

DORAL, FL

DOWNTOWN DORAL

NW 53RD ST & NW 87TH AVE

±1,118 SF – 14,000 SF AVAILABLE FOR LEASE; GLA: ±230,000 SF

PHASE III EXPANSION TOTALING ±25,634 SF



Downtown Doral

JOIN



Publix
NEGRONI



Baptist
Health

UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM



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LEASED BY:



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

DEVELOPED & MANAGED BY:

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Partners

get in touch.

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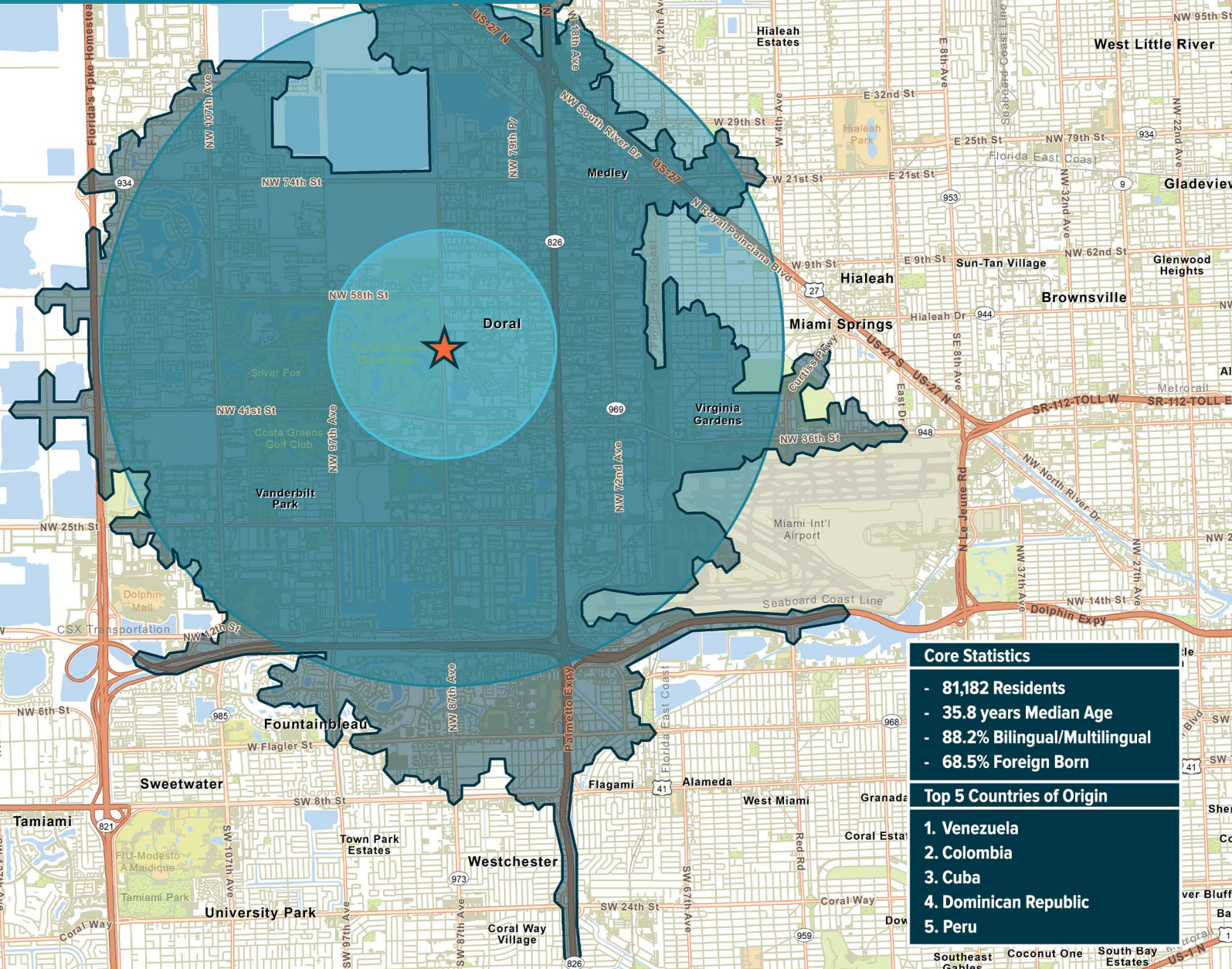
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48,118 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME

	1 Mile	3 Miles	10 Minutes
Total Population	16,504	106,660	136,724
Total Households	6,613	36,905	48,118
Med HH Income	\$68,785	\$68,680	\$67,218
% HH > \$100k	33%	34%	31%
Daytime Pop	40,762	226,574	249,170



1 Mile
 3 Miles
 10 Minutes

Core Statistics

- 81,182 Residents
- 35.8 years Median Age
- 88.2% Bilingual/Multilingual
- 68.5% Foreign Born

Top 5 Countries of Origin

1. Venezuela
2. Colombia
3. Cuba
4. Dominican Republic
5. Peru

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COMPETITION AERIAL



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MASTER PLAN



**SINGLE-FAMILY
HOMES AND TOWNHOMES**



**DOWNTOWN DORAL
POCKET PARK**



**DOWNTOWN DORAL
PARK**



**UHEALTH DORAL
MEDICAL CENTER**



**DORAL CULTURAL
ARTS CENTER**



PUBLIX SUPERMARKET

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RESIDENTIAL MARKET

7,000+ RESIDENTIAL UNITS

SINGLE FAMILY HOMES

1 CANARIAS
343 HOMES | \$870K - \$2M

TOWNHOMES

2 DOWNTOWN DORAL TOWNHOMES
80 HOMES | \$546K - \$990K

3 URBANA TOWNHOMES
528 UNITS | \$620K - \$930K

CONDOMINIUMS

4 5252 PASEO
203 UNITS | \$330K - \$710K

5 5300 PASEO
219 UNITS | \$360K - \$860K

6 5350 PARK
238 UNITS | \$345K - \$790K

7 URBANA RESIDENCES
900 UNITS | \$380K - \$575K

8 DORAL COURT
368 UNITS | \$318K - \$337K

9 SANDORAL CONDOMINIUM
541 UNITS | \$239K - \$313K

10 DORAL GARDENS
836 UNITS | \$260K - 380K

11 DORAL GARDENS II
385 UNITS | \$349K

12 LAS VISTAS AT DORAL
969 UNITS | \$273K - 349K

RENTAL APARTMENTS

13 PALMA TOWER
231 UNITS | \$2,717 - \$3,815/MONTH

14 PALMA TOWER 2
228 UNITS | \$2,283 - \$5,030/MONTH

15 CORDOBA 1
224 UNITS | \$2,332 - \$4,153/MONTH

16 CORDOBA 2
232 UNITS | \$2,332 - \$4,153/MONTH

17 CENTRICO BY WINDSOR
385 UNITS | \$2,485 - \$5,576/MONTH

18 OVERTURE DORAL (55+)
198 UNITS | \$2,280 - \$4,140/MONTH

19 GRAN VISTA
146 UNITS | \$2,202 - \$3,400/MONTH

20 WINDSOR AT DORAL
249 UNITS | \$2,670 - \$4,130/MONTH

21 AVALON DORAL
350 UNITS | \$2,240 - \$3,895/MONTH

HOTELS

22 MARRIOTT'S VILLAS
141 ROOMS | \$328 - \$405/NIGHT

23 TRUMP NATIONAL
DORAL RESORT
643 ROOMS | \$314 - \$669/NIGHT

24 FAIRFIELD INN & SUITES
133 ROOMS | \$132 - \$232/NIGHT

25 AC HOTEL
118 ROOMS | \$157 - \$238/NIGHT

26 PROVIDENT DORAL
200 ROOMS | \$165 - \$176/NIGHT

FUTURE DEVELOPMENTS

27 THE DORI BY QUARTERRA
222 UNITS

28 SEVILLA
MULTIFAMILY BUILDING | 412 UNITS



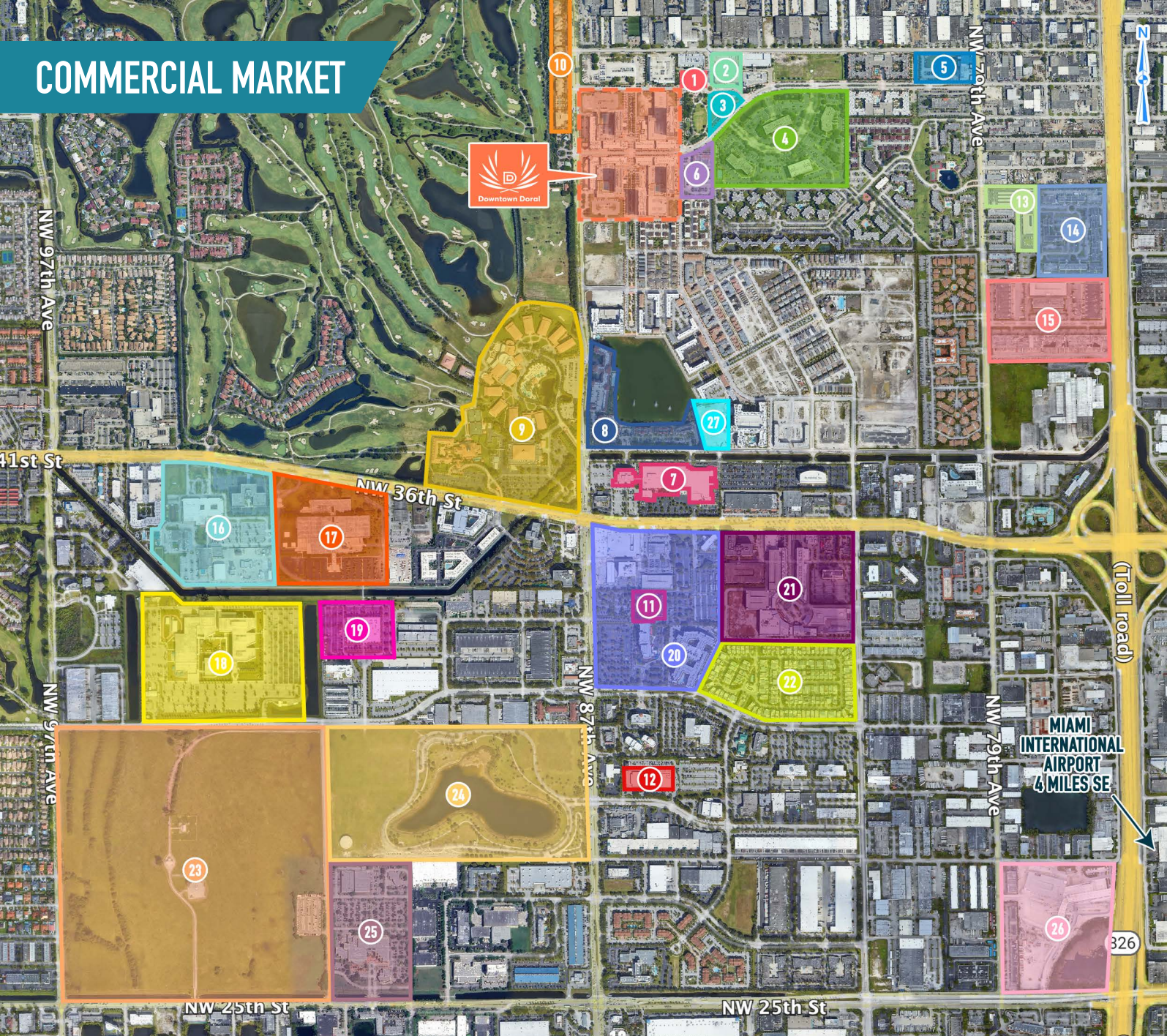
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COMMERCIAL MARKET



- 1 CITY HALL
- 2 UHEALTH DORAL MEDICAL CENTER
- 3 DORAL CULTURAL ARTS CENTER
- 4 OFFICE PARK (FUTURE RESIDENTIAL)
- 5 CHARTER UPPER SCHOOL
- 6 CHARTER ELEMENTARY SCHOOL
- 7 LEON HEALTH HQ
- 8 MARRIOTT VILLAS
- 9 TRUMP NATIONAL DORAL RESORT
- 10 PROVIDENT DORAL
- 11 CARNIVAL CRUISE HEADQUARTERS
- 12 UNIVISION DORAL
- 13 EXTRA SPACE STORAGE
- 14 CORPORATE PARK
- 15 PALMETTO WEST PARK II
- 16 MIAMI-DADE FIRE DEPARTMENT
- 17 FEDERAL RESERVE BANK OF AMERICA - MIAMI BRANCH
- 18 U.S. SOUTHERN COMMAND
- 19 MIAMI HERALD MEDIA
- 20 DORAL SQUARE
- 21 CITYPLACE DORAL
- 22 OASIS CONDOS
- 23 DOLPHIN VOR-DHP MIAMI INTL AIRPORT RADIO TOWER
- 24 DORAL CENTRAL PARK
- 25 MIAMI-DADE POLICE DEPARTMENT
- 26 JACKSON WEST MEDICAL CENTER
- 27 WHITE COURSE PARK

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RETAIL AERIAL



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OVERALL SITE PLAN



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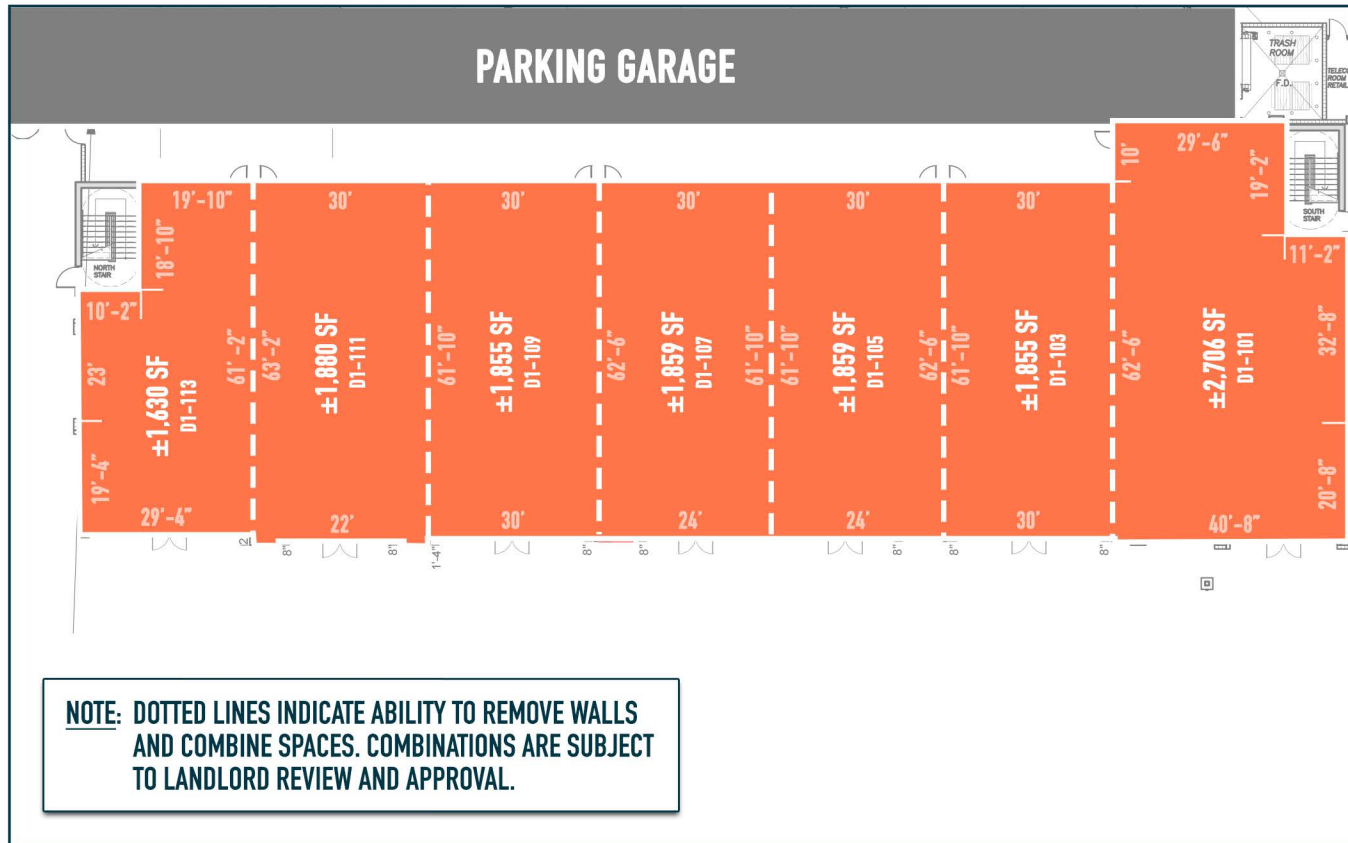
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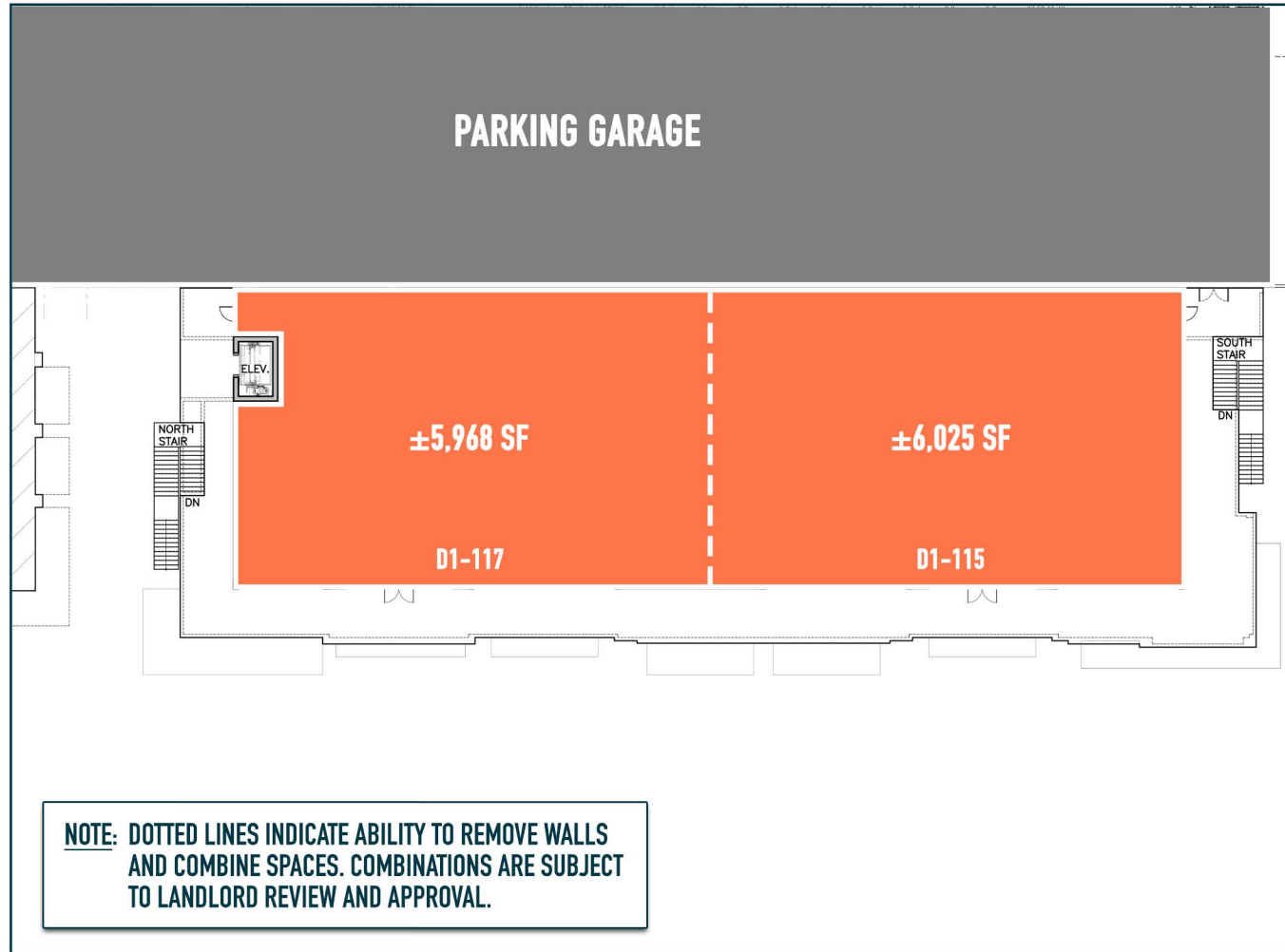
FUTURE RETAIL - FIRST LEVEL



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FUTURE RETAIL - SECOND LEVEL



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PHASE III EXPANSION TOTALING ±25,634 SF ACROSS TWO LEVELS

PROJECTED DELIVERY Q3 2025

SOUTH:



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PHOTOS



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