

2ND GENERATION RESTAURANT AVAILABLE



La Fontana Shops, Miami, FL

 2,000 +/- SF

- Brand, new shopping center along Biscayne Blvd
- Ideal location spanning an entire block facing Biscayne Blvd between NE 109th and 110th Streets
- Traffic count in excess of 95,000 cars per day
- Close proximity to affluent neighborhoods such as Bal Harbour & Miami Shores
- Tenants: Dunkin' Donuts, BB&T Bank, Mt Sinai Medical Center, UFC Gym, Frida Mexican Restaurant, ILash Queen, Easychic Fashion, French Bakery, Complete Nutrition, Kabco Kitchens
- Ample parking in the rear of the property with direct access to units
- Modern, new design with 18 foot ceilings and impact glass Covered breezeway for outdoor seating
- Double main access to all bays

FOR LEASE



LA FONTANA SHOPS

THE OFFERING

Blue B Properties LLC is Pleased to offer: For Lease this highly visible location along the Biscayne Corridor. It is bordered by Miami Shores to the south and North Miami to the north. **Other Retailers in Area:** Natural Wood Floor Designs, NiDo Café, Citibank, Chase, Whole Foods. Prime location Minutes from Bay Harbor Islands, Sunny Isles, Aventura, MIMO District, Surf side, Wynwood, Design District, Brickell and Downtown Miami.

Developments in the area : Apeiron at the Jockey Club & 11150 Biscayne Blvd - 400 New Units

Space consists of: 2,000 SF



THE OFFERING



BlueB
FOR LEASE

JONATHAN MOLANO OTM-CRE
RETAIL DIVISION

646 643 8603

95,000 ADT
TRAFFIC COUNTS

2ND GENERATION RESTAURANT AVAILABLE
MIAMI, FL



#BLUEBCRE #PLUGINTOTHEMARKET #JONATHANMOLANO

THE OFFERING



DEMOGRAPHICS

3 Mile Demographic Information



\$72,635
AVERAGE HH INCOME



64,158
TOTAL HOUSEHOLDS

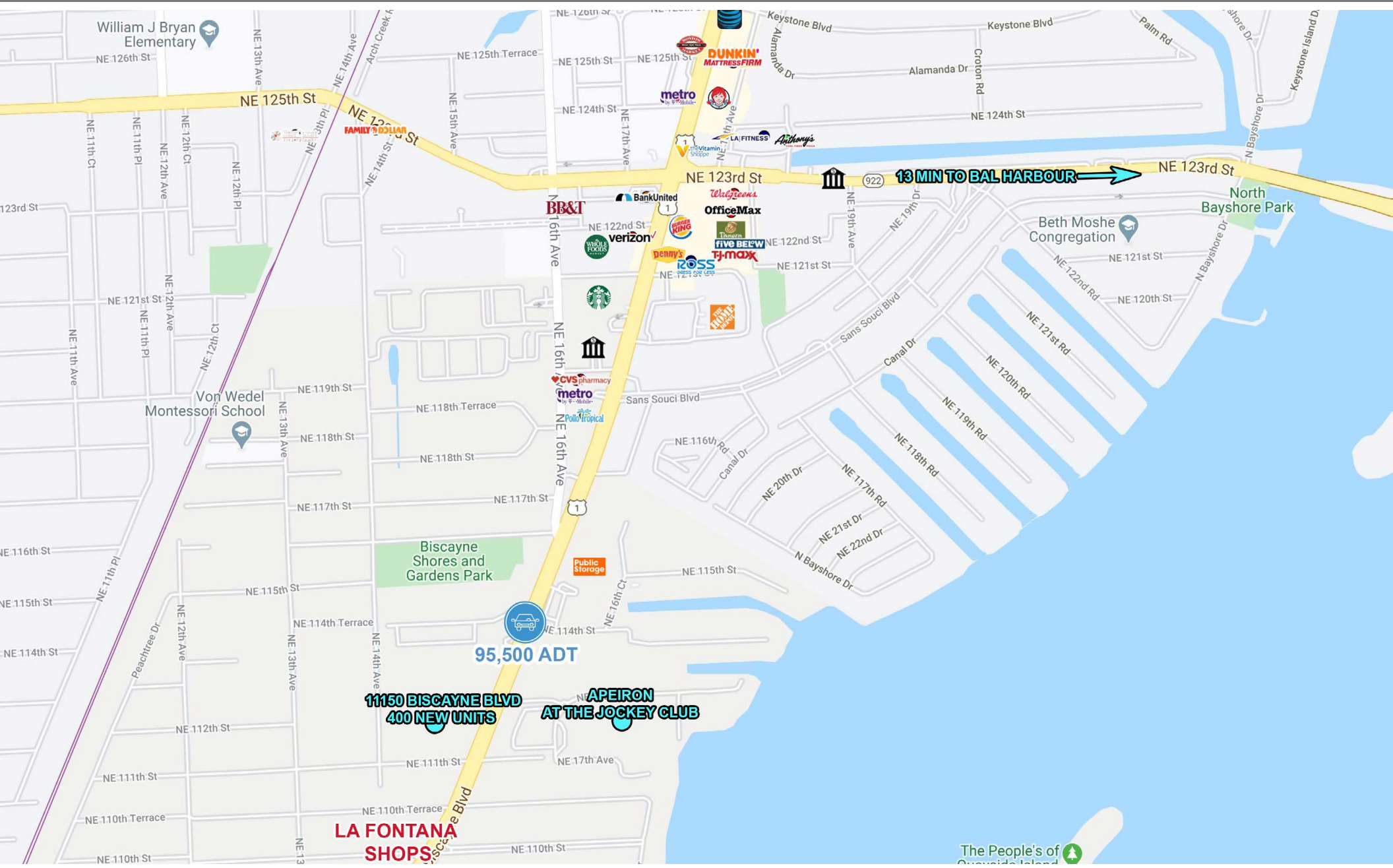


178,314
POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION:			
2025 Projection	18,329	183,481	453,384
2020 Estimate	17,714	178,314	437,876
2010 Census	16,132	168,279	396,337
Growth 2020-2025	3.47%	2.90%	3.54%
Growth 2010-2020	9.81%	5.96%	10.48%
2020 Population Hispanic Origin	6,641	69,785	166,932
2020 POPULATION BY RACE:			
White	10,772	92,458	219,620
Black	6,047	77,813	200,444
Am. Indian & Alaskan	96	754	1,624
Asian	427	3,482	7,799
Hawaiian & Pacific Island	13	124	281
Other	359	3,684	8,107
U.S. Armed Forces:	33	116	160
HOUSEHOLDS:			
2025 Projection	7,529	65,804	165,080
2020 Estimate	7,299	64,158	159,852
2010 Census	6,743	61,446	146,264
Growth 2020 - 2025	3.15%	2.57%	3.27%
Growth 2010 - 2020	8.25%	4.41%	9.29%
Owner Occupied	3,778	31,094	79,012
Renter Occupied	3,521	33,064	80,840
2020 Avg Household Income	\$80,182	\$72,635	\$69,241
2020 Med Household Income	\$52,148	\$48,385	\$45,518
2020 Households by Household Inc:			
<\$25,000	1,742	17,734	46,923
\$25,000 - \$50,000	1,801	15,224	39,049
\$50,000 - \$75,000	1,094	11,374	26,994
\$75,000 - \$100,000	914	6,673	15,565
\$100,000 - \$125,000	442	3,485	9,167
\$125,000 - \$150,000	270	2,210	5,833
\$150,000 - \$200,000	440	3,261	6,860
\$200,000+	597	4,197	9,460

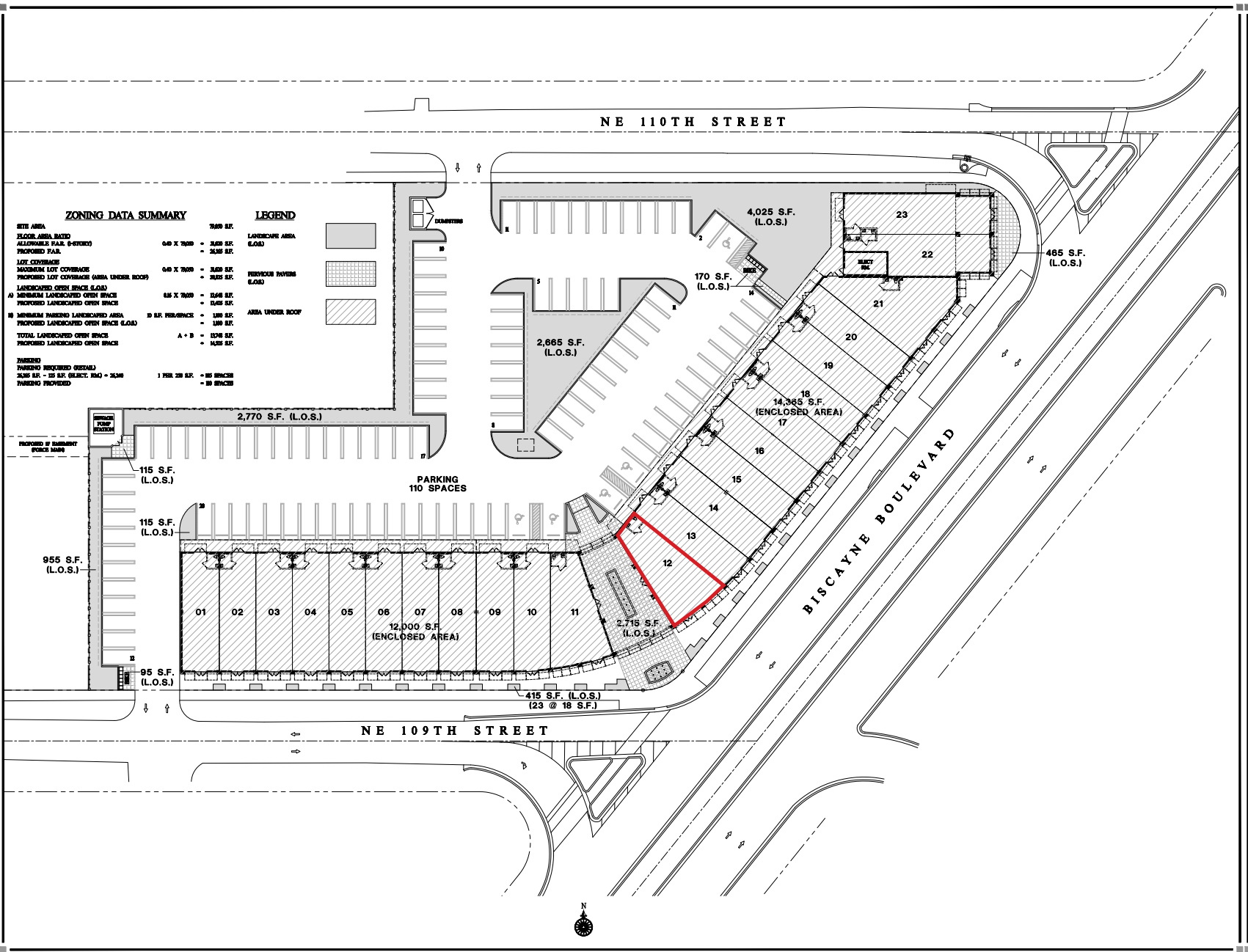
LA FONTANA SHOPS

LOCATION



LA FONTANA SHOPS

SITE PLAN



LOCATION

MARKET OVERVIEW - NORTHEAST DADE RETAIL

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	681,469	4.8%	\$35.60	19.5%	3,006	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	3,324,982	5.3%	\$27.50	6.3%	(3,023)	0	0
Strip Center	2,378,440	2.2%	\$26.16	4.6%	3,640	0	0
General Retail	6,957,270	2.1%	\$28.59	3.5%	(41,281)	0	27,119
Other	0	-	-	-	0	0	0
Submarket	13,342,161	3.1%	\$28.25	5.2%	(37,658)	0	27,119

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.2%	3.7%	3.6%	5.5%	2009 Q3	2.2%	2007 Q4
Net Absorption SF	759 K	169,471	157,544	822,558	2020 Q1	(141,449)	2008 Q4
Deliveries SF	809 K	181,945	206,454	941,291	2009 Q1	12,071	2008 Q3
Rent Growth	1.5%	2.7%	1.9%	9.2%	2007 Q1	-4.5%	2010 Q1
Sales Volume	\$50.6 M	\$64.1M	N/A	\$144.6M	2013 Q1	\$11.1M	2009 Q1

12 MO. DELIVERIES IN SF

809 K

12 MO. ABSORPTION IN SF

759 K

VACANCY RATE

3.1%

12 MO. ASKING RENT GROWTH

1.5%



LA FONTANA SHOPS

LOCATION

MARKET OVERVIEW - NORTH MIAMI BEACH MULTI-FAMILY

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	2,951	10.1%	\$1,849	\$1,783	(31)	0	897
3 Star	2,805	4.2%	\$1,461	\$1,457	5	0	66
1 & 2 Star	10,757	4.8%	\$1,055	\$1,054	(1)	0	0
Submarket	16,513	5.7%	\$1,360	\$1,341	(27)	0	963

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.8%	4.8%	7.9%	7.4%	2019 Q1	2.7%	2006 Q2
Absorption Units	149	121	152	1,009	2002 Q1	(305)	2008 Q1
Delivered Units	22	123	259	795	2002 Q2	0	2018 Q3
Demolished Units	0	6	17	32	2010 Q4	0	2020 Q1
Asking Rent Growth (YOY)	0.5%	2.1%	0.6%	7.0%	2006 Q3	-4.9%	2009 Q2
Effective Rent Growth (YOY)	1.7%	2.1%	0.7%	7.1%	2006 Q3	-4.9%	2009 Q2
Sales Volume	\$168 M	\$84.9M	N/A	\$330.7M	2017 Q1	\$13.4M	2009 Q3

12 MO. DELIVERED UNITS

22

12 MO. ABSORPTION UNITS

149

VACANCY RATE

5.7%

12 MO. ASKING RENT GROWTH

0.5%





Apeiron at the Jockey Club .7 Miles Away

Apeiron will be developed within the Jockey Club condo complex at 11111 Biscayne Boulevard, which was first built in the late 1960's. The 13.6-acre portion that Apeiron Miami owns does not include the three existing residential towers that house 411 units.

The development team is led by Horst Schulze, the former COO and president of Ritz-Carlton Hotel Co. and current CEO of the Capella Hotel Group. Other project heads include Michael Bedner, chairman of hospitality design firm HBA International, and Muayad Abbas, founder of real estate consultancy firm Urbanis.

Plans for Apeiron include 240 residences, a 90-room hotel, five-acre health complex and a 38-slip deep-water marina.



SoLē Mia 2.5 Miles Away

Set in a community in North Miami that is poised to become South Florida's next iconic neighborhood, SoLē Mia is a joint-venture development created by Turnberry Associates and LeFrak. Sprawling across 183 acres, this master planned community will rise just south of Aventura at 15045 Biscayne Boulevard on the largest remaining parcel of undeveloped land in South Florida east of the Boulevard. The development will feature a diverse landscape of residential and commercial complexes, intertwined with 37 acres of parks and recreation space and two swimmable 10-acre crystal lagoons. SoLē Mia Mainstreet, will be pedestrian friendly, contain a lifestyle shopping center, popular retailers, high-end cinema with table service for patrons, a gourmet grocery and Warren Henry Group dealership.

Number of Residential Buildings	12
Number of Residences	4,390
Total Retail/Entertainment Space Square Feet	673,900
Total Office Space Feet	220,000
Park	37 Acres
Total Parking Space	4,171

LA FONTANA SHOPS

SURROUNDING DEVELOPMENTS

11150 BISCAYNE BLVD - 400 NEW UNITS .8 Miles Away >>[Click here to read article](#)

