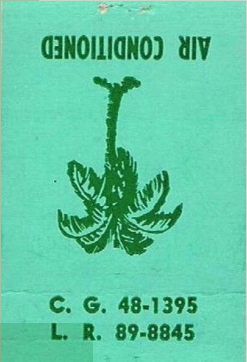


Little River
Miami

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

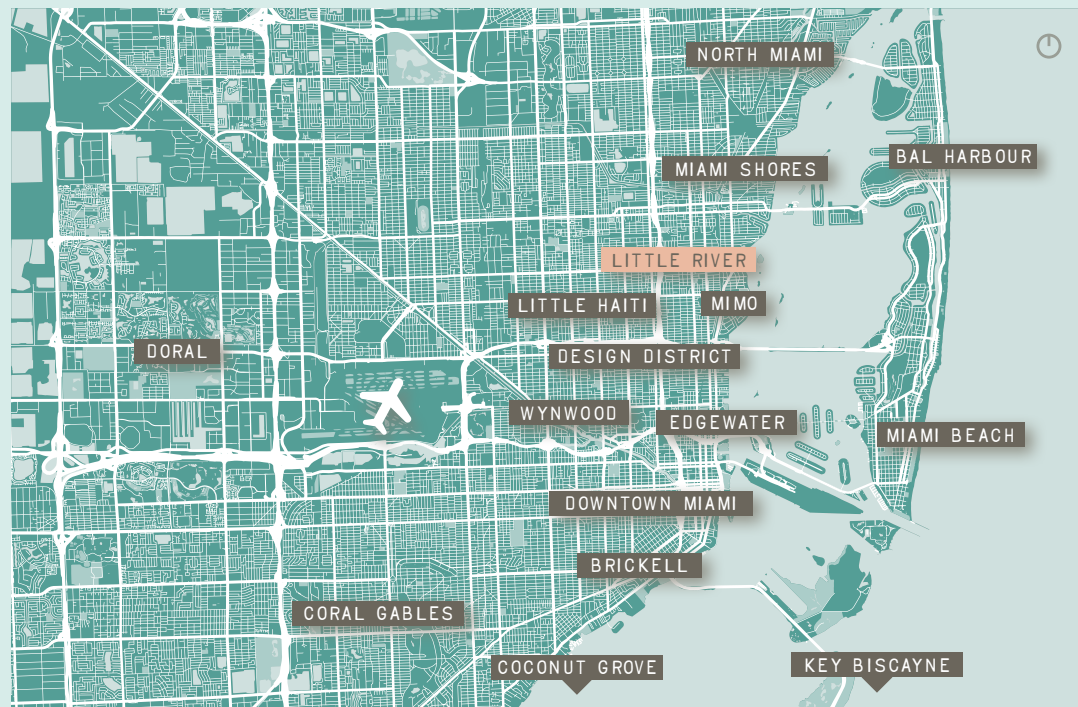




What is Little River?

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



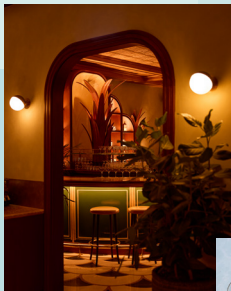
* Bad Juju	Low Key	1	The Breezeway
Bar Buce		2	7220 N Miami Avenue
* Breezoblock Café		3	The Breezeway
Counter Culture Coffee		4	7450 N Miami Avenue
* El Bagel		5	The Breezeway
* Evolia		6	The Breezeway
* Food's		7	150 NW 73rd Street
Imperial Moto		8	7299 NW 2nd Avenue
La Natural		9	7289 NW 2nd Avenue
Ogawa		10	7223 NW 2nd Avenue
* Peel		11	The Breezeway
* Rodney Scott's BBQ		12	7100 N Miami Avenue
Sunn's		13	7357 NW Miami Court

Casa de Barcelona	14	210a NW 73rd Street
CY Collective's of	15	7296 NW 1st Court
elou	16	160 NW 73rd Street
Homework Gallery	17	7338 NW Miami Court #11
IS Projects/Nocturnal Press	18	290 NW 73rd Street
Legacy	19	7400 NW Miami Court
*L'Atelier Prive Salon	20	7219 NW 2nd Avenue
Mids Market/Reserved	21	7200 NW 2nd Avenue
Oolite Arts	22	7297 NW 2nd Avenue
Rose Coloured	23	7121 NW 73rd Street
*She Moves	24	7293 NW 2nd Avenue
Skn 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

AJ Capital Partners	30	7329 NW Miami Court
Benneth Lee	31	9292 NW 1st Court
*Built Inc.	32	158 NW 73rd Street
Caldera Lab	33	1275 NW 1st Court #104
DNA Design & Architecture	34	7288 NW 1st Court
King of Christmas	35	70 HW 73rd Street
L&ND	36	7294 NW 1st Court
Listone Giordano	37	7231 NW 2nd Avenue
MTRR GMT	38	7930 NW 1st Court
MVW Partners	39	7330 NW Miami Court #21
MONOM Design	40	7330 NW 1st Court #102
Raymond Nicolas	41	7140 NW 3rd Avenue
SAJO	42	7160 NW Miami Court
Staff Squad	43	156 NW 73rd Street
Type Studio	44	3200 NW 3rd Avenue
Vought/Low Peiper	45	90 NW 72nd Street #102
YellowPepper	46	7217 NW 2nd Avenue

Books & Books	47	7401 NW Miami Place
Urban Helmets	48	214 NW 73rd Street
Kreyòl Essence	49	300 NW 73rd Street
La Petite Creme	50	7300 NW 3rd Avenue
BIGFACE Coffee	51	7200 NW 1st Avenue

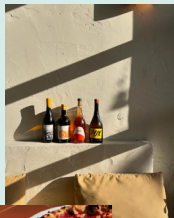
Award-Winning Culinary Experiences



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

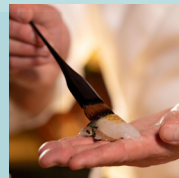


OGAWA

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



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 Restaurateur



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 Buccie is a pizzeria, wine shop, and market concept.

2025 Michelin Award-Winning Sommelier in FL



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

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



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

**TRAVEL+
LEISURE**

OCEAN DRIVE

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

The New York Times



“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



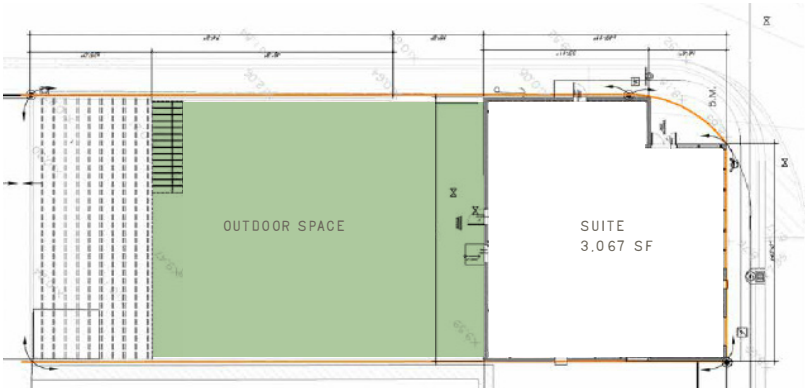
SUITE SIZE: 3,067 SF

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

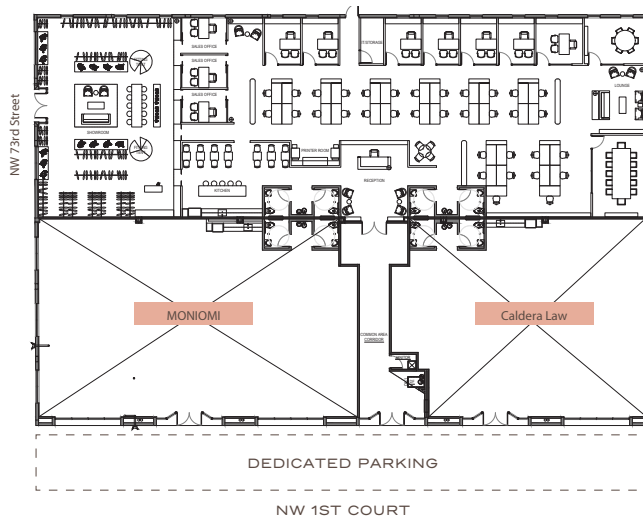
Direct access to dedicated parking

Ceiling height 15 feet

TIMING: Available Now



SAMPLE TEST FIT



7221 nw 2nd Avenue
SUITE B



SUITE SIZE: 2,445 SF

SPECS: 2nd generation office

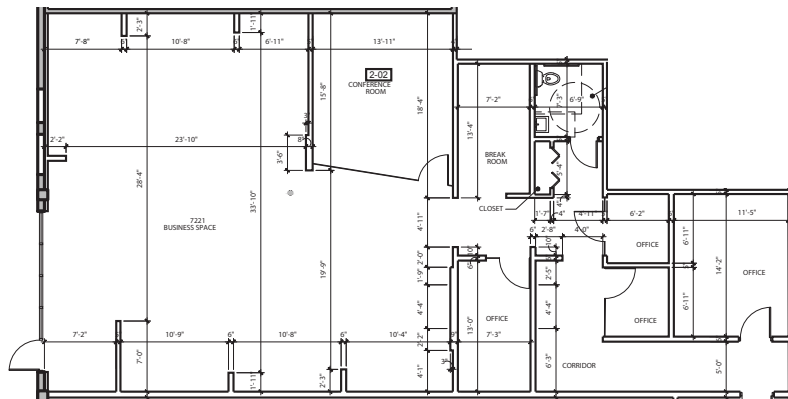
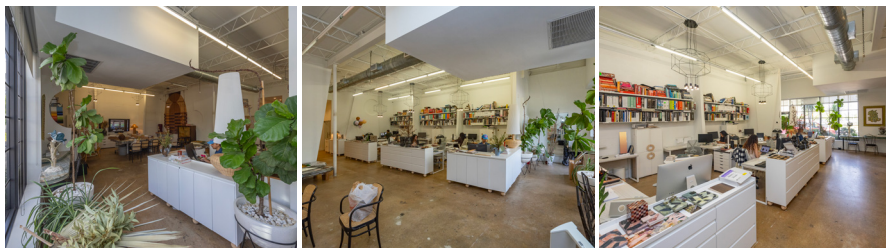
Ideal for designer or showroom

Ample back storage

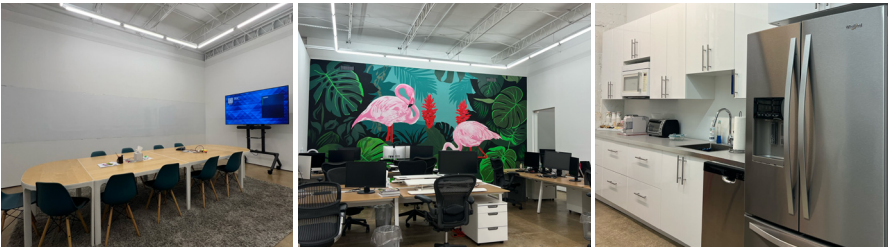
Opportunity to combine with suite C

Direct access to dedicated parking

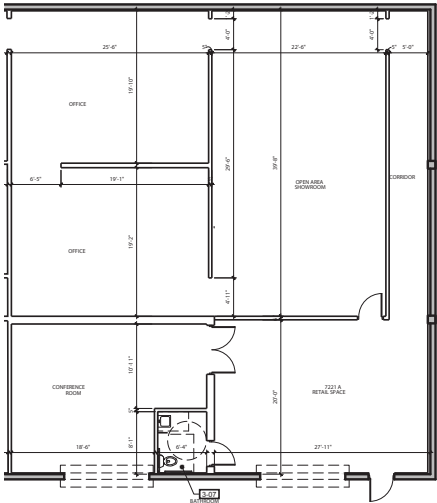
TIMING: Available Fall 2025



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

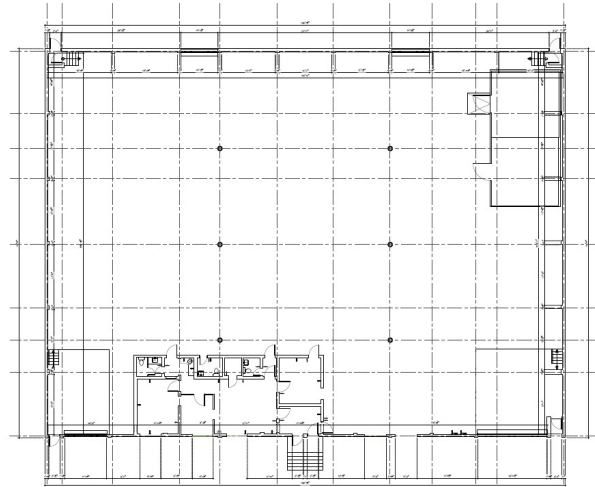
SPECS: Distribution/industrial facility

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

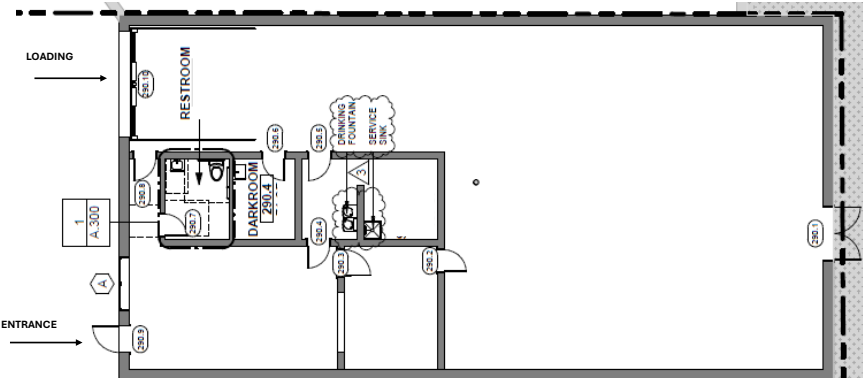
SPECS: Flex/warehouse space

Second generation condition

1 street-level loading dock

Dedicated parking

TIMING: Available Now



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