



Wolf Co.
REAL ESTATE

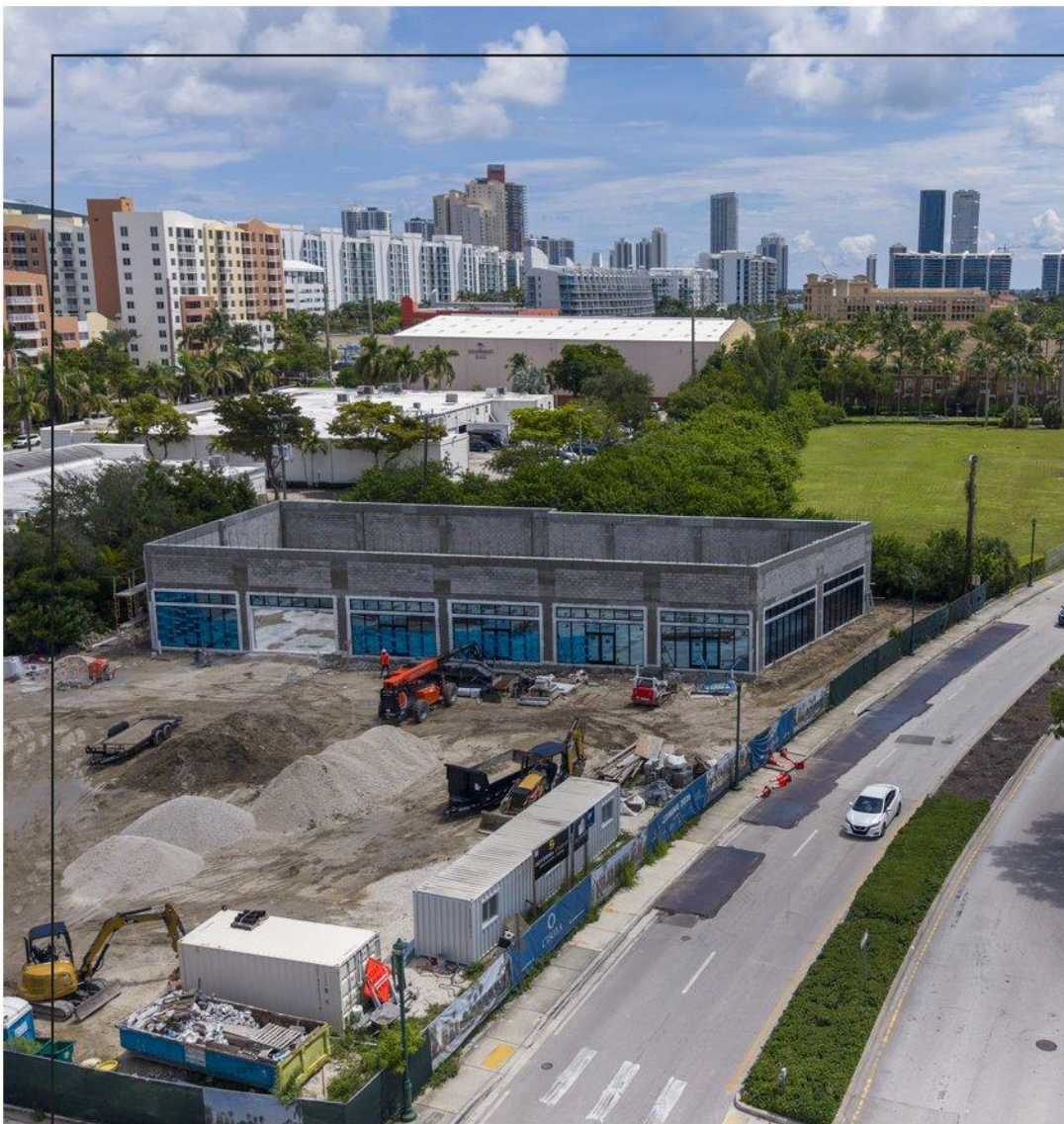
FOR LEASE · NEW CONSTRUCTION · NEIGHBORHOOD RETAIL

L'ISOLA

High-end neighborhood retail in the heart of Aventura

2777 NE 185th Street · Aventura, Florida 33180

Marketing Package · 2026



THE OPPORTUNITY

A new retail address for Aventura's most discerning consumers

L'Isola is a ground-up, two-building neighborhood retail development on NE 185th Street, moments from Aventura Mall, Turnberry and the densest luxury residential corridor in South Florida. Twelve modern storefronts under covered canopies, built for restaurants, cafés, wellness and daily-needs brands.

16,750^{SF}

TOTAL RETAIL

2

MODERN BUILDINGS

12

STOREFRONTS

1,072–1,682^{SF}

SHOP SIZES

THE STORY

Three reasons this is the right address

01

Why Aventura

One of South Florida's most affluent, established cities: mature residents, high household incomes, world-class shopping and resorts, and the only Brightline stop between Miami and Fort Lauderdale.

02

Why this location

NE 185th Street sits at the front door of Aventura's residential core, one mile from Aventura Mall and steps from Biscayne Boulevard, with thousands of condominium and townhome residents in walking distance.

03

Why L'Isola

New construction with high-end architecture, covered canopies and right-sized shops from ~1,100 SF, designed for the restaurant, café, wellness, medical, beauty and boutique concepts this consumer seeks out every week.

ARCHITECTURE

Architecture worthy of the address



Covered canopies, floor-to-ceiling storefront glass and a clean, contemporary façade.
Deforma Studio architecture, permit set complete.

PROJECT HIGHLIGHTS

Built for the brands Aventura shops

01

New construction

Ground-up development delivering modern, code-compliant shells with no legacy build-out to undo.

03

Flexible shop sizes

Twelve storefronts from 1,072 to 1,682 SF, combinable for larger users.

05

High-end architecture

Contemporary design that matches the caliber of the surrounding residential product.

02

Two buildings, 16,750 SF

Building 1 (8,459 SF) fronts NE 185th Street; Building 2 (8,291 SF) sits at the rear of the site.

04

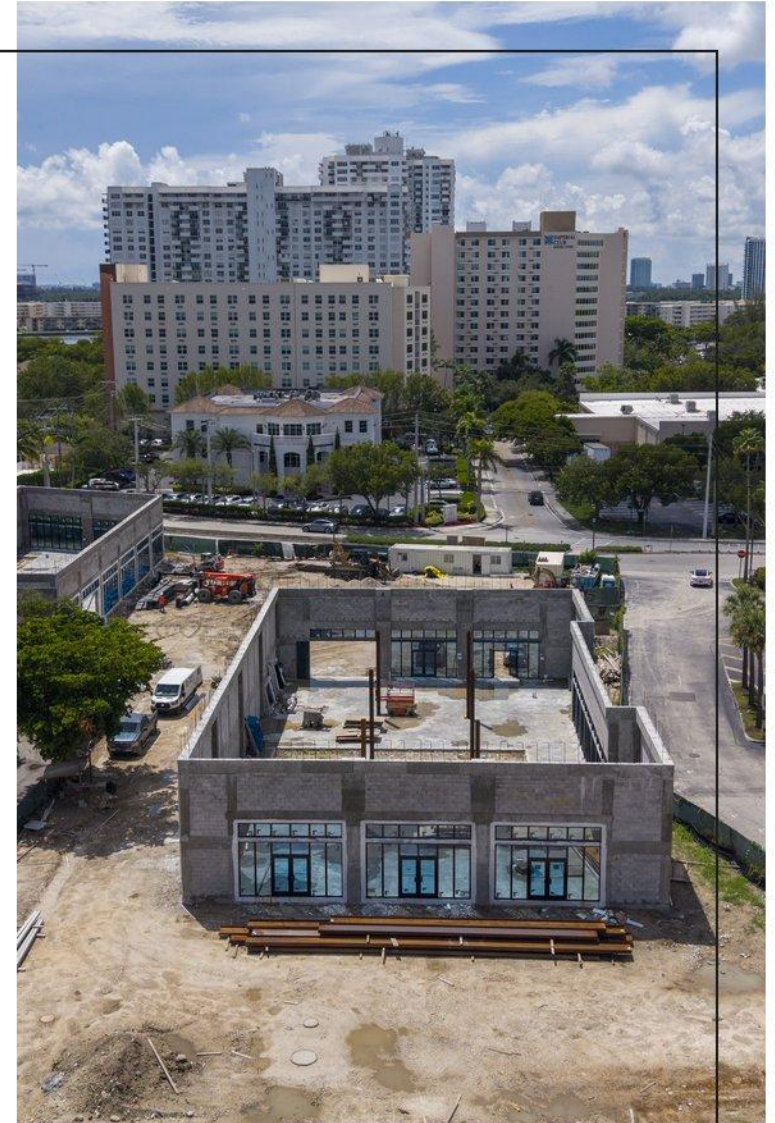
Covered canopies

Continuous canopies and modern storefront systems create a shaded, walkable frontage.

06

On-site parking

Surface parking with direct storefront access, loading zone and ADA routes.



TENANT VISION

Imagine your concept at L'Isola



RESTAURANT



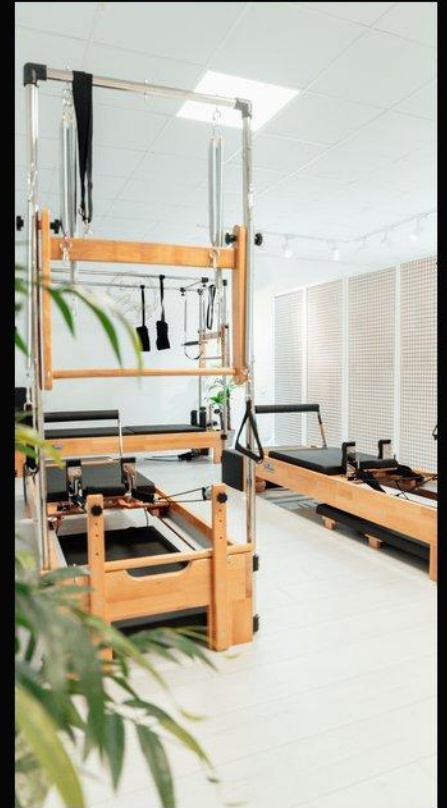
SPECIALTY CAFÉ



MATCHA & WELLNESS BAR



YOGA STUDIO



REFORMER PILATES

Concept visualizations for illustrative purposes only. Photography: Unsplash.

IDEAL USES

Built for restaurants, wellness and retail

01

Restaurant, café & food

02

Medical & wellness

03

Dental, orthodontic & aesthetics

04

Physical therapy, pilates & yoga

05

Hair, nail, spa & skincare

06

Optical

07

Boutique retail: apparel, home, gifts

08

Professional services

09

Fitness (light use)



Delivered as a clean, open shell ready for your build-out.

THE AVENTURA CONSUMER

Affluent, established and loyal to the neighborhood

\$83,777

Median household income, City of Aventura
(2025)

13%

Residents earning \$200,000+ per year — nearly
2x the South Florida rate

\$532,207

Average home value — 38% above South Florida

48–50

Median age: a mature, high-spending
demographic

91.6%

White-collar workforce

53%

Adults with a bachelor's or graduate degree

Sources: City of Aventura demographic profile (2025–2026); Aventura office market demographics summary (2023).



TRADE AREA

Dense, walkable and surrounded by luxury residential

Aventura is one of the most densely populated cities in Florida, ringed by high-rise condominiums, gated waterfront communities and townhome enclaves. More than half of residents were born abroad, and the market serves Sunny Isles Beach, Golden Beach and Williams Island — an enclave of ultra-high-net-worth households who shop, dine and take care of themselves close to home.

42,400

City of Aventura residents

≈ 3 sq mi — among Florida's densest cities

186,175

Population, 10-minute drive

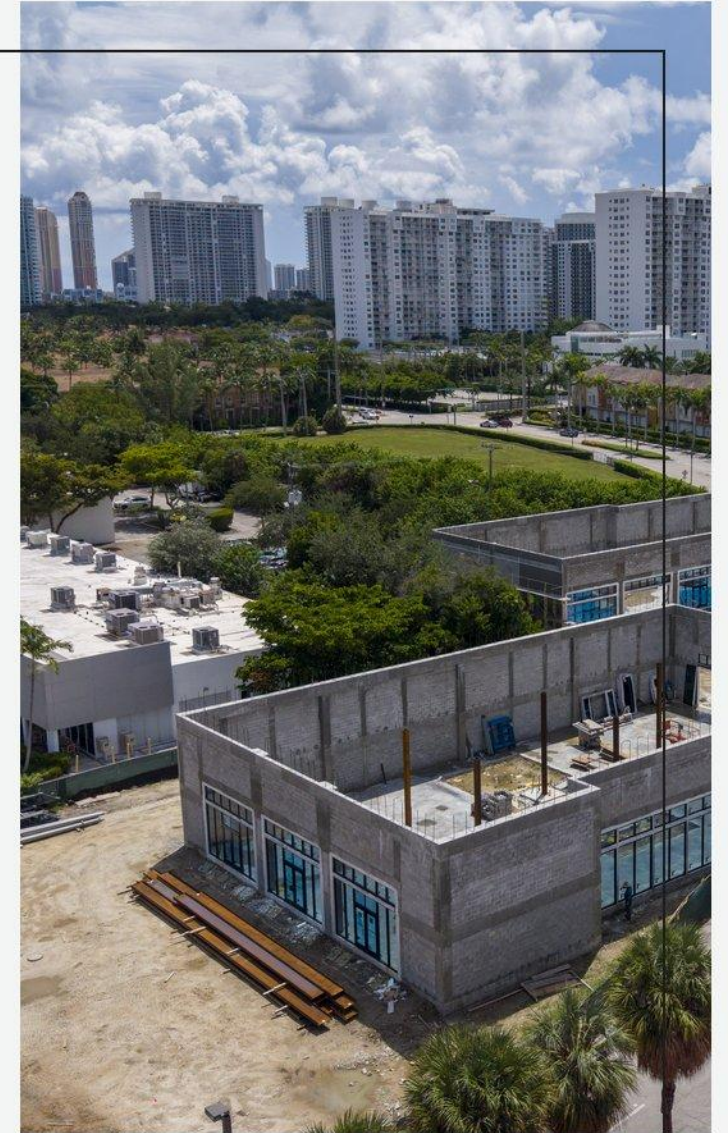
76,690 households within the trade area

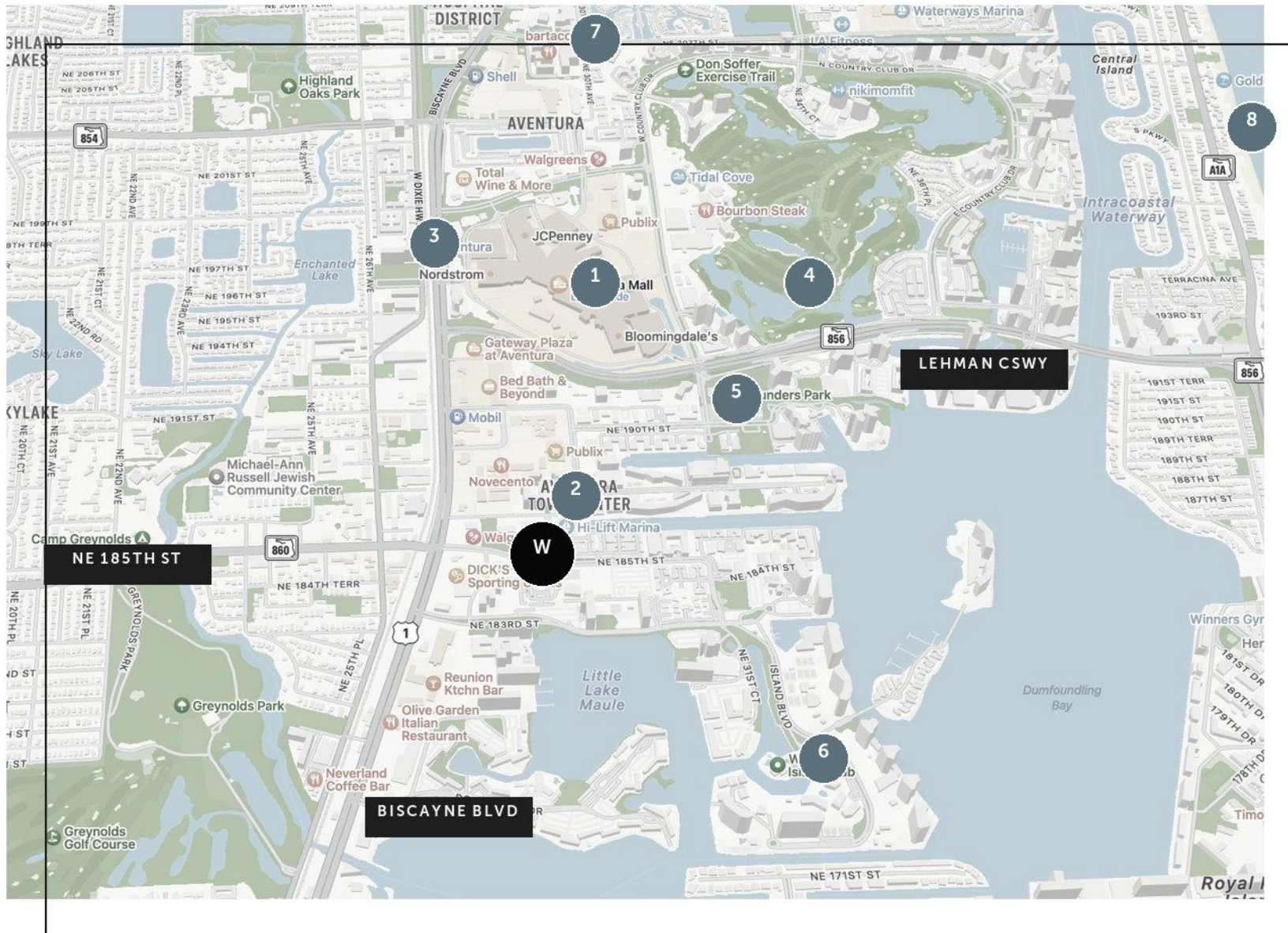
\$1.5M–\$38M

Waterfront residences

Luxury product within one mile of the site

Sources: City of Aventura (2025); 10-minute drive-time demographics summary (2023).

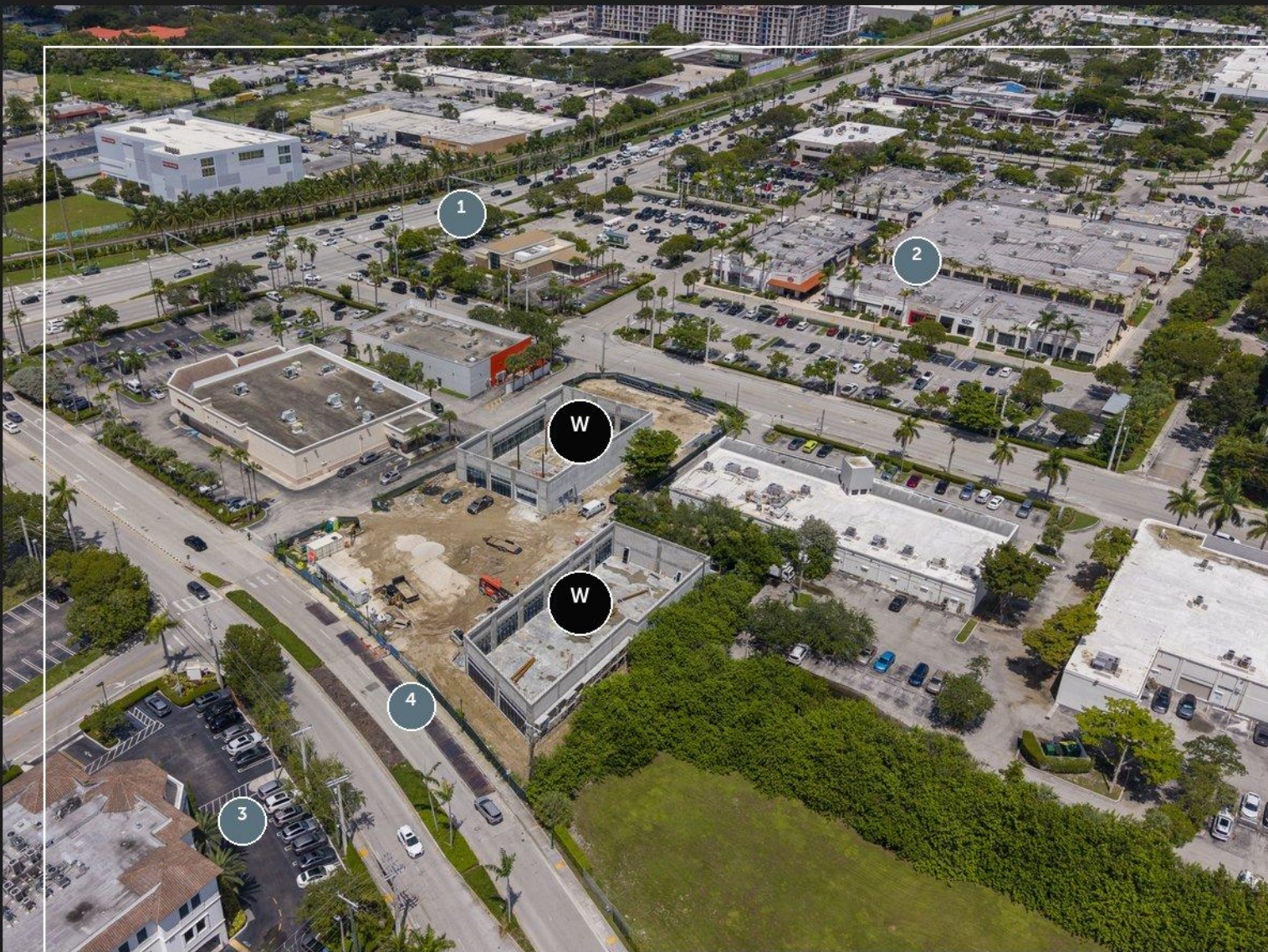




LOCATION

At the center of it all

- W** L'Isola · 2777 NE 185th St
- 1** Aventura Mall
Top-grossing mall in the U.S.; 300+ stores
- 2** Aventura Town Center
Publix-anchored daily needs
- 3** Brightline Aventura Station
Miami – Fort Lauderdale – Orlando rail
- 4** Turnberry Isle & JW Marriott
Resort, golf, Tidal Cove waterpark
- 5** Founders Park
Community park and trail
- 6** Williams Island
Luxury waterfront residential
- 7** Aventura ParkSquare
Mixed-use, dining and wellness
- 8** Sunny Isles & Golden Beach
Oceanfront high-rise residential



SITE IN CONTEXT

The neighborhood, from above

- W** **L'Isola — Building 1**
Six shops, 8,459 SF
- W** **L'Isola — Building 2**
Six shops, 8,291 SF, on the street
- 1** **Biscayne Boulevard (US-1)**
Aventura's main commercial artery, one block away
- 2** **Established neighborhood retail**
Daily-needs shopping centers on both sides of Biscayne
- 3** **Dining and services across the street**
Restaurants and neighborhood services with shared traffic
- 4** **Two street frontages**
Corner visibility and access from both streets

Aventura Mall and Brightline one mile north; Turnberry and Sunny Isles Beach to the east.

ACCESS & CONNECTIVITY

Minutes from everything, on the way to everywhere

NE 185th Street connects directly to Biscayne Boulevard (US-1), with the William Lehman Causeway to the beaches and I-95 minutes west. Aventura is the only Brightline stop between Miami and Fort Lauderdale.

1 mi

Aventura Mall

1 mi

Brightline Station

2 mi

Turnberry / JW Marriott

3 mi

Sunny Isles Beach

2 mi

I-95

3 mi

Gulfstream Park

13 mi

Fort Lauderdale Airport

18 mi

Miami Int'l Airport

Approximate driving distances.

NEIGHBORHOOD SNAPSHOT

The City of Excellence

Aventura is an upscale coastal city between Miami and Fort Lauderdale, known for a sophisticated lifestyle, a robust economy and excellent connectivity.

Shopping & dining. Aventura Mall anchors a market of upscale restaurants, from casual to fine dining.

Recreation. JW Marriott Turnberry Resort & Spa, championship golf, tennis and Tidal Cove waterpark; Founders Park, Waterways Park and the 3-mile Don Soffer Exercise Trail.

Culture & education. The Aventura Arts & Cultural Center and top-rated schools that draw established families.



Aventura Mall

One of the top-grossing shopping centers in the country, one mile from L'Isola.

SITE PLAN

L'ISOLA

Two buildings, one shared parking field

Building 1

8,459 SF · 6 shops · fronts NE 185th St

Building 2

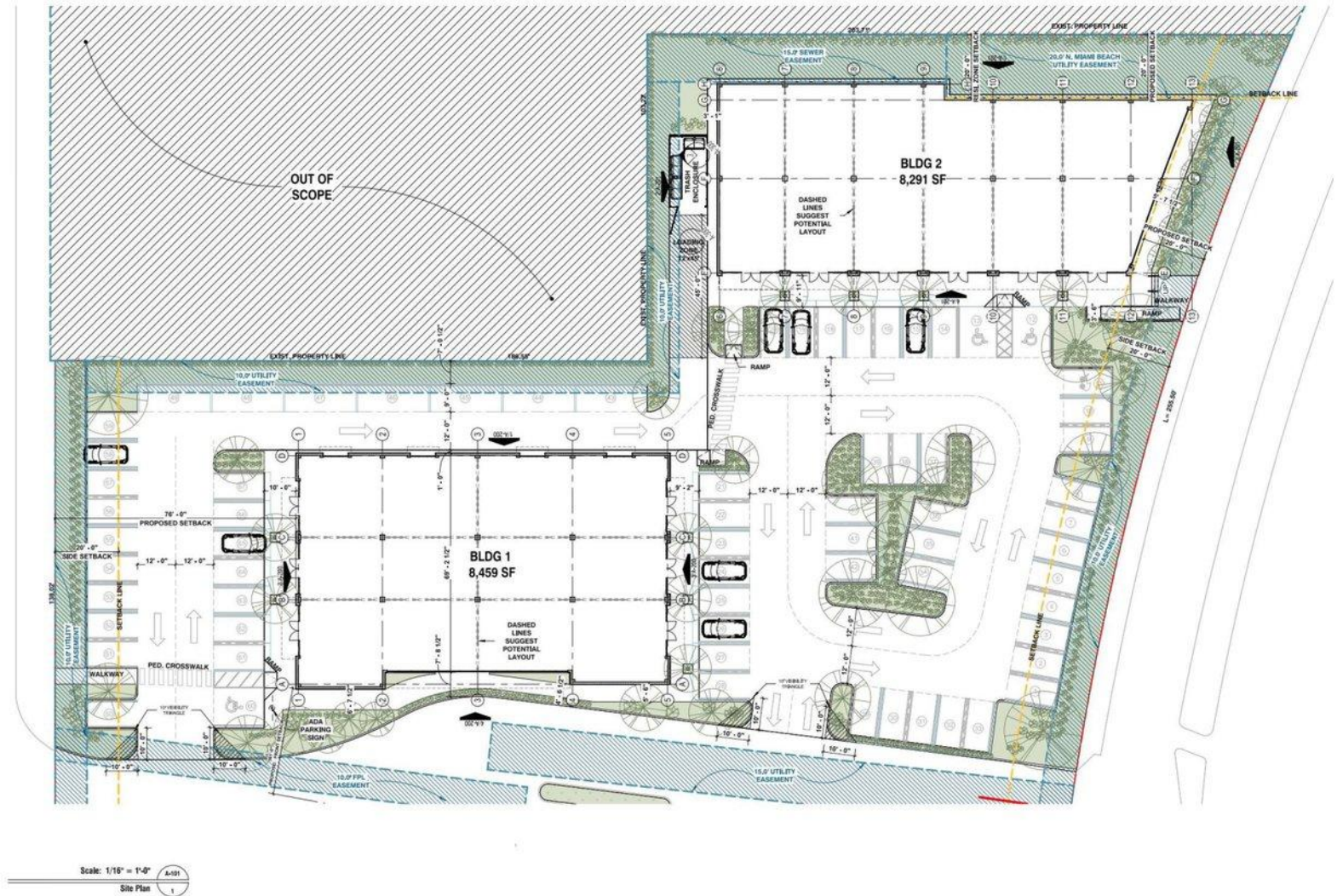
8,291 SF · 6 shops · rear of site

Parking

Surface, with loading zone and ADA routes

Frontage

Covered canopies along all storefronts



Site plan not to scale. Subject to final permit set.

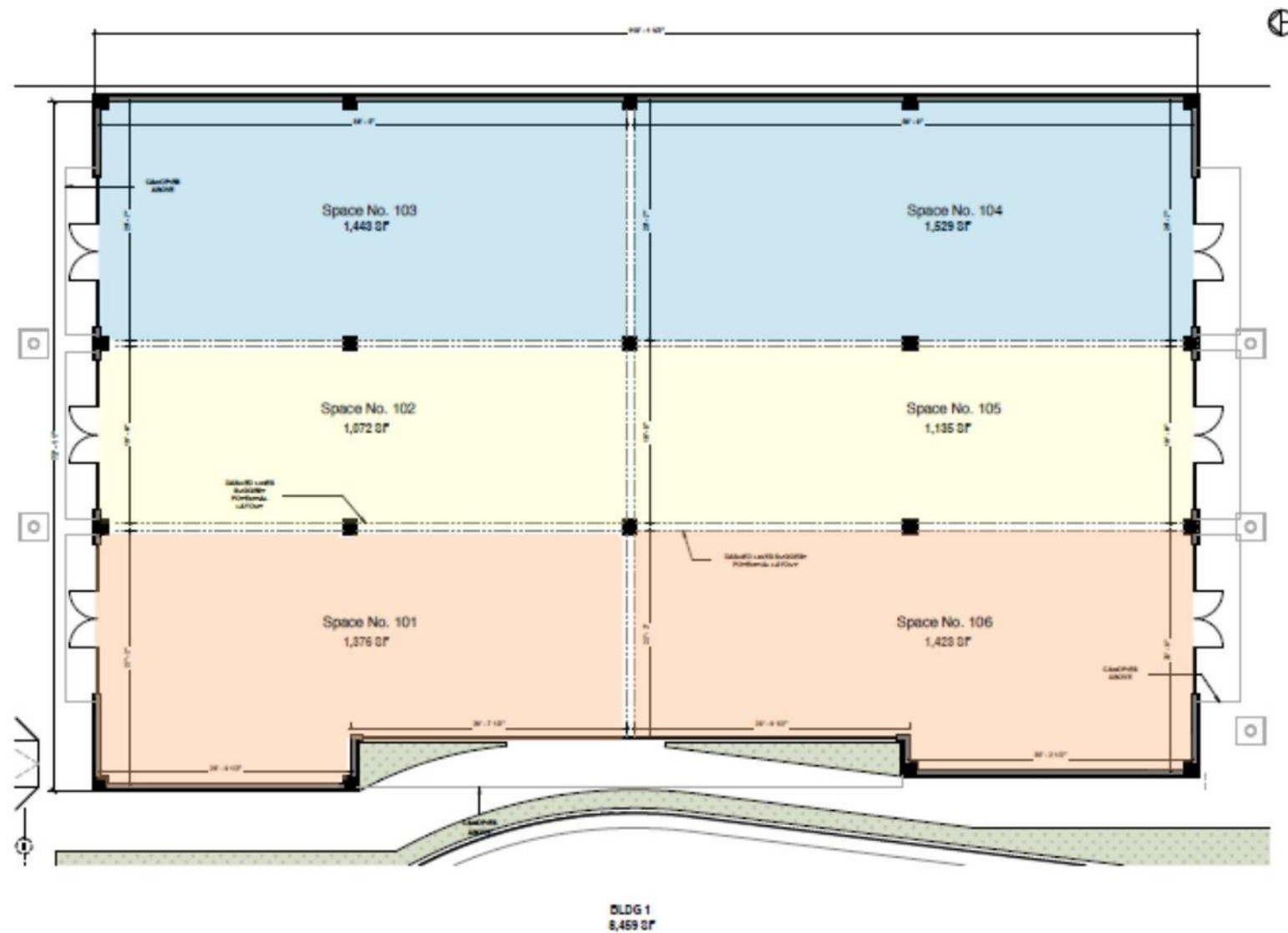
FLOOR PLAN

L'ISOLA

BUILDING 1

8,459 SF · Fronts NE 185th Street

Space 101	1,376 SF
Space 102	1,072 SF
Space 103	1,443 SF
Space 104	1,529 SF
Space 105	1,135 SF
Space 106	1,428 SF



Floor plan not to scale. Dashed lines suggest potential layout. Dimensions subject to verification.

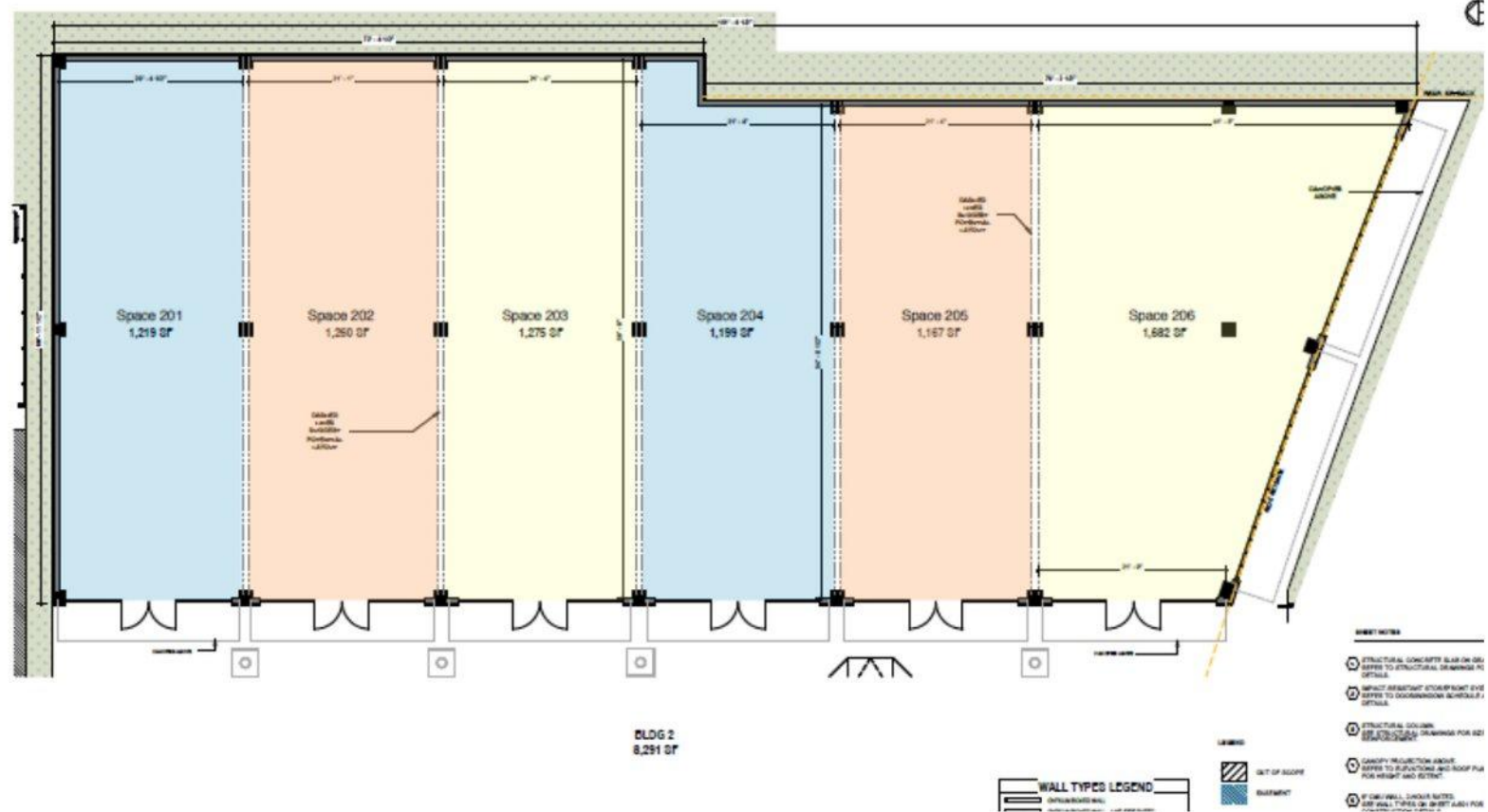
FLOOR PLAN

L'ISOLA

BUILDING 2

8,291 SF · Rear of site, facing the parking field

Space 201	1,219 SF
Space 202	1,250 SF
Space 203	1,275 SF
Space 204	1,199 SF
Space 205	1,167 SF
Space 206	1,682 SF



Floor plan not to scale. Dashed lines suggest potential layout. Dimensions subject to verification.

AVAILABILITIES

Twelve storefronts from 1,072 to 1,682 SF

BUILDING 1 · 8,459 SF GROSS

Space 101	1,376 SF
Space 102	1,072 SF
Space 103	1,443 SF
Space 104	1,529 SF
Space 105	1,135 SF
Space 106	1,428 SF
Building total	7,983 SF

BUILDING 2 · 8,291 SF GROSS

Space 201	1,219 SF
Space 202	1,250 SF
Space 203	1,275 SF
Space 204	1,199 SF
Space 205	1,167 SF
Space 206	1,682 SF
Building total	7,792 SF

LEASING NOTES

Combinable

Adjacent spaces can be combined for users up to a full building.

Delivery

New shell condition; tenant build-out to suit.

Uses

Restaurant and food uses, medical, wellness, beauty, boutique retail and professional services.

Status

Under construction. Contact us for delivery timing and rates.



CONSTRUCTION PROGRESS

Shells complete, storefront glass installed



Site photography, September 2026.

LEASING CONTACTS

Let's build your Aventura location



Barret Wolf

Co-Founder & CEO

bwolf@wolfco-re.com

(305) 542-3507



Anabell Rodriguez

Director

anabell@wolfco-re.com

(305) 906-1727



Carlos Godoy

Director

carlos@wolfco-re.com

(786) 696-6734



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