



912 71ST STREET
Miami Beach

OFFERING MEMORANDUM
3,875 SF FULLY LEASED RETAIL BUILDING
FOR SALE IN NORTH BEACH

Confidentiality & Disclaimer

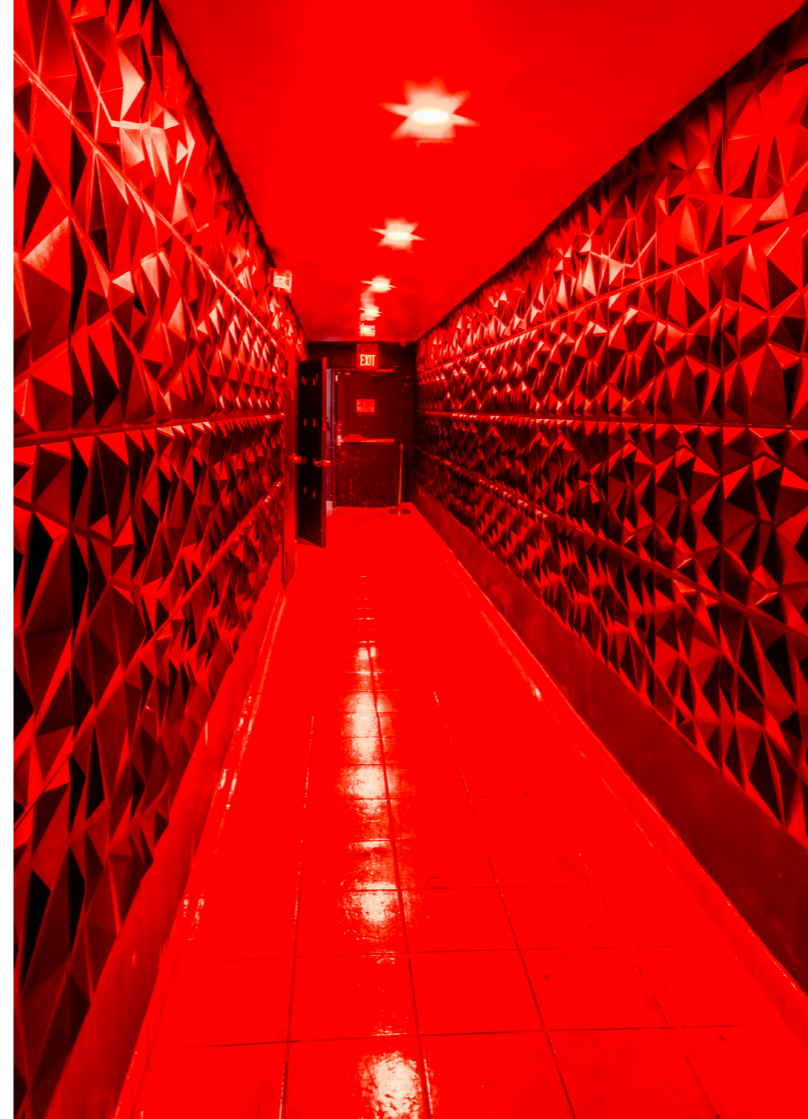
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Executive Summary

Investment Overview

Colliers is pleased to present the exclusive offering of 912 71st Street, Miami Beach, FL 33141. This well-located retail asset sits in the heart of North Beach's 71st Street corridor — a walkable, community-focused trade area experiencing steady growth, strong pedestrian activity, and increasing neighborhood demand.

The 71st Street corridor benefits from a diverse and stable consumer base, driven by dense multifamily housing, local residents, hospitality uses, and consistent beach-bound traffic. Ongoing public investment and area revitalization continue to attract neighborhood retailers, boutique fitness operators, cafés, service-based tenants, and specialty food concepts. The Property is ideally configured to accommodate these uses, offering efficient bay depths, prominent storefront visibility, and versatile layouts.

The building delivers strong curb appeal and a commanding street presence, supporting both stable occupancy and future repositioning or rental upside. Located along one of North Beach's primary east-west thoroughfares, the Property enjoys reliable vehicular and pedestrian flow, with convenient proximity to municipal parking serving the district. This offering represents an opportunity to acquire a stabilized retail asset within a rapidly improving submarket, supported by ongoing residential development and long-term neighborhood redevelopment initiatives.

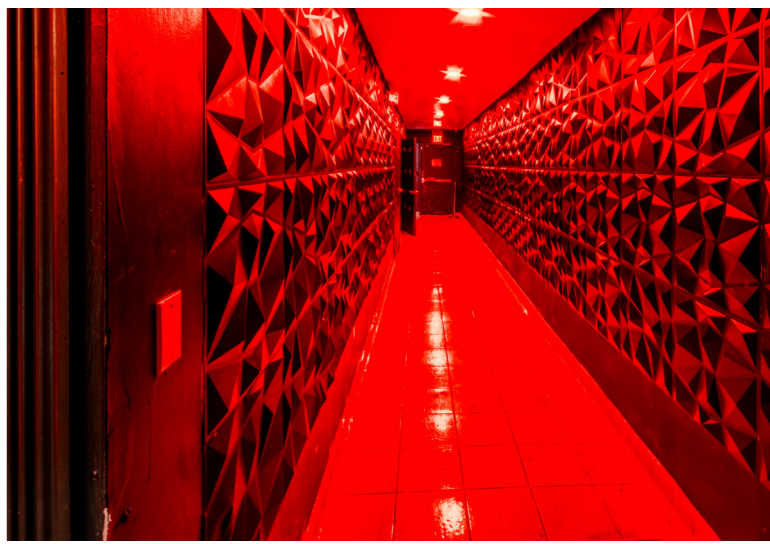


Executive Summary

Property Details

Address	912 71st Avenue, Miami Beach, FL
Parcel ID	02-3210-013-0510
GLA	3,875 SF
Frontage	25' on 71st Avenue
Tenancy	Single
% Leased	100%
Asking Price	Upon Request







Financial Summary

Tenant Overview

Amour Cabaret operates as a cabaret / gentlemen's club, offering late-night entertainment, dancing, and hospitality-driven services.

Initial Term: 10 Years Two (2) five-year options

Renewal Options: Two (2) five-year options

Base Rent: Months 1–6: \$10,000 / month
 Months 7–12: \$11,000 / month
 Year 2: \$12,000 / month
 Years 3–10: 3% Annual Increase

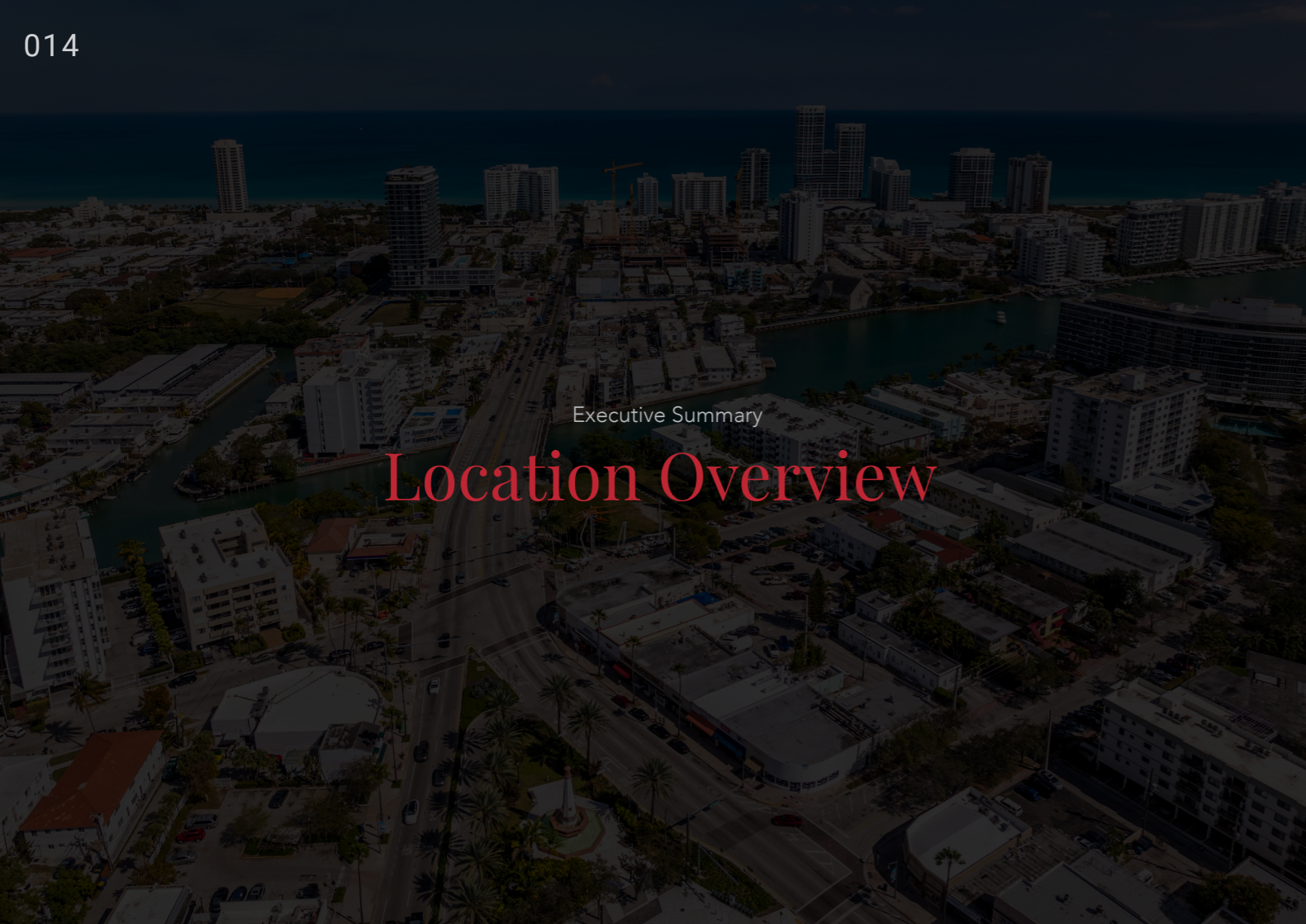
Rent Structure: Triple-Net (NNN)
 Tenant pays all costs related to the Premises
 (taxes, insurance, maintenance/repairs,
 utilities)



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
For the Years Ending	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032	Jun-2033	Jun-2034	Jun-2035	Jun-2036	Jun-2037	Total
Rental Revenue												
Potential Base Rent	\$142,000	\$147,960	\$152,399	\$156,971	\$161,680	\$166,530	\$171,526	\$176,672	\$181,972	\$187,431	\$193,054	\$1,838,196
Scheduled Base Rent	\$142,000	\$147,960	\$152,399	\$156,971	\$161,680	\$166,530	\$171,526	\$176,672	\$181,972	\$187,431	\$193,054	\$1,838,196
Total Rental Revenue	\$142,000	\$147,960	\$152,399	\$156,971	\$161,680	\$166,530	\$171,526	\$176,672	\$181,972	\$187,431	\$193,054	\$1,838,196
Other Tenant Revenue												
Total Expense Recoveries	\$38,169	\$39,314	\$40,493	\$41,708	\$42,959	\$44,248	\$45,575	\$46,943	\$48,351	\$49,802	\$51,296	\$488,858
Total Other Tenant Revenue	\$38,169	\$39,314	\$40,493	\$41,708	\$42,959	\$44,248	\$45,575	\$46,943	\$48,351	\$49,802	\$51,296	\$488,858
Total Tenant Revenue	\$180,169	\$187,274	\$192,892	\$198,679	\$204,639	\$210,778	\$217,102	\$223,615	\$230,323	\$237,233	\$244,350	\$2,327,053
Potential Gross Revenue	\$180,169	\$187,274	\$192,892	\$198,679	\$204,639	\$210,778	\$217,102	\$223,615	\$230,323	\$237,233	\$244,350	\$2,327,053
Effective Gross Revenue	\$180,169	\$187,274	\$192,892	\$198,679	\$204,639	\$210,778	\$217,102	\$223,615	\$230,323	\$237,233	\$244,350	\$2,327,053
Operating Expenses												
CAM	\$38,169	\$39,314	\$40,493	\$41,708	\$42,959	\$44,248	\$45,575	\$46,943	\$48,351	\$49,802	\$51,296	\$488,858
Total Operating Expenses	\$38,169	\$39,314	\$40,493	\$41,708	\$42,959	\$44,248	\$45,575	\$46,943	\$48,351	\$49,802	\$51,296	\$488,858
Net Operating Income	\$142,000	\$147,960	\$152,399	\$156,971	\$161,680	\$166,530	\$171,526	\$176,672	\$181,972	\$187,431	\$193,054	\$1,838,196

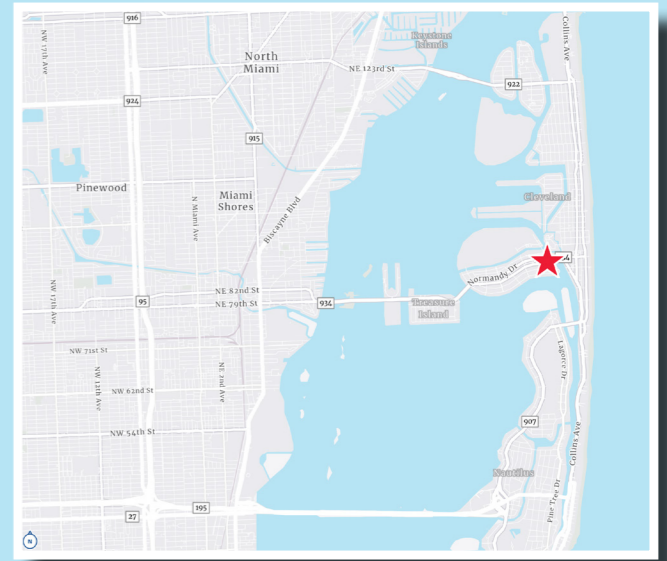
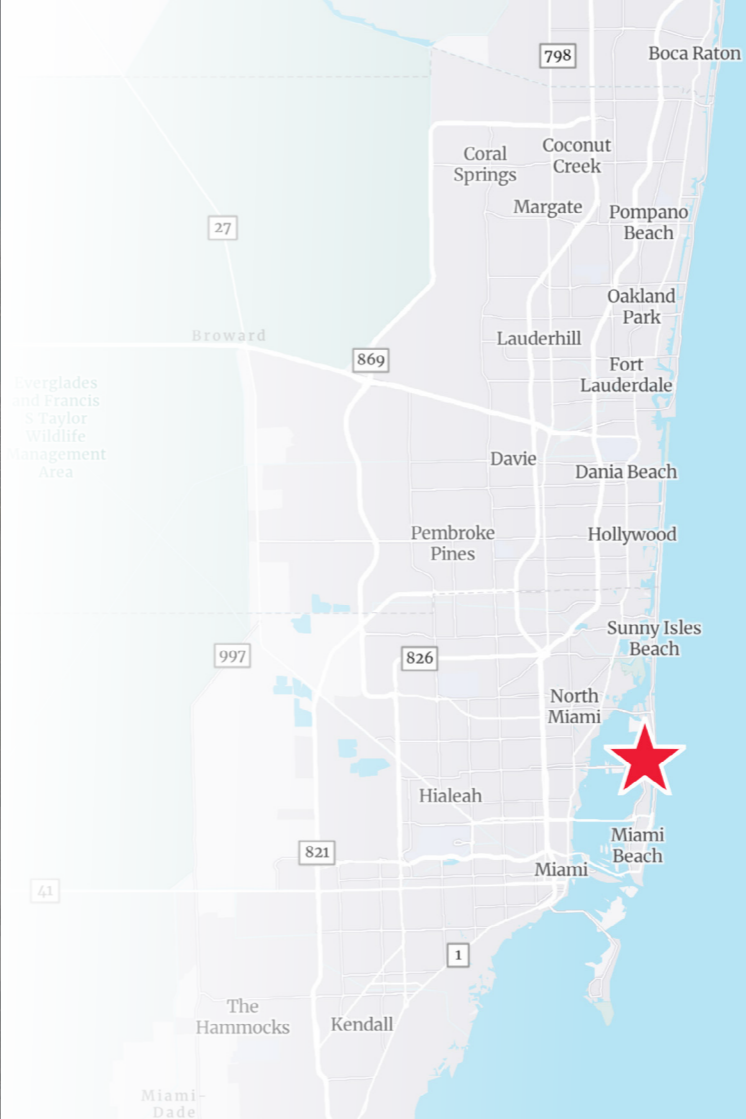
Financial Summary

Cash Flow Projections



Executive Summary

Location Overview



Location Summary

The 71st Street / North Beach corridor surrounding 912 71st Street is undergoing a significant transformation driven by a surge of residential, mixed-use, hospitality, and public-infrastructure investment. Following the 2017 voter-approved upzoning of the North Beach Town Center district, the area has entered a strong development cycle marked by rapid densification, increased residential demand, and a renewed focus on pedestrian-friendly, amenity-rich streetscapes. As these initiatives progress, retail performance and property values in the immediate vicinity of the Property are expected to trend upward alongside rising consumer traffic and continued private-sector investment.

Just west of the Property, the neighborhood's most notable wave of growth is unfolding as multiple large-scale residential and mixed-use projects reshape the skyline. Lefferts Development alone is delivering several major ventures collectively adding more than 450 new residential units to the immediate trade area. 72 Park, which is over 90% sold, is scheduled to open with a nationally recognized Roberta's pizzeria, enhancing the corridor's culinary offerings and signaling strong demand for new retail concepts.



Market Report

Miami Beach, Florida

Miami Beach continues to reinforce its position as one of the world's premier coastal destinations, celebrated for its cultural vibrancy, historic architecture, world-renowned beaches, parks, and dynamic entertainment ecosystem. The city is internationally recognized for seven miles of beachfront, numerous recreational amenities, and a rich arts and culinary scene that draws visitors ranging from global travelers to local residents. These attributes contribute to Miami Beach being consistently viewed as a trend-setting hub for culture, entertainment, and lifestyle-driven commerce.

In recent years, sustained economic momentum has supported ongoing revitalization across the city—from the iconic Art Deco District to emerging pockets of growth in North Beach, where the property is located. Modernization of transportation networks, reinvestment into public space, and a renewed emphasis on arts, sports, and cultural programming continue to elevate the city's live-work-play appeal.

Within North Beach—where the property is located—this citywide momentum is amplified by ongoing redevelopment, new residential and mixed-use construction, and major public-infrastructure investments. The district's transformation, complemented by strong tourism fundamentals and steady population inflow, positions the 71st Street corridor as an emerging hub for retail, dining, and entertainment concepts seeking to capitalize on the area's increasing density, foot traffic, and upward economic trajectory



				
Total Population	Avg. HH Income	Overnight Visitors	Hotel Rooms	Daytime Population
81,323	\$117,306	+5M/Yr.	+22,000	110,298

New Developments

Ocean Terrace

7450 Ocean Terrace, Miami Beach



The Ocean Terrace redevelopment will transform the beachfront along 74th–75th Streets and Collins Avenue with a restored historic hotel, a new luxury condominium tower, boutique retail, a public plaza, and pedestrian-oriented green space, creating a revitalized and vibrant coastal destination

7200 Collins

7140 Collins Avenue, Miami Beach



Planned 12-story luxury condominium bringing 222 fully furnished residences to North Beach. The development will feature three floors of resort-style amenities, including a fitness center, pool, and outdoor movie theater, plus nearly 17,000 SF of ground-floor retail. Developed by Northlink Capital and designed by Revuelta Architecture. International

Ella Miami Beach

6940 Abbott Avenue, Miami Beach



Ella Miami Beach is a 10-story boutique condominium planned for 6940 Abbott Avenue, offering 95 residences ranging from studios to two-bedroom layouts. Designed by Arquitectonica, the project includes 2,200 SF of ground-floor retail and a robust amenity package featuring a rooftop pool, pickleball court, fitness center, yoga deck, and co-working spaces.

72 Park

580 72nd Street, Miami Beach



72 Park is a 22-story, 206-unit luxury condominium introducing high-end residences with premium amenities, including a 150-foot resort-style pool, fitness center, co-working lounge, and a ground-floor restaurant by Michelin-starred Chef Carlo Mirarchi, further contributing to the area's ongoing transformation.

71 NoBe

400 71st Street, Miami Beach



71 NoBe is a planned mixed-use development, project that will bring new residential, hotel, and retail components to the North Beach Town Center. The development will feature a multi-level structure with modern residences, ground-floor retail, and public-realm improvements, positioning it as a key catalyst in the continued revitalization of the 71st Street corridor.

Deauville Beach Resort

6701 Collins Avenue, Miami Beach



Terra's long-awaited redevelopment of the historic Deauville Beach Resort site at 6701 Collins Avenue has received final approval from the Miami Beach City Commission. The plan includes a new luxury residential tower designed by Foster + Partners and a partial reconstruction of the original hotel's historic elements, paired with reduced overall density to limit traffic and environmental impacts.

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