



FREESTANDING BUILDING

**21,736 SF Lot / 3,285 SF Bldg.
with Drive-Thru**
For Sale | Offering Memorandum

7333 SW 152nd Avenue
Miami, FL 33193

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CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Executive Summary

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The Offering

\$3.2M
Sale Price

3,285
SF Building

21,736
SF Lot

1986
Year Built

CBRE is pleased to exclusively offer for sale a .5-acre lot located at 7333 SW 152nd Avenue in Miami, FL. The property consists of a single story commercial building totaling 3,285 square feet, formerly a Pizza Hut, which vacated in September 2025. There are 22 parking spaces (6.7 per 1,000 SF parking ratio) and a drive-thru. The property has a cross access agreement with the adjacent southeastern parcel, which is a grocery-anchored shopping center. The site is being offered for sale at \$3,200,000.

This site is located in West Kendall on Sunset Drive at the entrance of West Lake Shopping Center, which is 100,747 square feet divided between two buildings. The property sits in the middle of a high-density residential area within close proximity to other high-profile retail centers (London Square, Palms at Town and Country, Carter Square, and Kendale Lakes Plaza).

The current population is estimated to be 177,033 within a 3-mile radius of the site. The average house hold income is

\$110,952 and the median age for this population is 42.9. The daytime population is 121,880 which is comprised of 36,944 daytime workers and 84,936 daytime residents.

This offering represents the opportunity to acquire a free-standing building in the Business Zoning District along Sunset Drive. The property is zoned BU-2, which is intended to accommodate a wide variety of retail, service, and limited industrial uses that serve the general community and surrounding region such as automobile sales and service, building materials, equipment rental, furniture and appliance showrooms, marine and boating supplies, contractor trades, wholesale and distribution outlets, pet supply, grocery and hardware stores, restaurants, and other commercial establishments designed to serve the general community and surrounding region. BU-2 zoning allows for more intensive commercial activities than neighborhood business districts, supporting uses that attract higher traffic volumes and operate on major thoroughfares.



Investment Highlights

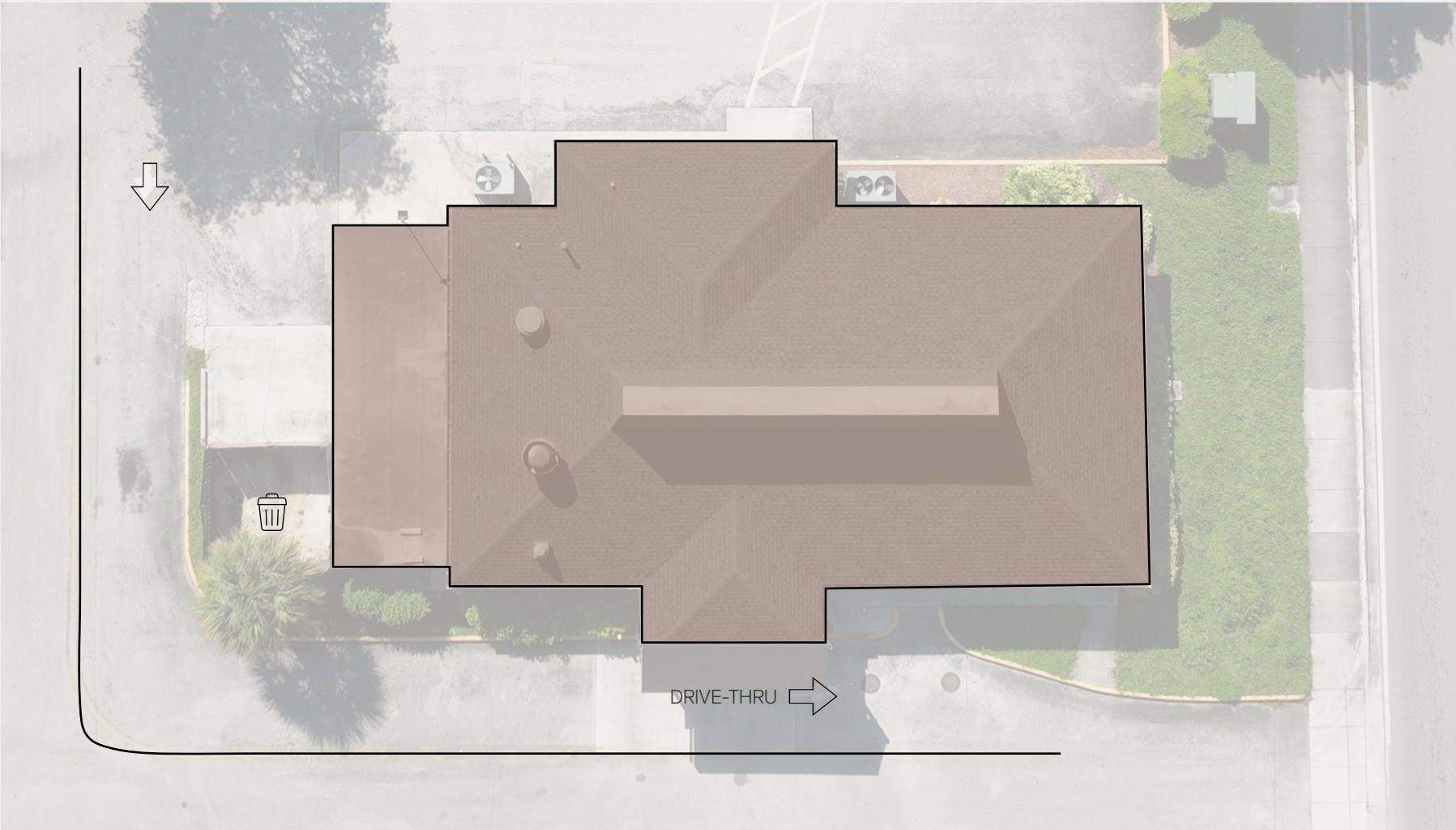


Folio Number	30-4933-035-0040
Ownership	Fee Simple (Land & Building)
Lot Size	21,736 SF
Building Size	3,285 SF
Year Built	1986
Parking	Surface - 22
Zoning	BU-2
Traffic Counts	AADT : 16,600 (152nd Ave) AADT : 28,000 (72nd St)
Major Tenants	Winn-Dixie Navarro Discount Pharmacies

Property Overview

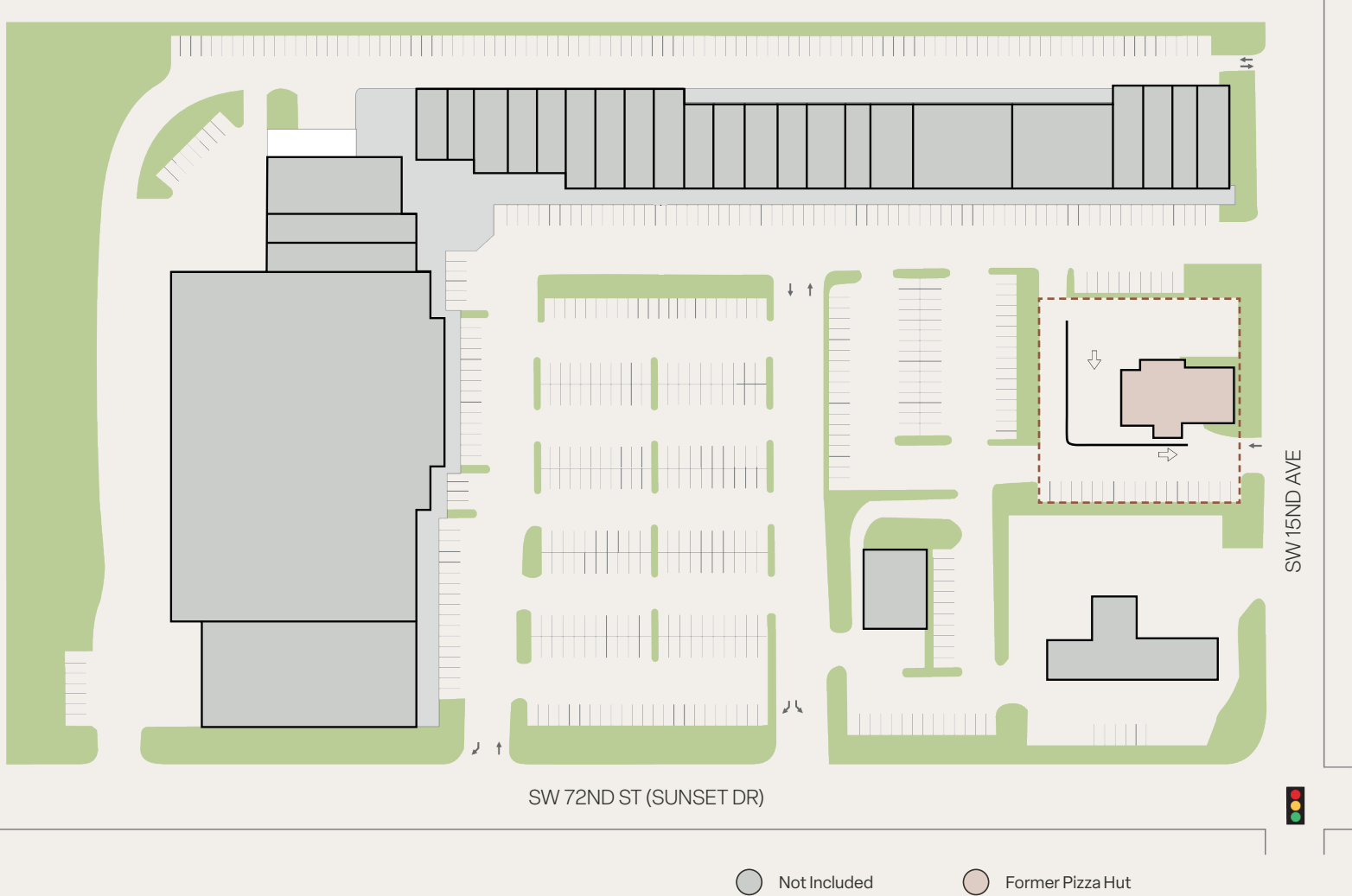
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Floor Plan



3,285 SF Bldg.

Site Plan



21,736 SF Lot



SW 72ND ST (SUNSET DR)
AADT: 28,000

SW 152ND AVE
AADT: 16,600

Site Aerial

3 MI

SABINA SHOPPING CENTER
 Walgreens
 DOLLAR TREE

BIRD VILLAGE PLAZA
 CVS pharmacy
 TD Bank

BIRD SQUARE PLAZA
 McDonald's
 FRESCO

THE MEADOWS
 Publix
 FAS
 CHASE
 CLUB PILATES

EL GALLEGO MARKET
 STORO
 DOLLAR TREE

MILLER SQUARE SHOPPING CENTER
 LAIFITNESS
 Publix
 McDonald's
 ROSS DRESS FOR LESS
 WELLS FARGO
 REGIONS

MILLER WEST PLAZA
 Walgreens
 Publix

SUBJECT PROPERTY


KENDALL LAKES PLAZA
 HOBBY LOBBY
 CVS pharmacy
 DOLLAR TREE
 Marshalls
 ROSS DRESS FOR LESS
 BANK OF AMERICA

WEST SUNSET SQUARE
 Planet Fitness
 Walgreens
 DOLLAR TREE

CARTER SQUARE
 CVS pharmacy
 Walgreens
 citi

KENDALL POINT PLAZA
 Walgreens
 BJS
 ALDI

SHOPPES AT LAGO MAR
 Publix
 Youfit HEALTH CLUB

McDonald's
 Walmart
 Wild Fork

TD Bank
 TARGET

CVS pharmacy
 TRUIST

KENDALL CORNERS
 McDonald's
 ALDI

KENDALL PLAZA 162
 LAIFITNESS
 WELLS FARGO

CVS pharmacy
 THE HOME DEPOT

KENDALL PLAZA
 Walgreens
 REGIONS
 DOLLAR TREE

HIGATE SQUARE
 Office DEPOT
 Publix
 WELLS FARGO

SHOPS OF KENDALL
 CVS pharmacy
 SPROUTS FARMERS MARKET

KENDALL PARK PLAZA
 CHASE
 Sedano's

HAMMOCKS TOWN CENTER
 McDonald's
 CVS pharmacy
 CHASE
 Youfit HEALTH CLUB
 Publix
 DOLLAR TREE
 BANK OF AMERICA

Market Aerial

ZONING

(1) All uses permitted in the BU-1 and BU-1A Districts.

(2) Automobile parking lots and garages as a primary use. Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to an RU-1, RU-2, RU-TH or EU District or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article. Parking lots shall comply with all applicable off-street parking requirements as set forth in Article VII of this chapter and all applicable landscaping requirements as set forth in Chapter 18A of this Code.

(3) Automobile storage of new vehicles for an automobile dealer that does not operate a sales facility on the same site, subject to the following conditions:

(a) That such use shall be ancillary to another allowable use under this article.

(b) That such use shall be on a site of at least 40 net acres.

(c) That the automobile storage must occur only within a parking garage.

(d) That the parking spaces used for the automobile storage shall not be required spaces for the remaining uses on the property, as calculated by Chapter 33, or as part of the required parking pursuant to the zoning resolution(s) governing the Property.

(e) That no independent additional parking spaces pursuant to Section 33-124(h) (2) will be required as parking for the on-site automobile storage.

(f) That such use shall obtain a Certificate of Use, and that the Certificate of Use shall be renewed annually for as long as such use operate.

(4) Brewery (not farm related), subject to the following conditions:

(a) The manufacture of malt liquors, such as beer and ale, shall be limited to 10,000 kegs per year as a micro-brewery.

(b) The brewery may have a restaurant as an accessory use, and the restaurant may also have an accessory cocktail lounge-bar use, subject to the requirements of Article X of this chapter.

(c) Off-street parking for industrial, retail, restaurant, and other allowable uses shall be provided as otherwise required in this Code.

(5) Commuter Colleges/Universities.

(6) Hospitals (other than animal hospitals), subject to the following conditions:

(a) That such uses shall be on sites of at least ten (10) net acres;

(b) That the facility shall have capacity for a minimum of one hundred (100) beds.

(c) The certificate of use for the hospital shall be annually renewed.

(d) That the hospital operates a 24 hour emergency room.

(e) Notwithstanding the provisions of Section 33-253.3 of this Code, the net lot coverage permitted for all buildings on the site shall not exceed 50% of the total lot area; the floor area ratio shall be fifty one-hundredths (0.50) at one (1) story and shall be increased by fourteen-one hundredths (0.14) for each additional story up to eight (8) stories, and thereafter the floor area ratio shall be increased by six-one-hundredths (0.06) for each additional story. Structured parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or nonenclosed mall areas shall not count as part of the floor area, for floor area ratio computation purposes, nor as part of the lot coverage.

(f) Notwithstanding the provisions of Section 33-253.4 of this Code, the minimum

landscaped open space at one (1) story shall be fourteen percent (14%).

The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

(g) That such uses shall be located within sites having frontage on a major access road, including major roadways (three (3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.

(h) The site shall meet and comply with the provisions of Section 33-253.7 of this Code, except that the wall may be penetrated at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress to afford pedestrian or vehicular access between the sites, and if the property where the facility is located is separated from the AU, GU, RU or EU zoned property by a canal or a previously existing, dedicated and improved roadway, then a wall shall not be required on that portion of the property which is separated by the canal or roadway.

(7) Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.

(8) Liquor package stores.

(9) Major department stores.

(10) Movie and television studios with indoor sound stages/studios.

(11) Movie and television studios with outdoor lots/backlots after public hearing.

(12) Night clubs located no closer than five hundred (500) feet of any RU or EU District, if approved at a public hearing.

(13) Office parks.

(14) Pubs and bars.

(15) Regional shopping centers.

(16) Vehicle Retail Showroom, provided that:

(1) On-site vehicle storage/stock beyond the showroom shall only be allowed in accordance with subsection 3 above; and

(2) No more than six (6) vehicles on site to be used for test drives purposes; and
(3) No test drive shall be conducted on residential local streets (fifty-foot wide rights-of-way); and

(4) No new, purchased vehicle deliveries at showroom are allowed.

(17) Warehouse, membership.

Local Market Demographics

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AREA DEMOGRAPHIC & ANALYTICS

POPULATION

The population of this area in 2024 is estimated to be 177,033, which is an annual growth rate of -0.83% over 2020. During the next five years, the population is projected to grow by -0.35% annually. By comparison, the United States population is expected to grow by 0.38% annually in the next five years, from its estimated population of 338,440,954.

The current year median age for this population is 42.9. The current median age for the United States is 39.3

HOUSEHOLD

There are an estimated 59,625 households in this area which represents a -0.27% annual growth rate over 2020. During the next five years households are projected to grow -0.10% annually. The United States has an estimated 130,716,571 households for 2024, which is a growth of 0.71% since 2020.

Over the next five years household growth is projected to be 0.64%.

INCOME

The estimated median household income in this area for the current year is \$91,150. The United States has a median household income of \$79,068. The current year estimated per capita income for this area is \$37,414, compared to an estimate of \$43,829 for the United States.

EMPLOYMENT

The population over age 16 in the labor force is currently estimated at 96,258. The employment status of this labor force is as follows: 98.0% are employed and 2.0% are unemployed.

The United States population over age 16 in the labor force is currently estimated at 173,368,659. The employment status of this labor force is as follows: 95.8% are employed, 4.2% are unemployed.

The following occupational categories are for the employed population in this area: 18.2% are in management, business, and financial; 22.8% are in professional and related; 17.3% are in service occupations; 23.9% are in sales and office; 7.8% are in natural resources, construction, and maintenance; 10.1% are in production, transportation, and material moving.

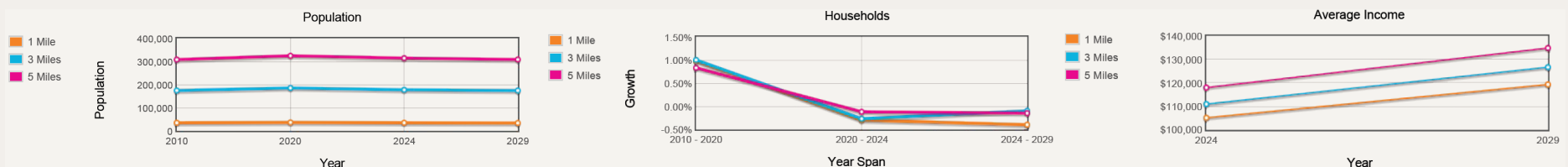
The occupation estimates for the employed population in the United States are as follows: 18.4% are in management, business, and financial; 25.6% are in professional and related; 16.4% are in service; 18.7% are in sales and office; 8.2% are in natural resources, construction, and maintenance; 12.8% are in production, transportation, and material moving.

HOUSING

66.2% of housing units in the area are estimated to be owner-occupied for the current year. 57.9% of the housing units in the United States are owner-occupied.

The largest segment of the dwellings in this area are estimated to be structures of 1 Unit -Detached, accounting for 51.1% of structures in the area for the current year. Most of the structures in the United States are 1 Unit-Detached accounting for 61.5% of structures for the current year.

The largest segment of housing units in this area are estimated to have been built 1980-1989, accounting for 32.7% of structures. The largest segment of housing units in the United States are estimated to have been built 1970-1979 for the current year accounting for 14.6% of structures.



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