

760 & 763
COLLINS
AVENUE

GOLDMAN PROPERTIES

MIAMI BEACH, FLORIDA

masonre

A Miami Beach Retail Revival

Retail Returns to Collins Avenue

Once known as Miami's Fashion District, Collins was anchored by Saks Fifth Avenue and other department stores — a SoHo by the beach. By 2016, as Lincoln Road peaked, the spotlight shifted north and inland to Wynwood, the Design District, and Brickell. Between 2020 and 2021, those markets surged while South Beach slipped from focus.

Today, the momentum has returned to Collins. From 22nd Street to South of Fifth, it's where locals and visitors meet, and where the city's energy is centering once again.



1940's-60's

Becoming a Premier Tourist Destination



THE VERSACE MANSION

1970's

Cultural Shift, Lincoln Road Pedestrianization

1980's

Art Deco Revival and Pop Culture Hub

1990's

Epicenter of Celebrity, Fashion, Nightlife, and Tourism

2000's-2010's

Vibrant Social Scene, Epicenter of Nightlife, Transformation to Business Hub



KITH

2021-2024

Development of Luxury Residential and Class A Office



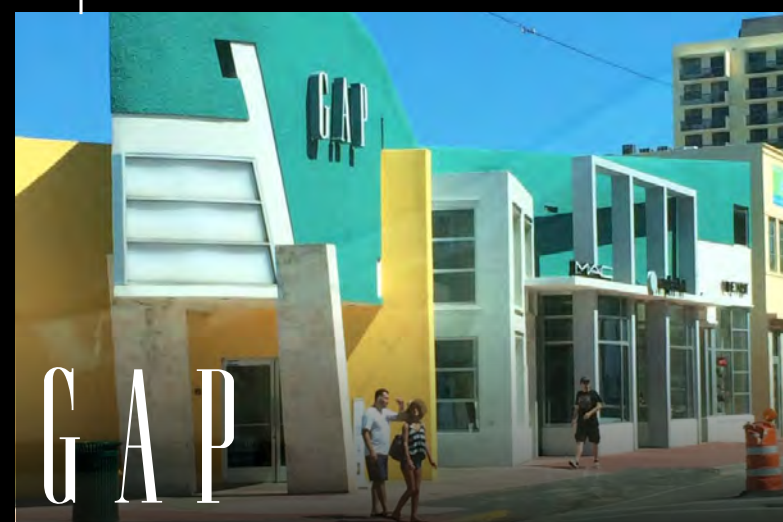
PLAYBOY HQ

2025

Miami Beach Attracts Best in Class Businesses From Key Cities Throughout the Country



Saks Fifth Avenue



GAP



alo

SUNSET HARBOUR

SINGLE FAMILY
LUXURY HOMES

LOCAL LIVING

CONVENTION
CENTER
LINCOLN
ROAD



RESORT &
TOURISM

LUXURY
SOUTH OF FIFTH

At the intersection of local and tourism.

This stretch brings together everyday stops for locals — from dining to fitness to essentials — with brands and experiences that attract visitors. It’s the part of South Beach where neighborhood life and tourism naturally intersect.

760 Collins





760 Collins

EXISTING CONDITION

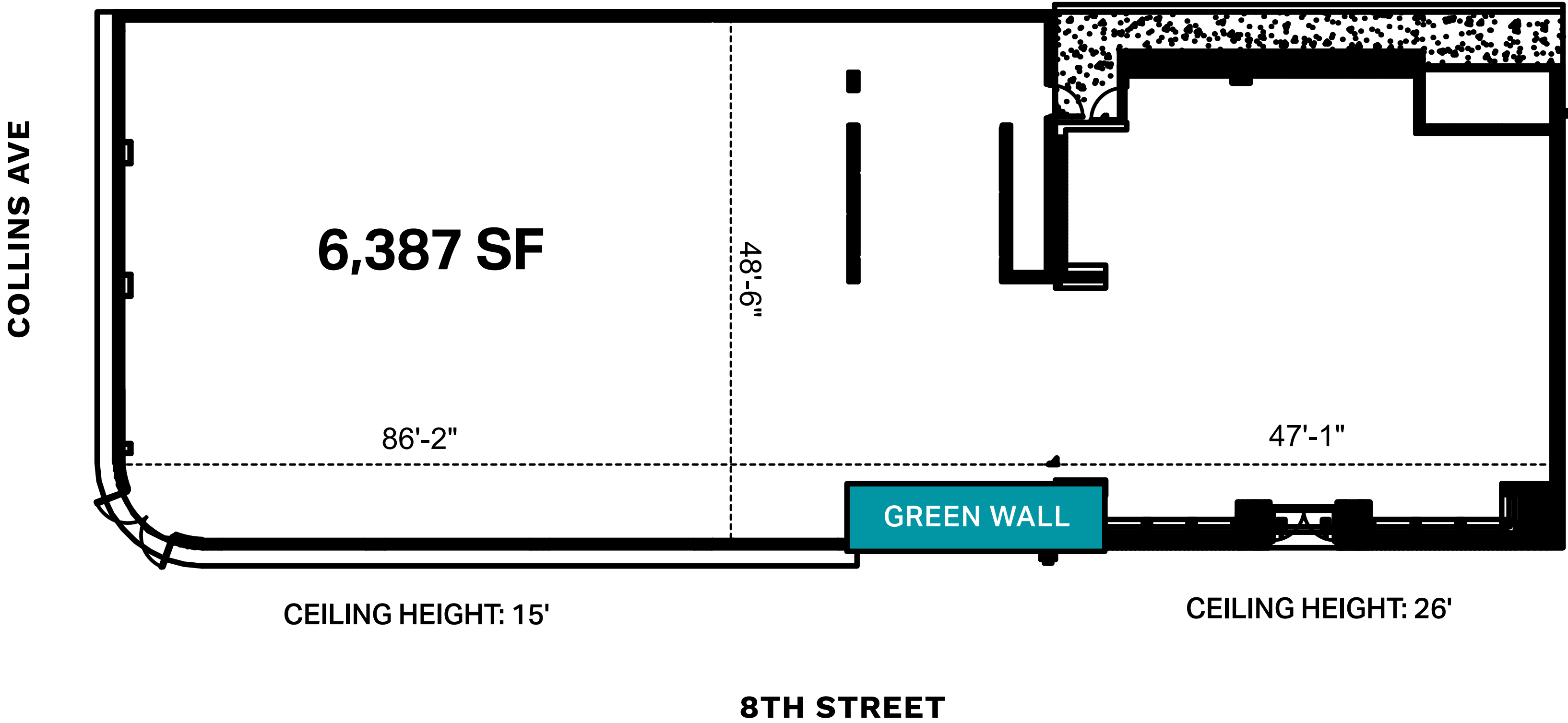
6,387 SF

CEILING HEIGHTS
15' TO 26'

FRONTAGE
COLLINS AVE: 48'
8TH STREET: 133'

SPACE CONDITIONS
WHITE BOX

DELIVERY
ARRANGED



760 Collins

PROPOSED DIVISION

SPACE A: 4,187 SF

SPACE B: 2,200 SF

CEILING HEIGHTS

15' TO 26'

FRONTAGE

COLLINS AVE: 48'

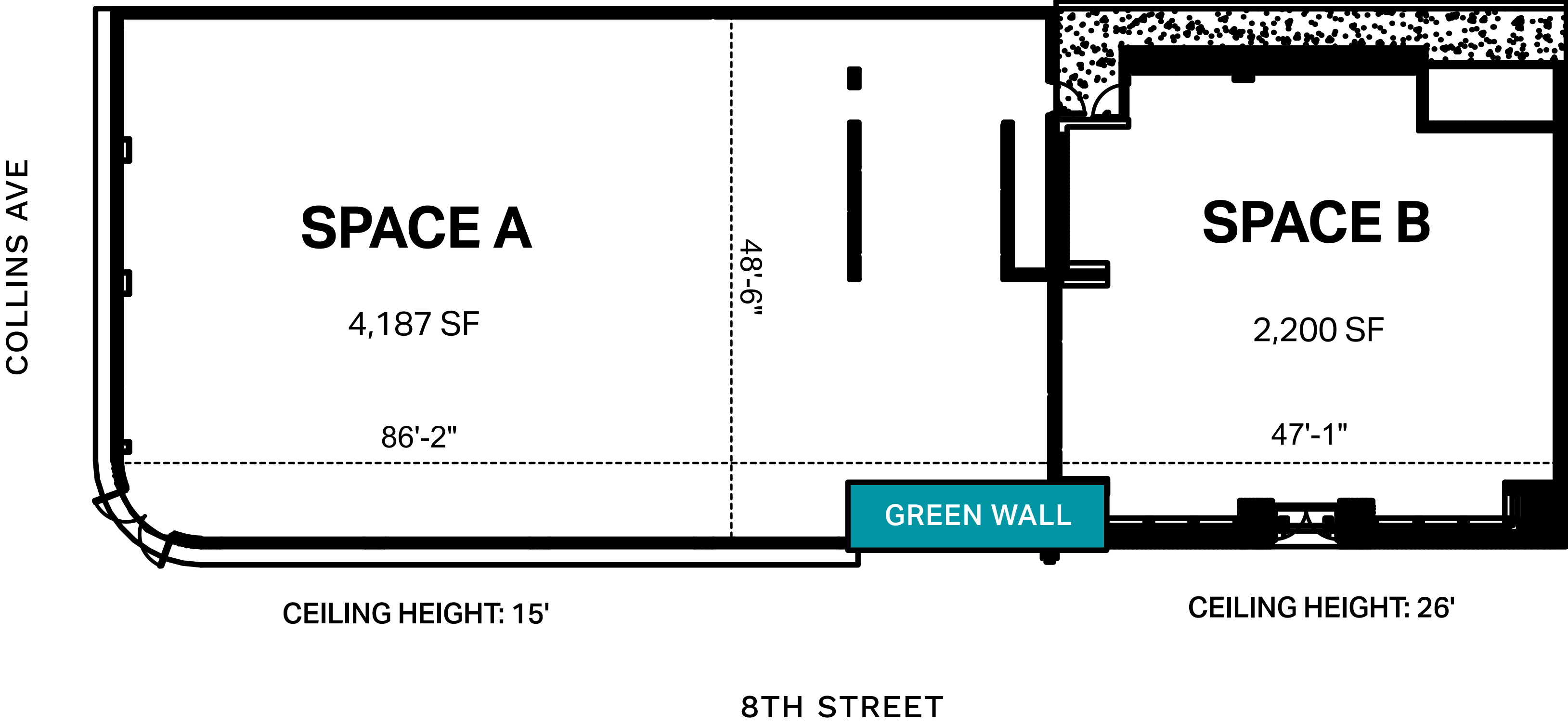
8TH STREET: 133'

SPACE CONDITIONS

WHITE BOX

DELIVERY

ARRANGED



763 Collins



763 Collins

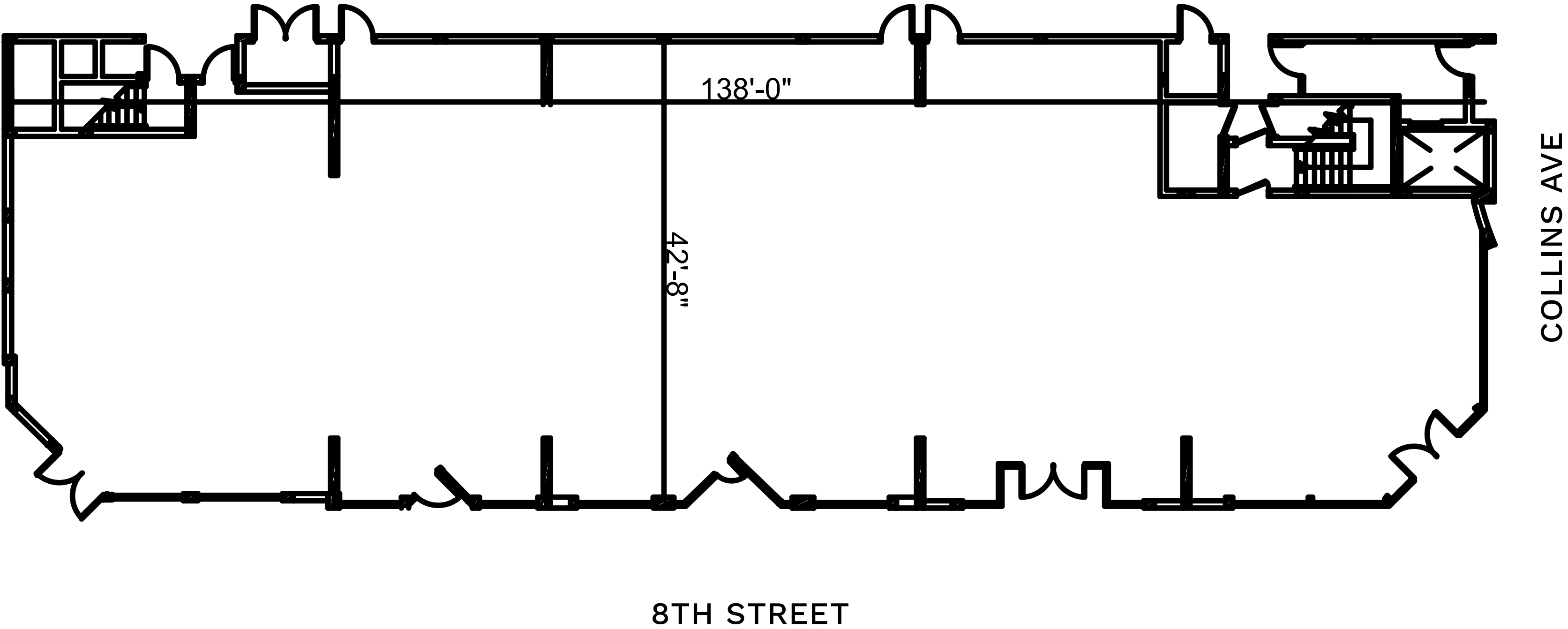
DETAILS

1ST FLOOR
5,326 SQ FT
CEILING HEIGHT: 14'

2ND FLOOR*
5,159 SQ FT
CEILING HEIGHT: 9'-9"

3RD FLOOR*
5,246 SQ FT
CEILING HEIGHT: 9'-9"

FRONTAGE
COLLINS AVE: 42'-8"
8TH STREET: 138'-0"



*ADDITIONAL FLOORPLANS AVAILABLE UPON REQUEST



EQUINOX



FOGO DE CHÃO

CARBONE



BENTLEY
SOUTH BEACH



NIKKI BEACH

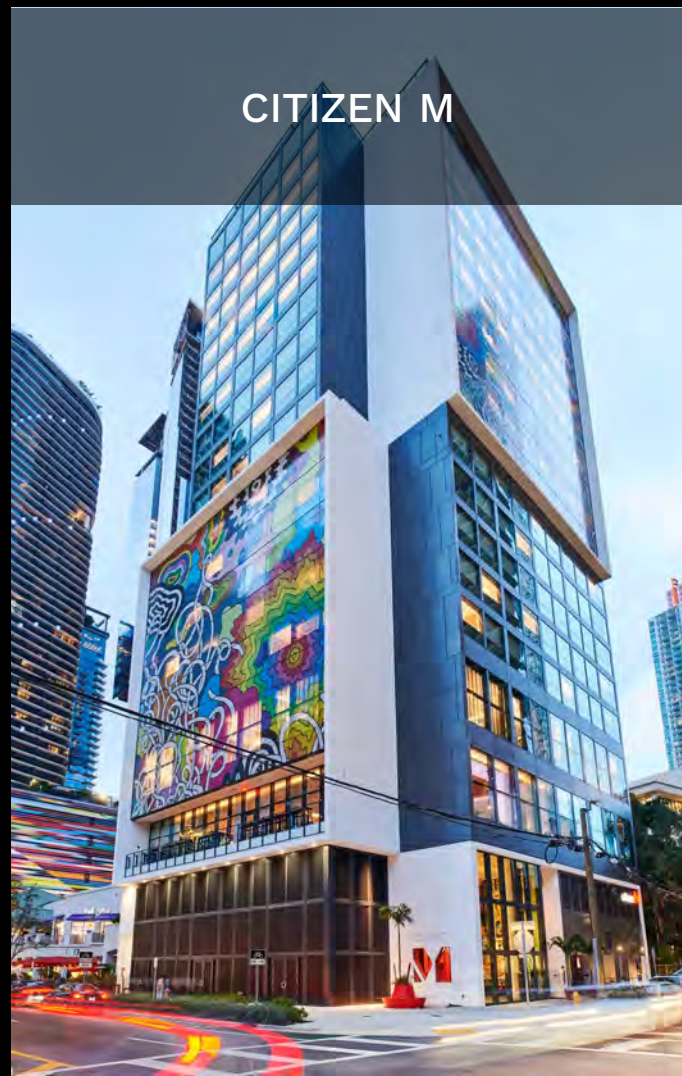


AREA NEIGHBORS



Publix





CITIZEN M



THE ONE



MOXY SOUTH BEACH



W



LOEWS MIAMI BEACH



RITZ CARLTON



SETAI

HOTEL & NIGHTLIFE



PAPI STEAK



NIKKI BEACH



JOE'S STONE CRAB



CARBONE



FOGO DE CHAO



LE GRANDE BOUCHERIE



PRIME 112

ANNUAL VISITORS

28M+

OVERNIGHT VISITORS

8.9M

TOURIST SPENDING

\$22B+

JOBS

200K+

CRUISE VISITORS AT PORT OF MIAMI

7.5+

HOTEL ROOMS

200K+

RESIDENTIAL DEVELOPMENTS



1600 WASHINGTON AVENUE



FIVE PARK



RITZ CARLTON RESIDENCES



THE SHORE CLUB RESIDENCES



1250 WEST AVENUE



1790 ALTON ROAD

OFFICE DEVELOPMENTS



HOTEL DEVELOPMENTS



CONTACT EXCLUSIVE AGENTS

masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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