



832 COLLINS AVE. FOR LEASE

**FORMER BARNEY'S NEW YORK CO-OP
HISTORIC ART DECO DISTRICT**

2 STORIES // 5,000 SF ON EACH FLOOR
RETAIL // RESTAURANT // OFFICE // SHOWROOM
FLEXIBLE FORMATS FOR SMALLER USES
BETWEEN 8TH AND 9TH STREET & COLLINS AVE.
MIAMI BEACH, FL

LOCATION

HISTORIC ART DECO DISTRICT // SOUTH BEACH



WELCOME TO ONE OF MIAMI’S MOST EXCITING, HISTORIC NEIGHBORHOODS: SOUTH BEACH

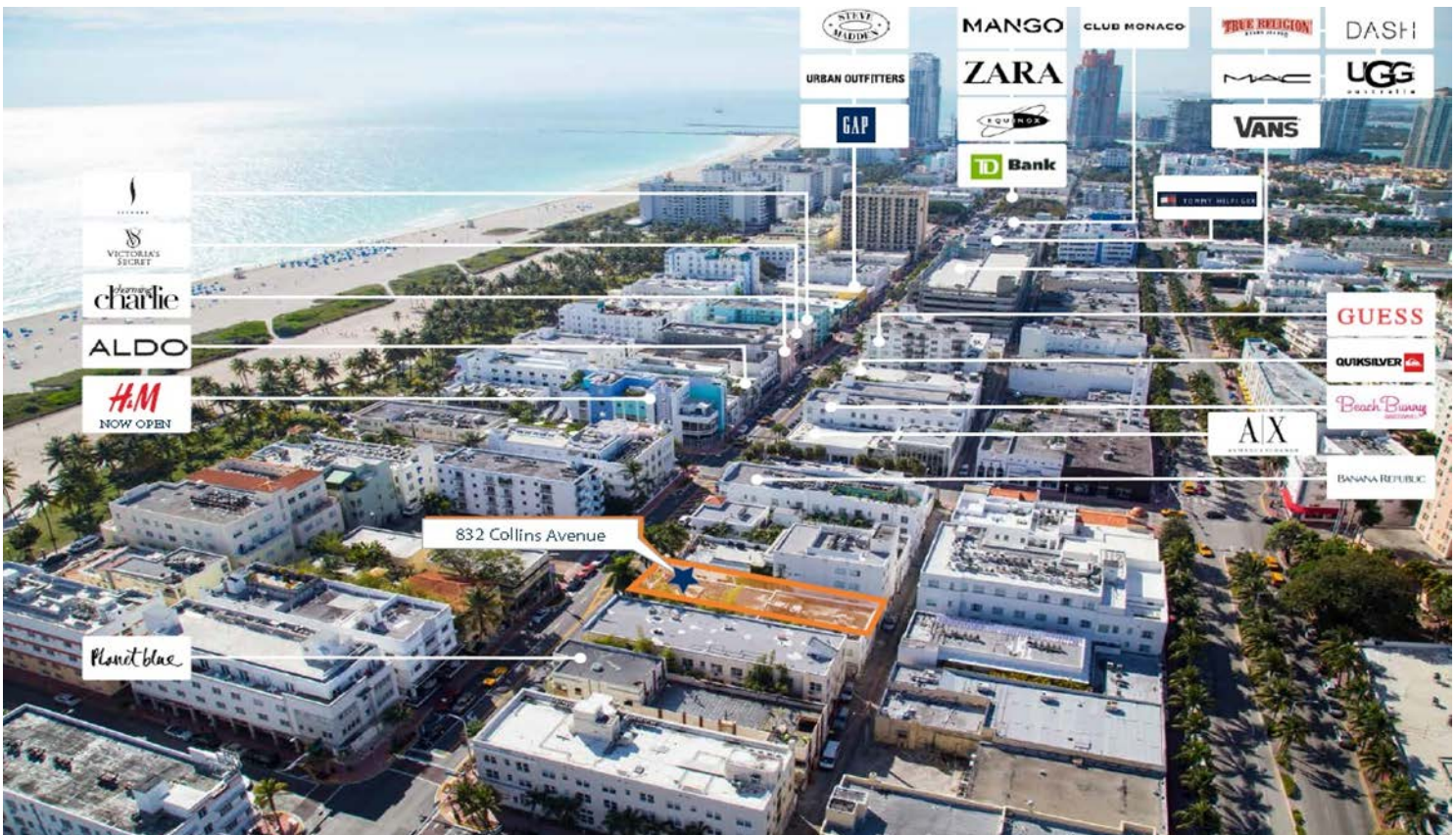
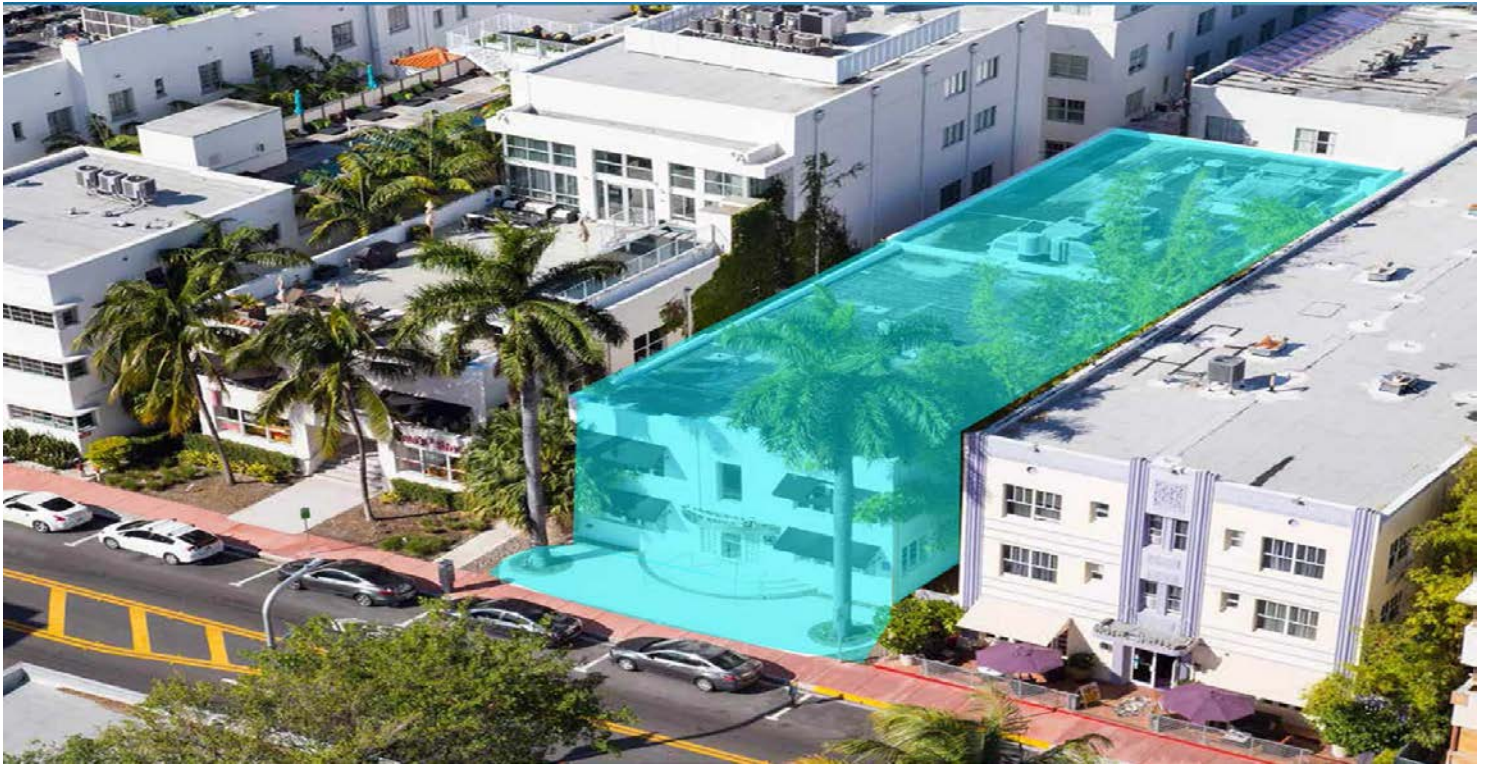
BGRS is pleased to offer this 9,377 SF turn-key, 2 story retail/office building in the Historic Art Deco Fashion District at 832 Collins Ave on Miami Beach. The building was formerly the flagship Barney’s New York Co-Op Store. The building is located just North of the South of Fifth neighborhood, just East of Downtown Miami/Brickell, West of the World Famous Ocean Drive, and South of Lincoln Road. The building is steps from global retailers such as ZARA, Armani Exchange, H&M, Equinox, Tommy Hilfiger, Steve Madden, Victoria’s Secret, Adidas, Sephora, GAP, Vans, etc.

- Turn-Key Retail/Office Building
- More than 500 municipal parking spaces within a one-block radius, plus metered street parking
- South Beach Flagship Location – One Block from Ocean Drive, Center of Hotel/Fashion District
- 16 Million visitors a year travel to Greater Miami, with more than 60% staying on Miami Beach
- Global Retailer Tenant Mix - ZARA, Armani Exchange, H&M, Equinox, Tommy Hilfiger, Steve Madden, Victoria’s Secret, Adidas, Sephora, GAP, Vans, Sunglass Hut, CVS, Walgreen’s
- Zoning Allows for Retail, Office, & Restaurant Use

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	32,318	56,480	234,027
2018 Estimated Population:	31,268	55,022	220,561
Pop Growth 2018-2023:	3.36%	3.30	6.11
Pop Growth 2010-2018:	5.30%	4.96%	25.82%
Households			
2018 Total Households:	18,884	30,755	106,740
Growth 2018-2023:	2.76%	4.32%	5.59%
Average Household Inc:	\$78,951	\$90,987	\$83,982

LOCATION

HISTORIC ART DECO DISTRICT // SOUTH BEACH



MIAMI BEACH TOURISM

Areas/Attractions Visited



Interest in the beaches, Art Deco/South Beach and Lincoln Road continues to be strong.

The popularity of Wynwood continues to grow as the number of visitors who said they went to Wynwood doubled from last year.

Areas and Attractions Visited - Total

	2013	2014	2015	2016	2017
Total Visitors					
The Beaches	68.2%	63.2%	72.0%	74.5%	76.7%
Art Deco District/South Beach	63.9%	75.2%	77.2%	71.8%	74.7%
Lincoln Road	43.2%	56.7%	56.6%	49.0%	54.2%
Bayside Marketplace	26.5%	28.8%	33.4%	32.6%	38.8%
Downtown Miami	25.8%	31.7%	35.0%	37.6%	37.3%
Aventura Mall	30.2%	35.7%	33.0%	30.4%	27.8%
Dolphin Mall	12.9%	20.1%	21.5%	23.2%	24.7%
CocoWalk/ Mayfair/Coconut Grove	20.3%	20.6%	13.6%	15.9%	16.9%
Wynwood*	--	—	4.3%	8.5%	16.8%
Nightclubs	16.5%	14.8%	15.3%	15.7%	15.1%
Key Biscayne	7.7%	17.2%	20.4%	18.5%	13.9%
Coral Gables	25.2%	25.6%	13.9%	14.3%	12.9%
Little Havana	18.1%	18.5%	17.4%	9.2%	12.8%
Bal Harbour Shops	10.6%	13.9%	11.9%	10.9%	12.5%
Miami Seaquarium	8.5%	10.0%	12.3%	11.7%	11.8%
Dadeland Mall	9.7%	9.0%	8.5%	10.1%	9.7%
Everglades National Park	5.9%	11.9%	9.9%	10.1%	7.8%
Zoo Miami	5.0%	3.5%	6.0%	7.7%	7.8%
Water Sports/Activities	5.6%	4.6%	7.5%	6.2%	6.8%
Design District*	--	—	3.3%	5.3%	5.6%
Miami International Mall	6.1%	4.6%	3.9%	3.2%	5.4%
Parks	3.5%	3.1%	2.9%	7.5%	5.0%
Theatres	6.3%	6.1%	3.4%	4.9%	4.7%
Art Galleries	1.7%	2.6%	3.8%	3.8%	4.3%
Midtown*	--	—	2.7%	3.0%	3.9%
Museums	3.2%	5.0%	3.5%	3.3%	2.5%
Mall of the Americas	1.6%	2.6%	2.1%	1.4%	1.8%
Vizcaya	2.9%	3.1%	1.9%	1.6%	1.6%

Q.10: Places visited during the visit to the Greater Miami area. Select all that apply.

*Note: These locations were only added as options in the survey as of 2015

MIAMI BEACH TOURISM

Areas/Attractions Visited



Art Deco District/South Beach and the Beaches received the lion's share of Domestic visitors in 2017.

Lincoln Road, Bayside Marketplace and Downtown Miami have also gained some popularity.

Interest in Wynwood continues to grow in leaps and bounds.

Areas and Attractions Visited - Domestic					
	2013	2014	2015	2016	2017
Total Domestic Visitors					
Art Deco District/South Beach	66.8%	81.2%	78.1%	75.3%	80.2%
Beaches	71.5%	72.2%	76.8%	77.5%	79.7%
Lincoln Road	46.7%	62.4%	59.5%	56.1%	61.4%
Bayside Marketplace	20.8%	24.0%	27.2%	28.7%	36.8%
Downtown Miami	28.9%	33.2%	31.8%	29.7%	35.5%
Aventura Mall	30.0%	34.6%	29.5%	28.7%	26.4%
Nightclubs	20.8%	19.7%	18.6%	19.4%	19.2%
Wynwood*	--	--	2.9%	6.4%	15.2%
CocoWalk/Mayfair/Coconut Grove	14.4%	16.2%	9.2%	12.9%	14.8%
Bal Harbour Shops	10.3%	14.4%	12.2%	11.4%	12.8%
Dolphin Mall	7.8%	7.3%	8.6%	11.6%	10.8%
Little Havana	10.3%	10.8%	10.2%	7.1%	9.4%
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Key Biscayne	5.6%	10.7%	11.2%	8.9%	6.8%
Theatres	3.7%	5.0%	4.3%	7.1%	6.7%
Water Sports/Activities	4.5%	5.7%	5.9%	5.3%	5.5%
Dadeland Mall	5.1%	4.6%	5.3%	5.3%	5.0%
Design District*	--	--	2.0%	3.8%	4.8%
Everglades National Park	3.4%	7.7%	4.9%	5.0%	4.5%
Zoo Miami	3.6%	2.1%	3.3%	5.5%	4.1%
Biscayne National Park	1.4%	1.9%	4.9%	5.4%	3.8%
Midtown*	--	--	1.2%	1.6%	3.6%

Q.10: Places visited during the visit to the Greater Miami area. Select all that apply.

*Note: These locations were only added as options in the survey as of 2015

LOCATION

GLOBAL RETAIL FLAGSHIP MIX



GLOBAL RETAIL FLAGSHIP MIX



- H&M
- ALDO
- Victoria's Secret
- Charming Charlie
- Sephora
- GAP
- MAC
- Sunglass Hut
- Fit 2 Run
- Surf Style
- Steve Madden
- Walgreens
- Armani Exchange
- Beach Bunny Swimwear
- Tommy Hilfiger
- ZARA
- Intermix
- Club Monaco
- Aroma
- Equinox
- TD Bank
- CVS
- Wells Fargo
- Adidas
- Guess
- Vans
- Vidal Sassoon
- UGG
- Quicksilver

PROPERTY DESCRIPTION

CURRENT SPACE PLAN



CURRENT SPACE PLAN

ALLEY (COLLINS CT)

LOT WIDTH: 50'-0"

140'-0"

140'-0"

LOT # BLOCK B8 NOT IN BOOKS

LOT # BLOCK B8 NOT IN BOOKS

FIRST FLOOR AREA: 4,633 SF

LOT SIZE: 50'-0" X 140'-0"

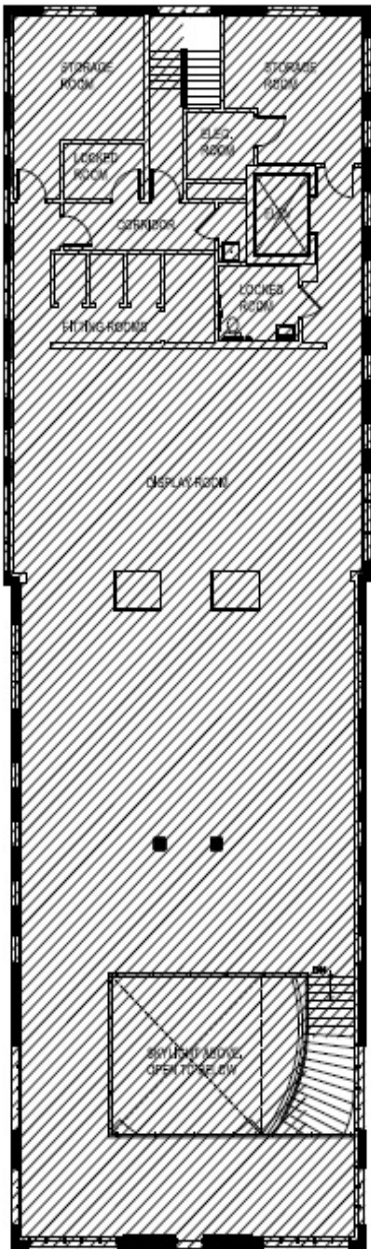
SIDEWALK

COLLINS AVE

EXISTING FIRST FLOOR

SCALE

3/32" = 1'-0"



SECOND FLOOR AREA: 4,756 SF

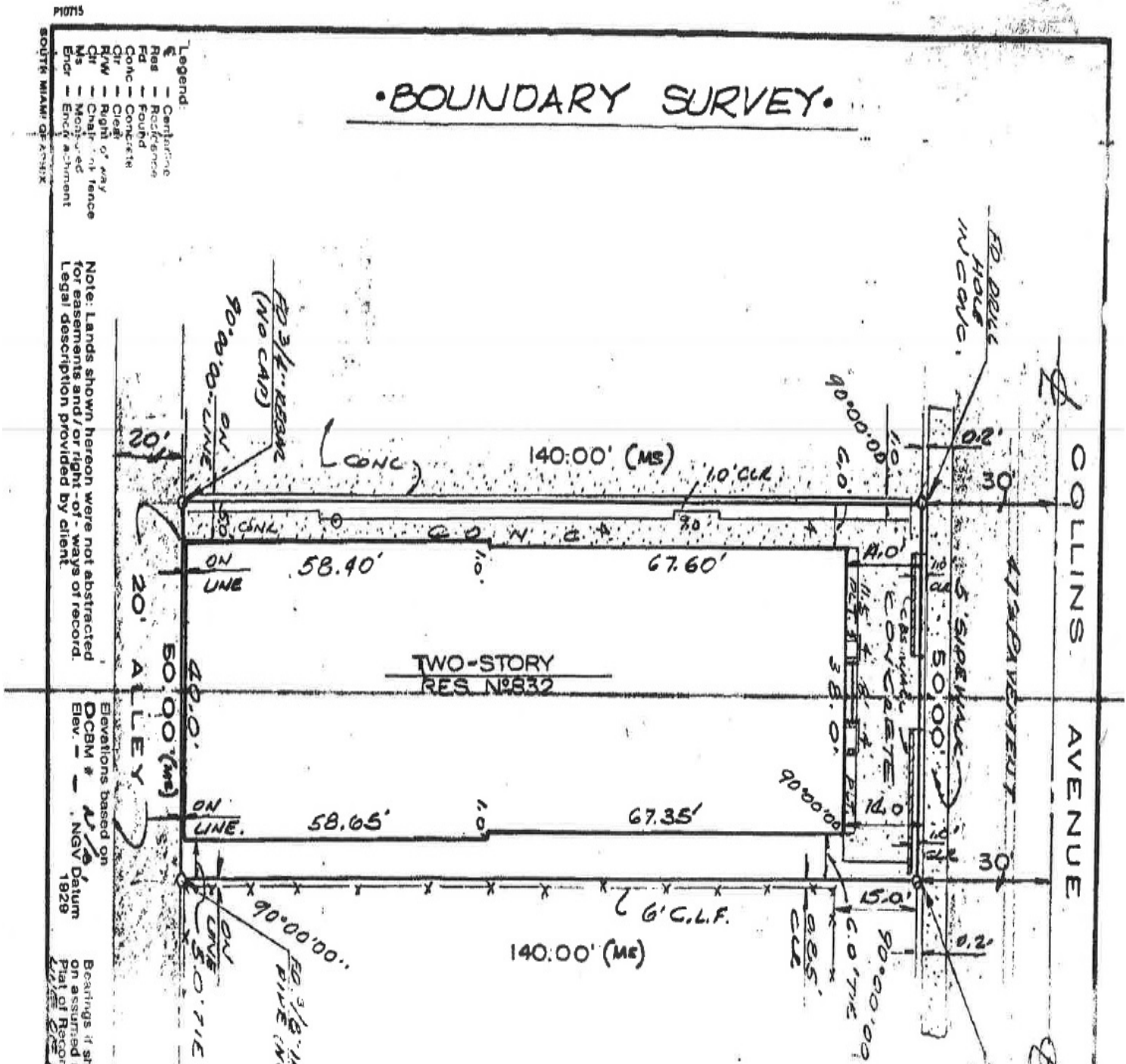
EXISTING SECOND FLOOR

SCALE

3/32" = 1'-0"

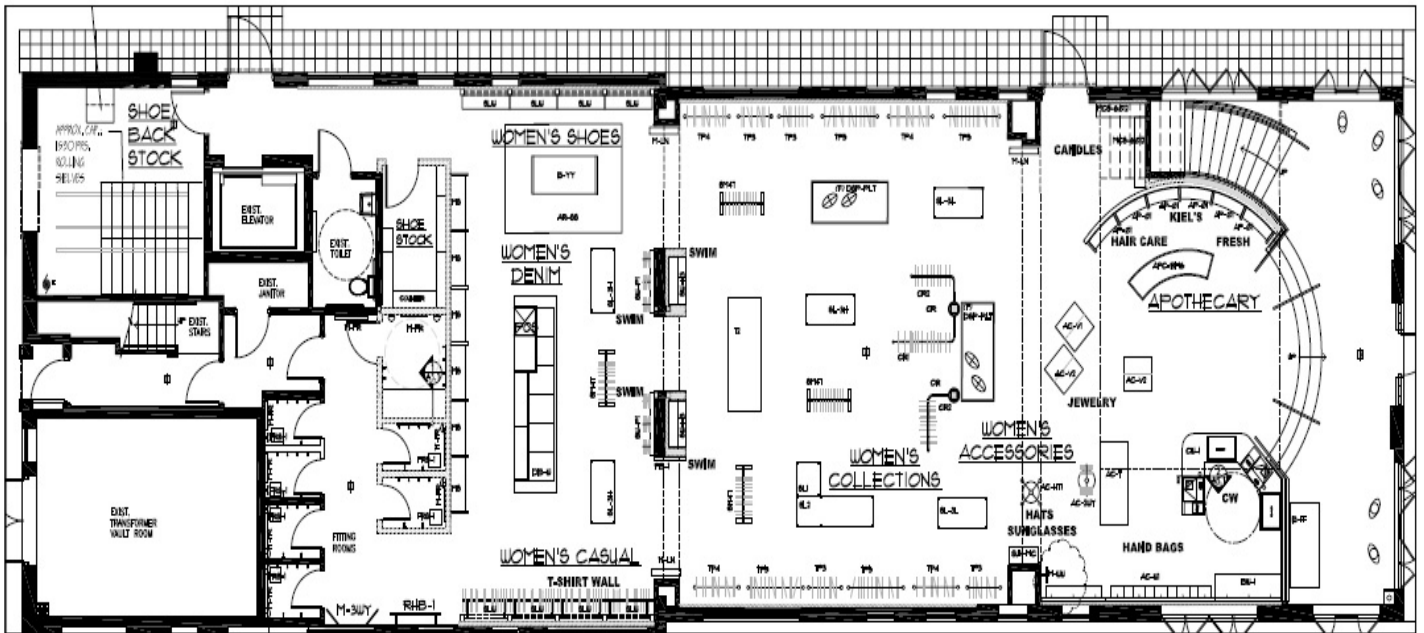
PROPERTY DESCRIPTION

SURVEY

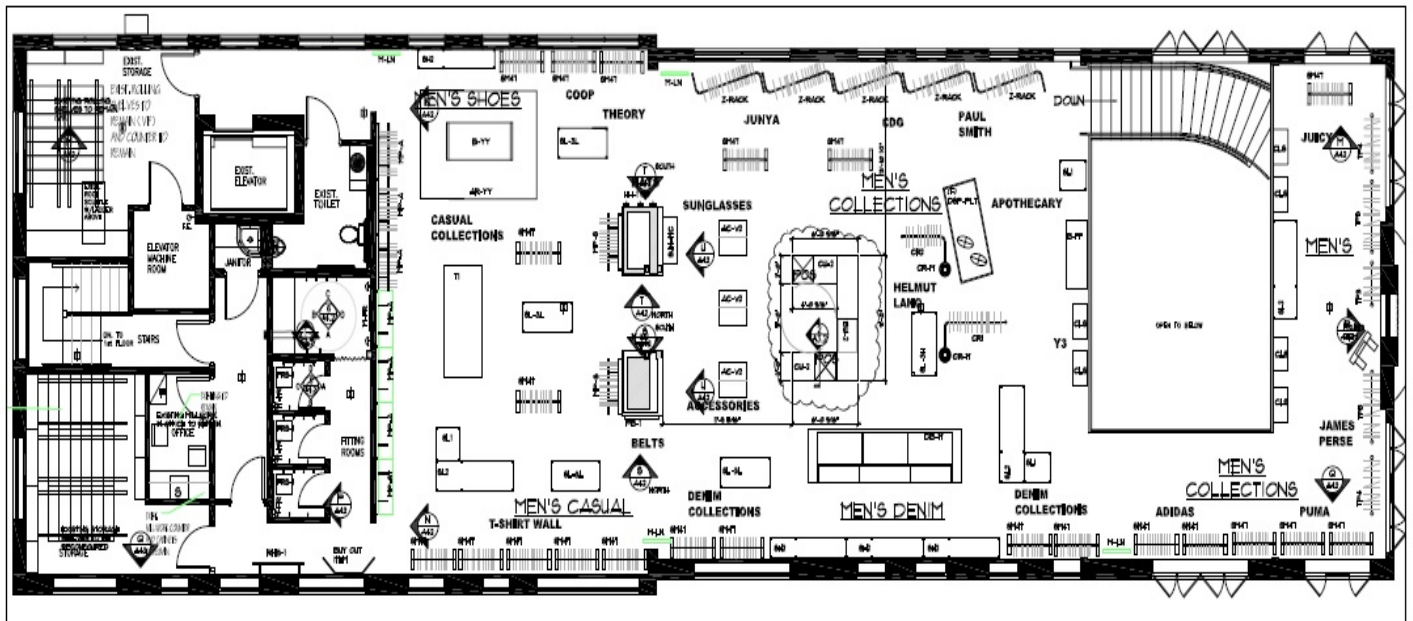


PROPERTY DESCRIPTION

PREVIOUS FIXTURING PLAN



Ground Floor



Second Floor

PROPERTY DESCRIPTION

PREVIOUS INTERIOR LAYOUT



DEMOGRAPHICS



SUMMARY

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	32,318		56,840		234,027	
2018 Estimate	31,268		55,022		220,561	
2010 Census	29,695		52,421		175,296	
Growth 2018 - 2023	3.36%		3.30%		6.11%	
Growth 2010 - 2018	5.30%		4.96%		25.82%	
2018 Population by Hispanic Origin	16,470		27,353		130,398	
2018 Population	31,268		55,022		220,561	
White	28,281	90.45%	50,417	91.63%	182,918	82.93%
Black	1,494	4.78%	2,216	4.03%	27,907	12.65%
Am. Indian & Alaskan	126	0.40%	204	0.37%	946	0.43%
Asian	790	2.53%	1,322	2.40%	5,124	2.32%
Hawaiian & Pacific Island	22	0.07%	28	0.05%	130	0.06%
Other	555	1.77%	835	1.52%	3,536	1.60%
U.S. Armed Forces	91		97		210	
Households						
2023 Projection	19,365		31,600		112,707	
2018 Estimate	18,844		30,755		106,740	
2010 Census	18,437		30,111		87,587	
Growth 2018 - 2023	2.76%		2.75%		5.59%	
Growth 2010 - 2018	2.21%		2.14%		21.87%	
Owner Occupied	5,747	30.50%	11,842	38.50%	33,430	31.32%
Renter Occupied	13,097	69.50%	18,913	61.50%	73,310	68.68%
2018 Households by HH Income	18,844		30,754		106,742	
Income: <\$25,000	5,561	29.51%	8,019	26.07%	29,784	27.90%
Income: \$25,000 - \$50,000	4,175	22.16%	6,492	21.11%	21,101	19.77%
Income: \$50,000 - \$75,000	2,550	13.53%	4,019	13.07%	15,180	14.22%
Income: \$75,000 - \$100,000	2,118	11.24%	3,303	10.74%	11,798	11.05%
Income: \$100,000 - \$125,000	1,296	6.88%	2,202	7.16%	8,101	7.59%
Income: \$125,000 - \$150,000	561	2.98%	1,081	3.51%	4,365	4.09%
Income: \$150,000 - \$200,000	735	3.90%	1,644	5.35%	5,592	5.24%
Income: \$200,000+	1,848	9.81%	3,994	12.99%	10,821	10.14%
2018 Avg Household Income	\$78,951		\$90,987		\$83,982	
2018 Med Household Income	\$46,957		\$54,534		\$53,636	

DEMOGRAPHICS



DETAIL REPORT

Demographic Detail Report

832 Collins Ave, Miami, FL 33139						
Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	18,844		30,754		106,742	
<\$25,000	5,561	29.51%	8,019	26.07%	29,784	27.90%
\$25,000 - \$50,000	4,175	22.16%	6,492	21.11%	21,101	19.77%
\$50,000 - \$75,000	2,550	13.53%	4,019	13.07%	15,180	14.22%
\$75,000 - \$100,000	2,118	11.24%	3,303	10.74%	11,798	11.05%
\$100,000 - \$125,000	1,296	6.88%	2,202	7.16%	8,101	7.59%
\$125,000 - \$150,000	561	2.98%	1,081	3.51%	4,365	4.09%
\$150,000 - \$200,000	735	3.90%	1,644	5.35%	5,592	5.24%
\$200,000+	1,848	9.81%	3,994	12.99%	10,821	10.14%
2018 Avg Household Income	\$78,951		\$90,987		\$83,982	
2018 Med Household Income	\$46,957		\$54,534		\$53,636	
2018 Occupied Housing	18,844		30,755		106,740	
Owner Occupied	5,747	30.50%	11,842	38.50%	33,430	31.32%
Renter Occupied	13,097	69.50%	18,913	61.50%	73,310	68.68%
2010 Housing Units	24,167		41,344		128,498	
1 Unit	699	2.89%	3,833	9.27%	13,465	10.48%
2 - 4 Units	1,525	6.31%	1,715	4.15%	6,431	5.00%
5 - 19 Units	6,452	26.70%	7,974	19.29%	17,454	13.58%
20+ Units	15,491	64.10%	27,822	67.29%	91,148	70.93%
2018 Housing Value	5,747		11,842		33,430	
<\$100,000	133	2.31%	180	1.52%	958	2.87%
\$100,000 - \$200,000	503	8.75%	689	5.82%	2,525	7.55%
\$200,000 - \$300,000	1,115	19.40%	1,744	14.73%	5,430	16.24%
\$300,000 - \$400,000	1,264	21.99%	1,978	16.70%	5,827	17.43%
\$400,000 - \$500,000	821	14.29%	1,680	14.19%	4,794	14.34%
\$500,000 - \$1,000,000	1,193	20.76%	3,102	26.19%	8,633	25.82%
\$1,000,000+	718	12.49%	2,469	20.85%	5,263	15.74%
2018 Median Home Value	\$388,804		\$479,166		\$441,197	
2018 Housing Units by Yr Built	24,252		41,478		128,869	
Built 2010+	171	0.71%	271	0.65%	13,146	10.20%
Built 2000 - 2010	4,348	17.93%	6,734	16.24%	34,487	26.76%
Built 1990 - 1999	1,449	5.97%	3,044	7.34%	8,604	6.68%
Built 1980 - 1989	1,409	5.81%	3,327	8.02%	9,336	7.24%
Built 1970 - 1979	3,580	14.76%	5,809	14.01%	15,169	11.77%
Built 1960 - 1969	4,404	18.16%	7,242	17.46%	17,558	13.62%
Built 1950 - 1959	3,622	14.93%	5,694	13.73%	11,989	9.30%
Built <1949	5,269	21.73%	9,357	22.56%	18,580	14.42%
2018 Median Year Built	1966		1967		1980	

DEMOGRAPHICS



HOUSEHOLDS

Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	10,334	58,162	184,774
<\$25,000	4,774 46.20%	23,756 40.84%	71,658 38.78%
\$25,000 - \$50,000	2,180 21.10%	14,335 24.65%	45,618 24.69%
\$50,000 - \$75,000	1,140 11.03%	7,238 12.44%	25,067 13.57%
\$75,000 - \$100,000	766 7.41%	4,614 7.93%	14,824 8.02%
\$100,000 - \$125,000	365 3.53%	2,969 5.10%	9,384 5.08%
\$125,000 - \$150,000	245 2.37%	1,668 2.87%	4,768 2.58%
\$150,000 - \$200,000	451 4.36%	1,560 2.68%	5,146 2.79%
\$200,000+	413 4.00%	2,022 3.48%	8,309 4.50%
2017 Avg Household Income	\$54,042	\$54,191	\$57,626
2017 Med Household Income	\$28,929	\$33,295	\$34,722
2017 Occupied Housing	10,332	58,162	184,774
Owner Occupied	3,678 35.60%	24,533 42.18%	76,337 41.31%
Renter Occupied	6,654 64.40%	33,629 57.82%	108,437 58.69%
2010 Housing Units	10,734	61,501	205,289
1 Unit	3,818 35.57%	28,657 46.60%	73,620 35.86%
2 - 4 Units	2,045 19.05%	8,997 14.63%	20,227 9.85%
5 - 19 Units	1,852 17.25%	7,524 12.23%	25,248 12.30%
20+ Units	3,019 28.13%	16,323 26.54%	86,194 41.99%
2017 Housing Value	3,678	24,532	76,336
<\$100,000	307 8.35%	2,938 11.98%	9,318 12.21%
\$100,000 - \$200,000	589 16.01%	5,990 24.42%	20,306 26.60%
\$200,000 - \$300,000	658 17.89%	4,960 20.22%	15,165 19.87%
\$300,000 - \$400,000	590 16.04%	3,856 15.72%	8,873 11.62%
\$400,000 - \$500,000	302 8.21%	1,734 7.07%	5,136 6.73%
\$500,000 - \$1,000,000	930 25.29%	3,483 14.20%	11,379 14.91%
\$1,000,000+	302 8.21%	1,571 6.40%	6,159 8.07%
2017 Median Home Value	\$348,305	\$267,298	\$256,340
2017 Housing Units by Yr Built	10,938	62,489	207,924
Built 2010+	685 6.26%	2,407 3.85%	8,559 4.12%
Built 2000 - 2010	794 7.26%	5,295 8.47%	26,949 12.96%
Built 1990 - 1999	421 3.85%	2,110 3.38%	10,229 4.92%
Built 1980 - 1989	724 6.62%	4,853 7.77%	16,347 7.86%
Built 1970 - 1979	2,182 19.95%	9,527 15.25%	32,840 15.79%
Built 1960 - 1969	1,684 15.40%	11,412 18.26%	36,898 17.75%
Built 1950 - 1959	1,911 17.47%	13,455 21.53%	41,731 20.07%
Built <1949	2,537 23.19%	13,430 21.49%	34,371 16.53%
2017 Median Year Built	1965	1963	1967



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