

# avenida

## BISCAYNE

2747 NE 193rd Street Aventura, FL 33180-2305



### PATRICK MCKINLEY

Senior Vice President, Senior Market Officer  
PatrickMcKinley@RegencyCenters.com  
904 598 7468

### LLILIAM MARQUEZ

Senior Leasing Agent  
LliliamMarquez@RegencyCenters.com  
786 528 1454

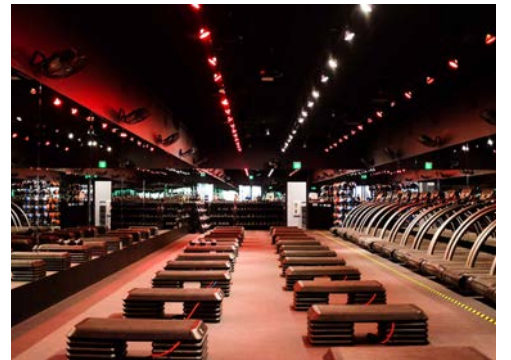
### AIDAN MCNAUGHTON

Leasing Agent  
AidanMcNaughton@RegencyCenters.com  
305 940 3944

Owned and Operated by  
**Regency  
Centers.**



# MOOD BOARD



IMAGERY FOR ILLUSTRATIVE PURPOSES ONLY



# WELCOME TO

# avenida

## BISCAYNE

Avenida Biscayne is situated in the heart of Aventura, in northeastern Miami-Dade County, just 15 miles north of Miami.



**28K+ SQFT**  
of Restaurants and  
Speciality Shops



**228K+**  
Population\*



**222K+**  
Daytime Population\*



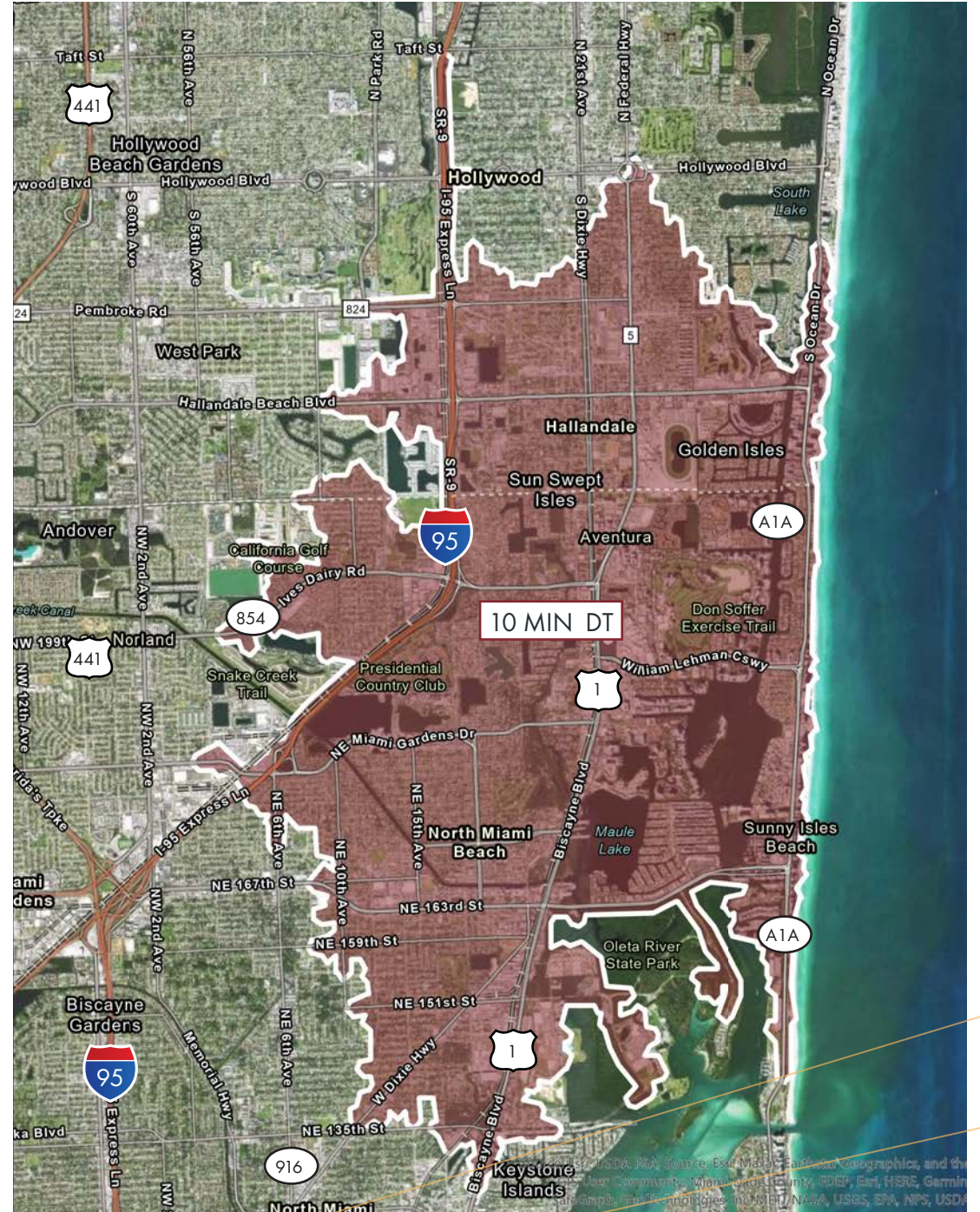
**\$90K+**  
Average HH Income\*



**\$728K+**  
Average Home Value\*

\* 10-minute drive time

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BISCAYNE





# AVENIDA BISCAYNE AREA VISITS

13.8M+

4.5M+

3.4M+

2.7M+

1.1M+

Source: Placer.ai

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BISCAYNE



# THE SITE

## AVENIDA BISCAYNE SITE



**73.8K+**  
Vehicles Per Day  
Biscayne Boulevard



**42.5K+**  
Vehicles Per Day  
William Lehman Causeway  
(SR 856)

Source: Placer.ai

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BISCAYNE





# THE SITE

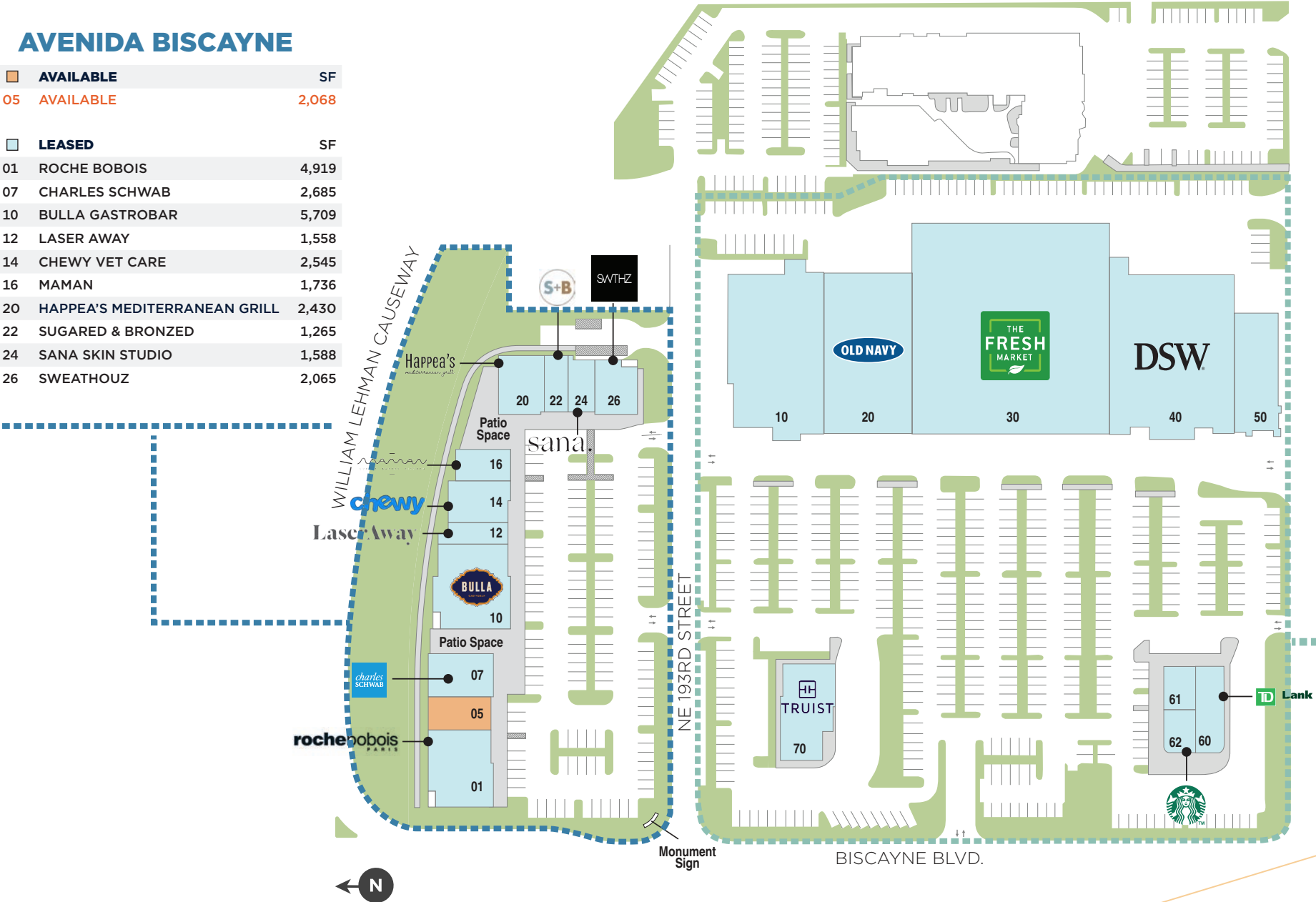




SITE PLAN

AVENIDA BISCAYNE

AVAILABLE	SF
05 AVAILABLE 2,068	
LEASED	SF
01 ROCHE BOBOIS 4,919	
07 CHARLES SCHWAB 2,685	
10 BULLA GASTROBAR 5,709	
12 LASER AWAY 1,558	
14 CHEWY VET CARE 2,545	
16 MAMAN 1,736	
20 HAPPEA'S MEDITERRANEAN GRILL 2,430	
22 SUGARED & BRONZED 1,265	
24 SANA SKIN STUDIO 1,588	
26 SWEATHOUZ 2,065	



AVENIDA WALK

	LEASED	SF
10	INTERNATIONAL JEWELERS EXCHANGE	16,500
20	OLD NAVY	15,000
30	THE FRESH MARKET	45,000
40	DSW WAREHOUSE	21,450
50	VCA AVENTURA ANIMAL HOSPITAL	5,000
60	TD BANK	2,680
61	TACO STAND	1,500
62	STARBUCKS	1,500
70	TRUIST BANK	5,000



# SITE PLAN





# RENDERINGS

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# RENDERINGS

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# RENDERINGS

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# RENDERINGS

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DEMOS

**\$383**  
Total Consumer  
Spending/Capita  
(Weekly)

**\$19,900k**  
Total Consumer  
Spending/Capita  
(Annually)

THESE CUSTOMERS SHOP  
AT BRANDS LIKE



BURBERRY



avenida  
BISCAYNE



**27.3%**  
Sunset Boomers  
Aged 65-74

Older, wealthy, and often retired empty-nesters living out their golden years. They try to stay fashionable, reading W Magazine, T Magazine, and prefer near intellectual news outlets like NYT and WSJ. They relax watching professional tennis and following NYT Cooking and Food.

**15.8%**  
Young Urban Singles  
Aged 25-34

Young diverse renters working service/entertainment jobs trying to "make it" in top tier cities. They love dog parks and art museums, get their exercise at trendy workout studios like Equinox and Soul Cycle, and like to look good, visiting fashion stores like Jimmy Jazz, ALDO, and Zara.



**14.1%**  
Near-Urban Diverse Families  
Aged 45-54

The Aventura shopping area attracts a variety of strong spending power segments, including young and well-educated professionals beginning their careers in white-collar or technical jobs. Well-off boomers near or at retirement age who are drawn to picturesque locations also frequent the area.



**10.8%**  
Young Professionals  
Aged 25-34

Well-educated college graduates renting in the trendiest parts of town. Huge podcast listeners. For them, local is cool. Independent coffee shops are a place to hang out, LGBTQ bars are nearby, and co-op grocers are commonplace.





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## ABOUT REGENCY

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on Merchandising in order to find the right mix of the best operators and unique retailers to increase consumer interest

We considerably incorporate Placemaking to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are Connecting the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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