

**CONSTRUCTION
HAS BEGUN!**



Neighbor
CENTRAL

AVENTURA
20955 BISCAYNE BLVD.
AVENTURA, FL

**THREE LEVELS OF PRIME
RESTAURANT & RETAIL
SPACES AVAILABLE FOR LEASE
DIRECTLY ON
BISCAYNE BOULEVARD**

Jonathan Carter
Executive Vice President
+1 305 215 4522
jonathan.carter@colliers.com

Dave Preston
Executive Vice President
+1 786 384 1320
dave.preston@colliers.com





PROJECT
DELIVERY
Q2 2027



LOCATED ON FULLY
SIGNALIZED
INTERSECTION



+53,000 VPD
EXPOSURE ON
BISCAYNE BLVD



>1 MILE FROM
AVENTURA MALL
28M VISITORS/YEAR

Central Aventura is a new high-end development that seamlessly integrates 80,000 square feet of premium retail and restaurant areas on its first three floors, complemented by a spacious 423-space parking garage and 40,000 square feet of modern office space above.

Strategically positioned on Biscayne Boulevard, Aventura's most coveted and bustling commercial corridor. This prime location guarantees unparalleled exposure to an extensive flow of vehicular traffic and the area's reputation for luxury shopping, fine dining, and upscale residences ensures an affluent and discerning clientele.



Neighbor
CENTRAL
AVENTURA

OFFICE
+40,000 SF

PARKING GARAGE
423 SPACES

RESTAURANT & RETAIL
+80,000 SF



TURNBERRY

JW MARRIOTT

AVENTURA MALL

AVENTURA PARKSQUARE

aloft
A VISION OF W HOTELS

NORDSTROM
rack

ULTA
BEAUTY

BEST
BUY

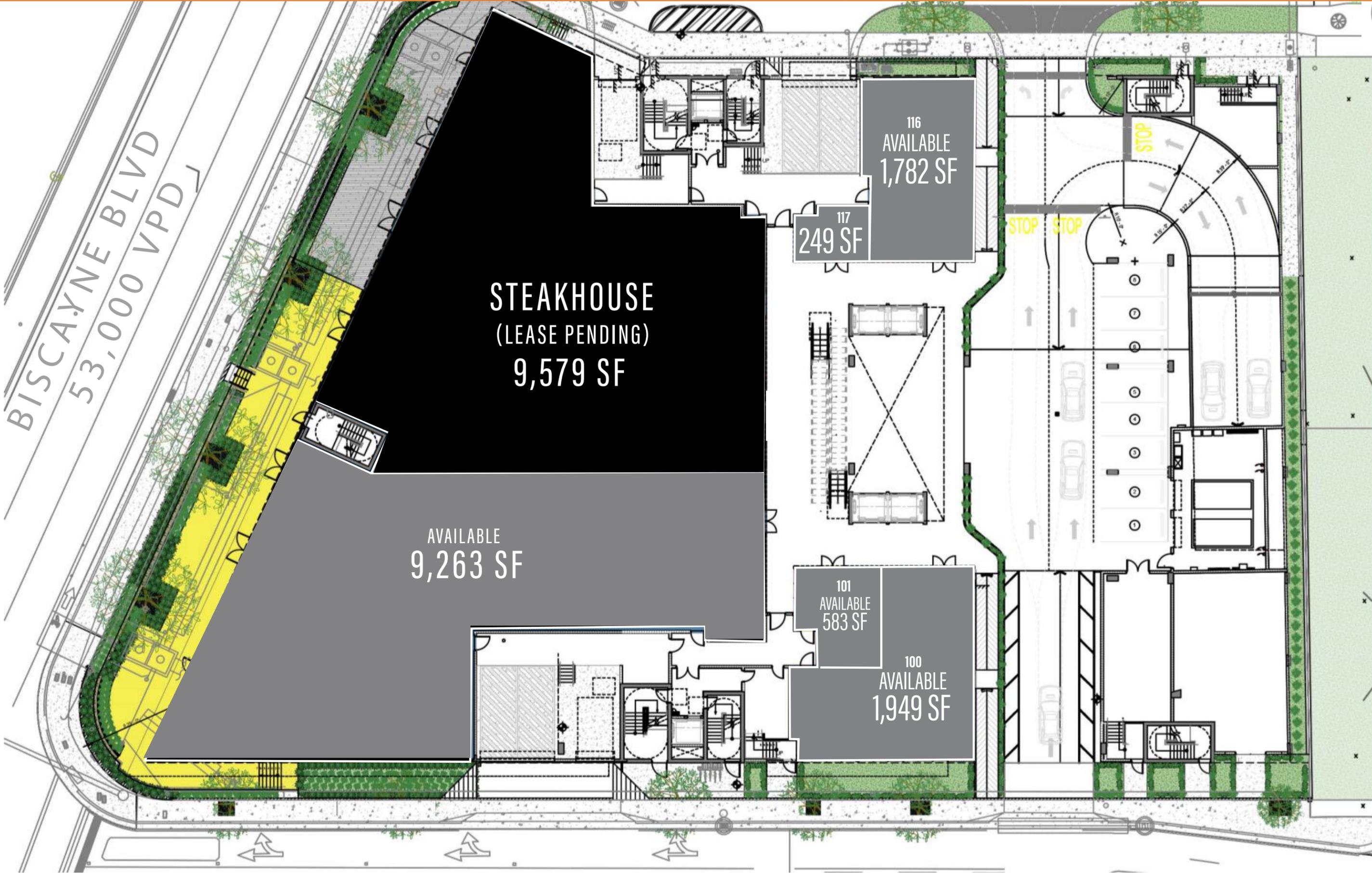
WHOLE
FOODS
MARKET

BISCAYNE BLVD (+53,000 VPD)

Aventura Hospital
and Medical Center

LOCATED DIRECTLY ON BISCAYNE BLVD (US-1) IN THE HEART OF AVENTURA, FLORIDA

GROUND FLOOR



BISCAYNE BLVD
53,000 VPD

STEAKHOUSE
(LEASE PENDING)
9,579 SF

AVAILABLE
9,263 SF

117
249 SF

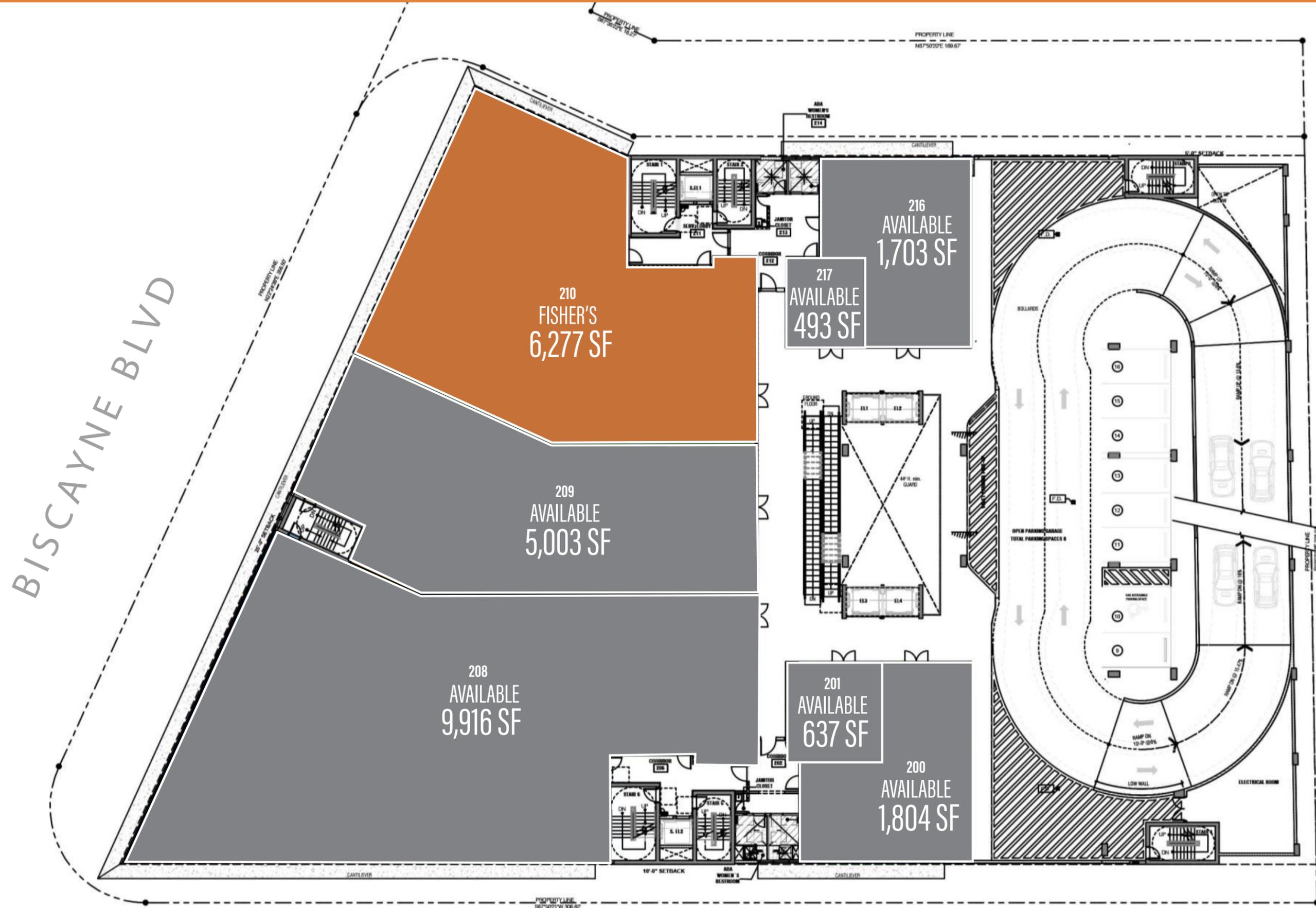
116
AVAILABLE
1,782 SF

101
AVAILABLE
583 SF

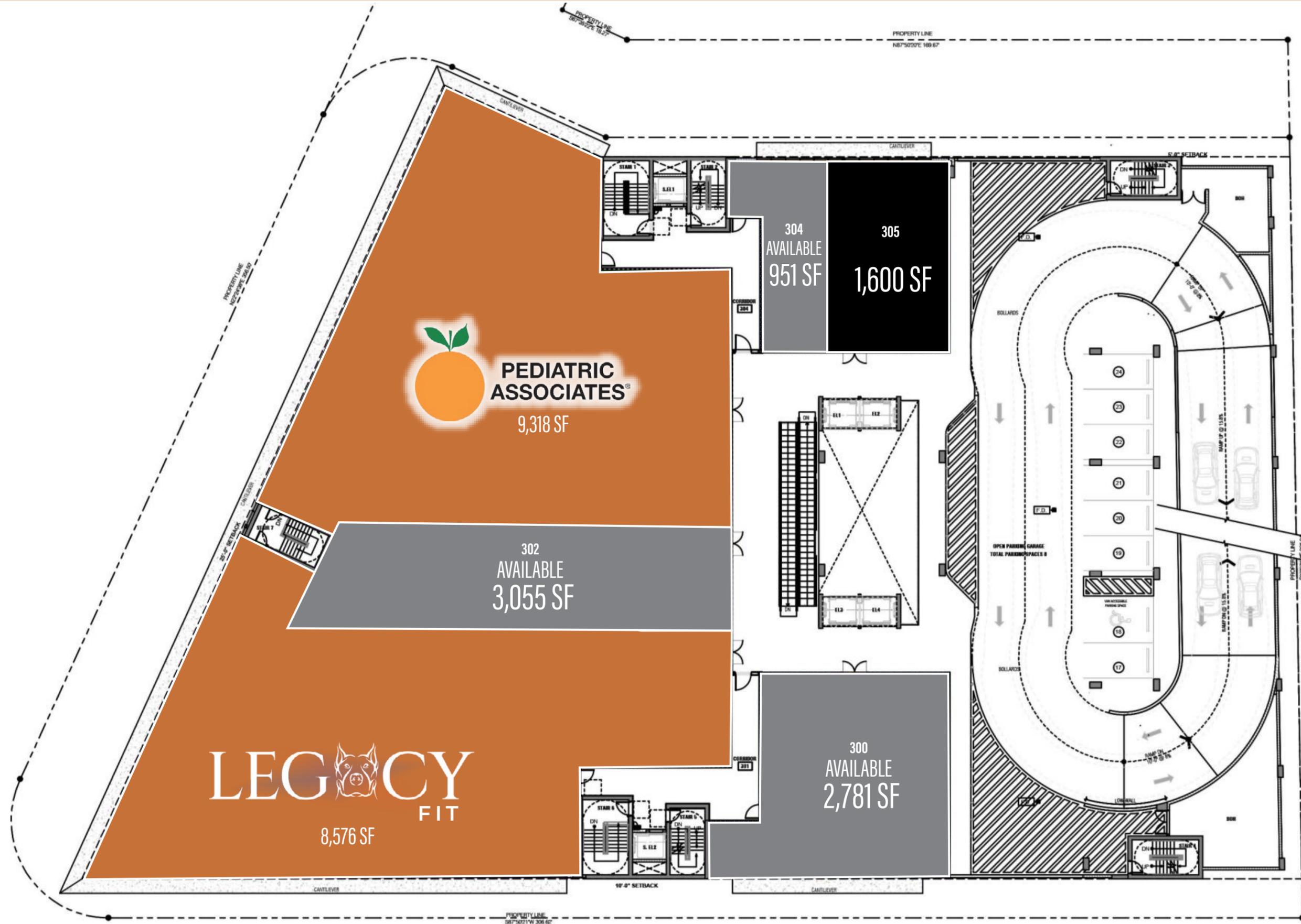
100
AVAILABLE
1,949 SF



SECOND FLOOR



THIRD FLOOR



AVENTURA, FLORIDA

Aventura Florida, one of Miami-Dade's most vibrant communities, spanning 3.2 square miles with a population of 40,806. Located on the Intracoastal Waterway in northeast Miami-Dade County, Aventura is 12 miles north of Miami, 12 miles south of Fort Lauderdale and 1 mile west of the Atlantic Ocean.

CENTRAL sits in the heart of Aventura, about a mile North of Aventura Mall which receives over 28 million visitors a year.

DEMOGRAPHICS

	Aventura, FL
Total Population	39,860
Total Households	19,062
Total Family Households	11,096
Average Household Size	2.07
Median Household Income	\$89,678
Average Household Income	\$146,940
Median Age	49.7
Daytime Population	28,981



2.9M

SQUARE FEET OF
OFFICE SPACE

+587,000 SF
UNDER CONSTRUCTION



5,000

HOTEL
ROOMS

WITH A 63.8% 12 Mo.
OCCUPANCY RATE

+16M

OVERNIGHT
GUESTS
STAYED IN GREATER
MAIMI AREA (2019)

~1M

OVERNIGHT
GUESTS
STAYED IN GREATER
AVENTURA (2019)

**CONSTRUCTION
HAS BEGUN!**



CONSTRUCTION IS UNDERWAY!



SOUTH CORNER - RESTAURANT SPACE WITH TERRACE



NORTH CORNER - RESTAURANT SPACE WITH TERRACE

MAIN PICKUP/DROP-OFF AND VALET





THE INNOVATIVE DESIGN DELIVERS AN UNPARALLELED SENSE OF ARRIVAL ON EACH FLOOR





Neighbor

CENTRAL

AVENTURA

20955 BISCAYNE BLVD.
AVENTURA, FL

RETAIL LEASING INFORMATION

Jonathan Carter

Executive Vice President

+1 305 215 4522

jonathan.carter@colliers.com

Dave Preston

Executive Vice President

+1 786 384 1320

dave.preston@colliers.com

Colliers

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.