



HOTEL RESTAURANT SPACE FOR LEASE

944 COLLINS AVE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

PROPERTY OVERVIEW

Aloha Fridays is housed in a Mediterranean Revival building located in the heart of South Beach on Collins Avenue between 9th and 10th streets. Previously The Blue Moon Hotel, it was fully renovated in 2013 and opened as the first ever Autograph Hotel by Marriott. As of 2025, Aloha Fridays experienced a full renovation and re-design . Ownership is seeking a hospitality group for the ground floor restaurant and bar.

ADDRESS 944 Collins Ave, Miami Beach, FL 33139

LOCATION West block between 9th and 10th Streets

SIZE ± 3,603 SF

HOTEL KEYS 97 keys with combined adjacent hotel

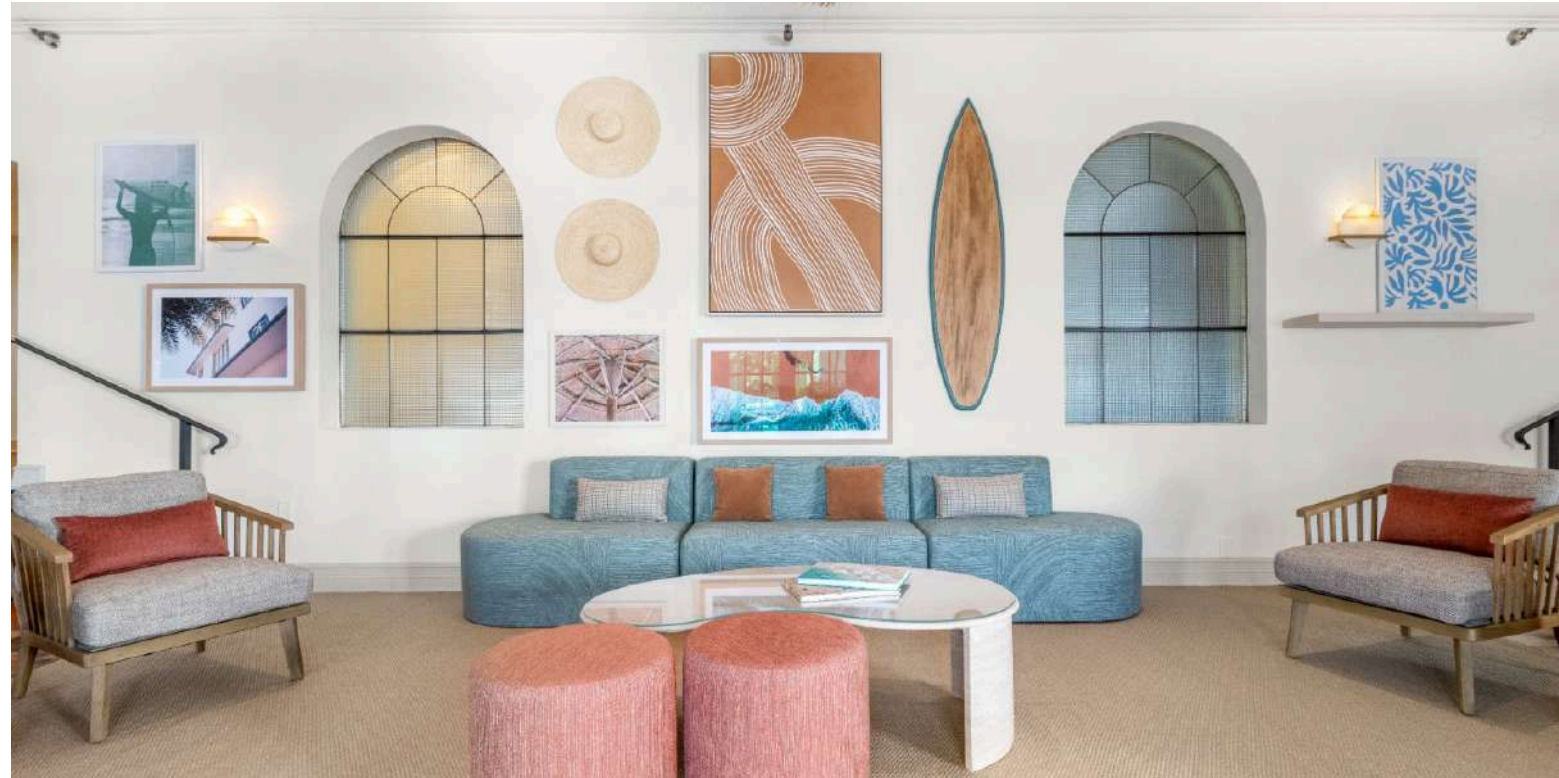
COMMENTS

- Fully built-out ground floor restaurant with bar and terrace spaces
- Aesthetic renovation of the rooms and lobby, completed
- Space features an updated grease trap, approved for up to 145 seats
- Liquor license included



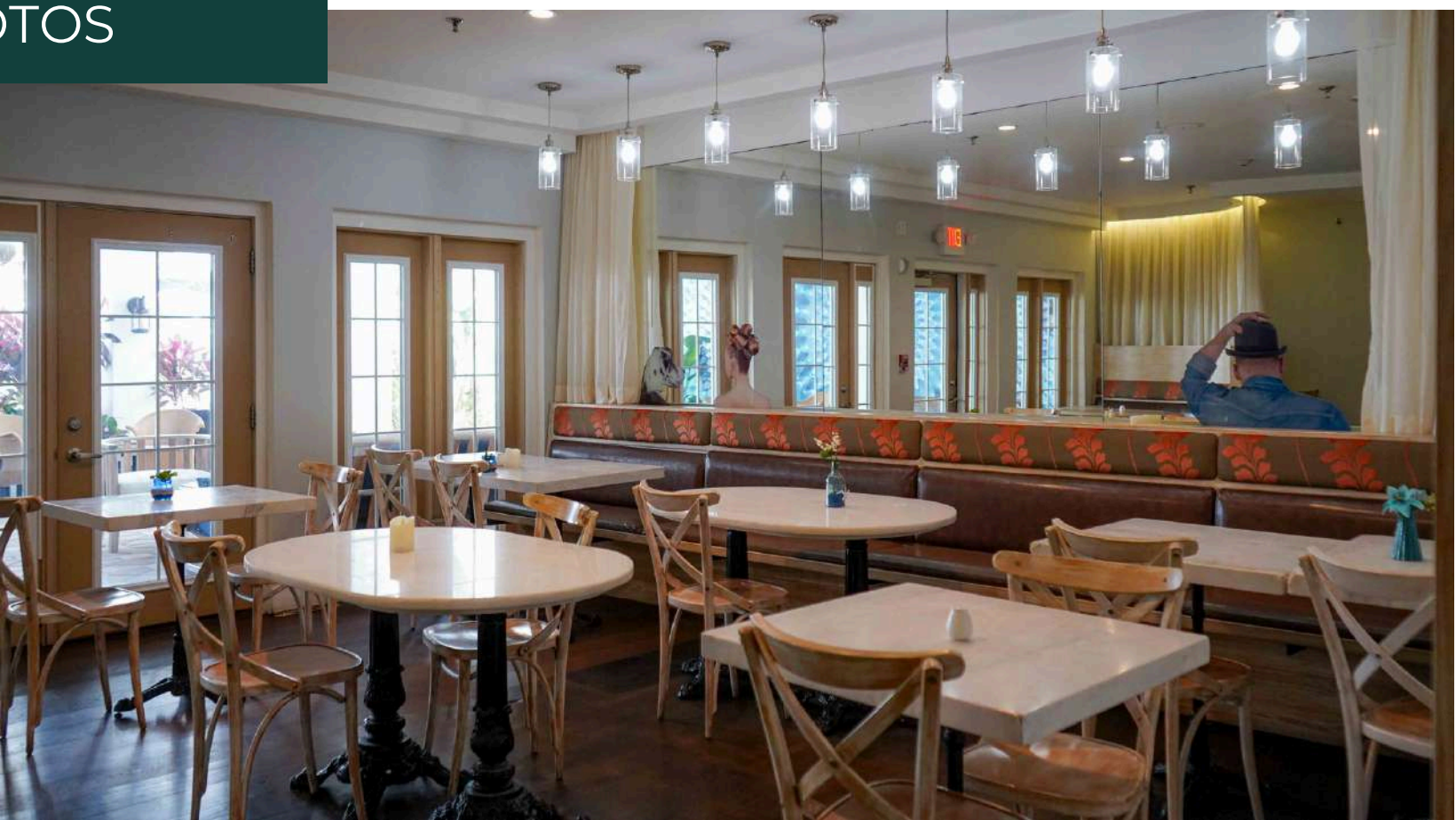
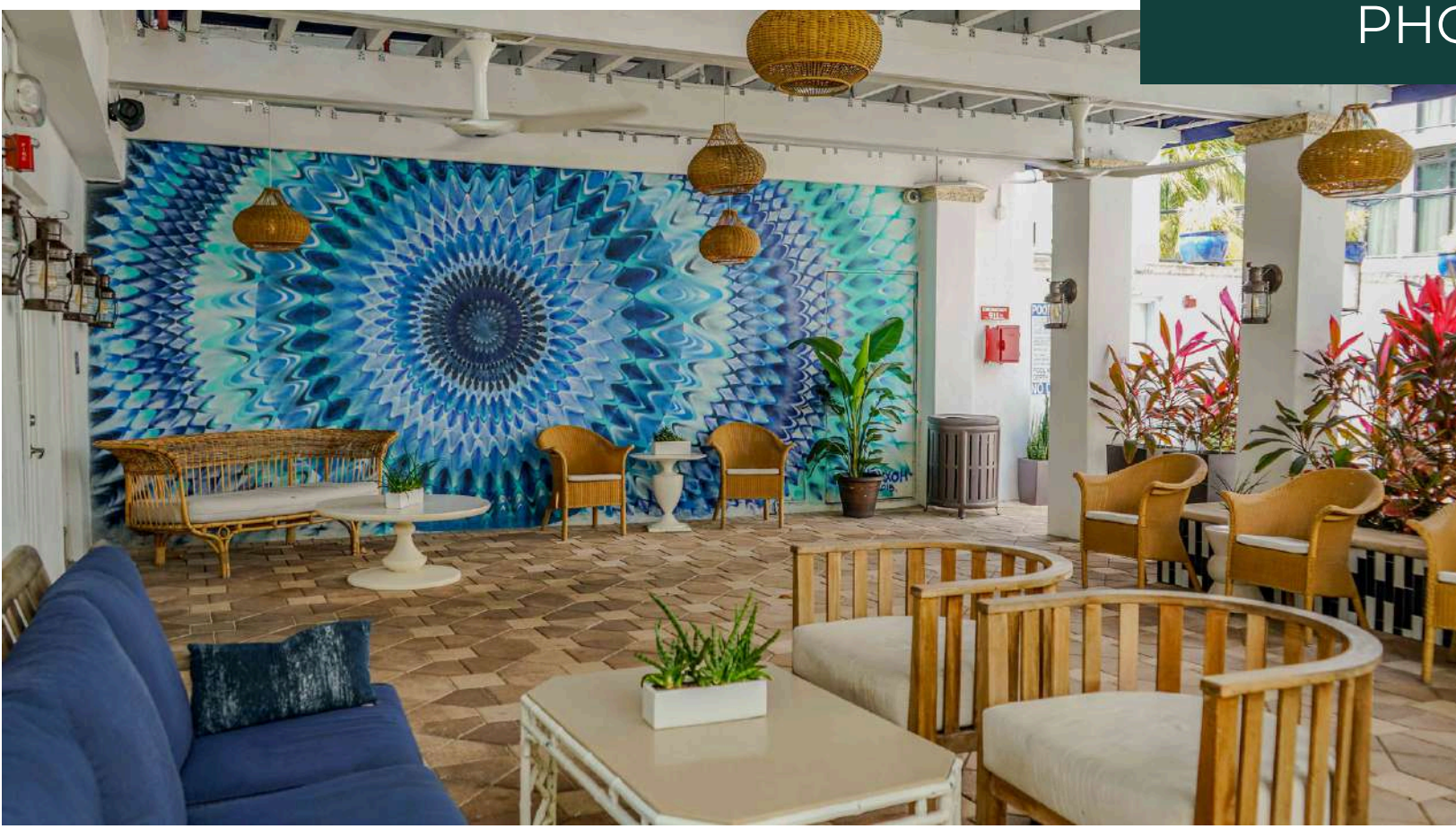
ALOHA FRIDAYS

COMPLETED RENOVATION AND RE-DESIGN



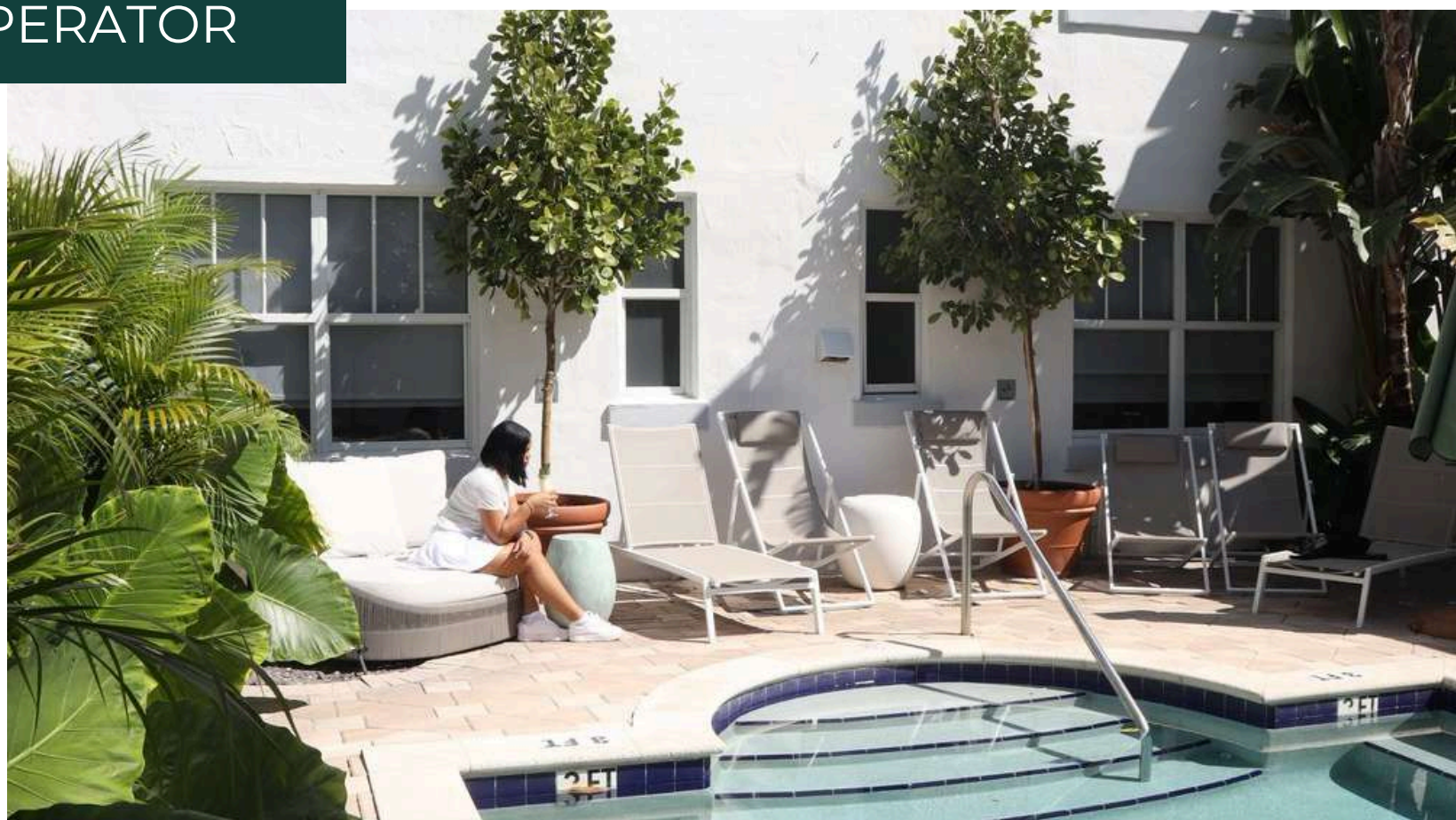


RESTAURANT + BAR
PHOTOS



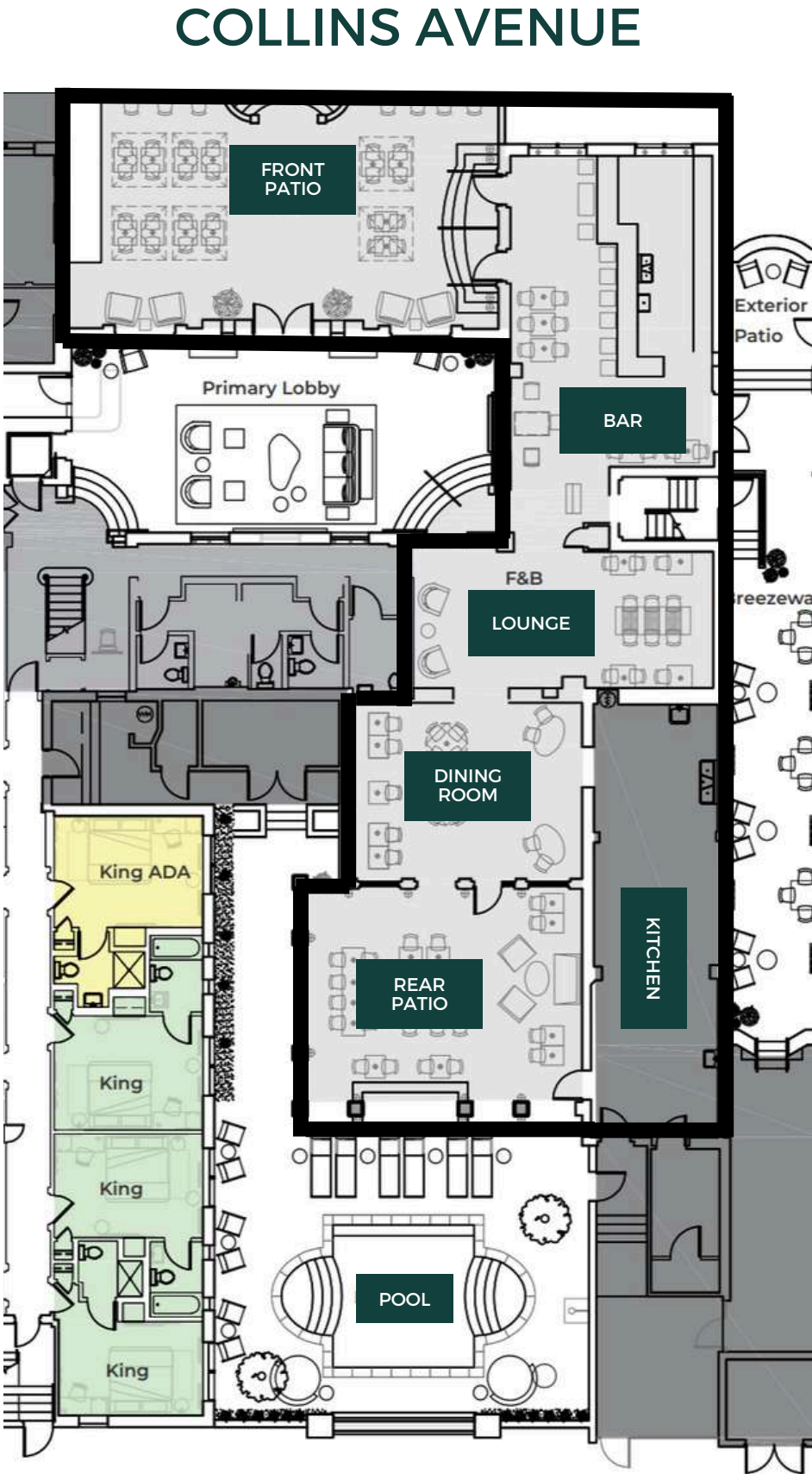


CURRENT RESTAURANT
+ BAR OPERATOR



FLOOR PLANS

TOTAL SIZE: ± 3,603 SF



LOCATION

OCEAN DRIVE

COLLINS AVE

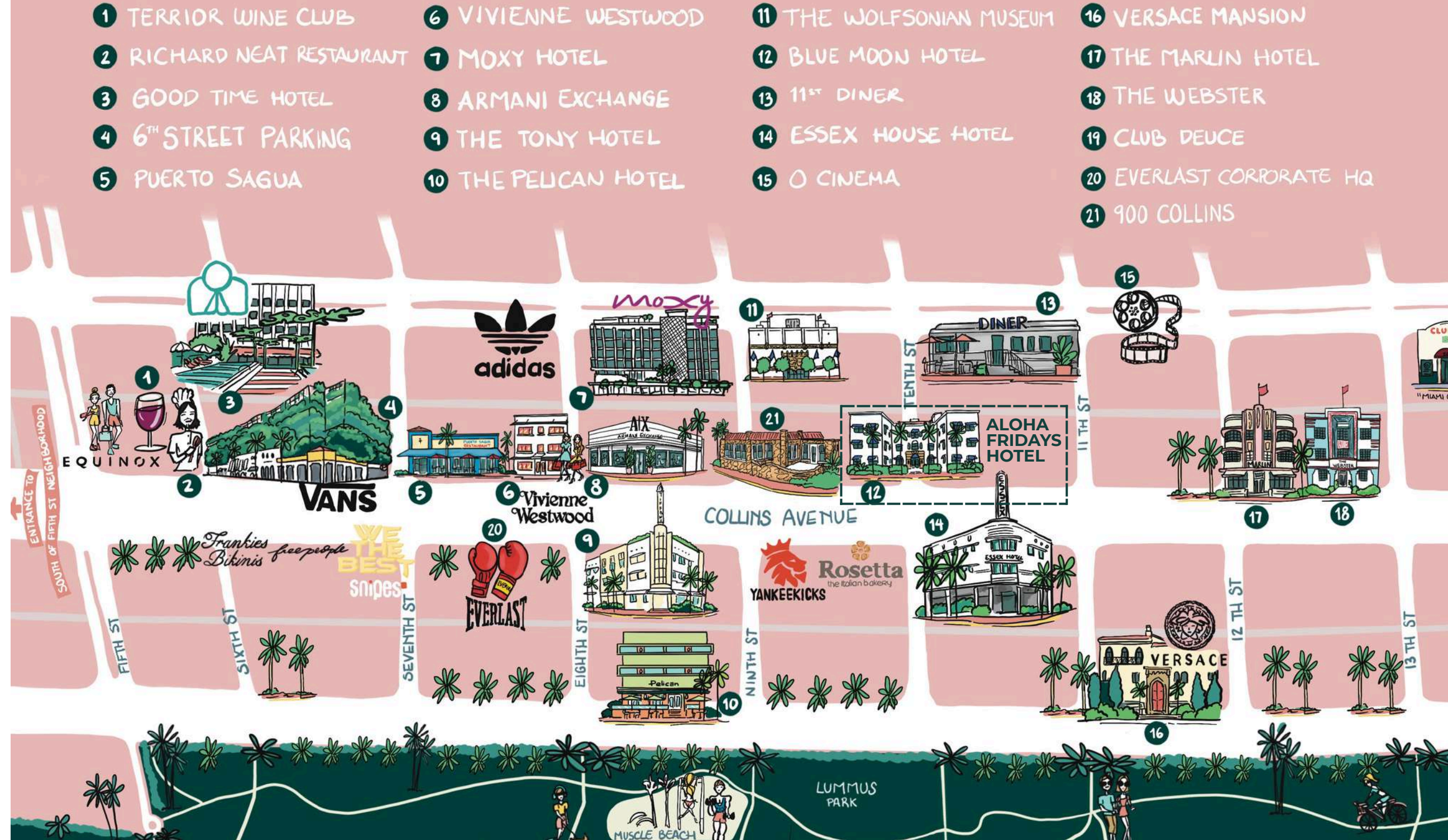
WASHINGTON AVE



ABOUT COLLINS AVENUE

COLLINS AVENUE A RENAISSANCE IN THE MAKING

Collins Avenue is making a comeback. Once the epicenter of Miami's art, fashion, and cultural scene, this iconic stretch is being reimagined for a new era. Through the Collins Rewind project, INHOUSE COMMERCIAL is curating a new wave of forward-thinking tenants while preserving the avenue's Art Deco soul. We've recently sold buildings to Vivienne Westwood and Terroir Wine Club; a members-only Canadian wine concept making its U.S. debut. With brands like Everlast also entering the corridor, Collins is reclaiming its place as Miami's premier destination.



NEIGHBORS



BLUE SUEDE HOSPITALITY PORTFOLIO



THE DAYDRIFT HOTEL

Blue Suede Hospitality's Miami Beach outpost at 2216 Park Avenue offers 40 rooms and a rooftop pool. The restaurant and bar space were recently leased to Las' Lap, a rum-focused cocktail bar and Caribbean kitchen from New York City, known for its lively energy and late-night crowd.



BEACH PLAZA HOTEL

Blue Suede Hospitality's historic property at 1401 Collins Avenue features 55 rooms and a tropical courtyard just one block from the beach. The restaurant space was recently leased to Miss Greek, a new concept by Giorgios Group, bringing modern Greek cuisine to the heart of South Beach.

RESTAURANT MAP

SHEPHERD COFFEE



NEWS CAFE



SERENA ROOFTOP



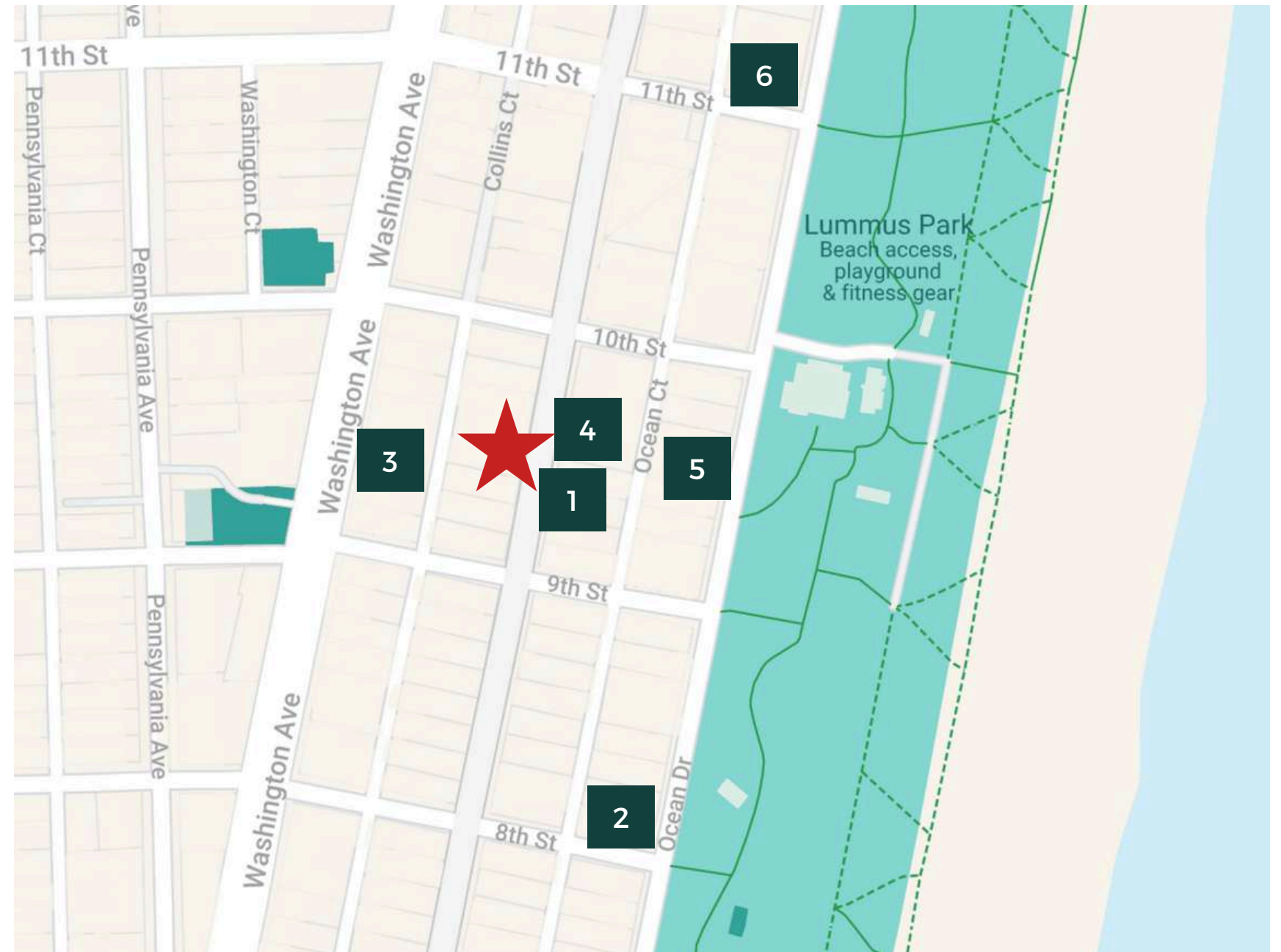
ROSETTA BAKERY



HAVANA 1957



VERSACE MANSION



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MARKETING PROCESS In The investment opportunity is offered on an “as-is, where-is” basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. **COMMUNICATION** All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. **TRANSACTION COSTS** Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.