

ALVORADA ON THE BAY

RETAIL / RESTAURANT FOR LEASE

16375 BISCAYNE BLVD

Aventura, FL 33160

For Lease By

NATIVE
REALTY®



PROPERTY DESCRIPTION

16375 Biscayne Blvd presents a retail and restaurant leasing opportunity within a newly delivered 28-story mixed-use development in North Miami Beach. The project consists of 363 residential units above, creating an immediate on-site customer base and consistent daily traffic for ground-floor tenants.

The offering includes five retail suites totaling up to 14,108 SF, with spaces ranging from 1,535 SF to 4,452 SF, including two restaurant-ready footprints with the ability to accommodate patio seating. Suites can be combined to accommodate larger users, allowing flexibility for a range of retail and food and beverage concepts.

All spaces will be delivered in grey shell condition (without slab), providing tenants full control over layout, infrastructure, and buildout. The project is positioned along Biscayne Boulevard, one of the area's primary commercial corridors, benefiting from strong visibility, high traffic counts, and direct connectivity to Aventura, Sunny Isles, and surrounding residential neighborhoods.

With limited new retail supply in the immediate trade area, this project offers tenants the ability to establish a presence within a newly constructed, high-density residential environment with built-in demand.

PROPERTY HIGHLIGHTS

- Five retail suites available within a 28-story mixed-use development
- 363 residential units above creating built-in daily foot traffic
- Two restaurant spaces with patio seating potential
- Suites can be combined for larger footprints
- Delivered in grey shell condition without slab
- Prime frontage along Biscayne Boulevard with high visibility
- Strong traffic counts along a primary north-south corridor
- Available June 2026

OFFERING SUMMARY

Base Rent:	\$55 - 65 SF/yr (NNN)
NNN:	Estimated \$12.00/Sq.Ft
Available SF:	1,535 - 4,452 SF
Lot Size:	93,969 SF
Building Size:	14,108 SF

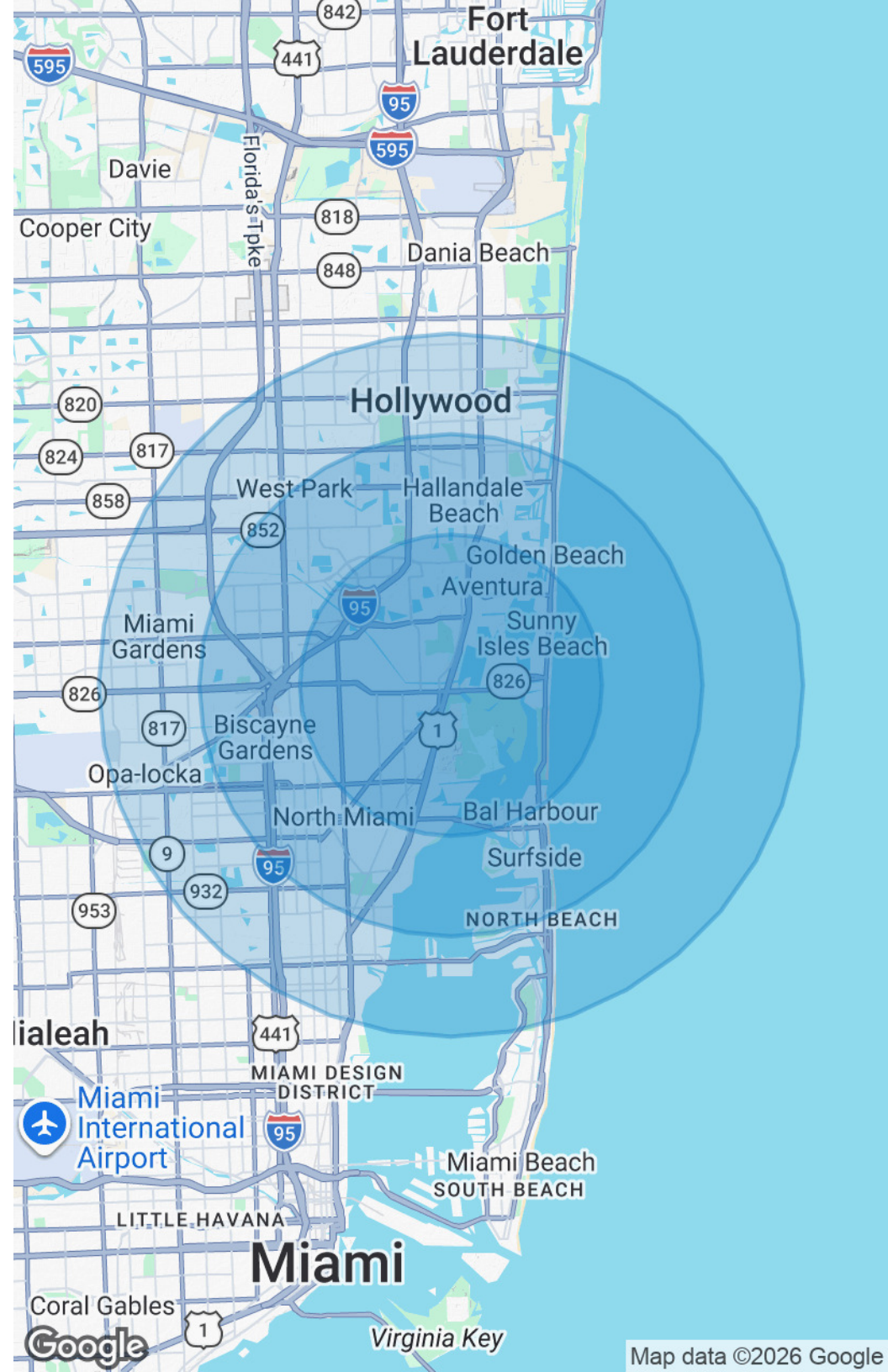
POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	180,139	404,224	702,672
Average Age	42.2	41.1	40.7
Average Age (Male)	41.2	39.9	39.6
Average Age (Female)	43.4	42.4	41.8

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	71,177	153,677	262,392
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$97,223	\$93,565	\$90,836
Average House Value	\$503,961	\$479,434	\$463,032

2023 American Community Survey (ACS)





Walmart

Las Delicias COLOMBIANAS

lettuce & tomato BAKERY

ITALIAN MAZZI CUCINA

THAI HOUSE II

Mizumi Buffet

CAO BAKERY & CAFE

CAFÉ DEL ALMA COFFEE & EATERY

HIRO MIAMI

raquitos Mexican restaurant

GINZA JAPANESE BUFFET

CRAFTY CRAB SEAFOOD

PURA VIDA miami

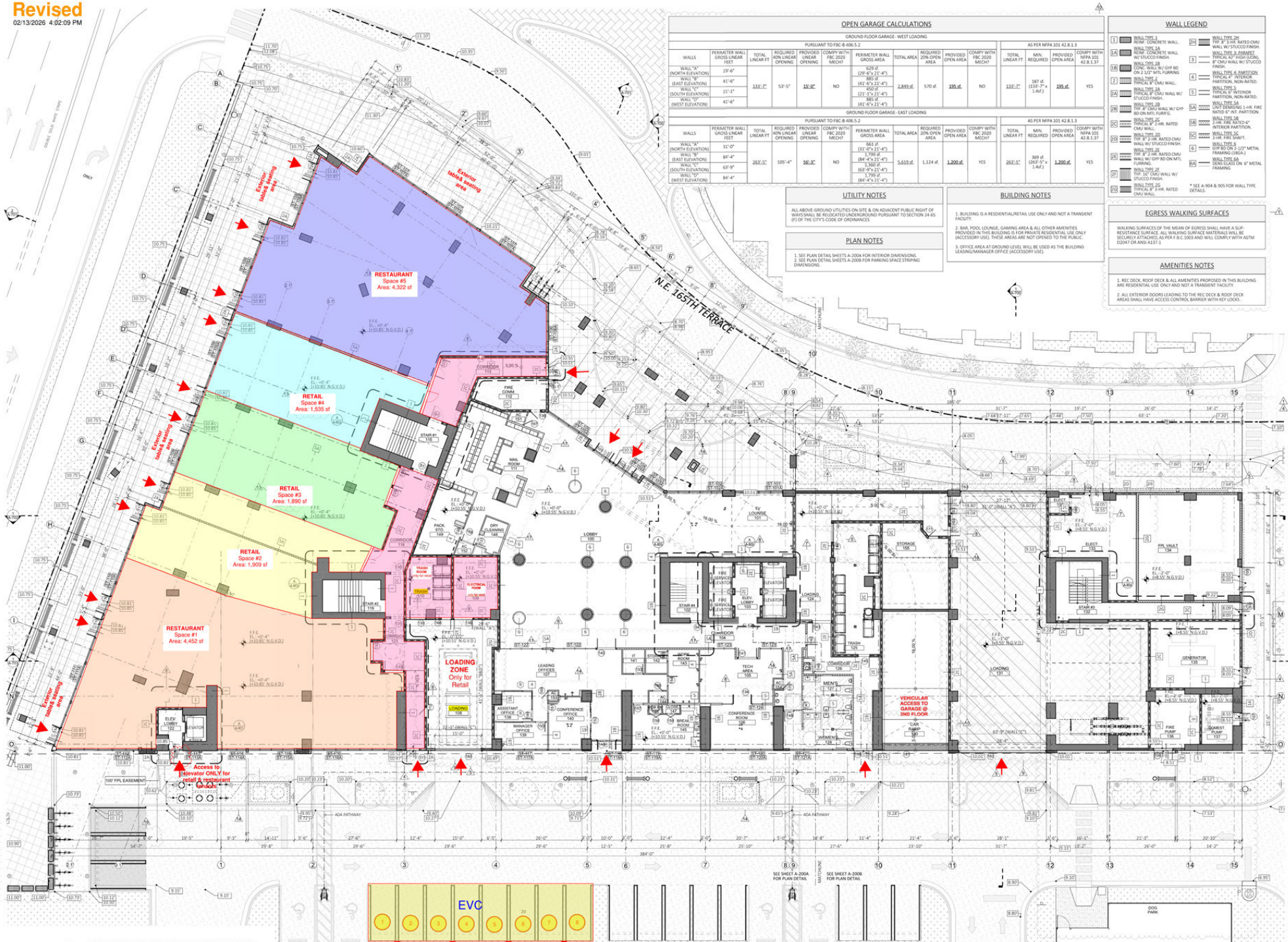


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,535 - 4,452 SF	Lease Rate:	\$55 - \$65 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	4,452 SF	NNN	\$55.00 - \$65.00 SF/yr	Restaurant = 4,452 Square Feet plus patio seating
Suite 2	Available	1,909 SF	NNN	\$55.00 - \$65.00 SF/yr	-
Suite 3	Available	1,890 SF	NNN	\$55.00 - \$65.00 SF/yr	Can be combined for larger footprint
Suite 4	Available	1,535 SF	NNN	\$55.00 - \$65.00 SF/yr	Can be combined for larger footprint
Suite 5	Available	4,322 SF	NNN	\$55.00 - \$65.00 SF/yr	4,322 Square Feet plus patio seating



OPEN GARAGE CALCULATIONS											
GROUND FLOOR GARAGE - WEST LOADING						GROUND FLOOR GARAGE - EAST LOADING					
WALLS	PERIMETER WALL GROSS LINEAR FEET	TOTAL LINEAR FT	REQUIRED OPENING	PROVIDED LINEAR OPENING	COMPLY WITH IRC 2003 MECH?	WALLS	PERIMETER WALL GROSS AREA	TOTAL AREA	REQUIRED ZON OPEN AREA	PROVIDED OPEN AREA	COMPLY WITH IRC 2003 MECH?
WALL "A" (NORTH ELEVATION)	29'-6"	133'-7"	53'-0"	15'-0"	NO	WALL "A" (NORTH ELEVATION)	56'-2"	131'-2 1/2'-4"	5,629 sq. ft.	1,124 sq. ft.	1,200 sq. ft.
WALL "B" (EAST ELEVATION)	42'-6"	181'-6 1/2'-4"	181'-6 1/2'-4"	181'-6 1/2'-4"	YES	WALL "B" (EAST ELEVATION)	88'-4"	188'-4 1/2'-4"	8,629 sq. ft.	1,124 sq. ft.	1,200 sq. ft.
WALL "C" (SOUTH ELEVATION)	23'-1"	121'-2 1/2'-4"	121'-2 1/2'-4"	121'-2 1/2'-4"	YES	WALL "C" (SOUTH ELEVATION)	63'-9"	163'-9 1/2'-4"	7,393 sq. ft.	1,124 sq. ft.	1,200 sq. ft.
WALL "D" (WEST ELEVATION)	42'-6"	181'-6 1/2'-4"	181'-6 1/2'-4"	181'-6 1/2'-4"	YES	WALL "D" (WEST ELEVATION)	88'-4"	188'-4 1/2'-4"	8,629 sq. ft.	1,124 sq. ft.	1,200 sq. ft.

UTILITY NOTES											
ALL ABOVE-GROUND UTILITIES ON-SITE & ON ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE INDICATED HEREON PURSUANT TO SECTION 24.65 (I) OF THE CITY'S CODE OF ORDINANCES.											

PLAN NOTES											
1. SEE PLAN DETAIL SHEETS A-200A FOR INTERIOR DIMENSIONS.											
2. SEE PLAN DETAIL SHEETS A-200B FOR PARKING SPACE STRIPING DIMENSIONS.											

BUILDING NOTES											
1. BUILDING IS A RESIDENTIAL/PETAL USE ONLY AND NOT A TRANSPORT FACILITY.											
2. BAR, POOL LOUNGE, GAMING AREA & ALL OTHER AMENITIES PROVIDED IN THIS BUILDING IS FOR RESIDENTIAL USE ONLY (ACCESSORY USE). THESE AREAS ARE NOT OPENED TO THE PUBLIC.											
3. SERVICE AREAS AT GROUND LEVEL WILL BE USED AS THE BUILDING LEASING/MANAGER OFFICE (ACCESSORY USE).											

EGRESS WALKING SURFACES											
WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP RESISTANCE SURFACE. ALL WALKING SURFACE MATERIALS WILL BE SECURELY ATTACHED AS PER IBC 703.2 AND WILL COMPLY WITH ASTM E648 OR AIA 3.1.3.											

AMENITIES NOTES											
1. REC DECK, ROOF DECK & ALL AMENITIES PROPOSED IN THIS BUILDING ARE RESIDENTIAL USE ONLY AND NOT A TRANSPORT FACILITY.											
2. ALL EXTERIOR DOORS LEADING TO THE REC DECK & ROOF DECK AREAS SHALL HAVE ACCESS CONTROL BARRIER WITH KEY LOCKS.											

SOLESTE ON THE BAY

The Estate Companies
 PROJECT NO. 2025-001
 SHEET NO. 01-001
 DATE: 02/13/2026
 DRAWN: J. BROWN
 CHECKED: M. SMITH
 PROJECT LOCATION: 1000 N. BAY ST., MIAMI, FL 33132

ARCHITECT
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 1000 N. BAY ST., SUITE 100
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REVISIONS

NO.	DATE	DESCRIPTION
1	02-13-2026	ISSUE FOR PERMIT
2	02-13-2026	REVISION #1: CORRECTED DIMENSIONS
3	02-13-2026	REVISION #2: ADDED NOTES
4	02-13-2026	REVISION #3: UPDATED ELEVATIONS
5	02-13-2026	REVISION #4: CORRECTED ROOM SCHEDULES
6	02-13-2026	REVISION #5: ADDED ACCESS DETAILS
7	02-13-2026	REVISION #6: CORRECTED WALL TYPES
8	02-13-2026	REVISION #7: ADDED GARAGE DETAILS
9	02-13-2026	REVISION #8: CORRECTED EGRESS PATHS
10	02-13-2026	REVISION #9: ADDED AMENITY DETAILS

FORMGROUP
 PROJECT NO. 2025-001
 SHEET NO. 01-001
 DATE: 02/13/2026
 DRAWN: J. BROWN
 CHECKED: M. SMITH
 PROJECT LOCATION: 1000 N. BAY ST., MIAMI, FL 33132

SCALE: 3/8" = 1'-0"

A OVERALL GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"





RENT NOW

LUXURY
APTS

786
661
3289

602

UMACANTARA PERLINA











The image features a large, modern multi-story apartment building at dusk. The building has a facade of light-colored panels with vertical gold accents. The windows are illuminated from within, and some balconies have glass railings. In the foreground, there are palm trees, a street with a few cars, and some people walking. The Native Realty logo is overlaid on the top half of the image.

NATIVE

REALTY®

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