



ALLAPATTAH

A NEIGHBORHOOD
HIDING IN PLAIN SIGHT



2016 ALLAPATTAH MARKET SNAPSHOT

2015-2016 CIASF OFFICERS

PRESIDENT

TONY ARELLANO
Metro 1 Commercial

VICE PRESIDENT

PATRICIA BIRCH
Gallaher & Birch, Inc

SECRETARY

JEFF HARTSOOK
Americas Commercial Real Estate

CO-TREASURER

ANDREW DIXON
Dixon Commercial Real Estate

CO-TREASURER

LUIS VANEGAS
Popular Community Bank

PRESENTED BY



SUMMARY & PREDICTIONS

BOARD OF DIRECTORS

MARTY BUSECUS
HFF, LP

TOM BYRNE
EWM

ERNESTO CASAL
The Casal Group

VERONICA FLORES
First National Bank of South Miami

FORD GIBSON
Gibson Development

ZAC GRUBER
Banyan Street Capital

SEBASTIAN JUNCADILLA
Fairchild Parnters

JOSE JUNCADILLA
Fairchild Partners

JOSH KOHN
Kohn Commercial

KEN KRASNOW
Colliers

JESSICA LEVY
Levy Publications

HAL LEWIS
Pathman & Lewis

JOHN MEKRAS
The Easton Group

JORGE PENA
AllSafe Insurance

GEORGE PINO
State Street Realty

CARLOS RIVERO
Regions Security

AJ ROSILLO
Colliers

ELIZABETH SANTOS
Sime Realty Corp

NOEL STEINFELD
JLL

The name Allapattah comes from the Seminole Indian word for alligator. The initial settlement of the Allapattah community began in 1856 when William P. Wagner, the first permanent settler, arrived from Charleston, South Carolina and established a homestead of forty acres where Miami Jackson High School presently stands. Allapattah is a mosaic of people from many South and Central and Caribbean Countries. Allapattah is the proud home of some of the finest medical facilities in the United States. Institutions such as the Bascom Palmer Eye Institute, the Ryder Trauma Center, Cedars of Labaanon Hospital, and the Veterans Administration attract patients and distinguished physicians from around the world. The Civic Center, Dade Criminal Justice Building and County Jail are just steps away from each other. The 20th street merchant's corridor, between 27th and 17th avenues, is now famous for its multiple garment manufacturing and wholesale outlets attracting buyers and exporters from all over, especially from Latin America and the Caribbean. Nearby, the Produce Market, the largest open-air food distribution center in Miami, serves local supermarkets and "bodegas" with the freshest variety of South Florida produce, tropical fruits and many other products. The largest industrial area of the city is located in Allapattah. Many trades are well represented here and a wide range of services are offered: clothes manufactures, auto repair shops, paint and body shops, carpentry and upholstery shops. Additionally, there are several shipyards and dry docks located along the banks of the Miami River.

DIRECTORS EMERITUS

HORACIO STUART AGUIRRE
HS Aguirre & Associates

CHIP BLACK
Berkshire Hathaway

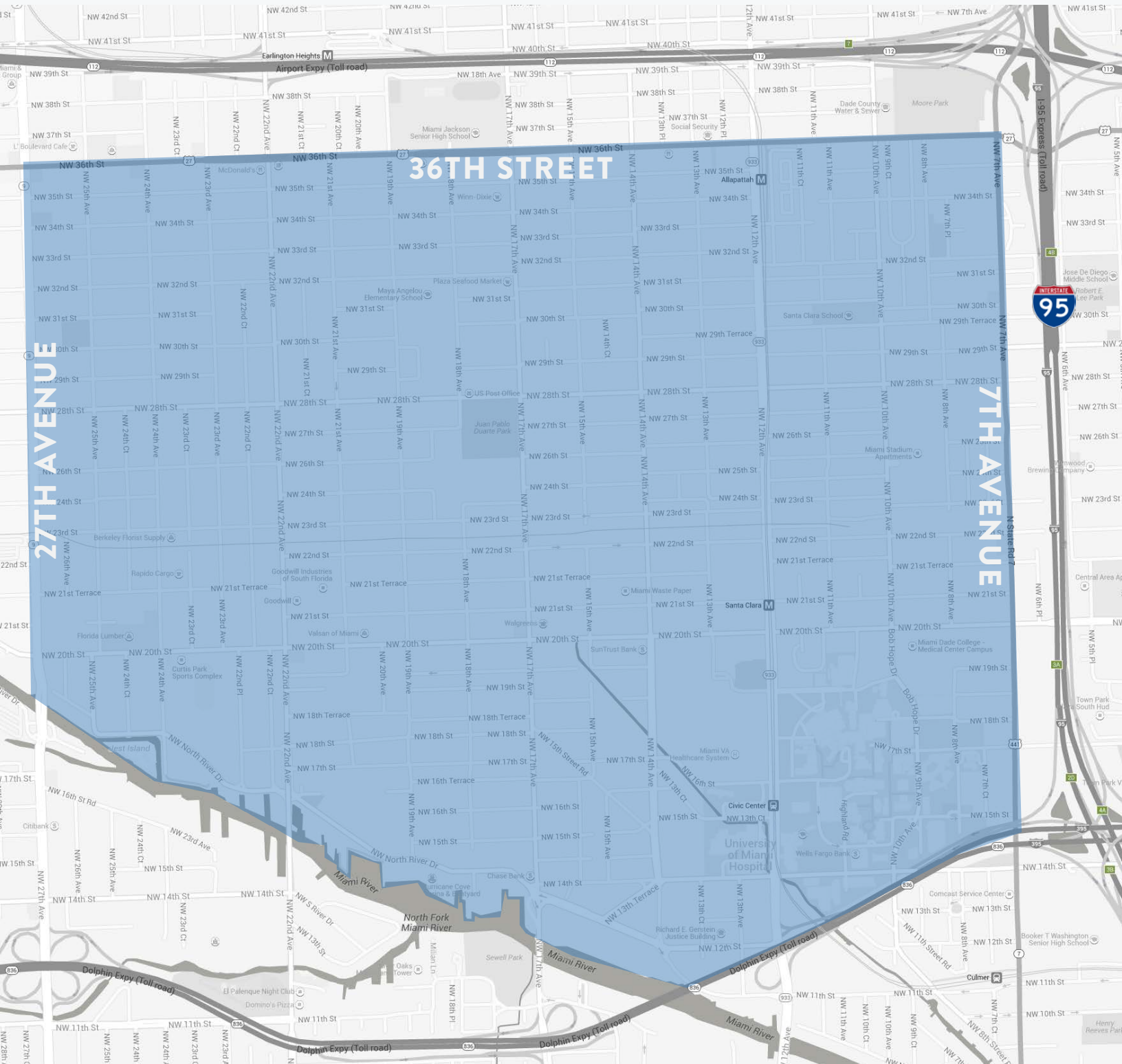
TOM DIXON
Dixon Commercial Real Estate

RON KOHN
Kohn Commercial Real Estate

MICHAEL SLIVER
CB Richard Ellis

Commercial Industrial Association of South Florida
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ALLAPATTAH



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REPRESENTATIVE TRANSACTIONS

1101 NW 23 STREET

Building Size	50,225 SF
Land Size	92,592 SF
Price	\$8,350,000
Price PSF	\$166.25



3400 NW 7 AVENUE

Building Size	7,120 SF
Land Size	6,035 SF
Price	\$425,000
Price PSF	\$59.69



2000 NW 7 AVENUE

Building Size	1,206 SF
Land Size	9,147.6 SF
Price	\$750,000
Price PSF	\$621.89



1500 NW NORTH RIVER DR

Building Size	49,993 SF
Land Size	222,815 SF
Price	\$26,000,000
Price PSF	\$520.07

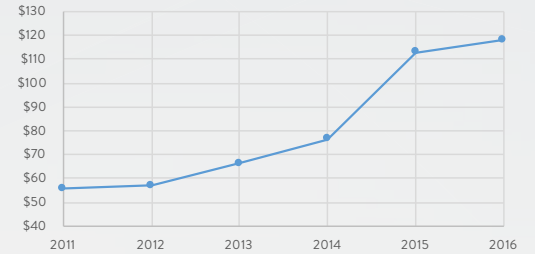


ALLAPATTAH MARKET ANALYSIS

INDUSTRIAL SALES

Year	Sales	Total SF	Avg SF	Total Sales	Avg \$ PSF
2016	7	190,578	27,225	\$23,643,000	\$ 118
2015	36	361,962	10,055	\$ 32,278,530	\$ 113
2014	17	167,395	9,847	\$ 11,465,161	\$ 76
2013	14	108,227	7,731	\$ 6,530,000	\$ 66
2012	15	284,069	18,938	\$ 11,747,200	\$ 57
2011	6	80,262	13,377	\$ 3,638,400	\$ 56

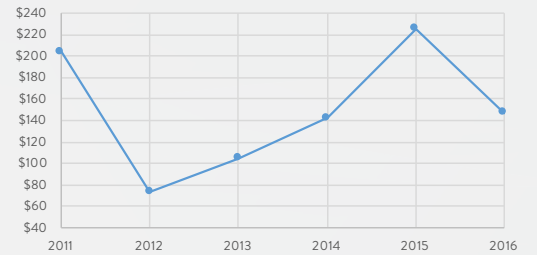
Industrial Sales Price PSF



RETAIL SALES

Year	Sales	Total SF	Avg SF	Total Sales	Avg \$ PSF
2016	4	14,470	3,618	\$ 2,291,100	\$ 147
2015	20	92,037	4,602	\$ 16,538,000	\$ 225
2014	22	220,064	10,003	\$ 17,405,500	\$ 142
2013	7	50,955	7,279	\$ 2,841,000	\$ 104
2012	16	72,499	4,531	\$ 4,766,600	\$ 73
2011	4	23,390	5,848	\$ 2,884,400	\$ 204

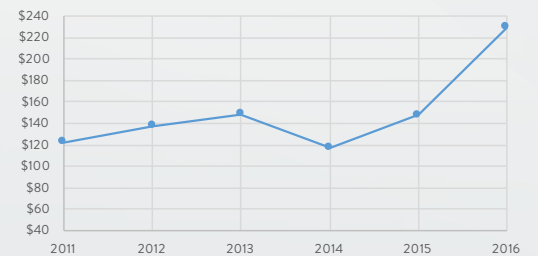
Retail Sales Price PSF



OFFICE SALES

Year	Sales	Total SF	Avg SF	Total Sales	Avg \$ PSF
2016	3	5,837	1,946	\$ 1,287,000	\$ 229
2015	5	19,179	3,836	\$ 2,122,766	\$ 148
2014	7	76,577	10,940	\$ 7,250,000	\$ 117
2013	2	3,921	1,961	\$ 388,800	\$ 148
2012	2	37,724	18,862	\$ 6,270,000	\$ 138
2011	1	2,700	2,700	\$ 331,000	\$ 123

Office Sales Price PSF

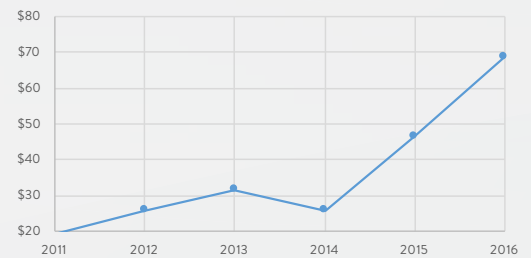


ALLAPATTAH MARKET ANALYSIS

LAND SALES

Year	Sales	Total SF	Avg SF	Total Sales	Avg \$ PSF
2016	6	82,492	13,749	\$ 4,437,500	\$ 69
2015	6	368,711	61,452	\$ 14,915,754	\$ 47
2014	9	264,170	29,352	\$ 6,576,556	\$ 26
2013	4	43,170	10,793	\$ 1,200,500	\$ 31
2012	5	304,321	60,864	\$ 9,494,100	\$ 26
2011	1	15,899	15,899	\$ 305,745	\$ 19

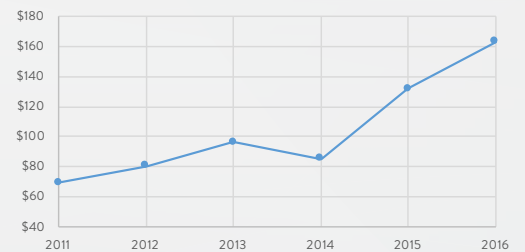
Land Sales Price PSF



MULTIFAMILY SALES

Year	Sales	Total SF	Avg SF	Total Sales	Avg \$ PSF
2016	3	18,458	6,153	\$ 2,665,800	\$ 163
2015	14	101,847	7,275	\$ 12,037,800	\$ 132
2014	7	59,630	8,519	\$ 4,635,000	\$ 85
2013	9	288,718	32,080	\$ 36,836,500	\$ 96
2012	9	457,124	50,792	\$ 30,278,500	\$ 80
2011	15	519,672	34,645	\$ 40,384,800	\$ 69

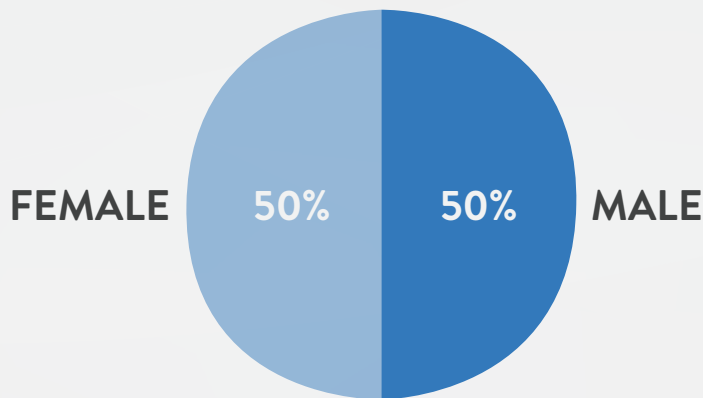
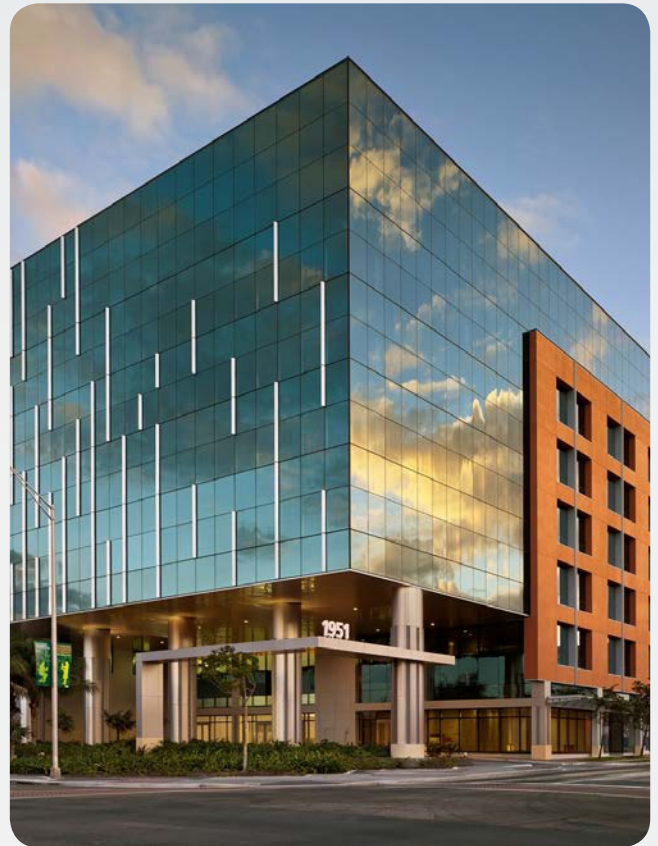
Multifamily Sales Price PSF



ALLAPATTAH DEMOGRAPHICS

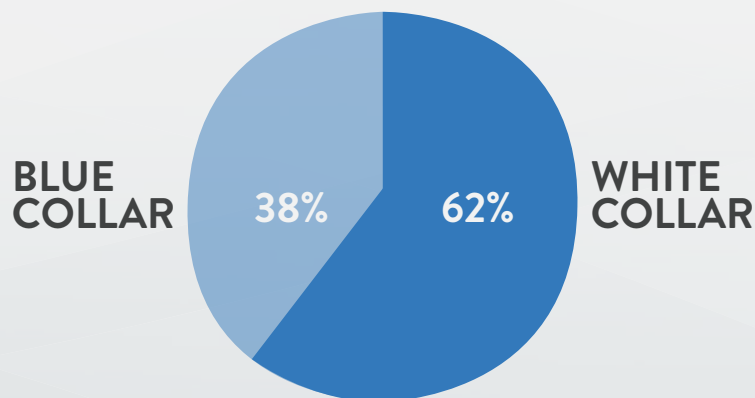
POPULATION DEMOGRAPHICS

Total Population	153,538
Male Population	76,817
Female Population	76,722
% Δ Since 2000	+7.3%
% Δ Since 2010	3.9%
Median Age	35.72



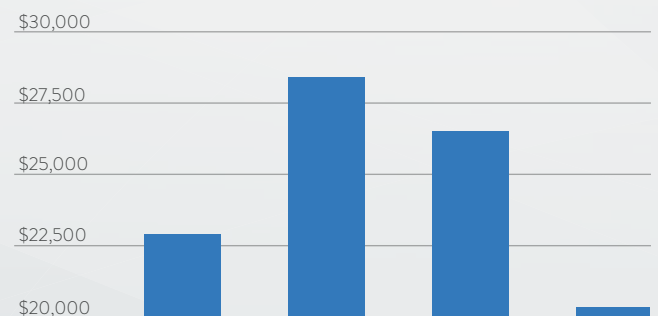
OCCUPATIONAL EMPLOYMENT

White Collar	5,921
Blue Collar	3,603



HH INCOME & AVG INCOME

Median < 25	\$23,039
Median 25-44	\$28,776
Median 45-64	\$26,551
Median > 65	\$20,182





ALLAPATTAH
COMMERCIAL
SNAPSHOT 2016

CIASF COMMERCIAL INDUSTRIAL ASSOCIATION OF SOUTH FLORIDA