



NOW PRE-LEASING

A storefront that opens
with its customers already
there.

New three-story building with 17 studio residences above the
retail bay.

GROUND-FLOOR RETAIL • FOR LEASE

±415 SF Storefront + Private Terrace

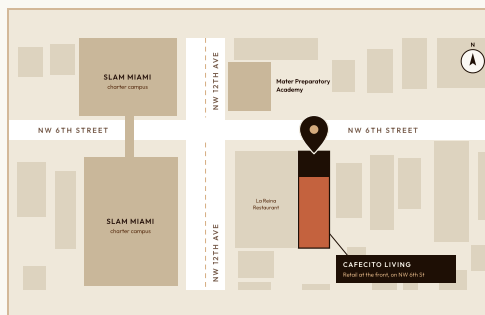
1158 NW 6th Street, Miami, FL 33136 • East Little Havana

cafecito

LIVING • LITTLE HAVANA



Aerial view looking west along NW 6th St



NW 12th Avenue

One lot from the corner of NW 6th St and NW 12th Ave

Hospital District

Jackson Memorial, UM Hospital and the Miami VA under a mile north

Downtown & Brickell

Minutes east; Calle Ocho to the south

Charter Schools

SLAM Miami campus and Mater Preparatory Academy at the same intersection

LoanDepot Park

A few blocks west along NW 6th St; 81 home games a year

Built-In Customers

17 studios directly above the storefront

ASKING RENT

\$2,500 / mo

NNN • est. NNN \$537.50 /
mo

SPACE

±415 SF

+ ±400 SF terrace

DELIVERED WITH

Grease Trap

DERM pre-approved,
installed

AVAILABLE

Nov 15, 2026

5-year term, two renewal
options

Listed by owner

Reinaldo Padron

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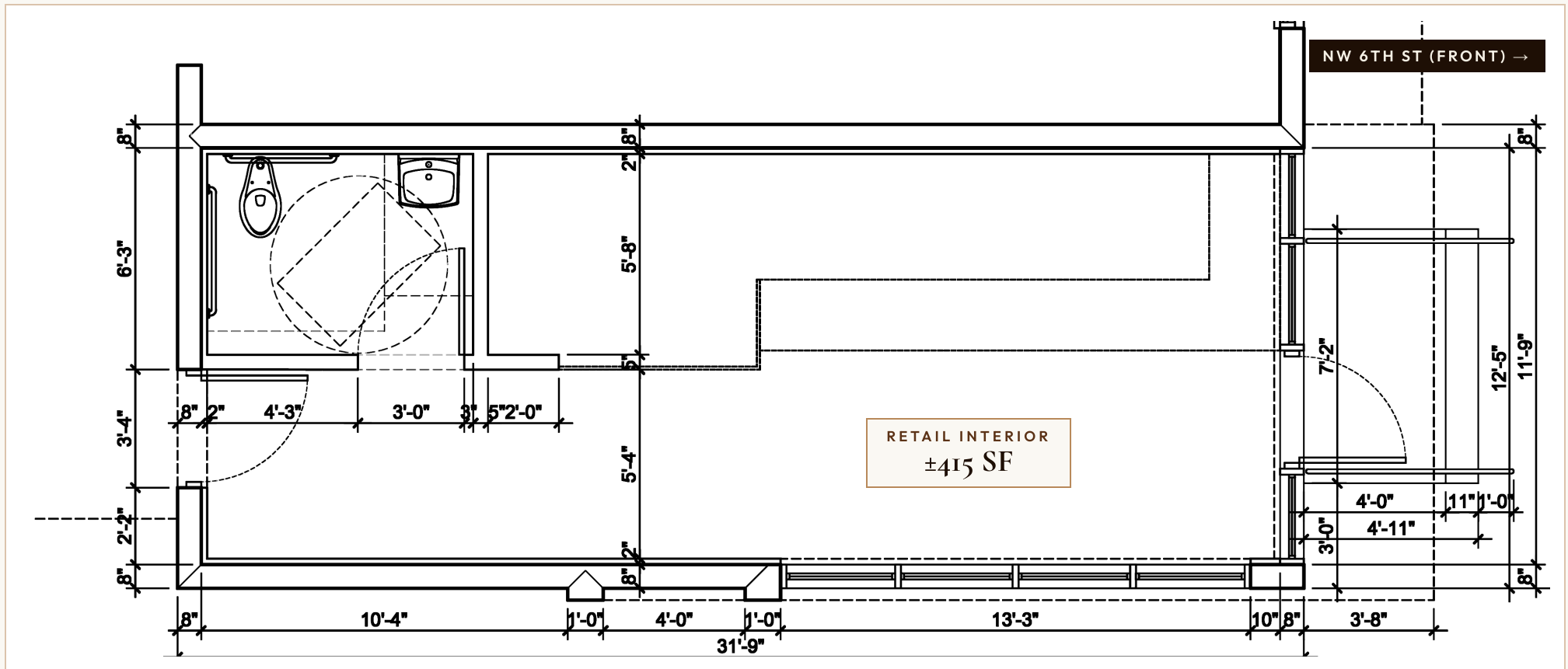
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Retail Floor Plan

1158 NW 6th Street, Miami, FL 33136 · Retail unit address: 1156 NW 6th St · First floor

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Plan shown for leasing and marketing purposes only. Dimensions and areas are approximate and subject to field verification; not for construction. Delivered as a shell: tenant completes interior finishes, equipment, HVAC unit and its own permits and licensing. Site plan with streets, terrace and grease trap location on page 3.

INTERIOR

±415 SF

Glass storefront, shell delivery

OUTDOOR

±400 SF
Terrace

For tenant use

INFRASTRUCTURE

Grease Trap

DERM pre-approved,
Shier GB-75-B, 50 GPM

ASKING RENT

\$2,500 / mo
NNN

Est. NNN \$537.50 / mo

TERM

5 Years

Two 5-year renewal options

AVAILABLE

Nov 15, 2026

Zoning T6-O, built 2026

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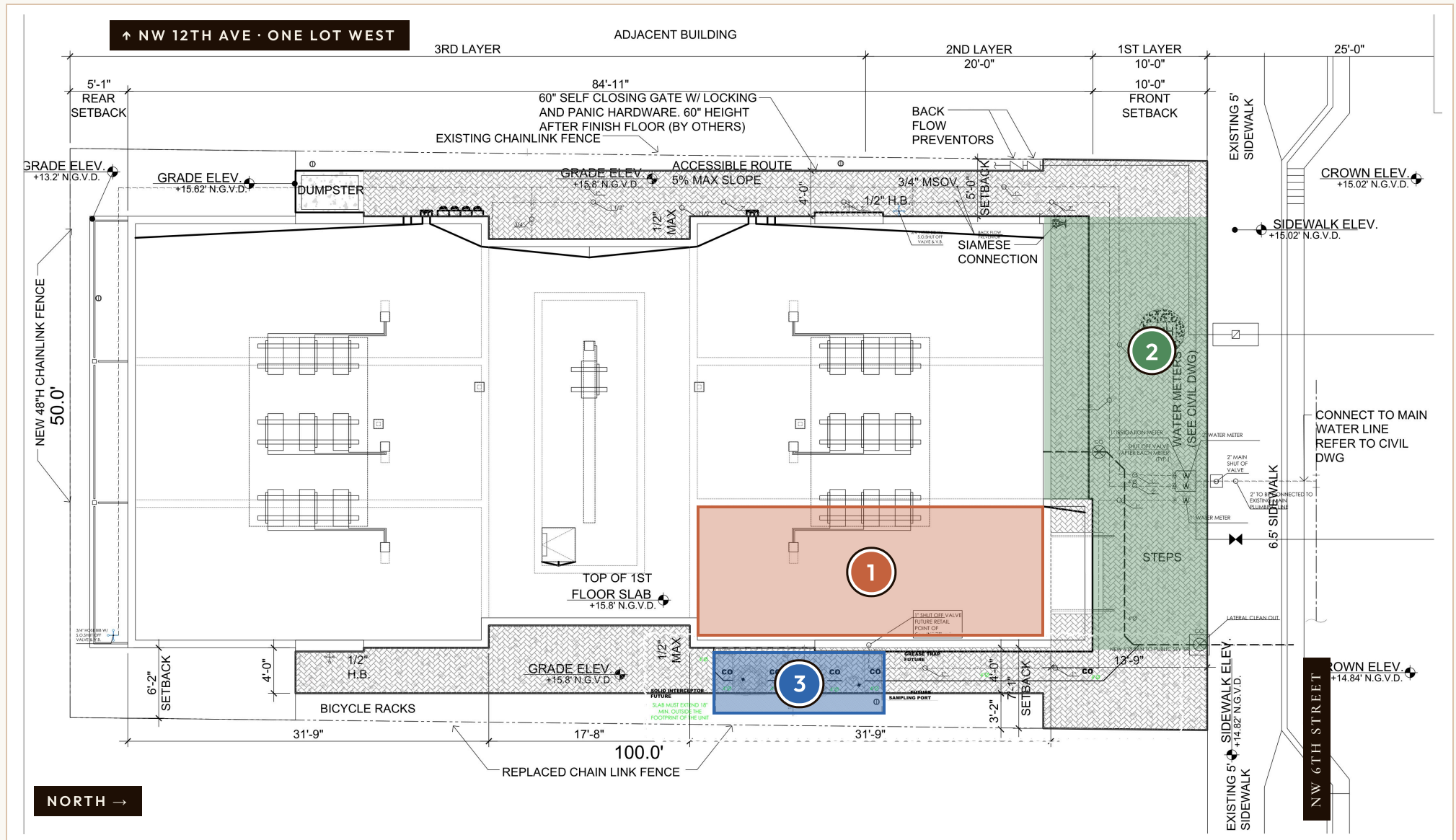
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Site Plan: Streets, Terrace & Grease Trap

1158 NW 6th Street, south side of NW 6th St, one lot east of NW 12th Avenue

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Excerpt from the project utility site plan, sheet USP-1 (as-built 09/04/2026), with leasing annotations added. Shown for leasing and marketing purposes only; dimensions approximate and subject to field verification; not for construction.

1

Retail Unit

±415 SF at the front of the building.
Dimensions on page 2.

2

Terrace

±400 SF between the storefront and the NW 6th St sidewalk, for tenant use. Poured concrete finish.

3

Grease Trap

DERM pre-approved, Shier GB-75-B, 50 GPM, with solids interceptor and sampling port, in the side yard beside the unit.

Listed by owner

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