

MiMo District
7610 Biscayne Blvd, Miami, Florida 33138

FOR SALE

ICONIC BISCAYNE BOULEVARD ASSET

FULLY BUILT HOSPITALITY & PRIVATE CLUB OPPORTUNITY

Turnkey hospitality property positioned for private membership, restaurant, event, or hybrid experiential use



Information herein from sources believed reliable but not verified. Chariff Realty Group recognizes cooperating brokers only with prior written disclosure of exclusive representation and written acknowledgment by Chariff. No retroactive registrations. Full terms: [chariff.com/privacypolicy/](https://www.chariff.com/privacypolicy/).

www.chariff.com
(305) 576-7474

CONFIDENTIAL

This is a confidential memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Chariff Realty Group, (“Chariff Realty Group”), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently.

The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

TABLE OF CONTENTS

P4 **Executive Summary**

P5 **Property Details**

P6 **Potential Uses**

P7 **Ideal Buyer Profile**

P8 **Location Overview**

P9 **Photos**

P15 **Aerials**

P20 **MiMo Overview**

P21 **Contact Us**

EXECUTIVE SUMMARY

7610 Biscayne Boulevard presents a rare opportunity to acquire a fully built, design-driven hospitality asset in the heart of Miami's MiMo District.

Originally developed as a high-end experiential venue, the property is delivered today as a turnkey platform capable of supporting a private membership club, restaurant, event venue, wellness concept, or hybrid hospitality model.

With approximately 14,000 SF, dramatic ceiling heights, and a fully installed commercial kitchen, the asset eliminates the typical time, cost, and risk associated with development in Miami.

This is an immediate-use opportunity in a corridor where entitlements, construction timelines, and costs continue to escalate.

For investors and operators, the value lies in speed to market, multiple revenue paths, and long-term corridor positioning.

This is not a redevelopment opportunity. This is a fully realized asset ready to operate from day one.



PROPERTY DETAILS

ASKING PRICE

\$9,900,000

ZONING

T6-8-O

LOT SIZE

13,762 SF ±

BUILDING SIZE

14,139 SF ±

SUBMARKET

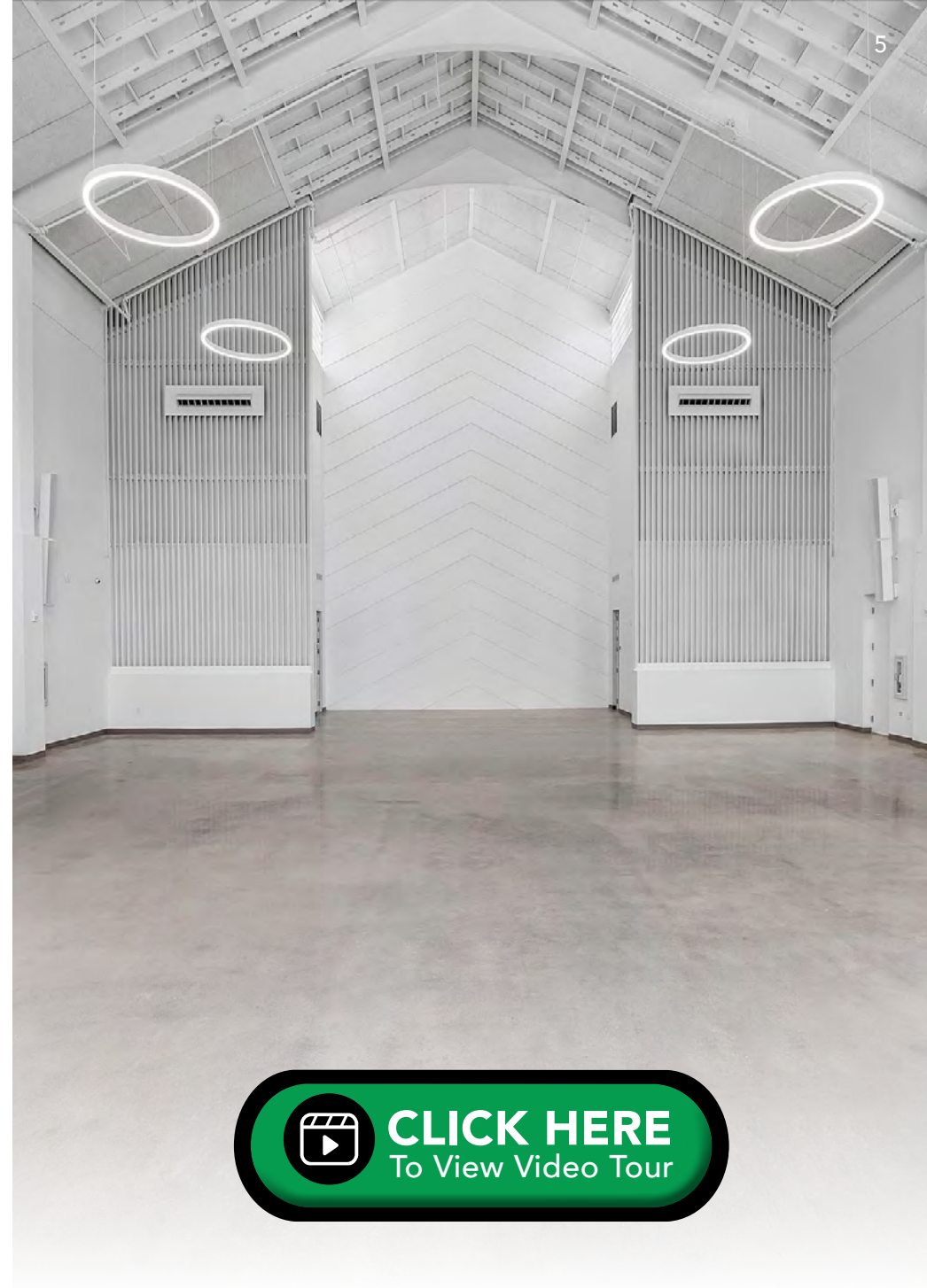
MiMo District

ADDRESS

7610 Biscayne Blvd
Miami, FL 33138

INVESTMENT HIGHLIGHTS

- Prime Biscayne Blvd / US-1 frontage
- Located in the heart of Miami's MiMo District
- Currently home to Sanctuary MiMo
- Approx. 14,139 SF ± building size
- Approx. 13,762 SF ± site size
- Designed to support multiple high-value hospitality uses without significant modification
- Strong access to Miami's core neighborhoods
- High-identity asset with destination appeal
- Fully built, operational-grade improvements in place
- Significant replacement cost advantage
- Immediate usability across multiple business models
- High-visibility frontage on Biscayne Boulevard
- Positioned for both owner-user and investment strategies



POTENTIAL USES



Private Membership Club

Ideal for curated membership, recurring revenue, and controlled access environment.



Hospitality Asset

Existing identity with proven capacity and layout.



Restaurant + Bar

Fully equipped kitchen and layout support immediate activation.



Wellness / Lifestyle Concept

Suitable for fitness, recovery, or experiential wellness programming.



Hybrid Hospitality Model

Combine restaurant, membership, and events for diversified income.

WHAT IT WOULD TAKE TO REPLICATE THIS ASSET:

- ✓ 18–36 months of entitlement and construction.
- ✓ Significant capital investment
- ✓ Permitting and approval risk
- ✓ Design and execution complexity

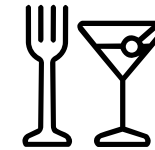
This property delivers all of the above today.

IDEAL BUYER PROFILE



HOSPITALITY OPERATORS

Seeking turnkey assets to launch or expand operations.



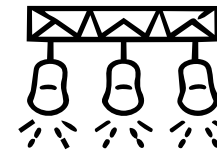
RESTAURANT & FOOD OPERATORS

Requiring fully built infrastructure for immediate activation.



PRIVATE MEMBERSHIP CLUB GROUPS

Focused on curated, high-experience environments.



EVENT & PRODUCTION COMPANIES

Needing high-capacity, well-located venues.



FAMILY OFFICES

Seeking experiential real estate with long-term value.



INVESTORS

Pursuing repositioning or hybrid income strategies.

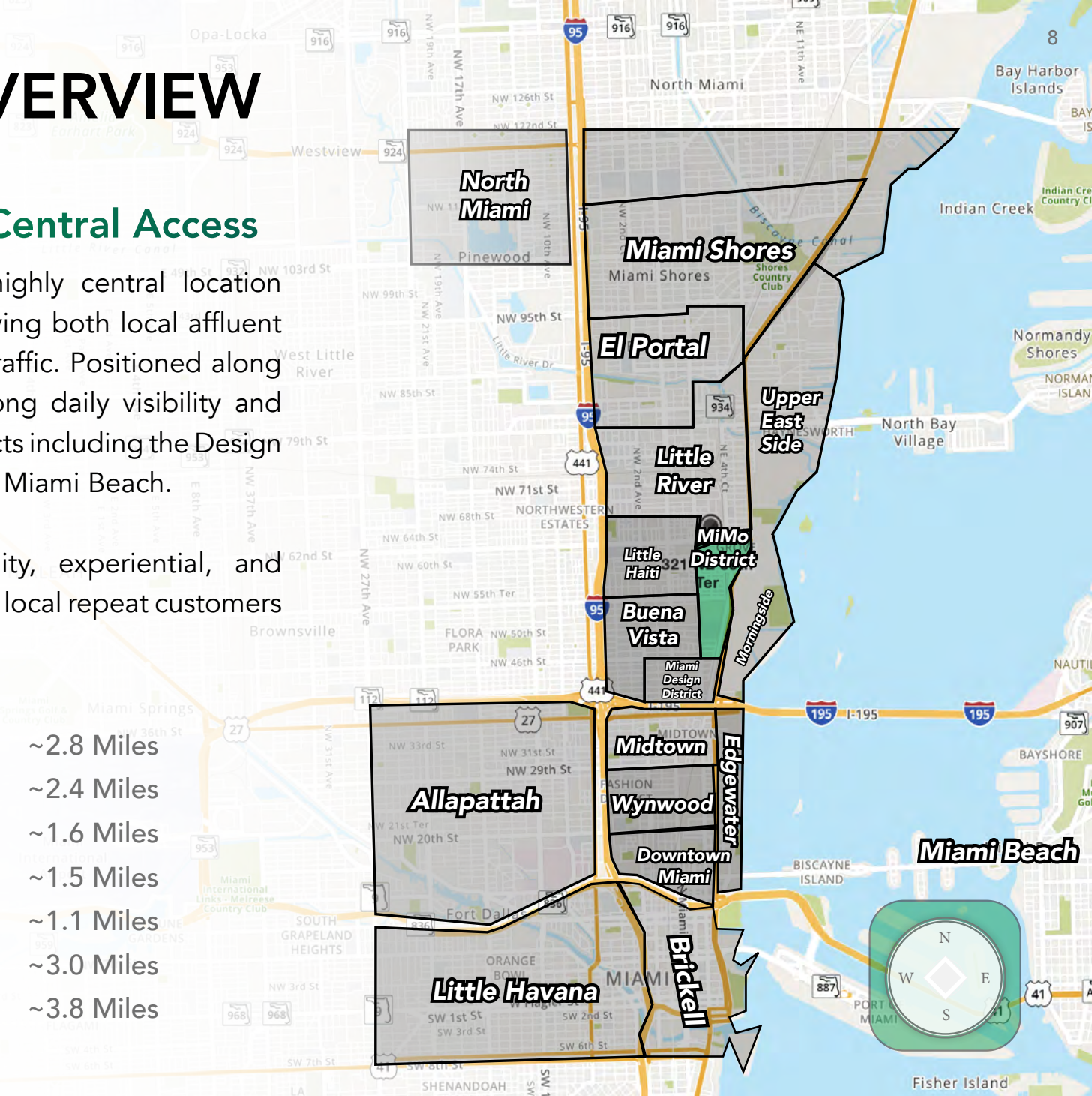
LOCATION OVERVIEW

Prime Connectivity & Central Access

The property benefits from a highly central location within Miami's MiMo District, serving both local affluent neighborhoods and destination traffic. Positioned along Biscayne Boulevard, it offers strong daily visibility and direct access to Miami's core districts including the Design District, Midtown, Wynwood, and Miami Beach.

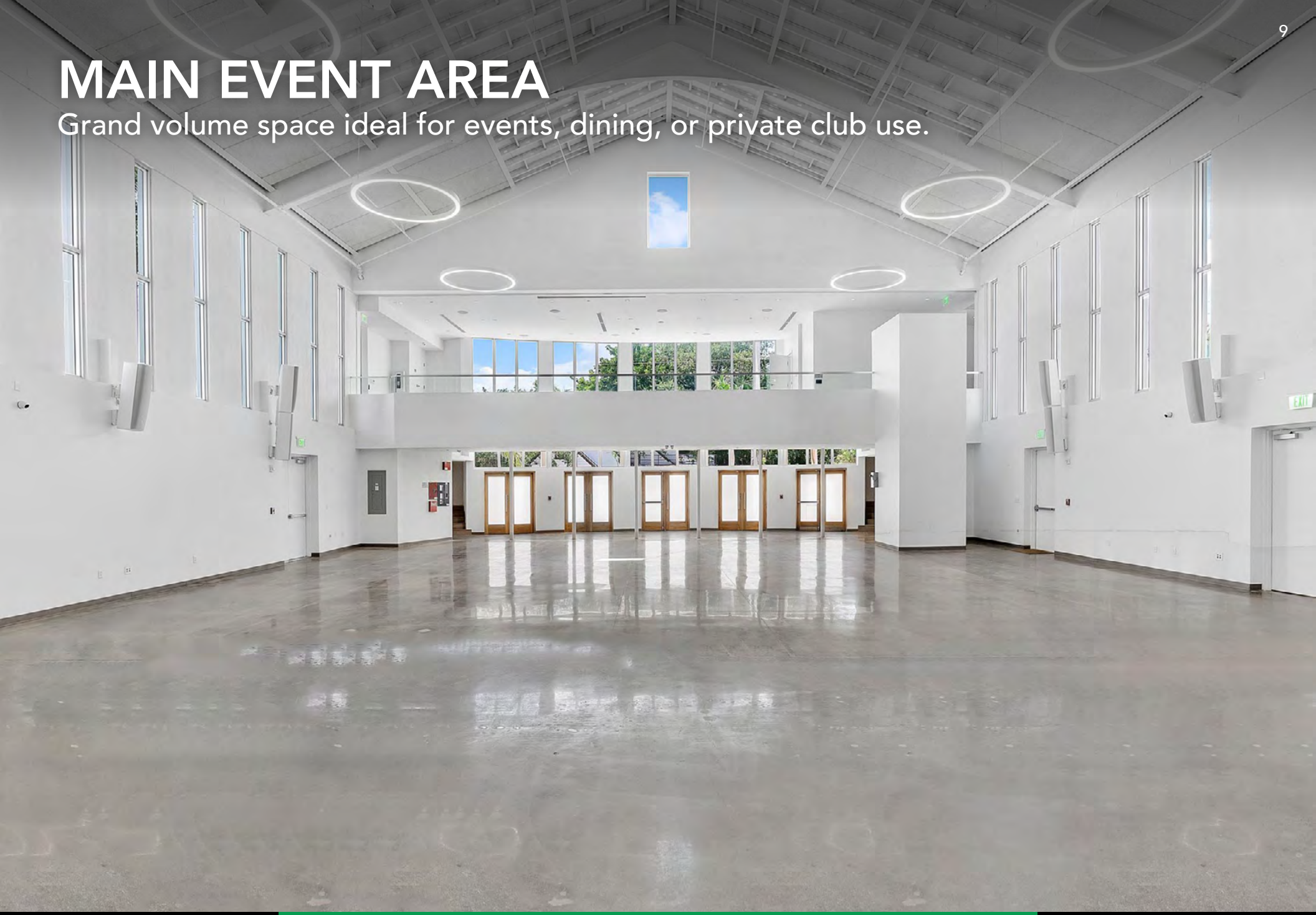
This location supports hospitality, experiential, and lifestyle concepts that rely on both local repeat customers and regional draw.

MIAMI DESIGN DISTRICT	~2.8 Miles
BUENA VISTA	~2.4 Miles
LITTLE HAITI	~1.6 Miles
MAGIC CITY	~1.5 Miles
LITTLE RIVER	~1.1 Miles
MIDTOWN MIAMI	~3.0 Miles
WYNWOOD	~3.8 Miles



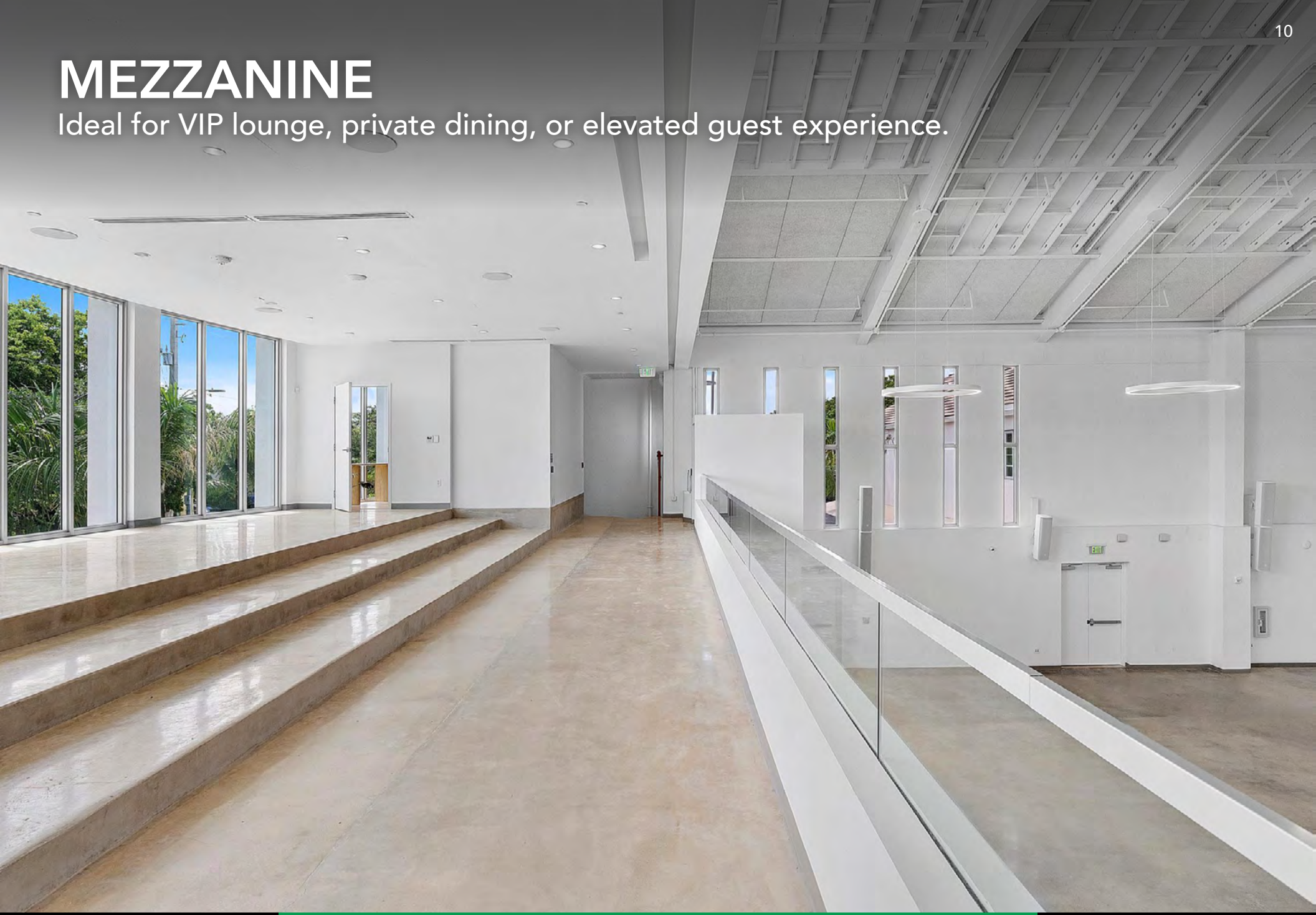
MAIN EVENT AREA

Grand volume space ideal for events, dining, or private club use.



MEZZANINE

Ideal for VIP lounge, private dining, or elevated guest experience.



KITCHEN

Fully installed commercial kitchen designed for high-volume production, ready for immediate operation and eliminating major upfront capital expenditure.



OUTDOOR PATIO

Private courtyard suitable for events, dining, or outdoor activation.



PHOTOS



PHOTOS



AERIAL VIEW (Top-Down)

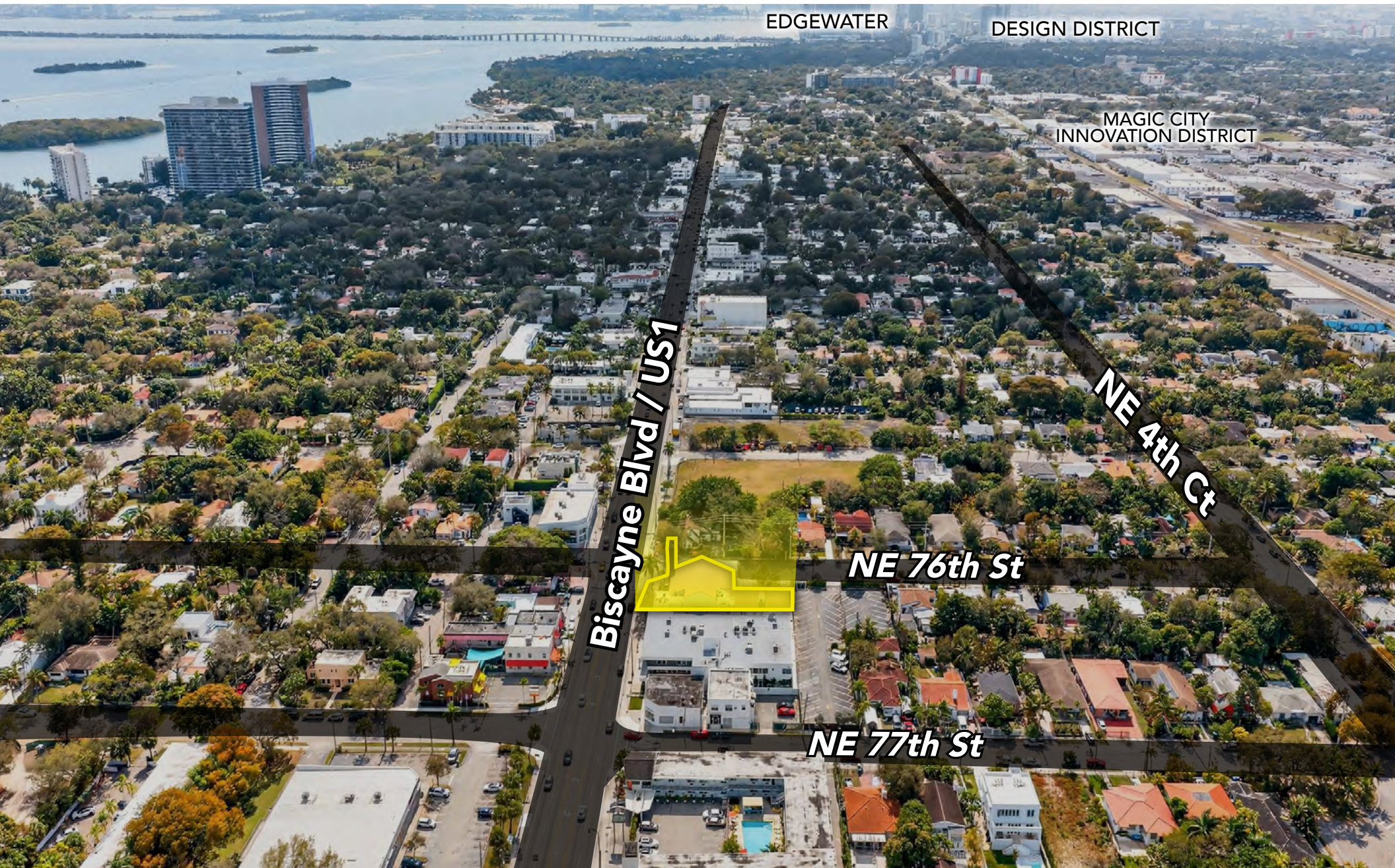


NE 76th St

NE 77th St

Biscayne Blvd / US1

AERIAL VIEW (North To South View)



AERIAL VIEW (West To East View)



MIAMI BEACH

NORTH BAY VILLAGE

NE 79th St

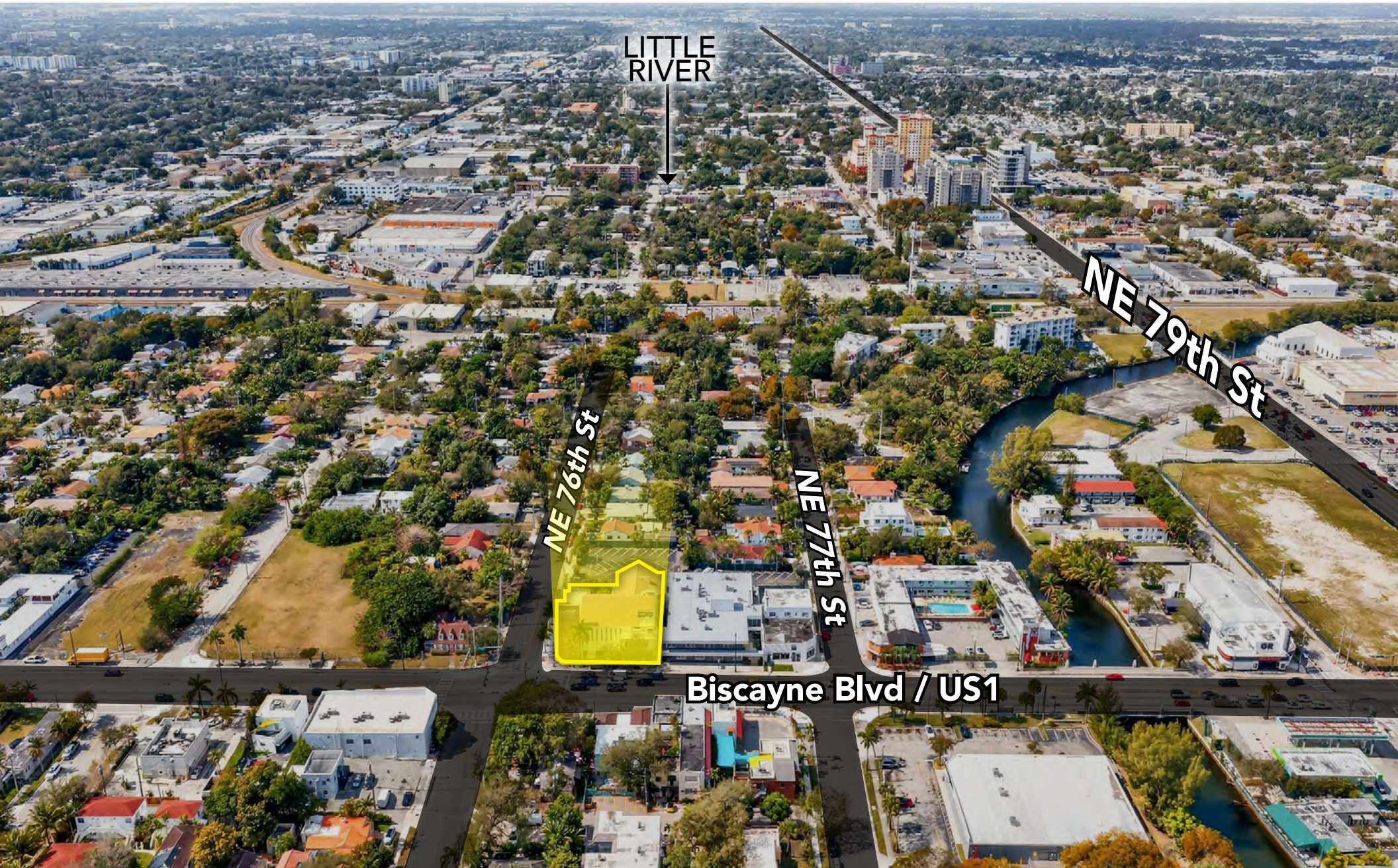
Biscayne Blvd / US1

NE 77th St

NE 76th St

NE 75th St

AERIAL VIEW (East To West View)



LITTLE RIVER

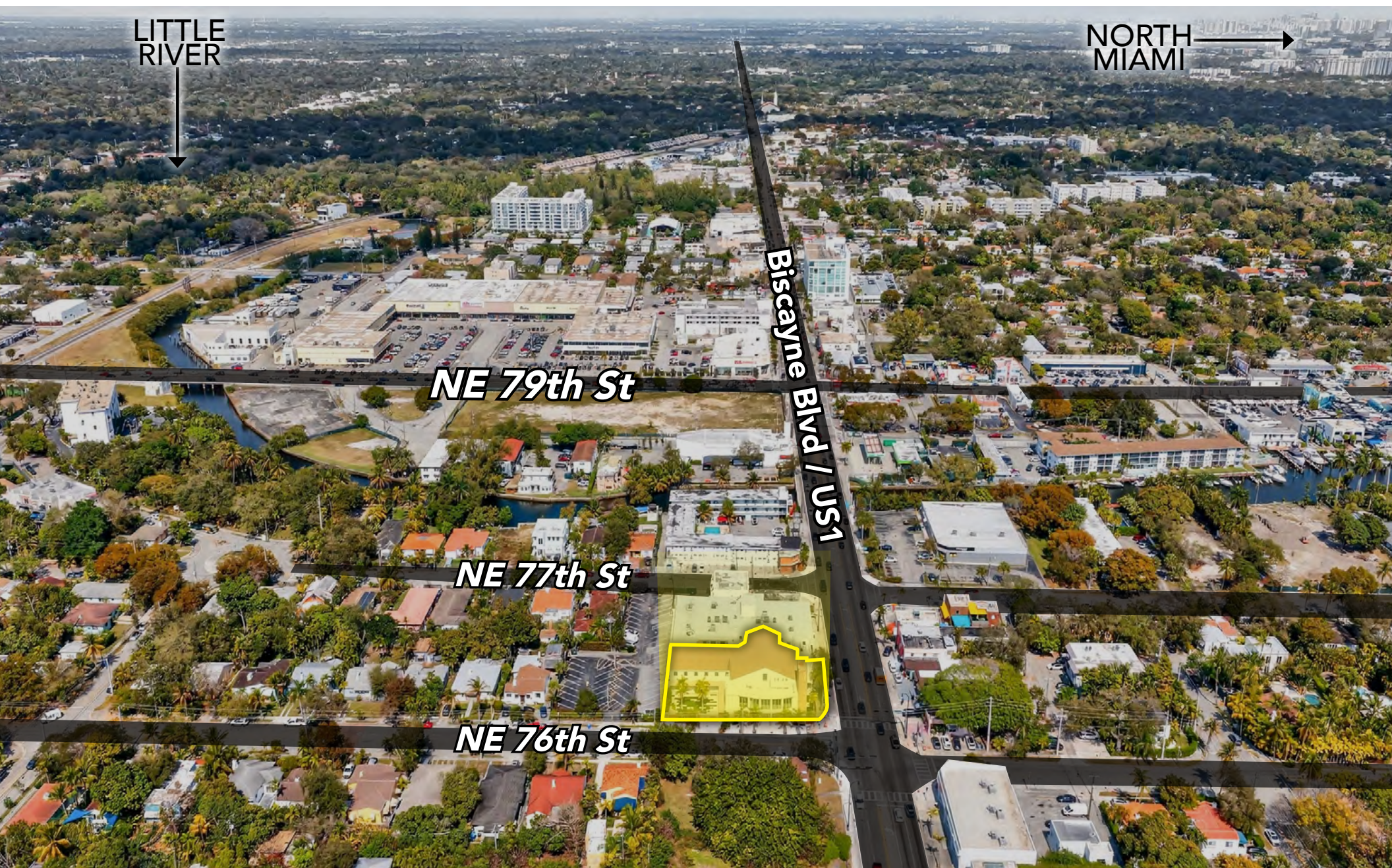
NE 76th St

NE 77th St

NE 79th St

Biscayne Blvd / US1

AERIAL VIEW (South To North View)



MiMo

THE PULSE OF MIAMI

Built-in amenities for daily life (coffee, food, fitness)

Close to Miami's core districts in minutes

Biscayne Blvd connectivity + easy I-95 access



5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty



Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com



Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com