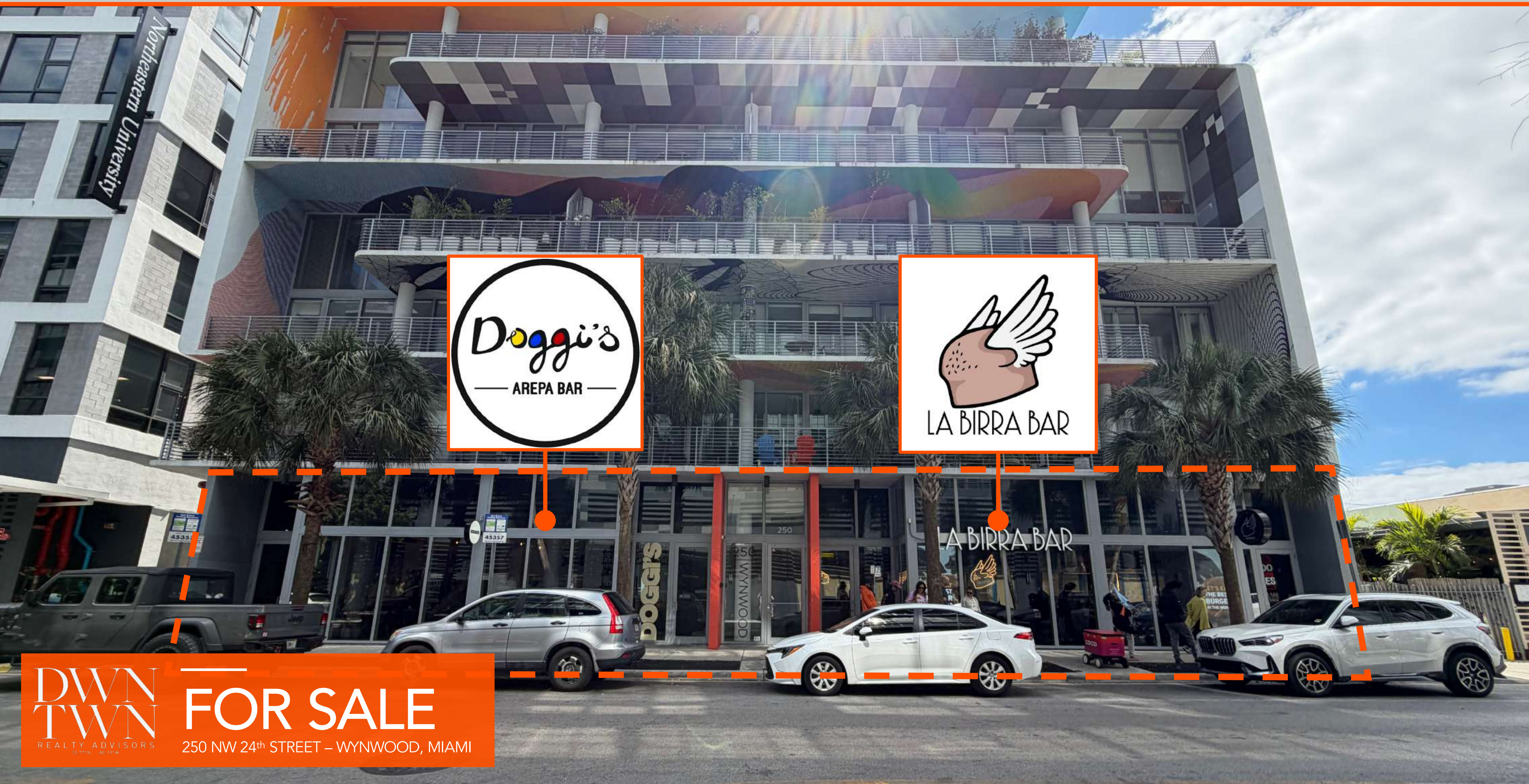
WYNWOOD NNN RETAIL CONDO INVESTMENT



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FOR SALE

250 NW 24th STREET – WYNWOOD, MIAMI

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25.77°N -80.19°W

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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present for sale 250 NW 24th Street (the "Property"), two fee-simple ground-floor commercial condominium units totaling 3,713 rentable square feet at 250 Wynwood, a six-story luxury residential building at the intersection of NW 24th Street and NW 2nd Avenue in the heart of Miami's Wynwood Arts District. Delivered as new construction within one of the submarket's most architecturally distinctive buildings, the Property occupies a hard-corner retail position on Wynwood's primary pedestrian spine, benefiting from a Walk Score of 96 and direct frontage along the district's highest foot-traffic corridor.

The Property is 100% leased on absolute triple net terms to two established food-and-beverage operators, La Birra Bar and Doggi's Arepa Bar, with a weighted average lease term of 7.9 years and no remaining renewal options. La Birra Bar, ranked among the seven best burger restaurants in the world for three consecutive years, operates its flagship U.S. expansion from Commercial Unit CU-1 through July 2033. Doggi's Arepa Bar, five-time winner of Miami New Times' Best Arepas, occupies Commercial Unit CU-2 through June 2034. Both leases carry personal guaranties, contractual annual escalations averaging 2.5% to 3.0%, and full tenant responsibility for operating expenses, real estate taxes, and management fees, producing a truly passive income stream with zero landlord capital or maintenance obligations.

Priced at $5,521,000, the offering represents a 5.5% capitalization rate on 2027 contractual net operating income of $301,756, with embedded base rent growth expanding the yield on cost to 7.0% by 2035 without a single lease turnover. Set against Wynwood's 124% residential population growth since 2015, more than 6 million annual visitors, and a structurally supply-constrained retail inventory, the Property offers investors durable, escalating, management-free cash flow secured by proven operators in one of the most visited retail districts in the United States.

250 NW 24th Street, Miami, FL 33127

Wynwood Arts District

$5,521,000
Sale Price

5.5%
Cap rate

$301,756
2027 NOI

3,713 RSF
Total Rentable SF

2
Number of Retail Condos

100%
Occupancy

7.9 Years
WALT

~$77/SF NNN
In-Place Retail NNN Rent

ABSOLUTE NNN CASH FLOW WITH BUILT-IN GROWTH, ANCHORED BY PROVEN OPERATORS IN THE HEART OF WYNWOOD'S RETAIL CORRIDOR.

PROPERTY INFORMATION

THE **OFFERING**

Sale Price	$5,521,000
Price/SF	$1,487/SF
Address	250 NW 24th Street, Miami, FL 33127
Submarket	Wynwood
Building RSF	3,713 SF
2027 NOI	$301,756
Cap Rate	5.5%
Investment Type	Retail NNN Condo
Number of Tenants	2 (CU-1 and CU-2)
Occupancy	100%
WALT	7.9 Years
Lease Structure	Absolute NNN
In-Place NNN Rent	~$77/SF NNN
Zoning	T5-O

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INVESTMENT HIGHLIGHTS

TENANCY

Fully Leased, Long Duration

100% occupied by two award-winning F+B operators under leases running through 2033 and 2034, delivering a 7.9 year weighted average lease term with staggered expirations and personal guaranties on both units.

LEASE STRUCTURE

Absolute NNN Cash Flow

Tenants reimburse 100% of CAM, real estate taxes, and management fees. NOI equals contractual base rent with zero landlord maintenance or capital obligations, producing a truly passive, management-free income stream.

LOCATION

Core Wynwood Corner

Hard-corner retail at NW 24th Street and NW 2nd Avenue, steps from Wynwood Walls in a district drawing 6 million annual visitors, 16,500 daily visitors, and a Walker's Paradise score of 96.

GROWTH

Yield Expands to 7.0%

Contractual escalations of 2.5% to 3.0% annually grow the 5.5% going-in cap rate to 7.0% by 2035 within existing lease terms, with no turnover, capital investment, or repositioning required.

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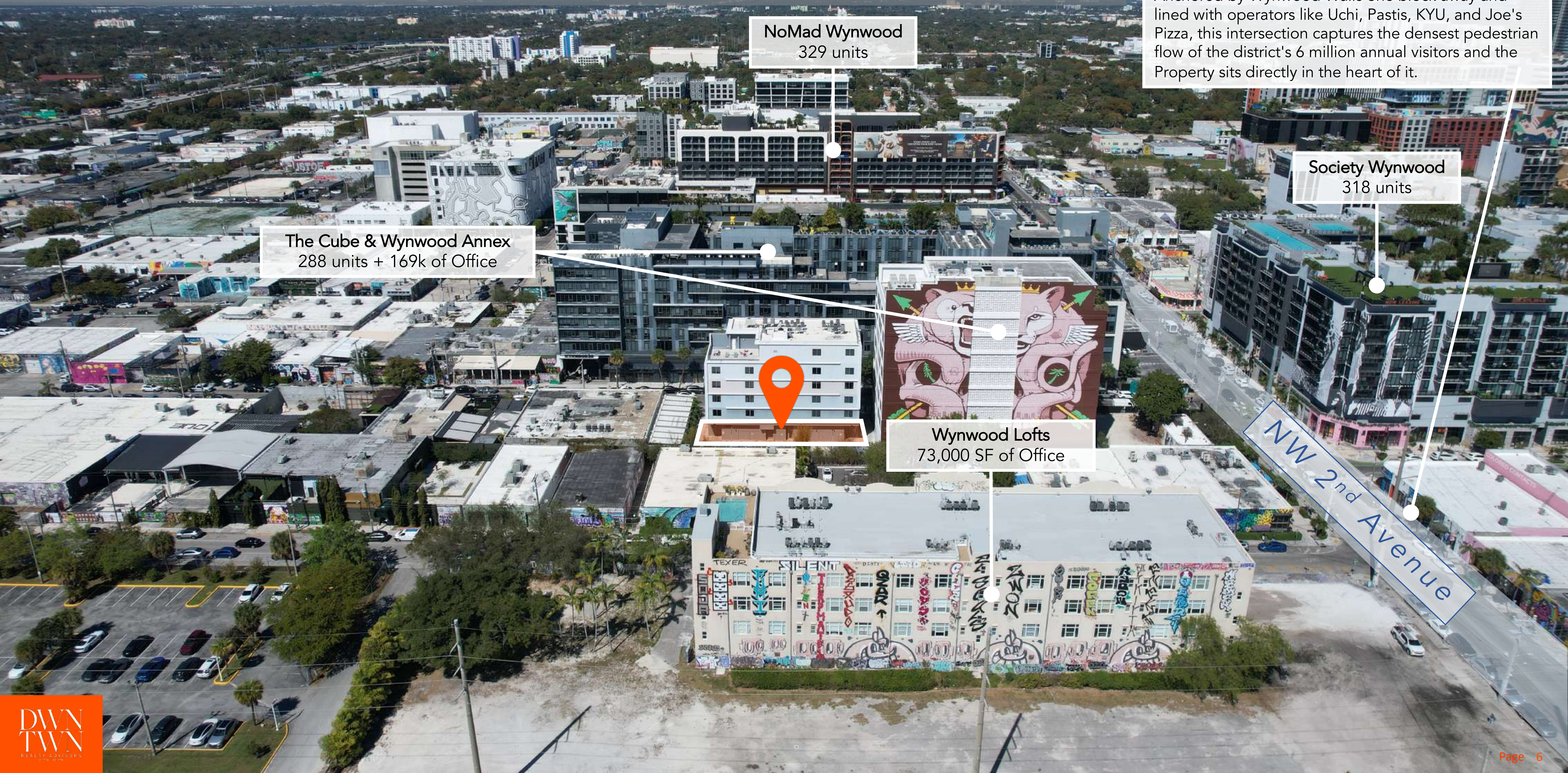
IN THE HEART OF WYNWOOD

THE RETAIL SPINE OF WYNWOOD
NW 2nd Avenue and 24th Street form Wynwood's primary retail artery, the corridor where the district's foot traffic, dining, and nightlife concentrate. Anchored by Wynwood Walls one block away and lined with operators like Uchi, Pastis, KYU, and Joe's Pizza, this intersection captures the densest pedestrian flow of the district's 6 million annual visitors and the Property sits directly in the heart of it.



PROPERTY PICTURE

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FINANCIAL SUMMARY

PROPERTY DETAILS		
Property Address	250 NW 24th St, Miami, FL 33127	
Property Type	Retail Condo (2 Units)	
Purchase Price	5,521,000	
CU-1 RSF	1,920	
CU-2 RSF	1,793	
Total RSF	3,713	
GROWTH & RETURN ASSUMPTIONS		
Post-Expiry Rent Growth	3.0%	*Applied after all contractual terms exhausted*
OpEx Annual Growth	3.0%	
NNN Reimbursement Growth	3.0%	*Pass-throughs grow with expenses*
Vacancy / Credit Loss	0.0%	*100% occupied; adjust for tenant credit risk*

CU-1 RENT SCHEDULE — La Birra Bar (Macina Wyn LLC)

Lease Year	Monthly Rent	Period / Source
LY 1	$8,800.00	*Aug 2019 - Jul 2020*
LY 2	$8,800.00	*Aug 2020 - Jul 2021*
LY 3	$11,200.00	*Aug 2021 - Jul 2022*
LY 4	$11,480.00	*Aug 2022 - Jul 2023*
LY 5	$11,767.00	*Aug 2023 - Jul 2024*
LY 6	$12,061.18	*Aug 2024 - Jul 2025*
LY 7	$12,362.70	*Aug 2025 - Jul 2026 ← CURRENT (invoice: $12,362.73)*
LY 8	$12,671.77	*Aug 2026 - Jul 2027*
LY 9	$12,988.57	*Aug 2027 - Jul 2028*
LY 10	$13,313.28	*Aug 2028 - Jul 2029*
Ext Yr 1	$13,712.68	*Aug 2029 - Jul 2030*
Ext Yr 2	$14,124.06	*Aug 2030 - Jul 2031*
Ext Yr 3	$14,547.78	*Aug 2031 - Jul 2032*
4th Amend Term	$14,984.22	*Aug 2032 - Jul 2033*

CU-2 RENT SCHEDULE — Doggi's Arepa Bar (Doggis Wynwood Corp)

Lease Year	Monthly Rent	Period / Source
LY 1	$11,250.00	*Jul 2024 - Jun 2025*
LY 2	$11,587.50	*Jul 2025 - Jun 2026 ← CURRENT (invoice: $11,588.00)*
LY 3	$11,935.17	*Jul 2026 - Jun 2027*
LY 4	$12,750.00	*Jul 2027 - Jun 2028*
LY 5	$13,132.50	*Jul 2028 - Jun 2029*
LY 6	$13,526.50	*Jul 2029 - Jun 2030*
LY 7	$13,932.25	*Jul 2030 - Jun 2031*
LY 8	$14,350.25	*Jul 2031 - Jun 2032*
LY 9	$14,780.75	*Jul 2032 - Jun 2033*
LY 10 thru Expiration	$15,224.17	*Jul 2033 - Jun 2034*

BASE YEAR OpEx — Derived from March 2026 Invoices (Annualized)

Line Item	Annual Amount	Source / Derivation
CAM / Common Area	$65,476	*CU-1 $2821.46 + CU-2 $2634.85 × 12*
Real Estate Taxes	$58,659	*CU-1 $2480.22 + CU-2 $2408.02 × 12*
Management Fee	$16,538	*CU-1 $712.65 + CU-2 $665.52 × 12*
Total Verifiable OpEx	$140,673	*Only items verifiable from invoices; actual OpEx may include additional items*

	2026 (Year 1)	2027	2028	2029	2030	2031	2032	2033	2034	2035
CU-1 BASE RENT (La Birra — expires Jul 2033)										
CU-1 Jan-Jul Rate (mo)	$12,363	$12,672	$12,989	$13,313	$13,713	$14,124	$14,548	$14,984	$15,434	$15,897
CU-1 Aug-Dec Rate (mo)	$12,672	$12,989	$13,313	$13,713	$14,124	$14,548	$14,984	$15,434	$15,897	$16,374
CU-1 Annual Base Rent	$149,898	$153,645	$157,486	$161,756	$166,609	$171,607	$176,756	$182,058	$187,520	$193,146
CU-2 BASE RENT (Doggi's — expires Jun 2034)										
CU-2 Jan-Jun Rate (mo)	$11,588	$11,935	$12,750	$13,133	$13,527	$13,932	$14,350	$14,781	$15,224	$15,681
CU-2 Jul-Dec Rate (mo)	$11,935	$12,750	$13,133	$13,527	$13,932	$14,350	$14,781	$15,224	$15,681	$16,151
CU-2 Annual Base Rent	$141,136	$148,111	$155,295	$159,954	$164,753	$169,695	$174,786	$180,030	$185,430	$190,993
TOTAL BASE RENT	$291,034	$301,756	$312,781	$321,710	$331,362	$341,302	$351,542	$362,088	$372,950	$384,139
NNN REIMBURSEMENTS (Invoice-Derived Base Year)										
CAM Reimbursement	$65,476	$67,440	$69,463	$71,547	$73,693	$75,904	$78,181	$80,527	$82,943	$85,431
RE Tax Reimbursement	$58,659	$60,419	$62,231	$64,098	$66,021	$68,002	$70,042	$72,143	$74,307	$76,537
Management Fee Reimb	$16,538	$17,034	$17,545	$18,072	$18,614	$19,172	$19,747	$20,340	$20,950	$21,578
Total Reimbursements + Other	$140,673	$144,893	$149,240	$153,717	$158,328	$163,078	$167,970	$173,010	$178,200	$183,546
EFFECTIVE GROSS INCOME										
Total Base Rent	$291,034	$301,756	$312,781	$321,710	$331,362	$341,302	$351,542	$362,088	$372,950	$384,139
Total Reimbursements + Other	$140,673	$144,893	$149,240	$153,717	$158,328	$163,078	$167,970	$173,010	$178,200	$183,546
Less: Vacancy/Credit Loss	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	$431,706	$446,649	$462,021	$475,427	$489,690	$504,380	$519,512	$535,097	$551,150	$567,685
OPERATING EXPENSES (Invoice-Derived Base Year)										
CAM / Common Area	$65,476	$67,440	$69,463	$71,547	$73,693	$75,904	$78,181	$80,527	$82,943	$85,431
Real Estate Taxes	$58,659	$60,419	$62,231	$64,098	$66,021	$68,002	$70,042	$72,143	$74,307	$76,537
Management Fee	$16,538	$17,034	$17,545	$18,072	$18,614	$19,172	$19,747	$20,340	$20,950	$21,578
Total Operating Expenses	$140,673	$144,893	$149,240	$153,717	$158,328	$163,078	$167,970	$173,010	$178,200	$183,546
NET OPERATING INCOME	$291,034	$301,756	$312,781	$321,710	$331,362	$341,302	$351,542	$362,088	$372,950	$384,139
RETURN METRICS										
Cap Rate (on Purchase Price)	5.3%	5.5%	5.7%	5.8%	6.0%	6.2%	6.4%	6.6%	6.8%	7.0%
NOI Growth (YoY)		3.7%	3.7%	2.9%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
NOI PSF	$78.38	$81.27	$84.24	$86.64	$89.24	$91.92	$94.68	$97.52	$100.44	$103.46
Base Rent PSF	$78.38	$81.27	$84.24	$86.64	$89.24	$91.92	$94.68	$97.52	$100.44	$103.46
LEASE STATUS										
CU-1 La Birra	In-Place	In-Place	In-Place	In-Place	In-Place	In-Place	In-Place	Expires Jul 33	@3% Growth	@3% Growth
CU-2 Doggi's	In-Place	In-Place	In-Place	In-Place	In-Place	In-Place	In-Place	In-Place	Expires Jun 34	@3% Growth

NOI CONFIRMATION — NNN Proof (Reimbursements vs Expenses)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
NNN REIMBURSEMENTS (Income):										
CAM Reimbursement	$65,476	$67,440	$69,463	$71,547	$73,693	$75,904	$78,181	$80,527	$82,943	$85,431
RE Tax Reimbursement	$58,659	$60,419	$62,231	$64,098	$66,021	$68,002	$70,042	$72,143	$74,307	$76,537
Management Fee Reimbursement	$16,538	$17,034	$17,545	$18,072	$18,614	$19,172	$19,747	$20,340	$20,950	$21,578
Total NNN Reimbursements	$140,673	$144,893	$149,240	$153,717	$158,328	$163,078	$167,970	$173,010	$178,200	$183,546
OPERATING EXPENSES (Expense):										
CAM / Common Area	$65,476	$67,440	$69,463	$71,547	$73,693	$75,904	$78,181	$80,527	$82,943	$85,431
Real Estate Taxes	$58,659	$60,419	$62,231	$64,098	$66,021	$68,002	$70,042	$72,143	$74,307	$76,537
Management Fee	$16,538	$17,034	$17,545	$18,072	$18,614	$19,172	$19,747	$20,340	$20,950	$21,578
Total Operating Expenses	$140,673	$144,893	$149,240	$153,717	$158,328	$163,078	$167,970	$173,010	$178,200	$183,546

LEASE ABSTRACTS

CU-1 (La Birra Bar)

PARTIES & PREMISES	
Tenant (Current)	Macina Wyn LLC dba La Birra Bar
Tenant (Original)	Eggs in Wynwood LLC (dba Buya Ramen)
Assignment	Eggs in Wynwood → Macina Wyn LLC (Nov 15, 2022)
Guarantors	German Maggio, Franco Navarro, Facundo Sebastian Cigarra
Unit	CU-1 (CU-101), Ground Floor
RSF	1,920 SF
Permitted Use	Restaurant (La Birra Bar)
TERM	
Original Lease	January 3, 2019
Rent Commencement	~August 1, 2019 (180 days after delivery)
Original Expiration	July 31, 2029 (10 years)
Assignment Extension	+3 years → July 31, 2032
4th Amendment Extension	+1 year → July 31, 2033
CURRENT EXPIRATION	July 31, 2033
Remaining Term	~7.4 years from Mar 2026
Renewal / Extension Options	NONE remaining
LEASE TYPE & NNN	
Lease Type	Triple Net (NNN)
Operating Expenses	100% Tenant responsibility
Real Estate Taxes	100% Tenant responsibility
Insurance	Tenant pro rata share
Condo/HOA	Included in Operating Expenses
Mgmt Fee (per invoice)	$712.65/mo = $8,551.80/yr
CURRENT RENT — LY 7 (Aug 2025 - Jul 2026)	
Monthly Base (per lease)	$12,362.70
Monthly Base (per invoice)	$12,362.73 ($0.03 rounding diff)
Annual Base	$148,352.40
Rent PSF	$77.27/SF
Escalation Pattern	~2.5% per annum per schedule
PERCENTAGE RENT	
Rate	5% of Gross Revenue above Annual Breakpoint
LY 7 Breakpoint	$2,967,049
AMENDMENTS HISTORY	
1st (Jan 2020)	Rent deferment Dec 2019-Jan 2020; $24,957.58 repaid at $1,386.53/mo
2nd (Mar 2020)	Changed permitted use from LAID to BUYA; updated hours
3rd (Jun 2020)	COVID deferment May-Jul 2020; $57,977.39 over 18 months
4th (Oct 2023)	Waived $64,477; remaining $115,933 @ $990.88/mo; +1 yr extension
Assignment (Nov 2022)	To Macina Wyn LLC; +3 year extension; new guarantors
OUTSTANDING OBLIGATIONS	
4th Amend Payback	$990.88/mo (~$115,933 from Nov 2023; ~9.8 yr payback)
Invoice Confirmation	"Other Monthly Charges" $990.88 — confirmed match
AR Status (Mar 2026)	CURRENT — $0.00 balance; wire received 03/04/2026
SECURITY	
Security Deposit	Per original lease terms
Personal Guaranty	German Maggio, Franco Navarro, Facundo Cigarra

CU-2 (Doggi's Arepa Bar)

PARTIES & PREMISES	
Tenant	Doggis Wynwood Corp dba Doggi's Arepa Bar
Prior Tenant	Crudos Fusion Art LLC (assigned Apr 1, 2024)
Guarantors	Giovanni Esteves, Yoleida Galiano (jointly & severally)
Unit	CU-2 (CU-102), Ground Floor
RSF	1,793 SF
Permitted Use	Restaurant (Doggi's Arepa Bar)
TERM	
Original Lease	June 29, 2016 (to Crudos Fusion Art)
A&R Lease Date	April 1, 2024
Commencement Date	April 1, 2024 (per A&R Lease §1.4)
Rent Commencement	July 1, 2024 (earlier of opening or Jul 1)
EXPIRATION DATE	June 30, 2034 (10 years from Rent Commencement)
Remaining Term	~8.3 years from Mar 2026
Renewal / Extension Options	NONE identified in A&R Lease
LEASE TYPE & NNN	
Lease Type	Triple Net (NNN) per A&R Lease
Operating Expenses	Pro rata share (RSF-based)
Real Estate Taxes	100% Tenant responsibility
Insurance	Tenant pro rata share
Condo/HOA	Per A&R Lease §2.3
Mgmt Fee (per invoice)	$665.52/mo = $7,986.24/yr
CURRENT RENT — LY 2 (Jul 2025 - Jun 2026)	
Monthly Base (per lease)	$11,587.50
Monthly Base (per invoice)	$11,588.00 ($0.50 rounding diff)
Annual Base	$139,050.00
Rent PSF	$77.55/SF
Escalation Pattern	Per schedule; ~3% avg; LY3→LY4 has 6.8% step-up
TENANT RISK FLAGS	
AR Outstanding (Mar 2026)	$39,896.60
Aging: 0-30 days	$17,296.39
Aging: 31-60 days	$19,948.30
Aging: 61-90 days	$2,651.91
Aging: 90+ days	$0.00
Payment Plan	Executed 04/02/2025 — delinquency persists into Mar 2026
Non-Payment Notice	Issued 03/05/2025
SECURITY	
Security Deposit (per A&R §27.1)	$97,170.00
Guaranty	Giovanni Esteves & Yoleida Galiano — absolute, continuing, joint & several
Late Charge	$0.04/dollar of unpaid rent + 6% above Citibank Prime
NSF Fee	$75.00 per dishonored check
Holdover Rent	200% of greater of FMV or last LY rent + avg Additional Rent
KEY LEASE PROVISIONS	
Assignment/Subletting	Landlord 60-day right of first refusal; 100% profit sharing
Continuous Operations	Required; 90-day cure; Landlord may cancel with 2-yr penalty payment
Casualty	Landlord restores to Commencement condition; may terminate if >25% in last 2 yrs

TENANT PROFILE – LA BIRRA BAR

LA BIRRA BAR

TENANT SUMMARY

Tenant Name:	La Birra Bar
Unit:	Commercial Unit CU-1
Unit Size:	1,730 SF
Lease Commencement:	December 7, 2023
Lease Expiration:	July 31, 2033
Annual Base Rent:	$148,353
Tenant Type:	F+B / Fast Casual
Concept:	Argentinian Craft Burger & Hot Dog Bar
Total Locations:	22+ Locations

TENANT OVERVIEW

La Birra Bar is an internationally acclaimed Argentinian craft burger concept founded in 2001 in the Boedo neighborhood of Buenos Aires by siblings Daniel, Roxana, and Renzo Cocchia. Built on a philosophy of artisanal quality — premium Black Angus Argentinian beef, daily-baked buns, and house-crafted sauces — the brand has grown from a single neighborhood counter into one of the most decorated burger restaurants in the world, now operating 22+ locations across Argentina, the United States, Chile, and Spain. La Birra Bar's Wynwood location, which opened in May 2024, represents the brand's flagship U.S. expansion into Miami's most visited cultural district, drawing from a daily visitor base of over 16,500 and more than 6 million annual tourists. The brand has earned recognition as one of the seven best burger restaurants in the world by the World's Best Steak Restaurants ranking for three consecutive years, besting globally renowned establishments in London, Sydney, and New York. Closer to home, La Birra Bar has been crowned Best Burger at the South Beach Wine & Food Festival Burger Bash twice — most recently in March 2025, when it made history as the first franchise to simultaneously claim both Best Burger and Best Side Dish in the same year. Miami New Times also named it Best Burger in Miami in both 2022 and 2023. With strong brand momentum, a rapidly growing multi-state and international footprint, and a location in the heart of one of Miami's most foot-traffic-intensive corridors, La Birra Bar represents a best-in-class F&B operator anchoring this investment.

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Click For Instagram

LA BIRRA BAR – INTERIOR PHOTOS

TENANT PROFILE – DOGGI'S AREPA BAR

Doggi's
AREPA BAR

TENANT SUMMARY

Tenant Name:	Doggi's Arepa Bar
Unit:	Commercial Unit CU-2
Unit Size:	1,793 SF
Lease Commencement:	December 7, 2023
Lease Expiration:	June 30, 2034
Annual Base Rent:	$182,690
Tenant Type:	F+B / Fast Casual
Concept:	Venezuelan Arepa Bar & Street Food
Total Locations:	5 Locations

TENANT OVERVIEW

Doggi's Arepa Bar is Miami's most decorated Venezuelan restaurant, founded in 2010 by brothers Giovanni and Carlos Esteves — the sons of Venezuelan immigrants — who started with a single hot dog cart before opening their first brick-and-mortar on Coral Way in 2011. What began as a humble family operation has grown into one of South Florida's most recognized restaurant brands, now operating five locations across the Miami metro and offering nationwide shipping through Goldbelly.com, becoming the first Venezuelan restaurant to achieve that distinction in 2022. The brand has been voted Best Arepas in Miami by Miami New Times five times — in 2014, 2018, 2021, 2022, and 2024 — cementing its status as the definitive arepa destination in the city. Its menu centers on hand-crafted Venezuelan arepas, cachapas, pepitos, and churrasco, made using family recipes passed down by the founders' mother, Yoleida Esteves. Doggi's has also cultivated a strong presence at major South Florida events, including as a vendor at DRV PNK Stadium, home of Inter Miami CF and Lionel Messi, as well as the Miami Grand Prix. The Wynwood location, which opened in March 2025 under a fast-casual format, represents the brand's strategic push into Miami's highest foot-traffic entertainment corridor — tapping into the district's 6 million annual visitors while introducing a streamlined service model proven at its Aventura Mall location. With 96,000 Instagram followers, a 15-year operating history, and deep roots in Miami's Venezuelan community, Doggi's Arepa Bar brings both cultural credibility and proven staying power to this investment.

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DOGGI'S AREPA BAR – INTERIOR PHOTOS

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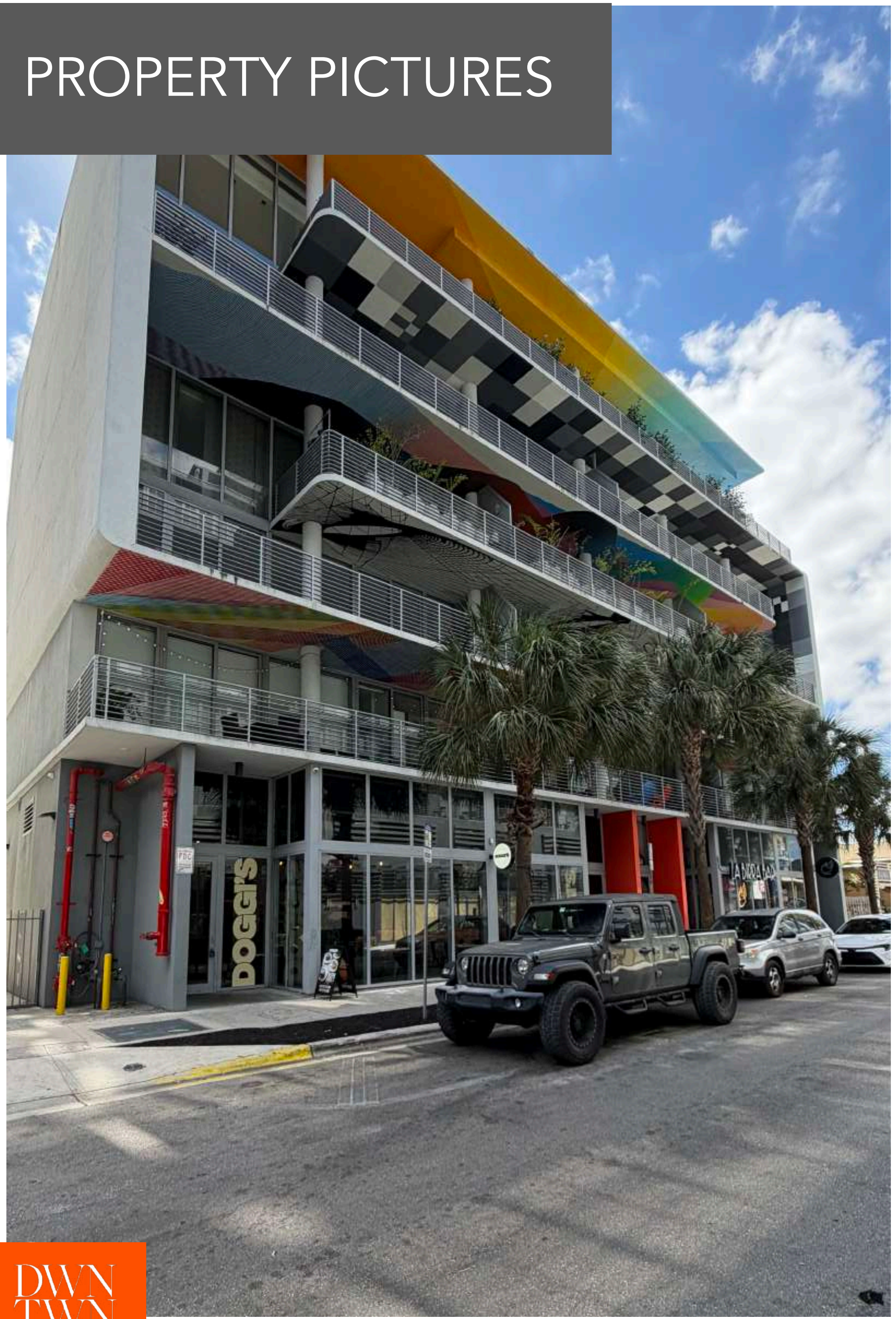
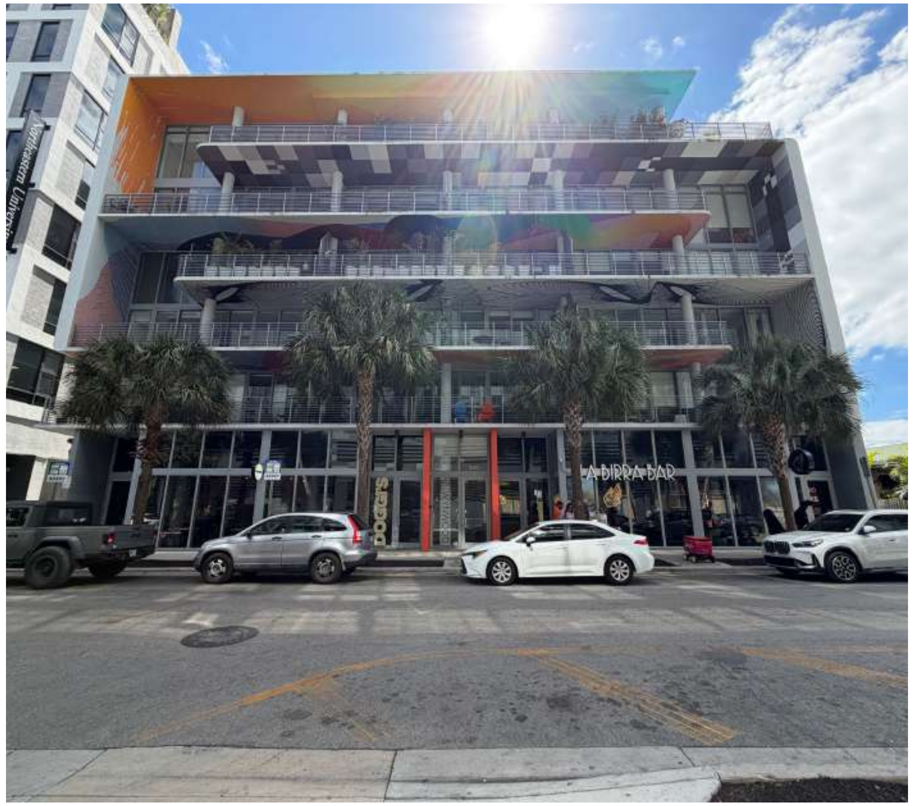
PROPERTY PICTURES





SALES COMPS

Property Address	Last Sale Date	Last Sale Price	Building SF	Price/SF
43-75 NW 23rd St	Jun-2026	$26,000,000	38,946	$668
325-339 NW 24th St	Aug-2024	$12,300,000	15,119	$814
128 NW 25th St	Mar-2025	$8,200,000	4,894	$1,676
282-292 NW 25th St	Aug-2024	$12,300,000	4,641	$2,650
2215 NW 1st Pl	Sep-2023	$24,000,000	20,024	$1,199
2200 NW 2nd Ave	Sep-2025	$25,500,000	27,700	$921
165 NW 23rd St	Jan-2025	$9,000,000	7,480	$1,203
36-38 NW 24th St	Apr-2024	$10,500,000	13,300	$789
345 NW 24th St	Jun-2026	$1,600,000	4,875	$328
138 NW 25th St	Mar-2025	$8,200,000	3,948	$2,077
2320-2328 N Miami Ave	Apr-2024	$13,000,000	15,418	$843

TIMELINE	TOTAL COMPS	TOTAL VOLUME	TOTAL SF SOLD
T36 Months	11	$150,600,000	156,345
AVG PRICE / SF	**MEDIAN / SF**	**MAX PRICE / SF**	**MIN PRICE / SF**
$1,197	$921	$2,650	$328

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WYNWOOD

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments.

Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

LIVE
WORK
PLAY
EPICENTER

FLY OVER WYNWOOD

WATCH THE VIDEO: WYNWOOD FROM ABOVE

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WYNWOOD BY THE NUMBERS

50
CITY BLOCKS
≈ 1 Square Mile of Vibrant Neighborhood

57+
RESTAURANTS
Acclaimed dining & café destinations

400+
BUSINESSES
Retail, creative & service industries

495
BUILDINGS
Defining Wynwood's iconic urban landscape

6M
ANNUAL VISITORS

16.5K
DAILY VISITORS
Consistent foot traffic, every single day

10k
RESIDENTS
A vibrant local community

6k+
DAYTIME OFFICE POPULATION
A growing professional workforce

TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

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F&B

- Zak the Baker Wynwood, Miami
- PASTIS
- uchi
- Joe's Pizza
- WaltGrace Vintage Cars & Guitars Wynwood, FL
- Maman Coffee. Bakery. Kitchen
- Skinny Louie Smash'd Burgers
- OMAKAI sushi
- KYU
- sweetgreen
- Dante's HiFi
- Cervecería La Tropical
- OSSOBUCO Open Fire & Charred Vegetables
- The Taco Stand Hecho a Mano
- DOYA

RETAIL & FITNESS

- Billionaire Boys Club
- Mimi Yoga and Pilates
- Warby Parker
- Legacy
- STUDS
- YO BK
- FORM50
- STUDIO///
- BASE

OFFICE TENANTS

- amazon
- Sony Music
- Live Nation Entertainment
- Founders Fund
- ramp
- ATOMIC
- Spotify
- OpenStore

LANDMARKS

- KNOTEL
- moxy Hotels
- MANA Wynwood
- Museum of Graffiti
- wework
- Arlo Wynwood
- Wynwood Walls
- Pool House Miami
- paradox museum

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