

LITTLE RIVER CREATIVE RETAIL / FLEX OFFICE SPACE



**DWN
TWN**
REALTY ADVISORS
EST. 2011

FOR LEASE

80 NW 72nd STREET – LITTLE RIVER, MIAMI



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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present for lease Little River Creative Retail (the "Property"), a 5,000 SF unit located at 80 NW 72nd Street in Miami's Little River submarket. Originally constructed in 1968 and fully renovated in 2024, the Property sits on a 32,670 SF lot with ample gated on-site parking, an increasingly scarce feature among Little River's converted warehouse stock. The available space features high ceilings and impact resistant windows delivering abundant natural light, a versatile floor plate that moves fluidly between retail, flex, and office use.

The space is ideal for a standout retail concept, a creative office headquarters, a flagship showroom, a design or architecture studio, a gallery, or a brand looking to combine front-of-house presence with workspace behind it. Fronting NW 72nd Street, the property is the future home of O Cinema—Miami's independent, community-based, non-profit art house cinema—and sits directly across from the future home of Oolite Arts, the visual arts campus expected to anchor the submarket's cultural corridor. Thanks to a 2024 renovation and extensive window-lined frontage, a tenant can open with minimal build-out in a format that reads as retail from the street while functioning as flexible creative space inside.

Little River has emerged as one of Miami's fastest-growing submarkets, profiled by The New York Times as a thriving creative enclave anchored by Sunny's Steakhouse, Michelin-starred Ogawa, La Natural, Fooq's, The Citadel food hall, and Primary gallery. The Property is minutes from the Miami Design District, Wynwood, and Midtown, with direct access to I-95, the Biscayne Corridor, and the 79th Street Causeway. For a retail, flex, or office user seeking a foothold in Miami's creative economy, 80 NW 72nd Street offers renovated, light-filled space with dedicated parking at the center of the submarket's growth trajectory, before that trajectory is fully priced in.

80 NW 72nd Street, Miami, FL 33150

Little River, Miami

5,000 SF

Unit SF

\$25 NNN

Lease Rate

1968 / 2024

Year Built / Renovated

Ample Gated Parking

Parking

PROPERTY PICTURES

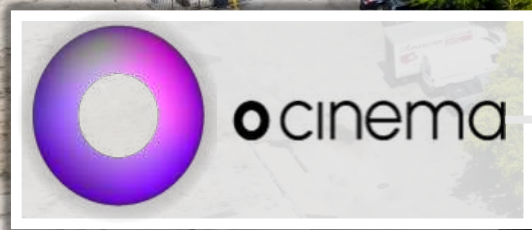


JOIN LITTLE RIVER'S COOLEST TENANTS

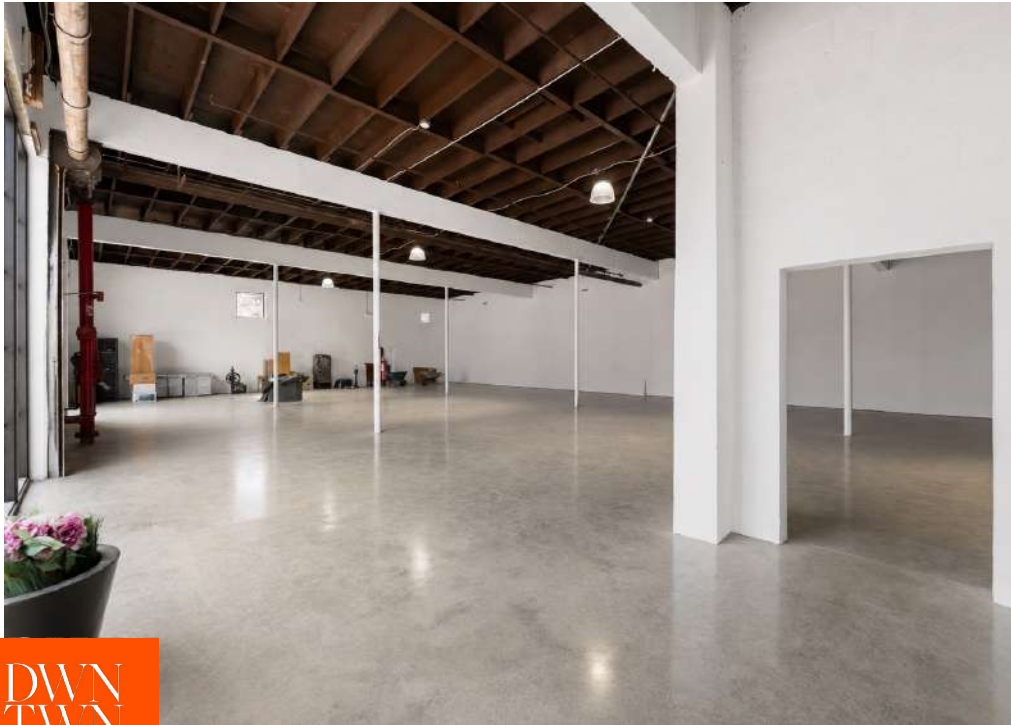


5,000 SF with Gated
Parking + Ample Free
Street Parking

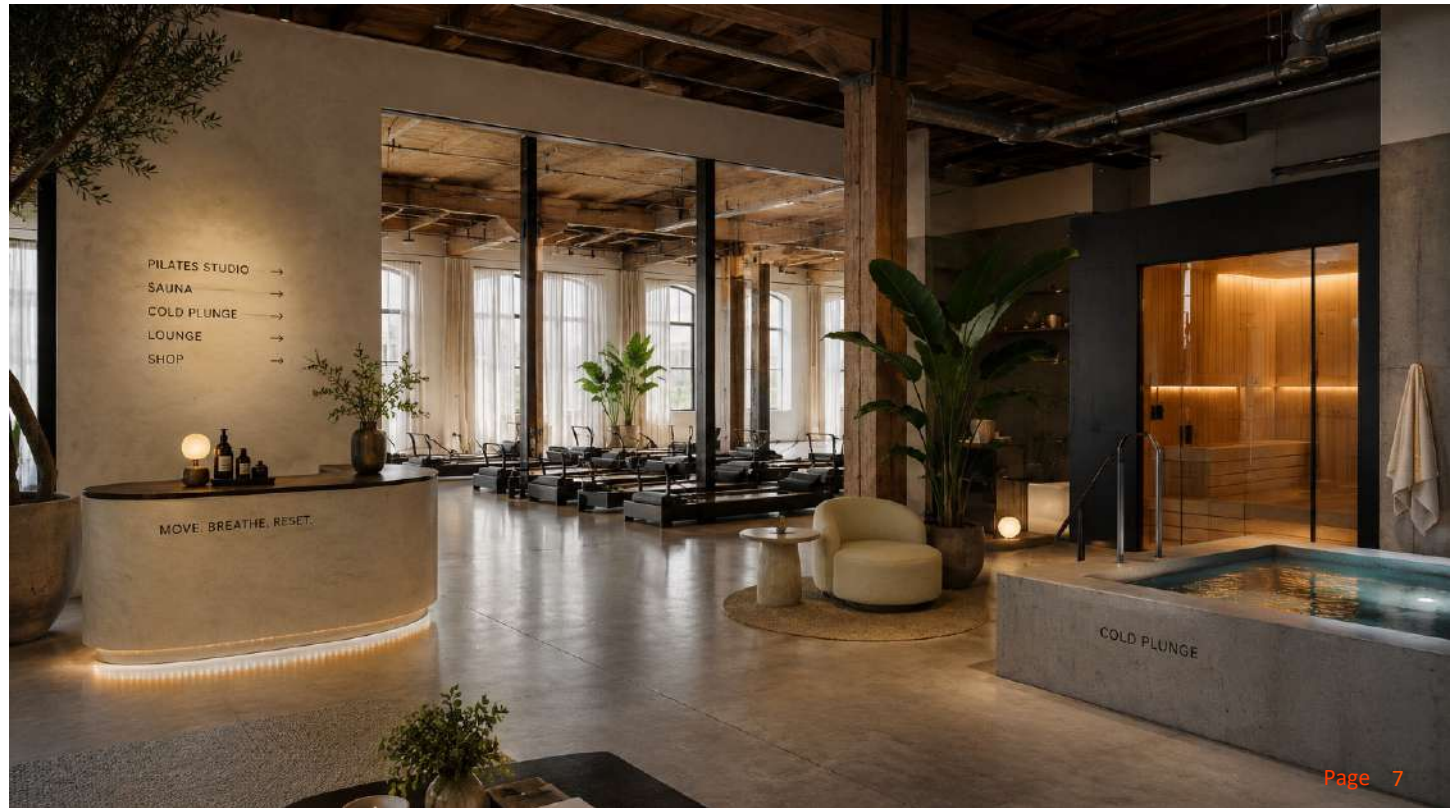
 Oolite Arts



INTERIOR PICTURES



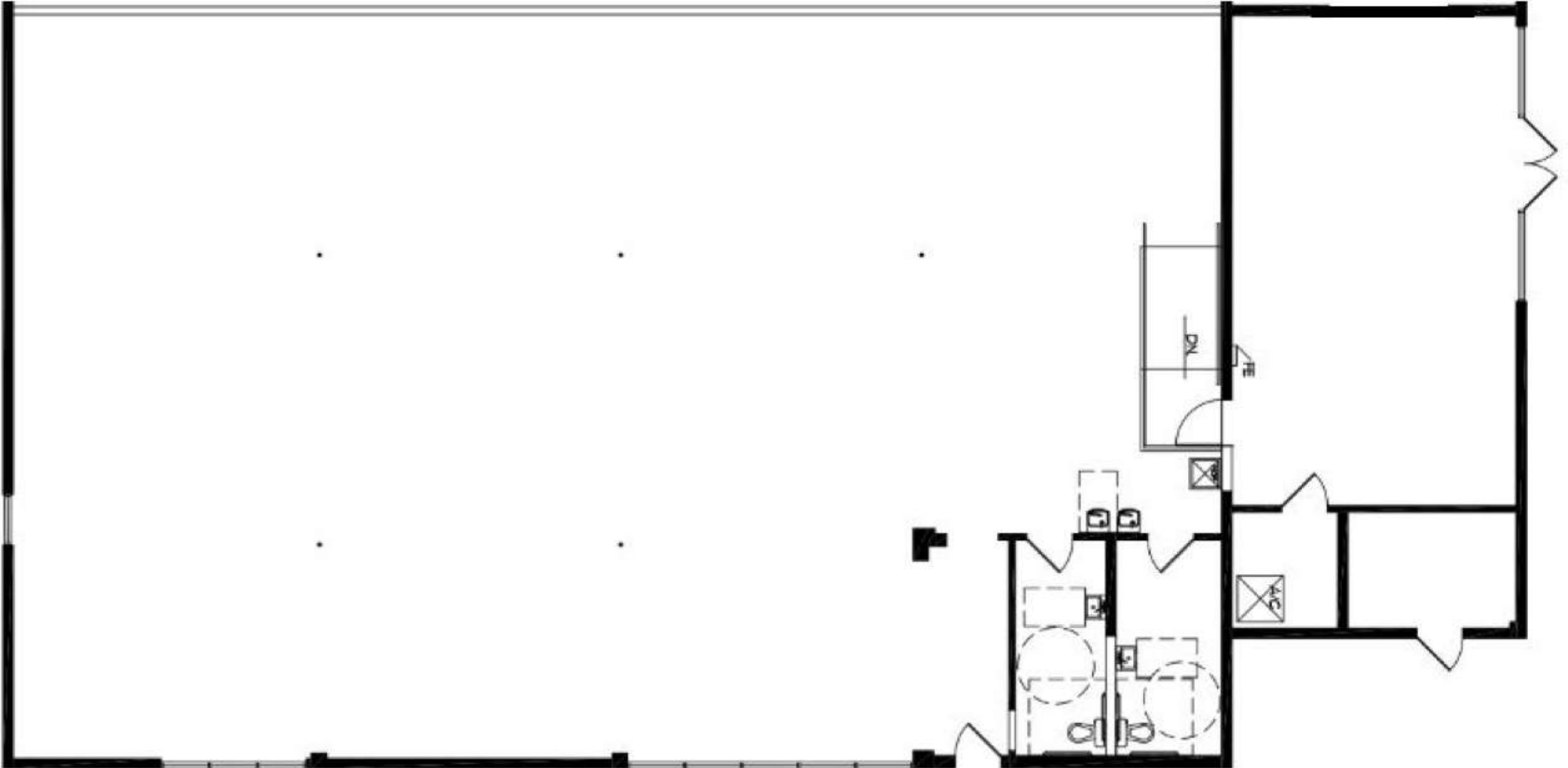
CREATIVE RETAIL CONCEPTS



CREATIVE FLEX OFFICE CONCEPTS



*Ample Parking Available On
This Side*



PROXIMITY TO AFFLUENT
RESIDENTIAL NEIGHBORHOODS

Miami Beach
10min Drive

Minutes west of Belle Meade, Bay Point, and the MiMo District, the Property draws on some of Miami's wealthiest neighborhoods. Belle Meade homes carried a median list price near \$4.48M in 2026, while guard-gated Bay Point claims one of the country's most expensive streets. Morningside and the Upper East Side sit just south of those neighborhoods.

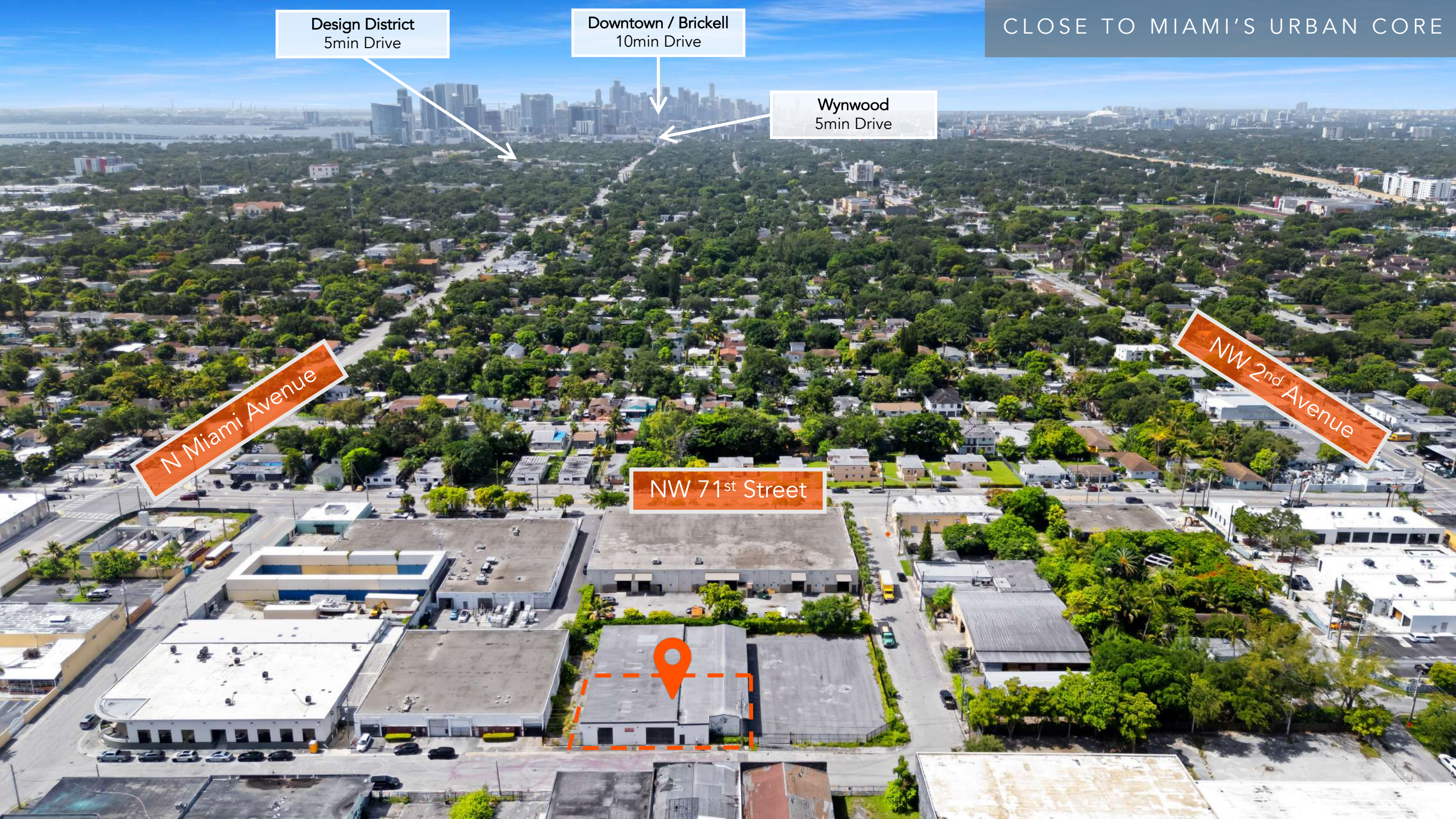


N Miami Avenue

NW 71st Street

AMPLE OUTDOOR PARKING





Design District
5min Drive

Downtown / Brickell
10min Drive

Wynwood
5min Drive

CLOSE TO MIAMI'S URBAN CORE

N Miami Avenue

NW 2nd Avenue

NW 71st Street



THE MARKET

Scarce New Supply on the Corridor

Recently renovated flex space with high ceilings, and dedicated parking is scarce in the submarket. The Property sits at the center of Little River's densest concentration of acclaimed operators, all within a two-block radius:

- **Sunny's Steakhouse:** The neighborhood's marquee destination, a live-fire steakhouse set beneath a twinkle-lit banyan tree
- **Ogawa: Michelin-starred,** 10-seat omakase counter that put Little River on Miami's fine dining map
- **La Natural:** Wood-fired neo-Neapolitan pizza and natural wine bar, a multi-year Michelin Bib Gourmand recipient
- **Fooq's (+ The Lion's Den):** The beloved Miami restaurant reborn in a two-story Little River flagship, with the Lion's Den vinyl lounge upstairs
- **Bar Buccie:** Italian market, pizzeria, and wine bar from the Macchialina team, Miami's only 2026 James Beard Best New Bar semifinalist
- **Legacy Fit:** Celebrity trainer Manning Sumner's 12,000 SF flagship gym and headquarters
- **Wild Thing:** Nature-inspired yoga and wellness studio offering hot yoga, breathwork, and cold plunge
- **Imperial Moto:** Specialty coffee house fusing third-wave coffee with motorcycle culture, a neighborhood gathering spot since 2016
- **Counter Culture Coffee:** The national specialty roaster's Miami training center and education hub
- **Mitrani Art:** Contemporary Art Gallery

The Little River Moment

“NYT Little River Overview: A Thriving Creative Enclave”

Once a grid of neglected warehouses and strip malls, Little River has transformed into one of Miami’s most vibrant cultural and creative enclaves. At its heart is Sunny’s Steakhouse, a whimsical and lively hotspot where live-fire steaks and twinkle-light-covered banyan trees attract trendsetters and visitors alike. Culinary excellence abounds with Michelin-starred Ogawa, offering Tokyo-imported omakase artistry, and La Natural, renowned for its neo-Neapolitan pizzas and natural wines. Anchoring the neighborhood is The Citadel, a bustling food hall with rooftop cocktails and a communal atmosphere. This dynamic energy extends to the arts, with galleries like Primary and the upcoming Oolite Arts campus, promising to cement Little River’s status as a creative hub.

Meanwhile, the MiMo District, stretching along Biscayne Boulevard, revitalizes 1950s Miami Modern architecture into a buzzing lifestyle destination. Retro gems like the Vagabond Hotel and reimagined motels such as the New Yorker blend nostalgic charm with modern amenities. Community spaces like Legion Park, with its farmers’ market and yoga classes, underscore the district’s welcoming vibe, while culinary favorites like Blue Collar and El Bagel define its growing reputation as a foodie haven. MiMo’s low-rise charm and boutique appeal make it a sought-after destination for both residents and visitors.

Together, Little River and MiMo exemplify Miami’s transformation through vision and investment. From Little River’s artistic pulse to MiMo’s retro-modern allure, these neighborhoods combine culture, commerce, and community, offering compelling growth stories that redefine Miami’s urban landscape.

The New York Times

The New York Times Article



\$3B Little River District breaking ground

SG Holdings' 63-acre master development — 5,700+ residences, major grocery anchor, big-box retail and new transit — sits 1.5 miles east, currently in pre-construction phase



The creative migration is underway

Galleries, design showrooms and F&B concepts priced out of Wynwood and the Design District are moving north — with parking friction The Douglas uniquely solves.

\$3B

Little River District investment

63 acres

master-planned, 1.5 mi from site

5,700+

new residences planned nearby

2026

district in pre-construction phase

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