

OFFERING MEMORANDUM

8605 Vernor W

Southwest Detroit retail lease opportunity — 3,600 SF of street-front retail, divisible to four curated suites on the West Vernor / Mexicantown corridor.

► WATCH PROPERTY VIDEO

8605 Vernor W · Detroit, MI 48209



National Real Estate Management Group · New Market Real Estate Group



The Opportunity

8605 Vernor W offers **3,600 SF** of street-front retail on Detroit's most active Hispanic-American commercial corridor. The property sits in Mexicantown — a 1.7-mile West Vernor district anchored by **150+ first-floor storefronts** — and is marketed as a single block, divisible into four curated suites.

The leasing strategy is built on **tenant curation**: rather than the first willing operator, the team is sourcing four complementary uses — café, daytime office, service / wellness, and quick-serve food — so each suite reinforces the next.

Metro Detroit retail vacancy held at **5.0% in Q1 2026** at \$17/SF NNN — a backdrop in which walkable, culturally distinctive corridors like Vernor outperform the suburban average.



Property Snapshot

Submarket	SW Detroit / Mexicantown
Asset Type	Street-front retail
Available SF	3,600 SF (divisible)
Proposed Suites	4 — café · office · service · food
Zoning	B4 General (confirm)
Parcel Size	~0.13 ac (confirm)
Asking Rate	~\$22–26/SF NNN
Lease Structure	NNN (confirm)
Ownership	Private LLC (confirm)



Corridor location

1.7-mi West Vernor, 150+ storefronts



Flexible footprint

3,600 SF, divisible to four suites



Curated mix

Complementary, cross-daypart uses



Walkable demand

Walk Score 76, "Very Walkable"



Traffic exposure

~16,000 vehicles/day



Downtown adjacency

~3 mi to the CBD via I-75



Build-to-suit

TI & delivery tailored to use

Offering Summary

SUITE	APPROX SF	TARGET USE	ASKING RATE	STRUCTURE	STATUS
● 1	~900	Café / Coffee	\$24/SF NNN	NNN	Available
● 2	~900	Business Office	\$22/SF NNN	NNN	Available
● 3	~900	Service / Salon / Wellness	\$22/SF NNN	NNN	Available
● 4	~900	Food / Grab-and-Go	\$24/SF NNN	NNN	Available

Suite count, square footage, and rates reflect the proposed multi-tenant build-out concept. Whole-building lease and alternate suite divisions will be considered.

Lease Terms

● **Lease structure**

Triple-net (NNN); CAM, taxes, and insurance pass through. *Load ~\$5-7/SF — confirm.*

● **TI allowance**

~\$25-40/SF, *sized to use and term.* Build-to-suit for café, food, and service operators.

● **Rent commencement**

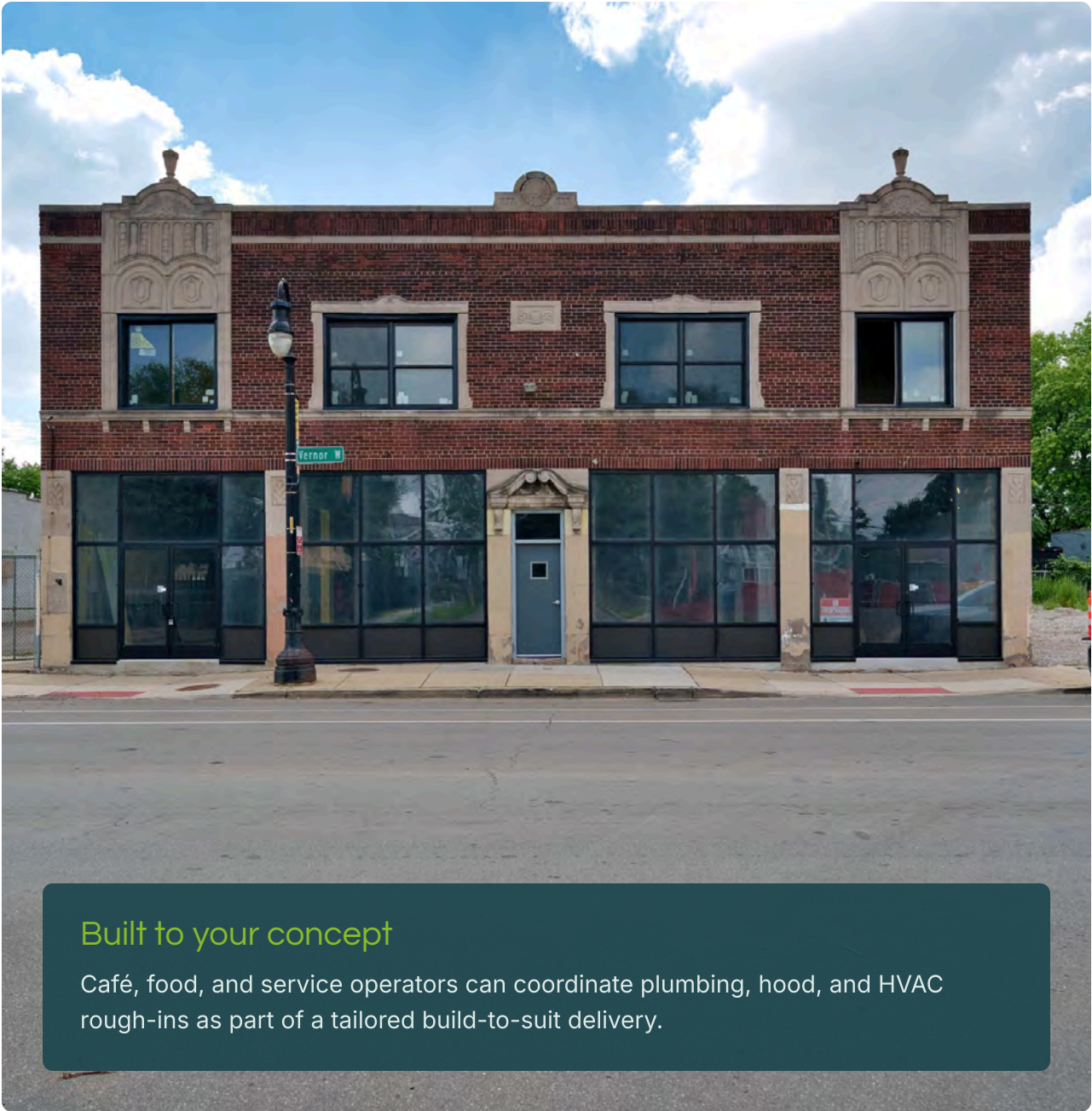
Aligned to substantial completion of tenant build-out; fit-out abatement negotiable by use and term length.

● **Term**

5- to 10-year initial term preferred, with renewals. Shorter terms for credit concepts and pop-ups.

● **Delivery condition**

Flexible shell with optional landlord-side rough-ins. *Negotiable warm-shell upgrades.*



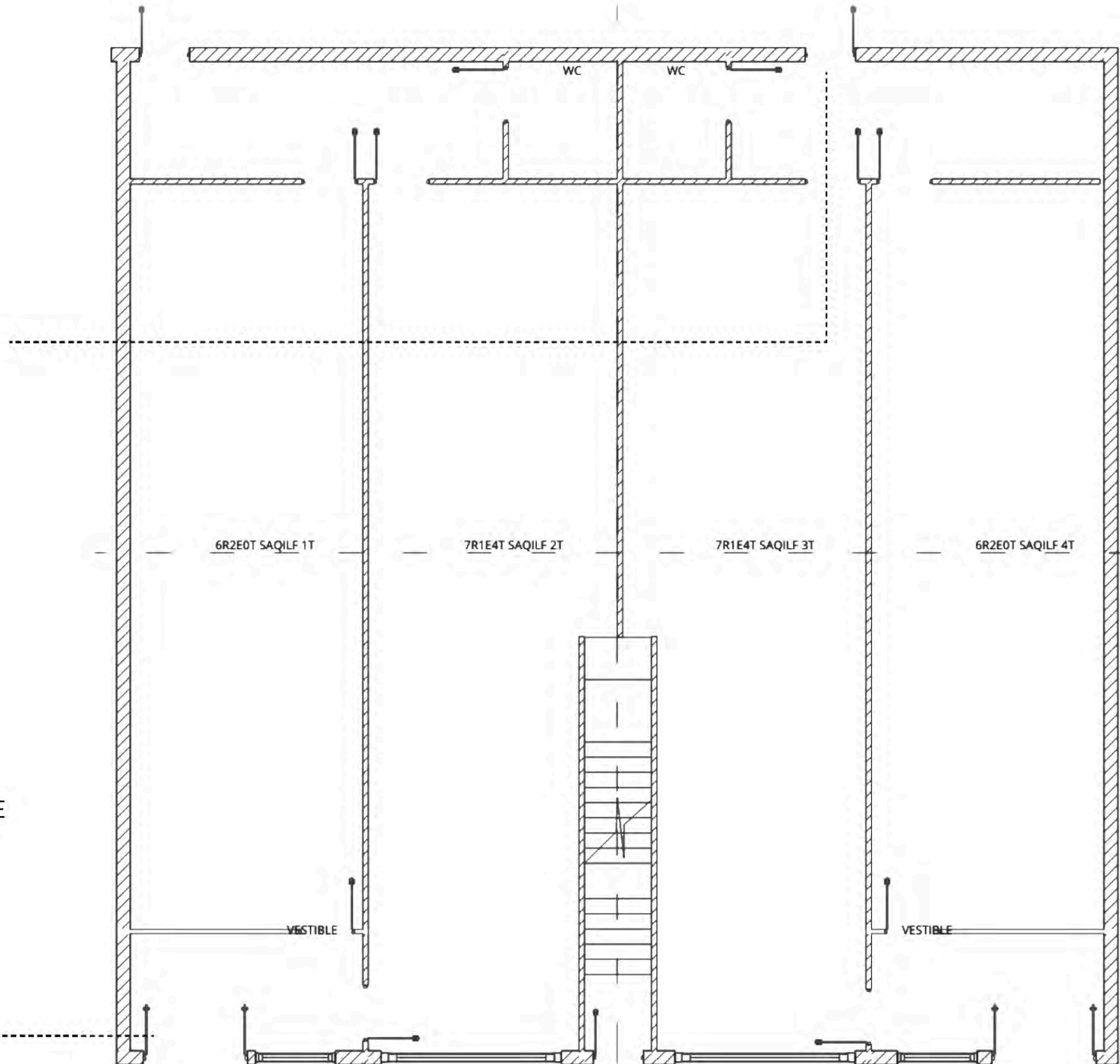
Built to your concept

Café, food, and service operators can coordinate plumbing, hood, and HVAC rough-ins as part of a tailored build-to-suit delivery.

Suite Layout

DOOR WILL BE
MOVED TO THE
RIGHT

DOOR AND
WINDOW WILL BE
MIRRORED



A Curated Four-Suite Mix

8605 Vernor W is leased as a curated four-suite cluster — not a one-size-fits-all space. The four concepts below are **aspirational positions, not signed tenants**, each drawing a distinct daypart while reinforcing the others.

CONCEPT



SUITE 1
Café / Coffee

Independent specialty coffee or small roaster.
Captures commuters, remote professionals, and weekend brunch in an underserved morning daypart.

CONCEPT



SUITE 2
Business Office

Professional service tenant — accounting, legal, insurance, design, real estate. Anchors weekday foot traffic and mid-day spend.

CONCEPT



SUITE 3
Service / Wellness

Hair, nail, brow, esthetics, or boutique fitness.
Extends dwell time and converts café and food traffic into repeat appointments.

CONCEPT



SUITE 4
Food / Grab-and-Go

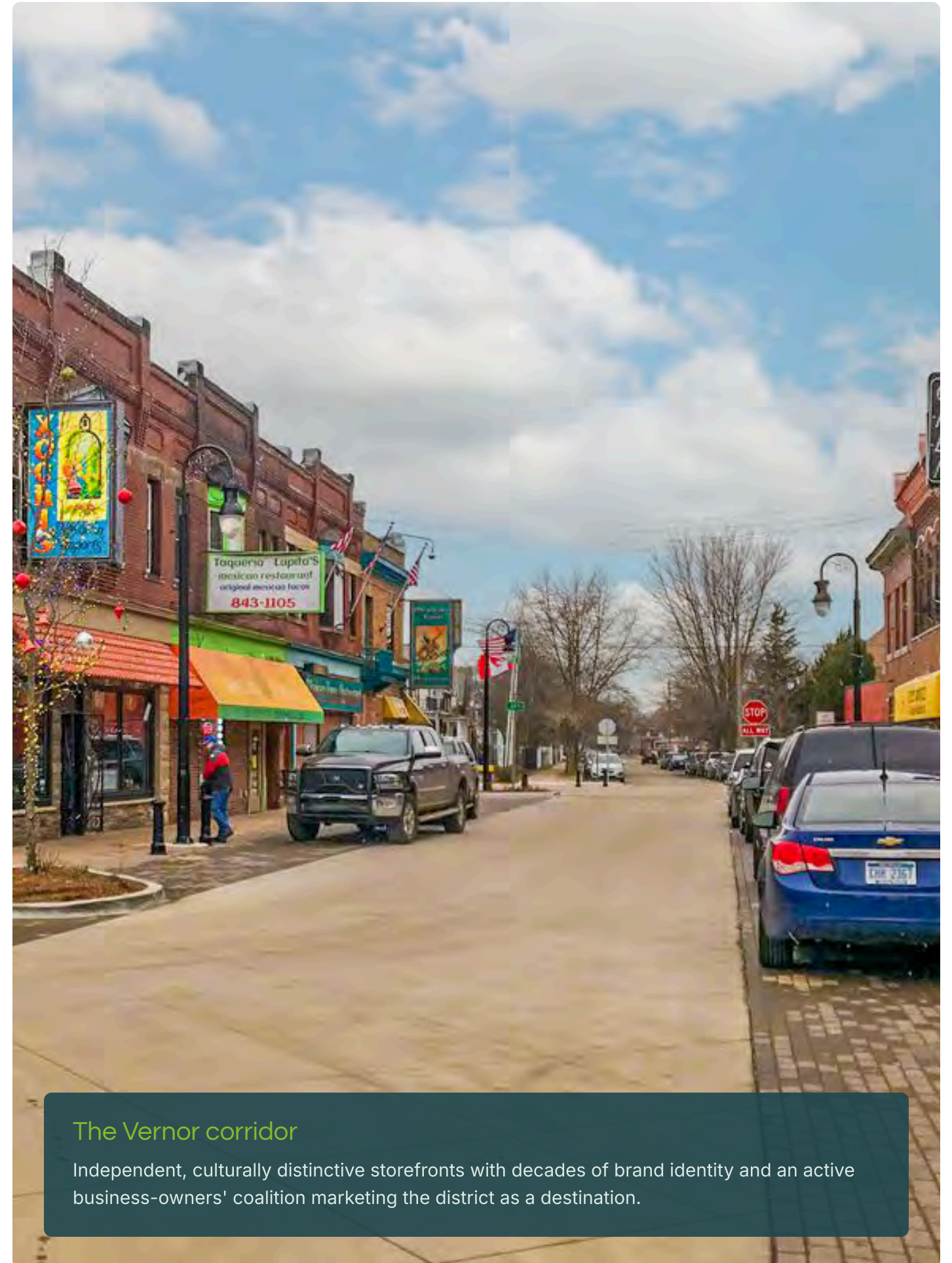
Fast-casual or counter-service — taqueria, bakery, sandwich, or juice that complements the corridor. Captures evening and weekend traffic.

Southwest Detroit · Mexicantown

8605 Vernor W sits on the spine of Mexicantown — a 1.7-mile district along West Vernor with **150+ first-floor storefronts**, restaurants, and service businesses. It has been a continuously occupied Hispanic-American business corridor since the 1920s, when Mexican immigrants from Jalisco settled near West Vernor.

Today the corridor is a tight cluster of independent operators — anchor restaurants, grocery, and bakeries — with brightly painted, small-format storefronts, hand-painted signage, and large-scale murals that make it immediately recognizable.

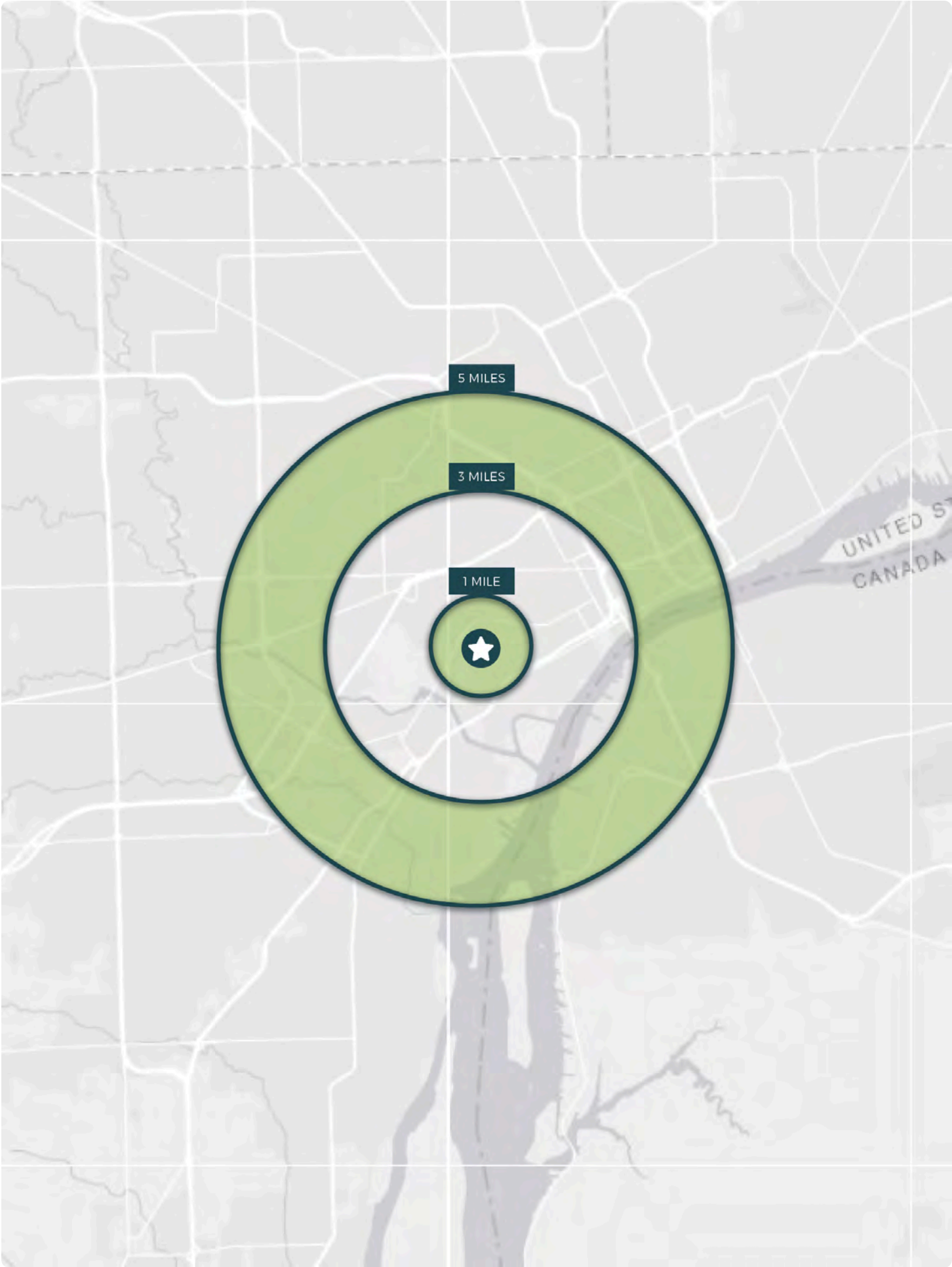
In **September 2025** the City advanced a plan to nominate the district for National Historic District status — unlocking federal preservation tax credits. The property sits **~3 miles southwest of the CBD** via I-75, minutes from the Ambassador and Gordie Howe bridges.



The Vernor corridor

Independent, culturally distinctive storefronts with decades of brand identity and an active business-owners' coalition marketing the district as a destination.

1-, 3- & 5-Mile Trade Area



The **1-mile ring** is the daily-occurrence trade area — the walking-distance Mexicantown resident base. The **3-mile ring** is the destination trade area, picking up Corktown, the downtown edge, and Dearborn's eastern frontier. The **5-mile ring** extends across west-central Detroit and the Ford World HQ catchment.

METRIC	● 1 MI	● 3 MI	● 5 MI
Population	18,767	96,841	282,017
Households	5,612	30,697	105,728
Median HH Income	\$41,089	\$40,213	\$41,125
Avg HH Income	\$55,201	\$56,273	\$60,592
Daytime Population	3,215	26,784	174,971
Median Age	31	32	34

Per 1 / 3 / 5-mile ring centered on 8605 Vernor W · **\$4.3B** total buying power & 174,971 daytime employees within 5 miles.

Vernor Corridor Trade Area

Within walking distance, the corridor delivers a dense, complementary mix of independent restaurants, cafés, grocery, bakeries, fitness, and service tenants. Rather than compete with the corridor's sit-down food anchors, the proposed four-suite mix fills the dayparts and use categories the surrounding block is thinnest in.

RESTAURANTS

- 1 The Original Gonella's
- 2 Duly's Place Coney Island
- 3 Giovanni's Ristorante
- 4 Motzâ€™s Burgers
- 5 Roman Village Cucina Italiana
- 6 Detroit 75 Kitchen
- 7 Tacos El Gordo
- 8 Taqueria Mi Pueblo
- 9 Telway Hamburgers
- 10 El Barzon Restaurante
- 11 El Asador Steakhouse

COFFEE/TEA/CAFE

- 12 Vamonos!
- 13 L'ArteSano Cafe & Juice Bar
- 14 The Squeeze Station
- 15 Donut Villa
- 16 Herbalife Nueva Imagen Nutrition
- 17 Uplift Coffee
- 18 The Reconciliation Table
- 19 Sam's Coffee House
- 20 McDonald's
- 21 McDonald's

GROCERY

- 22 Makah Town Center INC
- 23 Gonellas market
- 24 E & L Supermercado
- 25 Dearborn Village Market
- 26 LA MEXICANA SUPERMERCADO
- 27 ALNAKLAH Market
- 28 Pancho's Palace
- 29 La Carreta Market #3
- 30 Beebe's 3 Super Mercado
- 31 Supermercado Jessica

RETAIL

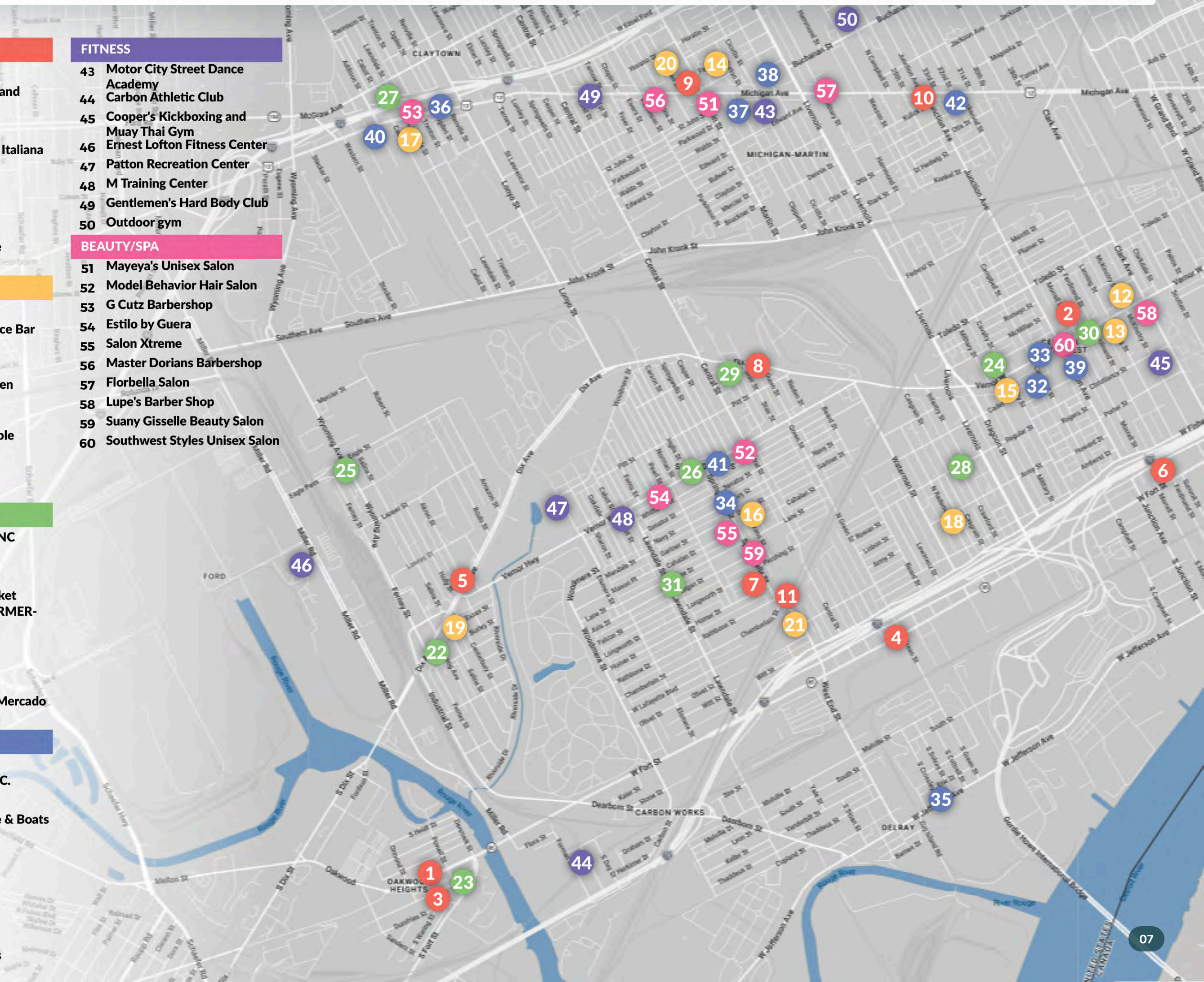
- 32 Boost Mobile
- 33 Quince Primaveras LLC.
- 34 Us Gold Exchange
- 35 Lockeman's Hardware & Boats
- 36 ALMAJALIS
- 37 Mondry Hardware
- 38 All About Technology
- 39 Flamingo Vintage
- 40 Majesty
- 41 Mattress Outlet
- 42 Detroit Moped Works

FITNESS

- 43 Motor City Street Dance Academy
- 44 Carbon Athletic Club
- 45 Cooper's Kickboxing and Muay Thai Gym
- 46 Ernest Lofton Fitness Center
- 47 Patton Recreation Center
- 48 M Training Center
- 49 Gentlemen's Hard Body Club
- 50 Outdoor gym

BEAUTY/SPA

- 51 Mayeya's Unisex Salon
- 52 Model Behavior Hair Salon
- 53 G Cutz Barbershop
- 54 Estilo by Guera
- 55 Salon Xtreme
- 56 Master Dorians Barbershop
- 57 Florbella Salon
- 58 Lupe's Barber Shop
- 59 Suany Gisselle Beauty Salon
- 60 Southwest Styles Unisex Salon



Detroit Metro Context

8605 Vernor W sits ~3 miles southwest of the Detroit CBD with direct I-75 access — connecting to downtown and the Riverfront east, Dearborn and Ford World HQ west, and the Ambassador / Gordie Howe bridge crossings to Windsor immediately south. Detroit Metro Airport is ~16 miles southwest via I-94.

SOUTHFIELD

20 MI.
24 min

9 MI.
19 min

DEARBORN

4 MI.
11 min

DETROIT

WINDSOR

UNIVERSITY OF WINDSOR

**HENRY FORD
COLLEGE**

UNIVERSITY OF
MICHIGAN-DEARBORN

FAIR LANE ESTATE

18 MI.
28 min

ROMULUS

Detroit Metropolitan Wayne County Airport



09 PROPERTY AERIAL

Site Context

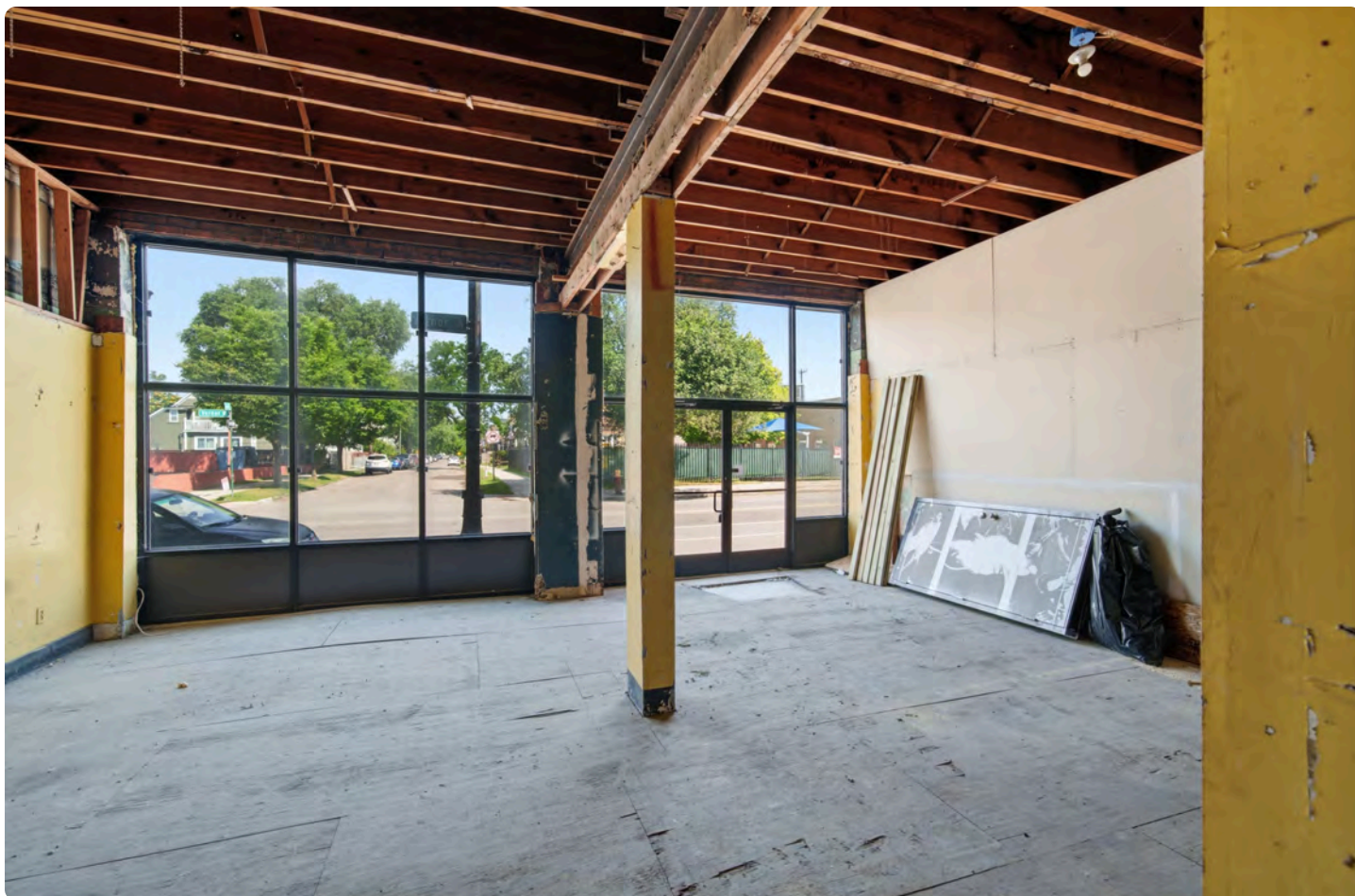
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Exterior & Streetscape

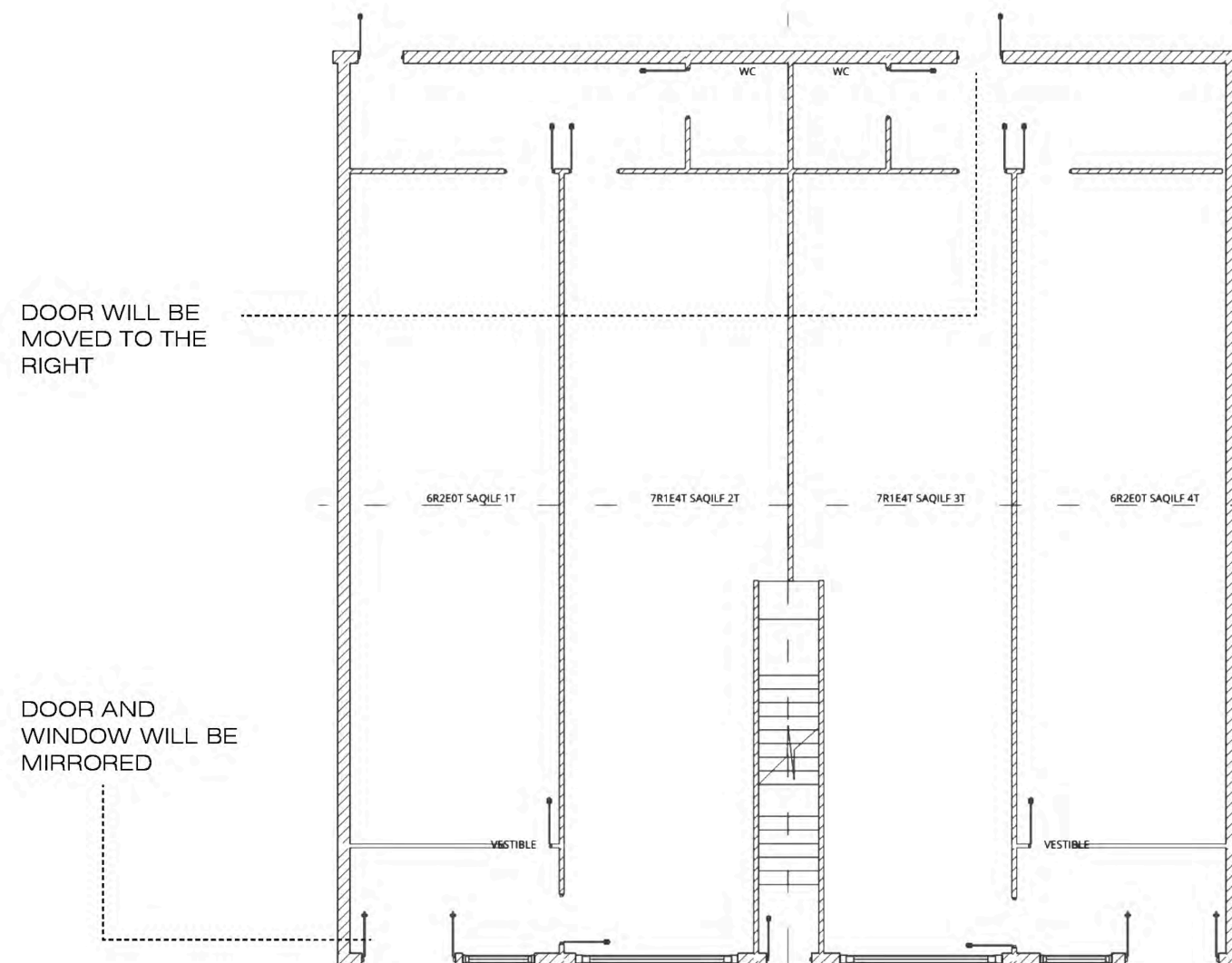


Exterior wide-shot, entry, facade, and Vernor Hwy streetscape photography.

Interior & Shell



Proposed Four-Suite Division



Four ~900 SF suites, front-to-back

Each suite has independent street access; service, plumbing, and HVAC stub-ins are sized to support café, office, service / wellness, and counter-service food.



CONTACT

Get in Touch

For tour requests, leasing terms, and operator inquiries, contact the listing team.

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