

DOWNTOWN SOUTH MIAMI FULL CITY BLOCK



5900 SUNSET DRIVE
FOR SALE



FOR SALE

Colliers International is pleased to exclusively offer for sale 5900 Sunset Drive, a full city block in Downtown South Miami consisting of seven retail buildings. The buildings have historically operated at 100% occupancy, with the tenants operating from their locations between 10 and 30 years. The property has 26,650 SF of leasable area and sits on a 59,815 SF lot, which per current zoning, allows up to 94,000 SF of leasable area. Every lease except one has a demolition clause, which is triggered upon a demolition, a sale, a lease, or a remodel.

The property is located in Downtown South Miami, which is walking distance to the University of Miami, Sunset Place Mall, South Miami Hospital, and the South Miami Metrorail station. Furthermore, the property spans from the lighted intersection of U.S. 1 and Sunset Drive (Downtown South Miami's main street) to the lighted intersection of U.S. 1 and SW 73rd Street. This affords the property 300 linear feet of frontage along U.S. 1, which benefits from traffic counts of more than 140,000 vehicles per day.

The northeast side of the property faces Downtown South Miami's main pedestrian street, Sunset Drive, and is the beginning of a half-mile stretch of walkable street retail along the city's streetscape-style, 15-foot-wide sidewalks. The east side of the property faces Dorn Avenue, of which the full brick sidewalk has been expanded to 25 feet to allow for patio dining in all the restaurants located on the avenue and an inviting, pedestrian experience to all who walk near 5900 Sunset Drive.

Address: 5900 Sunset Drive, South Miami, FL 33143
Offering Price: Market Driven
Year One NOI: \$1,280,000

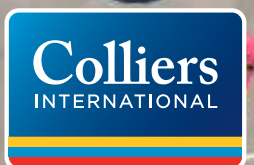
MARCOS PUENTE
Vice President
South Florida
Retail Capital Markets
DIR +1 786 517 4859
MOB +1 305 851 1947
EMAIL marcos.puente@colliers.com
www.colliers.com

Colliers International South
Florida, LLC
801 Brickell Avenue,
Suite 850
Miami, FL 33131
DIR +1 305 359 3690
FAX +1 786 735 3178

www.colliers.com/SouthFlorida



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2012. All rights reserved.





Downtown South Miami (East)



Downtown South Miami (West)