

Little River
Miami

Contents

LOCATION

What is Little River? 03

Where is Little River? 04

Neighborhood Tenant Map 05

PRESS

Award-Winning Culinary Experiences 06

What Everyone's Talking About 08

AVAILABILITIES

51 nw 71st Street 10

7275 nw 1st Court 11

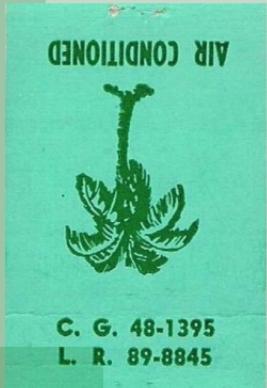
7221 nw 2nd Avenue - Suite B 12

7217 nw 2nd Avenue - Suite C 13

7200 nw 1st Avenue 14

290 nw 73rd Street 15

LEASING 16

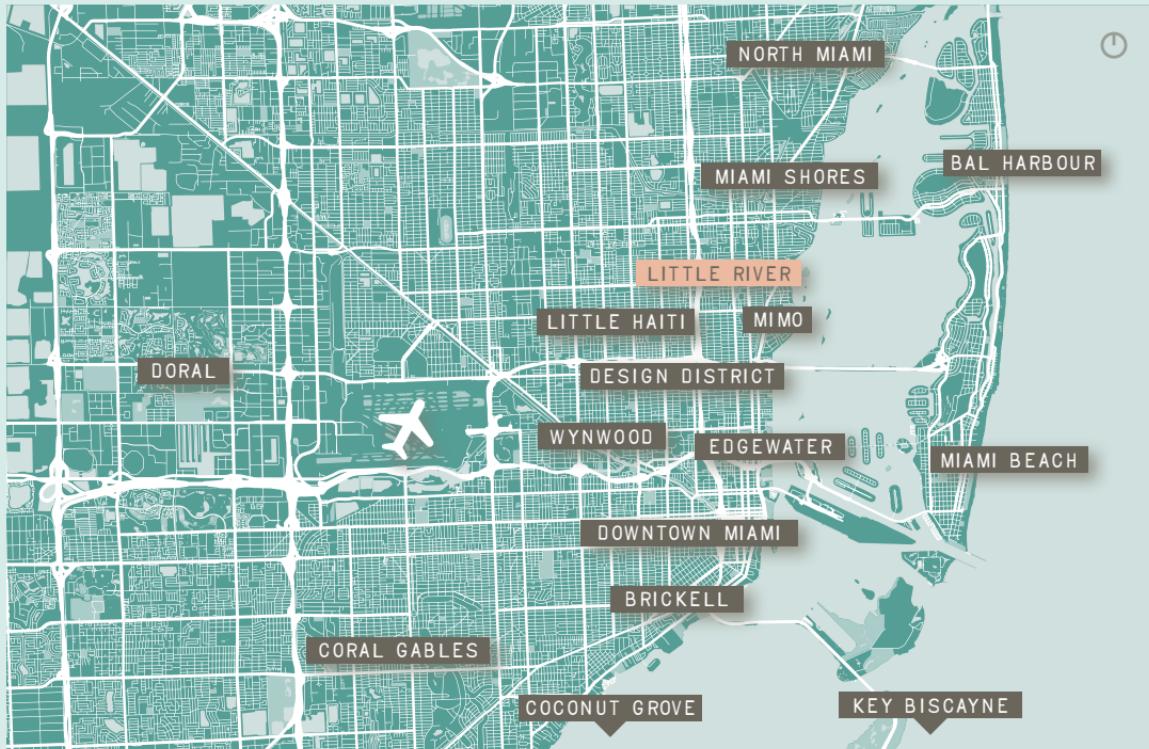




What is Little River?

Rooted in creativity and driven by ambition, Little River is one of Miami's most highly anticipated neighborhoods. Once a quiet industrial district, it's now rapidly becoming the city's coolest enclave—a magnetic blend of contemporary energy, entrepreneurial grit, and cultural edge.

Home to bold thinkers, creative studios, innovative brands, and design-forward spaces, Little River offers a rare mix of authenticity and opportunity. This is where ambition is built into the architecture, and where tomorrow's ideas take shape today.



DRIVE TIMES

BRICKELL	25 MIN.
DOWNTOWN	18 MIN.
MIAMI BEACH	20 MIN.
MIAMI SHORES	6 MIN.
CORAL GABLES	28 MIN.
EDGEWATER	16 MIN.
WYNWOOD	12 MIN.
DESIGN DISTRICT	7 MIN.
COCONUT GROVE	28 MIN.
DORAL	28 MIN.
NORTH MIAMI	15 MIN.
BAL HARBOUR	22 MIN.
MIAMI INT. AIRPORT	18 MIN.
KEY BISCAYNE	30 MIN.

Neighborhood Tenant Map



* Coming Soon



EAT & DRINK	
Bar Juju / Low Key	1 The Breezeway
Bar Bucee	2 7220 N Miami Avenue
* Breezelock Cafe	3 The Breezeway
Counter Culture Coffee	4 7450 N Miami Avenue
* El Gato	5 The Breezeway
* Frolia	6 The Breezeway
* Foodz	7 150 NW 73rd Street
Imperial Moto	8 7299 NW 2nd Avenue
La Natural	9 7289 NW 2nd Avenue
Ogawa	10 7223 NW 2nd Avenue
* Peel	11 The Breezeway
Imperial Moto	12 7100 N Miami Avenue
* Rodney Scott's BBQ	13 7557 NW Miami Court
Sunny's	
SEE & DO	
Casa de la Cultura	14 100 NW 73rd Street
CV Collectibles	15 7299 NW 1st Court
Homework Gallery	16 160 NW 73rd Street
5 Projects/Nocturnal Press	17 7338 NW Miami Court #11
Legacy	18 290 NW 73rd Street
* L'Atelier Prive Salon	19 7400 NW Miami Court
Mids Market/Reserved	20 7219 NW 2nd Avenue
Odile Arts	21 7200 NW 2nd Avenue
Rose Coloured	22 7297 NW 73rd Street
* She Moved	23 7293 NW 2nd Avenue
skin Elements	25 7295 NW 2nd Avenue
* Understory	26 7135 NW 1st Court
* Wildthing	28 162 NW 73rd Street
*WTO Athletic Club	29 7225 NW 1st Court
WORKPLACE	
AJ Capital Partners	30 7329 NW Miami Court
Bennimel Holdings	31 7292 NW 1st Court
* Built Inc.	32 158 NW 73rd Street
Caldera Law	33 7275 NW 1st Court #104
N/A Design & Architecture	34 7288 NW 1st Court
King of Christmas	35 70 NW 73rd Street
Listenote Gismondi	36 7294 NW 1st Court
M&P	37 7294 NW 1st Avenue
MTRR MGMT	38 7290 NW 1st Court
MVW Partners	39 7338 NW Miami Court #21
MONIDOMI Design	40 7275 NW 1st Court #102
Raymond Nicolas	41 7310 NW 3rd Avenue
SAJO	42 7146 NW Miami Court
Staff Squad	43 156 NW 73rd Street
Typeo Studio	44 7320 NW 3rd Avenue
VoiceIt/Loop Studio	45 90 NW 72nd Street #102
YellowPepper	46 7217 NW 2nd Avenue
FLEX	
Books & Books	47 7401 NW Miami Place
Urban Helmets	48 214 NW 73rd Street
Kreyol'd Essence	49 300 NW 73rd Street
La Petite Creme	50 7300 NW 3rd Avenue
BBIGFACE	51 7200 NW 1st Avenue

Award-Winning Culinary Experiences



SUNNY'S STEAKHOUSE

Reopened in October 2024, Sunny's quickly became a Miami staple. Copious slabs of high-quality meat and expertly crafted cocktails set under a Banyan tree.

Michelin Bib Gourmand Restaurateur



OGAWA

Rooted in the exquisite simplicity of authentic Japanese Omakase, this twelve seat restaurant is operated by the team behind Hiyakawa.

Ogawa translates to Little River.

Michelin Star



LA NATURAL

Wood-fired, natural leaven pizza with vegetable-driven dishes and natural wines from restaurateur Javier Ramirez.

Michelin Bib Gourmand Restaurateur



Award-Winning Culinary Experiences



IMPERIAL MOTO

Meticulously prepared loose-leaf tea, specialty roasted coffee, and freshly baked pastries founded in 2016 by entrepreneur Matt McKenna.

Neighborhood Coffee Shop



BAR BUCCE

From the team behind Miami's award-winning restaurant, Macchialina. Inspired by Italy's all-day "bars" serving coffee, wine, and bites, Bar Buce is a pizzeria, wine shop, and market concept.

2025 Michelin Award-Winning Sommelier in FL



FOOQ'S

One of Miami's most beloved eateries, reinstated. We All Gotta Eat group's David Foulquier is bringing back Fooq's after a three-year hiatus. The eclectic eatery will serve internationally-inspired dishes in the heart of Little River, fall 2025.

2 Michelin Star Restauranteur



What Everyone's Talking About

“ For the city's latest art-and culture-centric enclave with a refreshing lack of pretension and an open, welcoming vibe, try Little River, a former warehouse district just north of Wynwood and Little Haiti. ”

AFAR



“ The area blooms with tropical fauna and the kind of commerce that defines Miami as a hot spot. ”

The New York Times



“ Miami's Little River neighborhood has revitalized into a booming playground of go-to art, food, music and shopping spots. ”

OCEANDRIVE

“ Little River has become the city's most desired neighborhood for young and ambitious entrepreneurs, artists, fashion designers, and restaurateurs. ”

TRAVEL+
LEISURE

“ In recent years Little River has morphed into the city's newest art and culture enclave as well as foodie destination, resulting in a true triple threat. ”

Forbes





Availabilities

Little River is a diverse community with a mix of artists, entrepreneurs, and long-time residents, creating a vibrant and supportive environment.

51 nw 71st Street



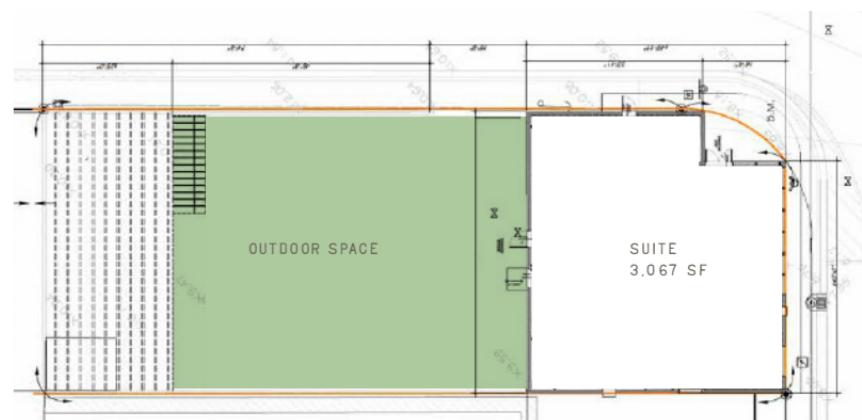
SUITE SIZE: 3,067 SF

SPECS: Newly retro-fitted whitebox space

Private, gated outdoor area can be utilized as parking or garden

Corner signage opportunity at the entrance to Little River

TIMING: Available Now



7275 nw 1st Court



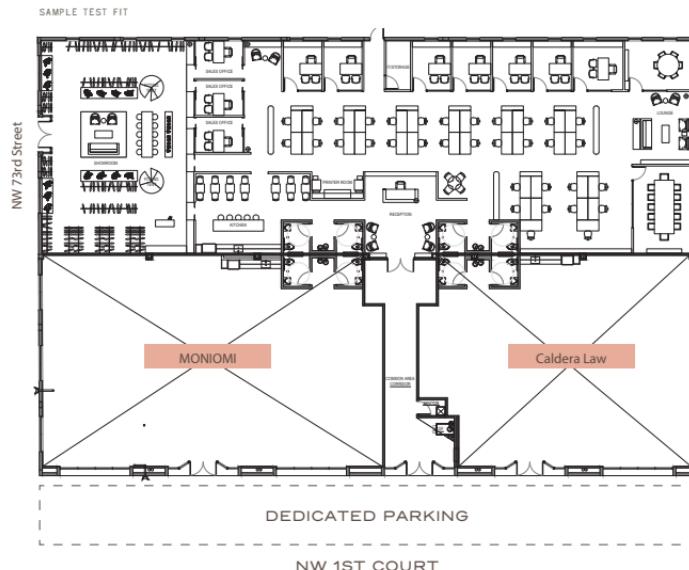
SUITE SIZE: 7,157 SF

SPECS: Newly retro-fitted whitebox space with ample natural light

Direct access to dedicated parking

Ceiling height 15 feet

TIMING: Available Now



7221 nw 2nd Avenue
SUITE B



SUITE SIZE: 2,445 SF

SPECS: 2nd generation office

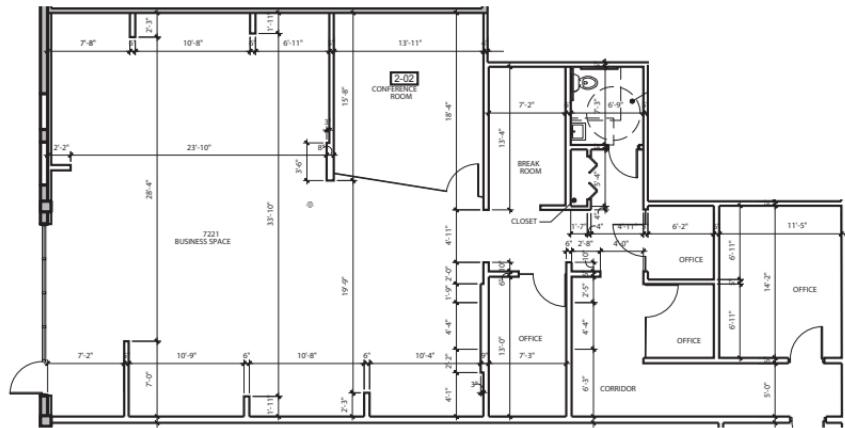
Ideal for designer or showroom

Ample back storage

Opportunity to combine with suite C

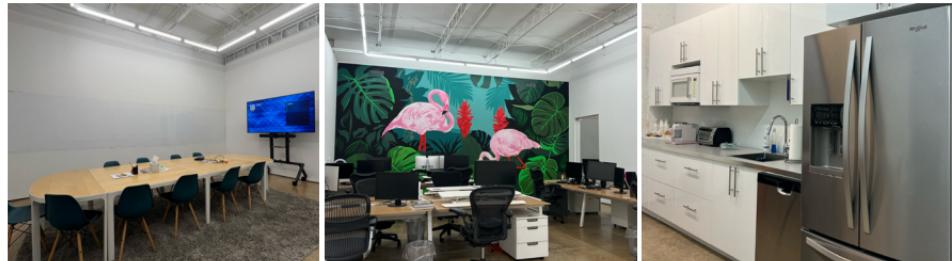
Direct access to dedicated parking

Timing: Available Fall 2025



7217 nw 2nd Avenue

SUITE C



SUITE SIZE: 3,625 SF

SPECS: 2nd generation office

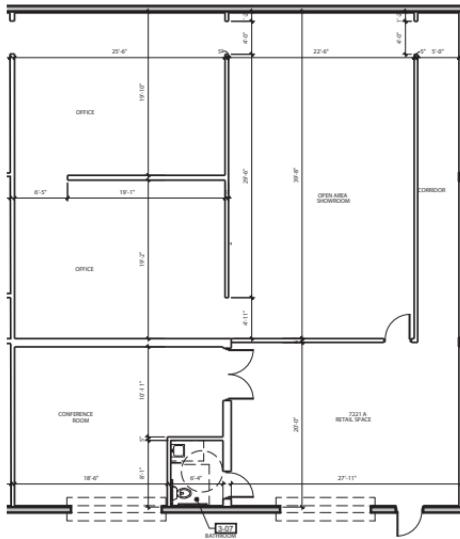
Modern design

Private outdoor patio

Opportunity to combine with suite B

Direct access to dedicated parking

TIMING: Available Fall 2025



7200 nw 1st Avenue



SIZE: 16,000 SF

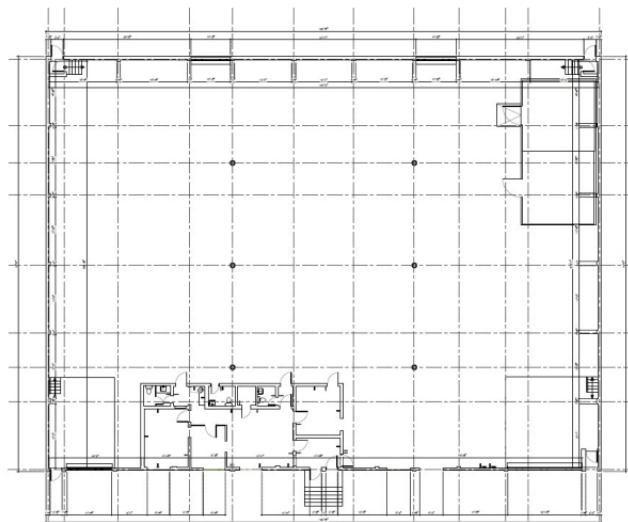
SPECS: Distribution/industrial facility

Private loading docks with security roll-up gates

Ample dedicated parking

Ceiling height 24 feet

TIMING: Available Now



290 nw 73rd Street



SIZE: 3,200 SF

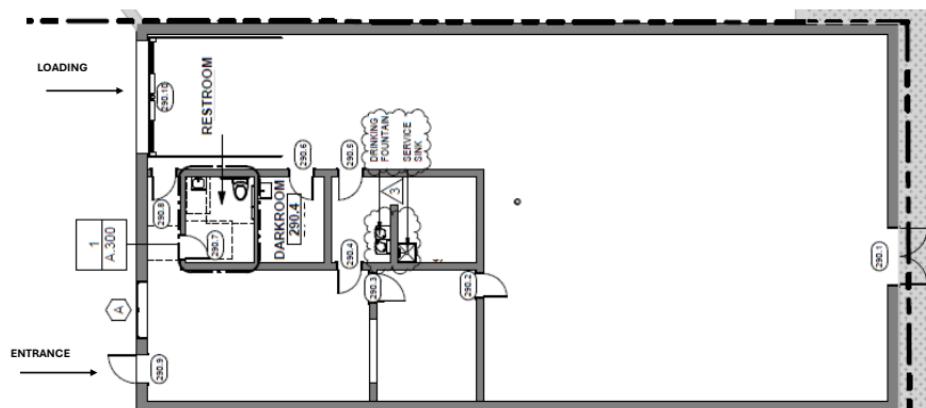
SPECS: Flex/warehouse space

Second generation condition

1 street-level loading dock

Dedicated parking

TIMING: Available Now



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