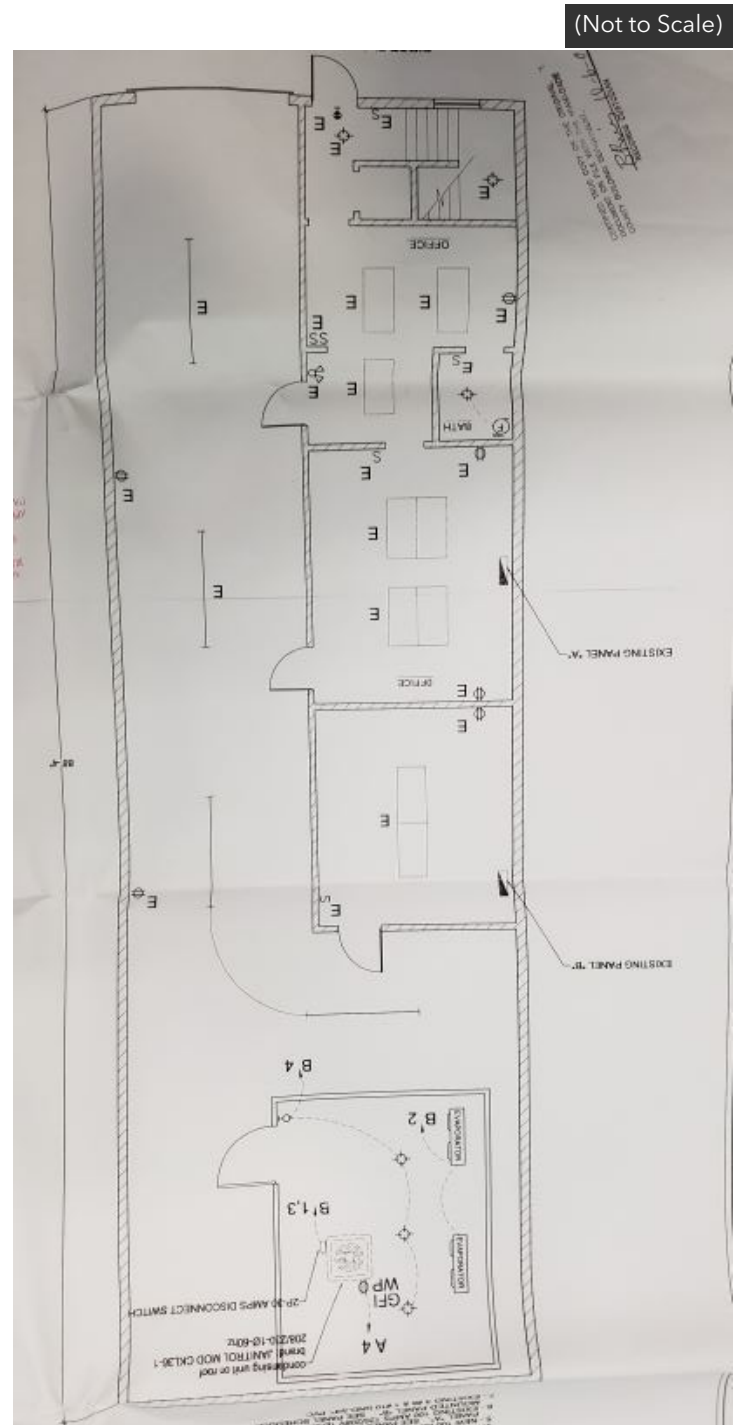


# FLOOR PLANS

7963 NW 33RD STREET, DORAL, FL 33122



Second Floor

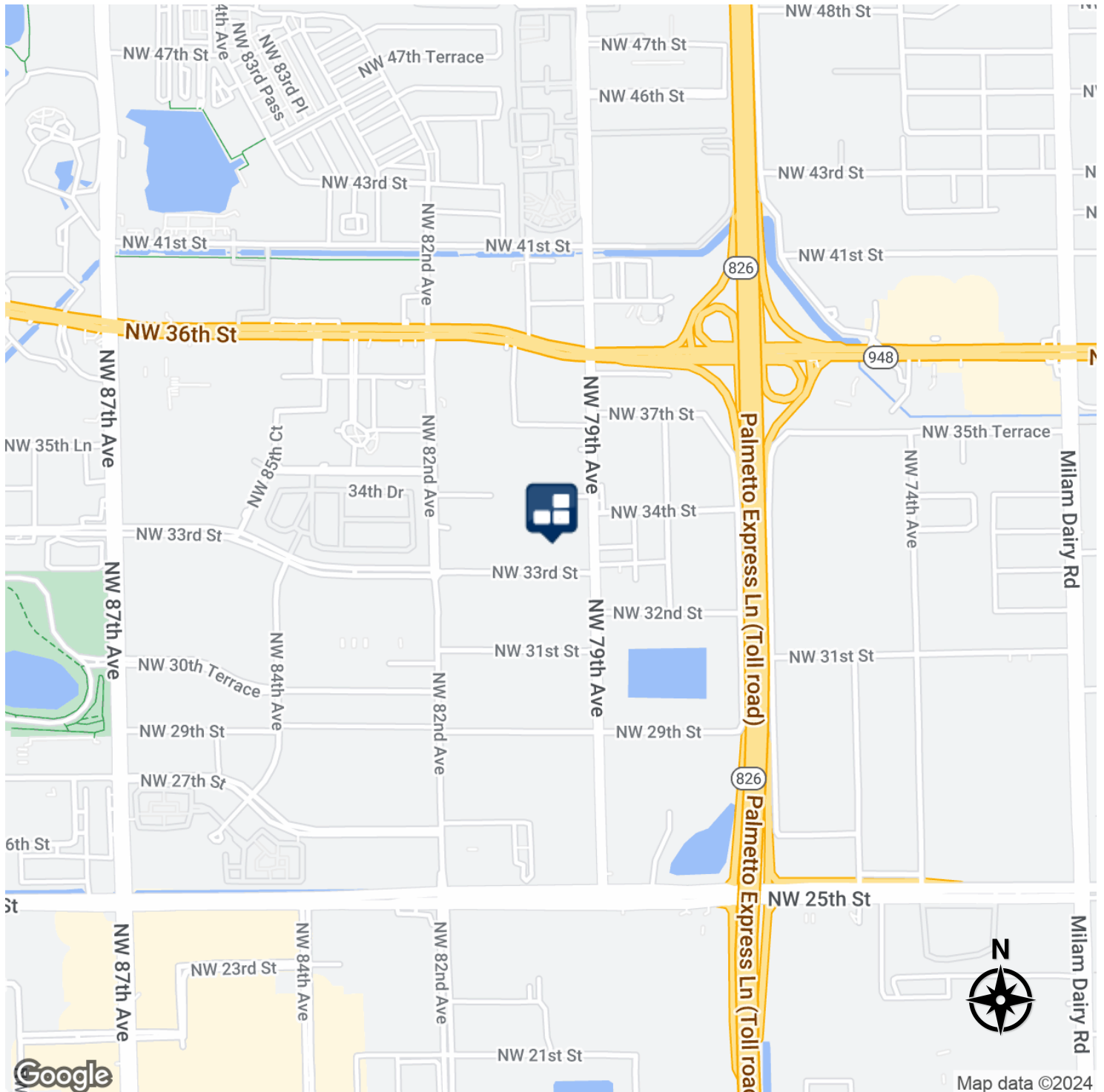


First Floor

# LOCATION MAP

7963 NW 33RD STREET, DORAL, FL 33122

**Kaizen.**  
REALTY PARTNERS



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

KAIZENRE.COM | 6

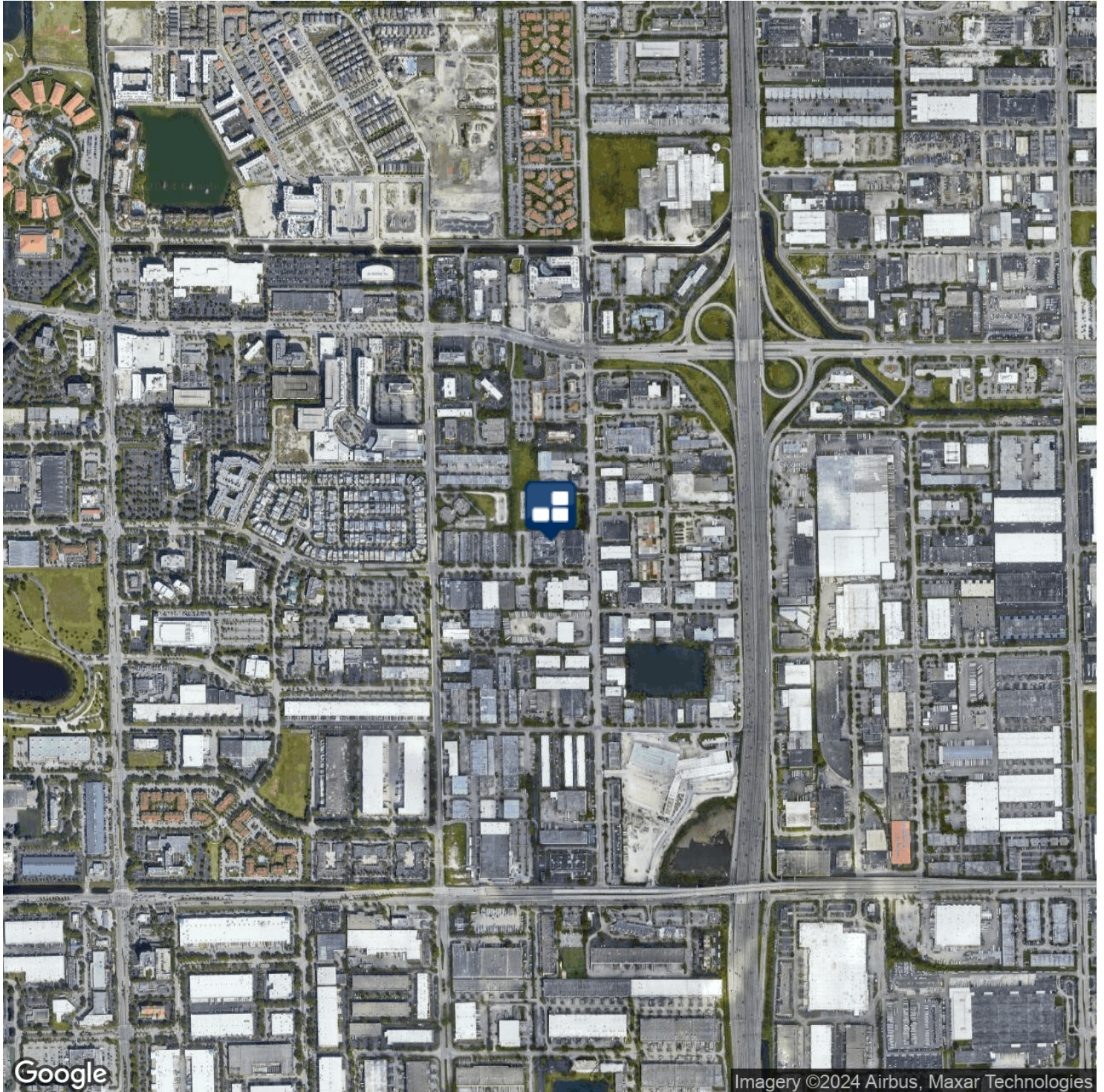
This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.



# AERIAL MAP

7963 NW 33RD STREET, DORAL, FL 33122

**kaizen.**  
REALTY PARTNERS



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

[KAIZENRE.COM](https://kaizenre.com) | 7

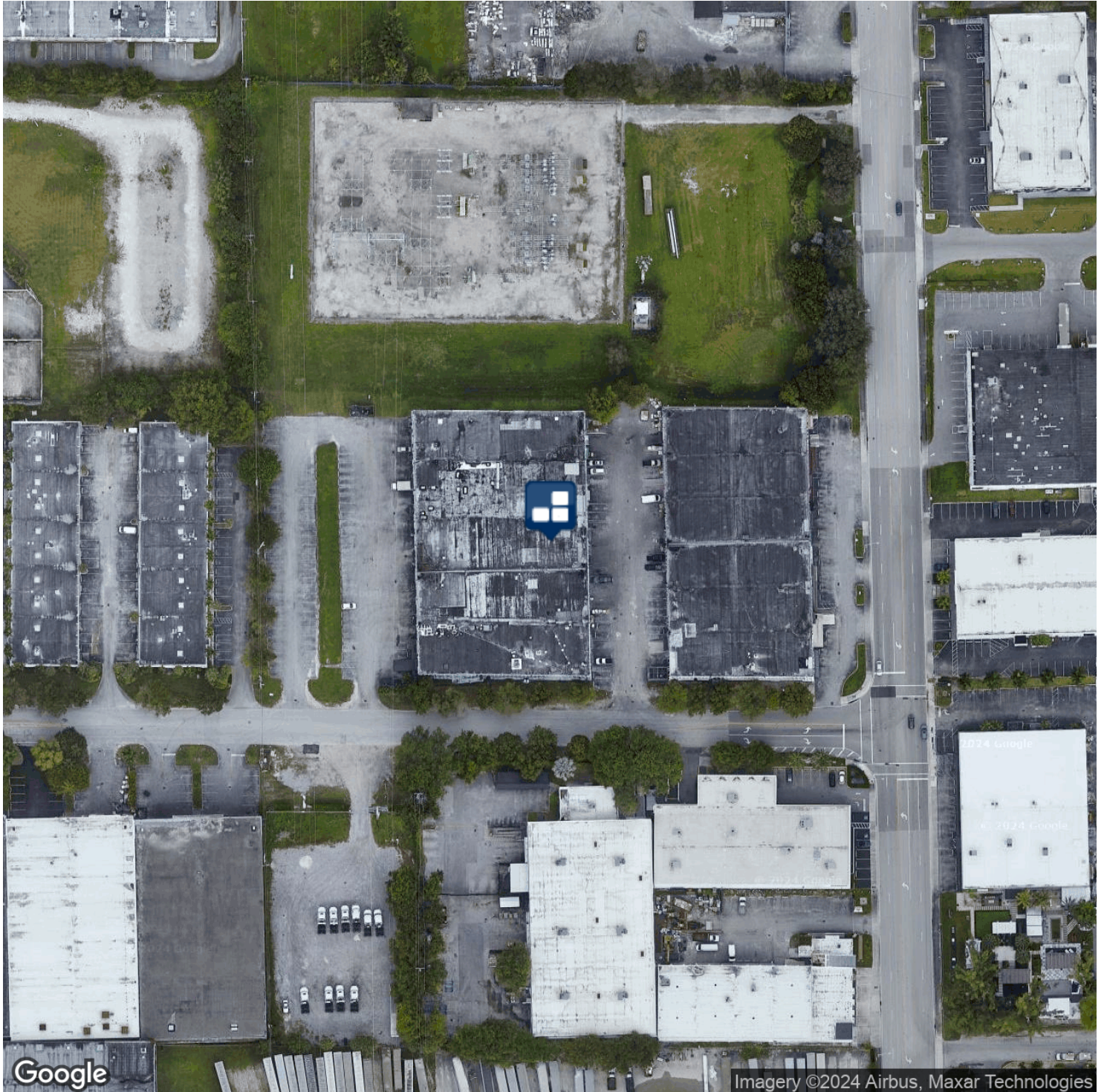
This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.



# AERIAL MAP

7963 NW 33RD STREET, DORAL, FL 33122

**Kaizen**  
REALTY PARTNERS



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

KAIZENRE.COM | 8

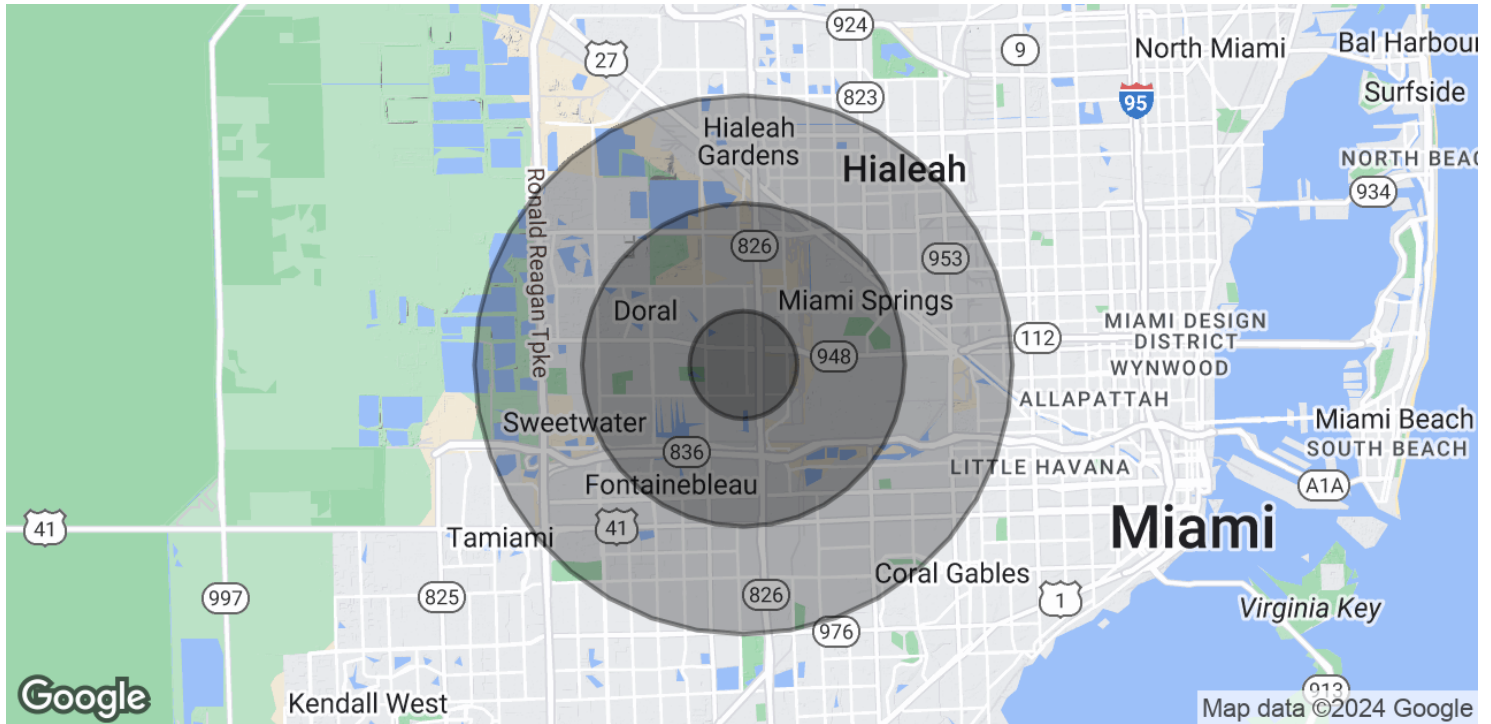
This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.



# DEMOGRAPHICS MAP & REPORT

7963 NW 33RD STREET, DORAL, FL 33122

**Kaizen**  
REALTY PARTNERS



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,949	82,923	430,492
Average Age	38.6	39.4	41.9
Average Age (Male)	37.3	37.9	39.8
Average Age (Female)	39.1	41.0	43.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	923	29,570	147,191
# of Persons per HH	3.2	2.8	2.9
Average HH Income	\$69,688	\$59,499	\$52,587
Average House Value	\$304,770	\$260,533	\$293,644

\* Demographic data derived from 2020 ACS - US Census

Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, PA, CCIM | President | 305.490.4373 | luciano@kaizenre.com

KAIZENRE.COM | 9

This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.