

FOR SALE

COVERED LAND

# AVENTURA POINTE

MIAMI, FL 33180

GRIDLINE  
PROPERTIES

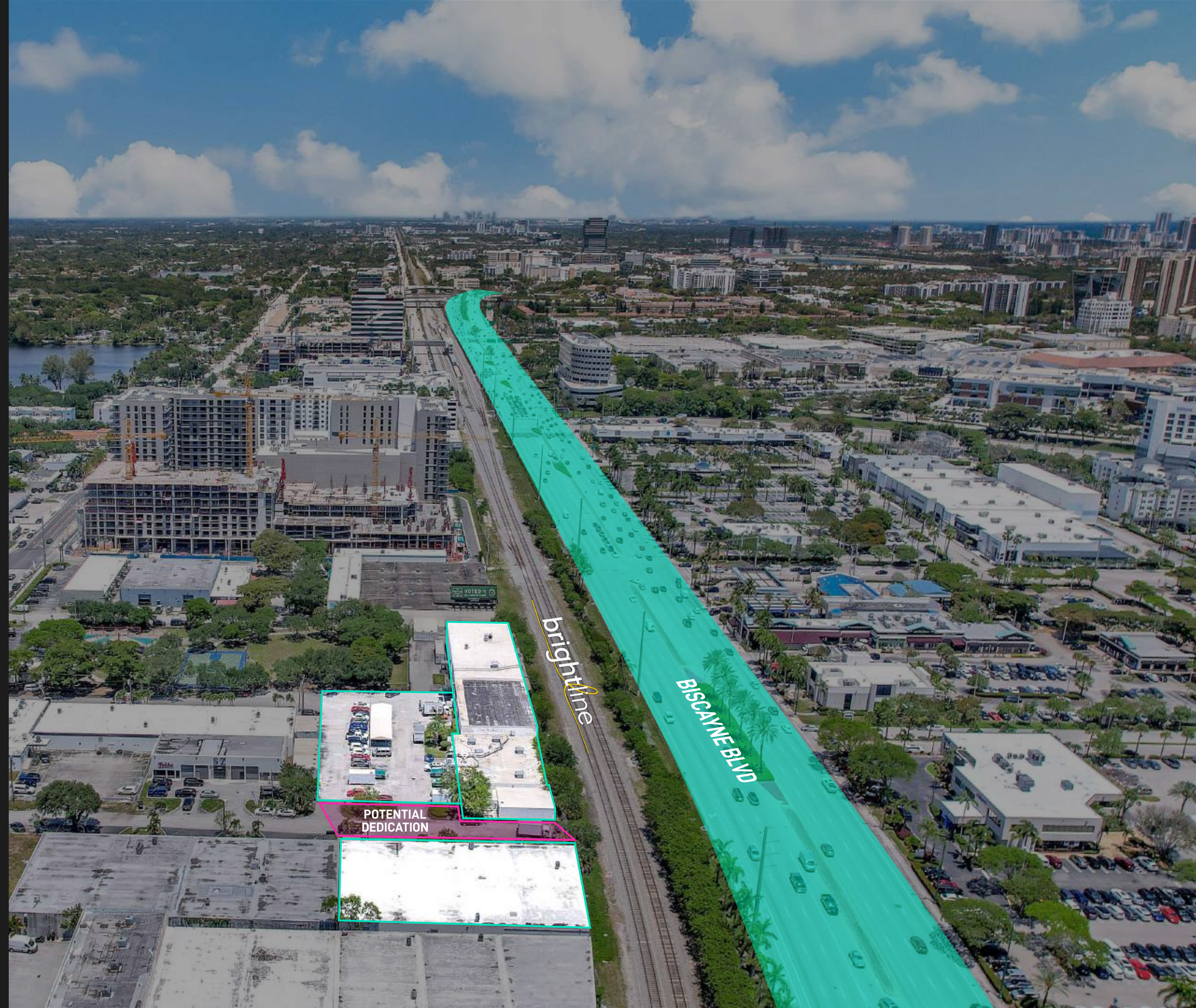


# EXECUTIVE SUMMARY

Gridline Properties is pleased to present Aventura Pointe, a trophy covered land opportunity consisting of ±1.86 acres across three contiguous folios located at 2655 & 2660 NE 189th Street, Miami, FL, in the heart of the Aventura submarket.

The property is currently improved with ±36,494 SF of fully occupied commercial space leased to three established tenants: Armadi Showroom, Habitus Showroom, and Five Star Frame & Alignment. The existing income provides a buyer with stable in-place cash flow, allowing for either an immediate redevelopment opportunity or a covered land strategy prior to breaking ground.

Aventura Pointe is fully approved for a 327-unit multifamily development with ground-floor retail, significantly reducing entitlement risk and enabling a buyer to move directly into the development phase. Additionally, the property's UC-MCI zoning permits a wide range of uses including multifamily, healthcare, office, retail, industrial, and mixed-use development, making this one of the most flexible and execution-ready covered land opportunities in the Aventura market.



# PROPERTY HIGHLIGHTS

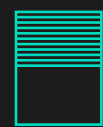
**FOR SALE**

TYPE	Covered Land
BUILDING SIZE	36,494 SF
TOTAL LOT SIZE	80,920 SF
ZONING	UC-MCI
APPROVED PLANS	327 Units & 9,750 SF of Retail
PRICE	\$18,750,000

## FEATURES



Approved plans for 327 units and 9,750 SF of retail



Loading Height



1.86 acres of land with extremely versatile zoning



2 Industrial Properties totaling 36,494 rentable SF



Established Tenants



Located minutes away from Aventura Mall, Aventura Square, Aventura Town Center



## LOCATION OVERVIEW

Aventura Pointe is ideally positioned just west of Aventura — one of South Florida’s most affluent and sought-after addresses — within minutes of Aventura Mall, Aventura Town Center, and Aventura Square. The surrounding area offers residents an exceptional quality of life, anchored by world-class retail, dining, and entertainment options that draw visitors and residents from across Miami-Dade and Broward County.

The submarket is home to some of the area’s most highly regarded schools — including Aventura Waterways K-8, Aventura City of Excellence Charter School, Don Soffer Aventura High School, Highland Oaks Middle School, Lanaar Elementary School, and Scheck Hillel Community School.

With seamless connectivity to major thoroughfares throughout both counties, a wealthy and growing residential base, and an acute scarcity of developable land, Aventura continues to command strong demand from residents, businesses, and developers alike —

**MAKING AVENTURA POINTE ONE OF THE MOST COMPELLING INFILL OPPORTUNITIES TO COME TO MARKET IN RECENT MEMORY.**

# NEIGHBORHOOD MAP

SOUTHEAST VIEW

SUNNY ISLES

BAL HARBOUR

SURFSIDE

NORTH BEACH

WILLIAM'S ISLAND

EASTERN SHORES

10X CENTRE

AVENTURA TOWN CENTER

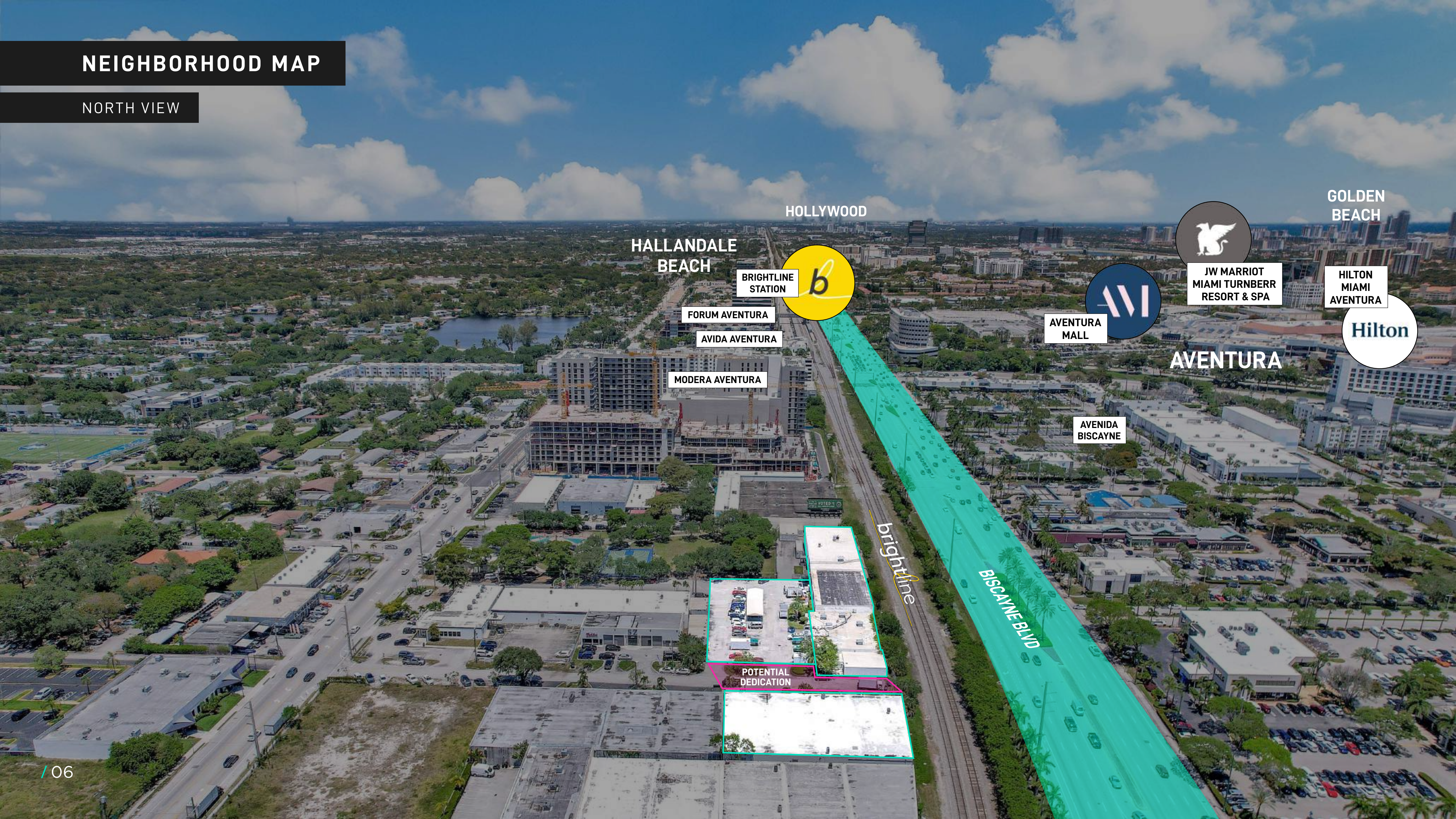
BISCAYNE BLVD

brightline

POTENTIAL DEDICATION

# NEIGHBORHOOD MAP

NORTH VIEW



HOLLYWOOD

HALLANDALE  
BEACH

BRIGHTLINE  
STATION

FORUM AVENTURA

AVIDA AVENTURA

MODERA AVENTURA

AVENTURA  
MALL

AVENTURA

AVENIDA  
BISCAYNE

GOLDEN  
BEACH

JW MARRIOT  
MIAMI TURNBERG  
RESORT & SPA

HILTON  
MIAMI  
AVENTURA

Hilton

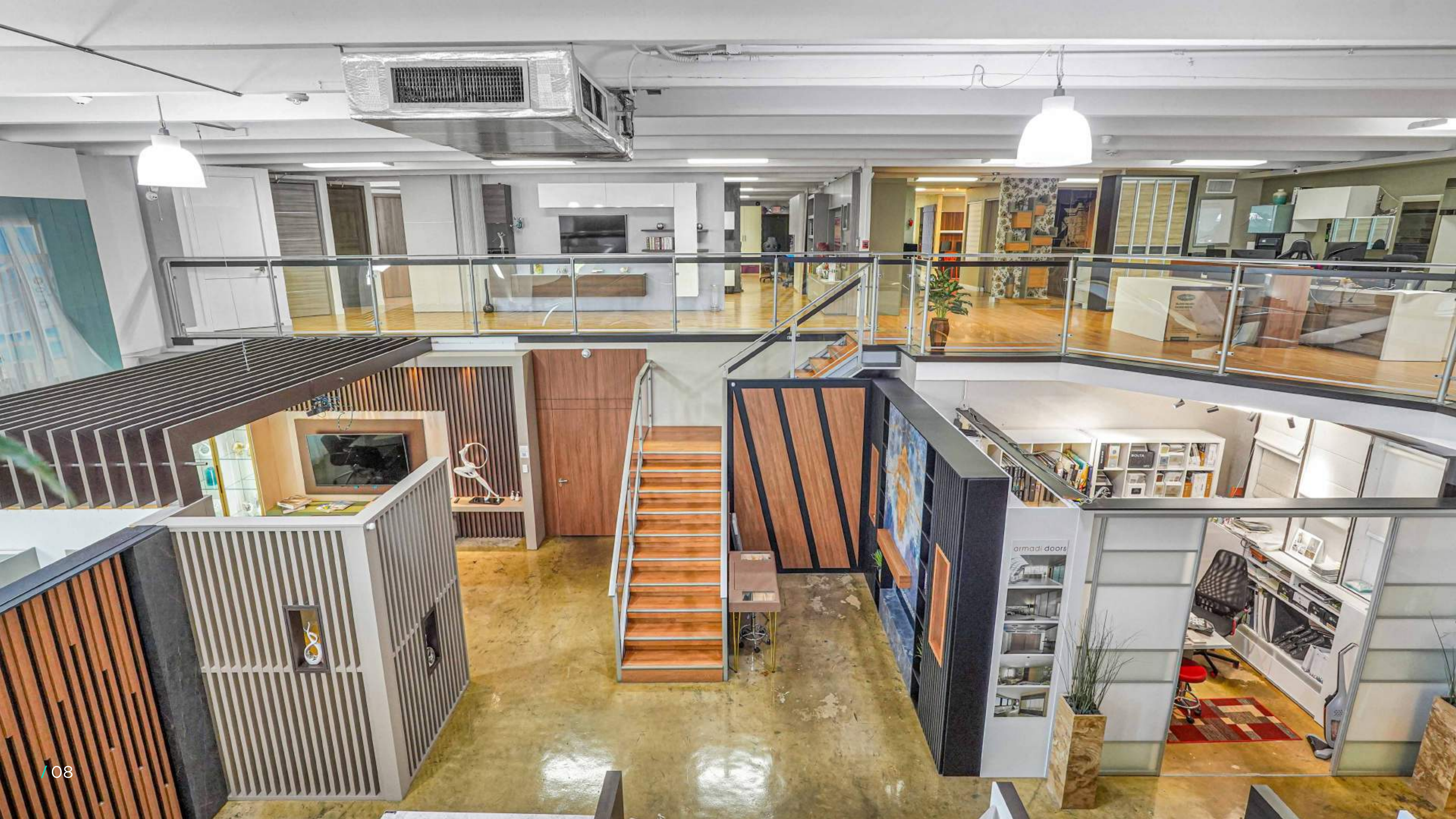
brightline

BISCAYNE BLVD

POTENTIAL  
DEDICATION

INTERIOR IMAGES







# EXTERIOR IMAGES





# RENT ROLL



TENANT	UNIT SIZE (SF)	PRORATA SHARE	MONTHLY BASE RENT	MONTHLY CAM	MONTHLY RENT + CAM	ANNUAL BASE RENT	LEASE START DATE	LEASE END DATE	LEASE TYPE	BASE YEAR	RENT / FOOT	ANNUAL INCREMENTS	SECURITY DEPOSIT	RENEWAL OPTIONS
Conceptus Corp	7,700	22%	\$12,761.21	\$2,022.03	\$14,783.24	\$153,134.52	4/1/2022	3/31/2027	NNN	-	\$19.89	4%	\$6,000	None
Five Star Frame & Alignment	4,000	11%	\$6,365.40	\$1,070.49	\$7,435.89	\$76,384.80	7/1/2019	6/30/2026	NNN	-	\$19.10	3%	\$3,779.60	None
Dayma Design Inc	3,300	9%	\$5,469.09	\$872.25	\$6,341.34	\$65,629.08	4/1/2022	3/31/2027	Mod. Gross	2011	\$23.06	4%	\$0	None
Dayma Design Inc	20,000	57%	\$21,675.70	\$11,167.33	\$32,843.03	\$260,108.40	6/30/2022	7/30/2032	Mod. Gross	2011	\$19.71	4%		None
<b>TOTAL</b>	<b>35,000</b>	<b>100%</b>	<b>\$46,271.40</b>		<b>\$61,403.50</b>	<b>\$555,256.80</b>				<b>Avg. PSF</b>	<b>\$20.44</b>			

APPROVED  
SITE PLAN

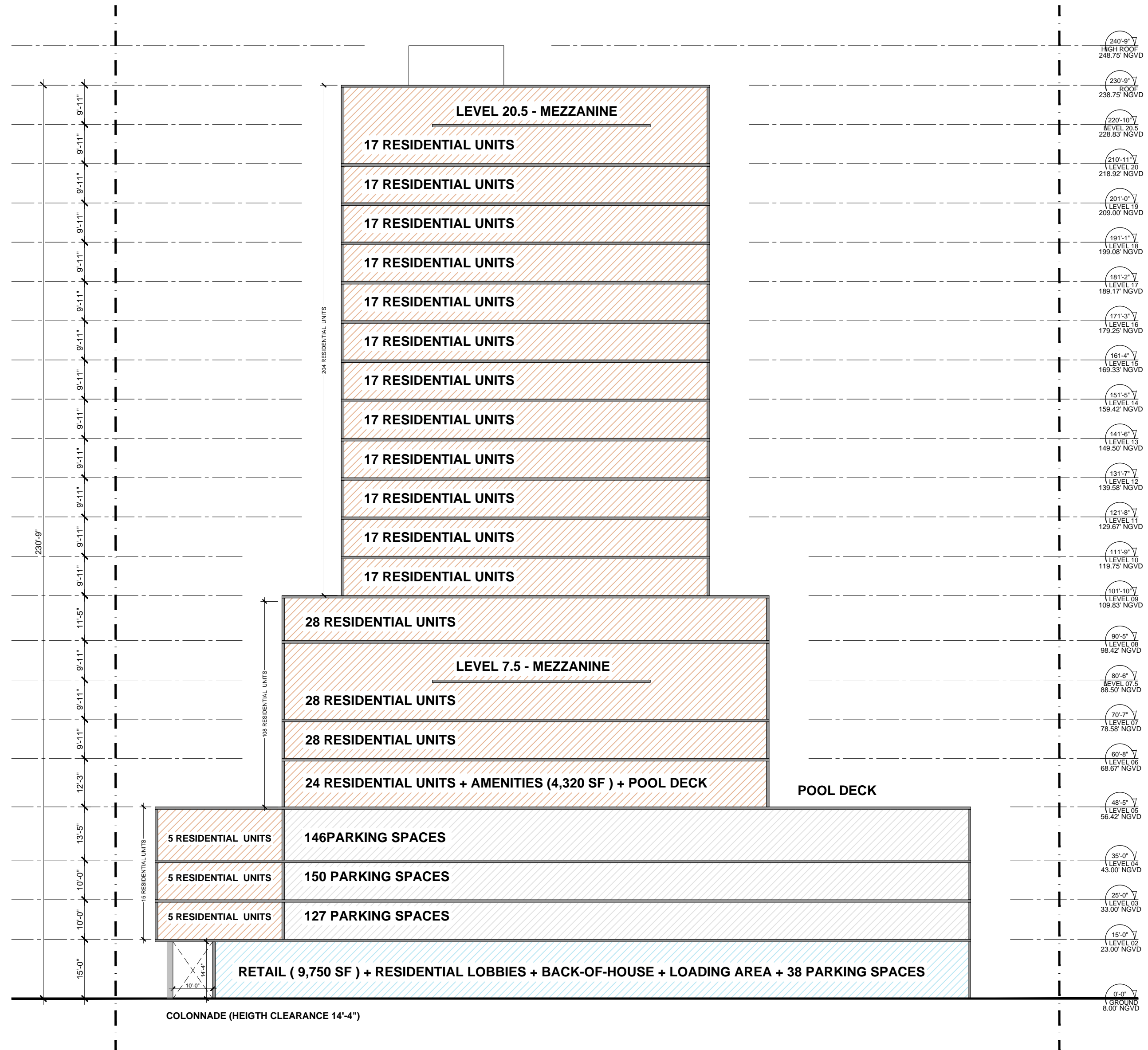


# APPROVED SITE PLAN



## DEVELOPMENT SUMMARY

- 327 residential units | 1 BR, 2 BR & 3 BR
- 20-story tower with mezzanine level
- 9,750 SF of ground-floor retail
- 461 parking spaces across 4 levels (Levels 2-5) | 1.4 spaces per unit — exceeds the post-reduction requirement of 363 spaces (base requirement of 605 reduced 40% through shared parking)
- 92 EV charging spaces (20% of total parking)
- Amenity level on Level 5 including pool deck, private terraces & 4,320 SF of indoor amenity space
- 33,605 SF total open/amenity space
- 33 workforce housing units (10% of total) | unlocks 25% density bonus and up to 6 additional stories above base zoning



# APPROVED SITE PLAN

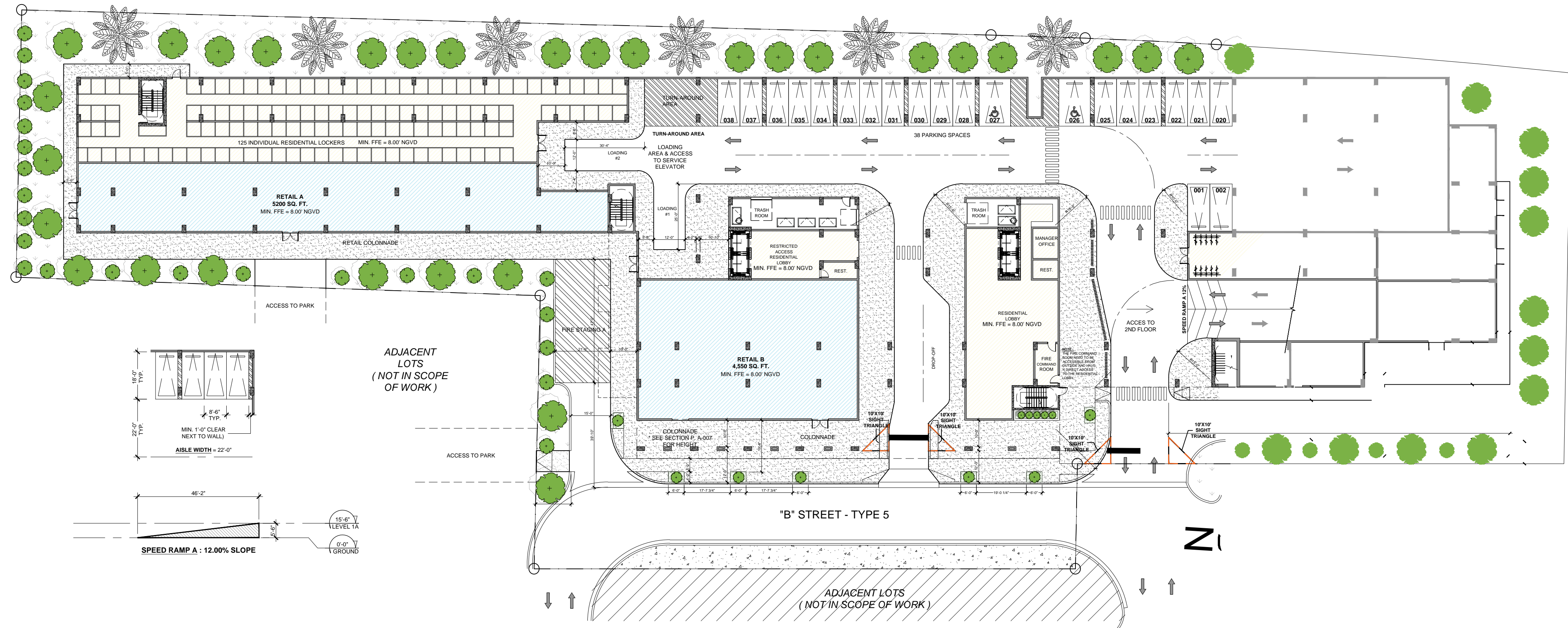


## AVENTURA POINTE - UNITS MATRIX

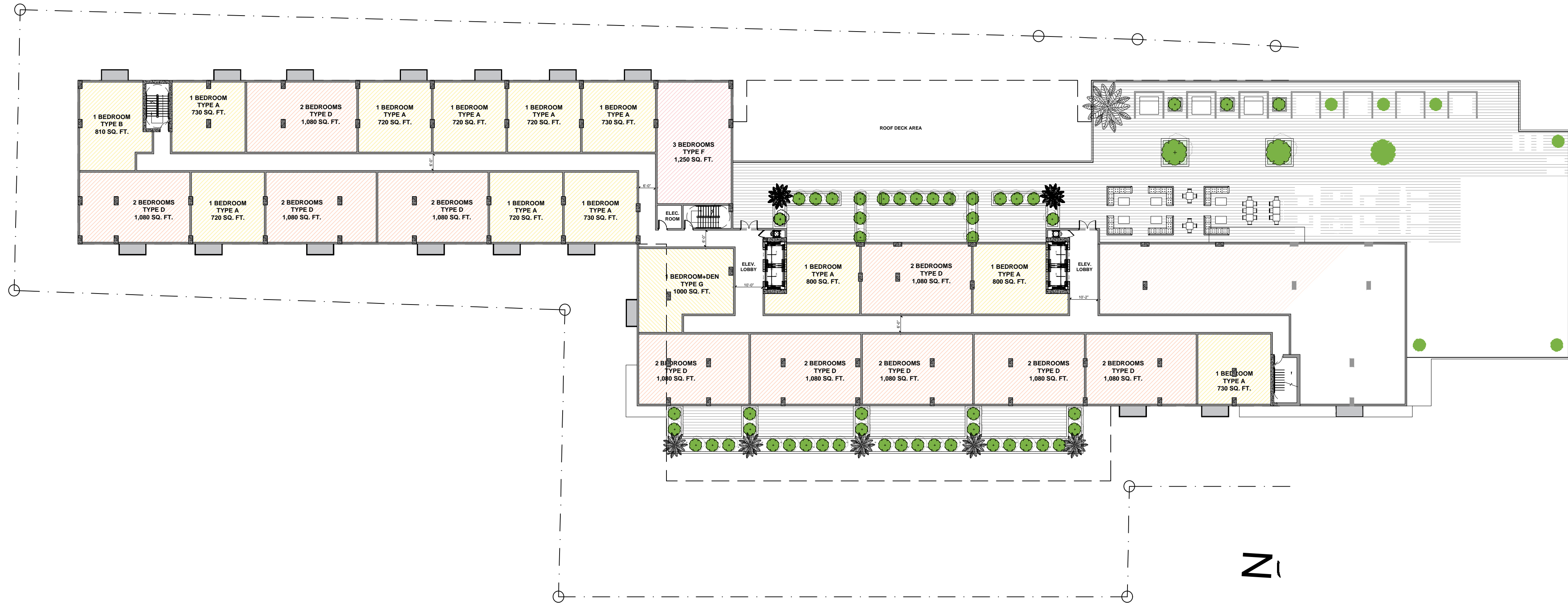
-	STUDIO	1 BD	1 BD + DEN	2 BDS	2 BDS + DEN	3 BDS	TOTAL	UNITS AREA		PARKING
20	-	-	-	7	-	10	17	24,860	M	-
19	-	6	-	11	-	-	17	16,730		-
18	-	6	-	11	-	-	17	16,730		-
17	-	6	-	11	-	-	17	16,730		-
16	-	6	-	11	-	-	17	16,730		-
15	-	6	-	11	-	-	17	16,730		-
14	-	6	-	11	-	-	17	16,730		-
13	-	6	-	11	-	-	17	16,730		-
12	-	6	-	11	-	-	17	16,730		-
11	-	6	-	11	-	-	17	16,730		-
10	-	6	-	11	-	-	17	16,730		-
9	-	6	-	11	-	-	17	16,730		-
8	-	14	-	13	-	1	28	26,235		-
7	-	-	-	14	-	14	28	39,035	M	-
6	-	14	-	13	-	1	28	26,235		-
5	-	13	-	10	-	1	24	21,980		-
4	-	5	-	-	-	-	5	3,375		146
3	-	5	-	-	-	-	5	3,375		150
2	-	5	-	-	-	-	5	3,375		127
1	-	-	-	-	-	-	-	0		38
<b>TOTAL</b>	<b>0</b>	<b>122</b>	<b>0</b>	<b>178</b>	<b>0</b>	<b>27</b>	<b>327</b>	<b>332,500</b>		<b>461</b>
<b>%</b>	<b>0.00%</b>	<b>37.31%</b>		<b>54.43%</b>		<b>8.26%</b>	<b>100.00%</b>	<b>1016.82</b>		<b>1.41</b>

**\*FULL SET OF  
APPROVED PLANS  
UPON REQUEST**

# APPROVED SITE PLAN



# APPROVED SITE PLAN



# SURVEY



2655-2660 N.E. 189 Street  
North Miami Beach, Florida 33180

SITE ADDRESS: 2655-2660 North East 189 Street Miami, FL 33180

**BUILDING FOOTPRINT AREA**  
 PARCEL 1: ±21,377.2 Sq. feet  
 PARCEL 2: ±14,853.7 Sq. feet

**LOT AREA**  
 PARCEL 1: ±62,428.2 Sq. feet  
 PARCEL 2: ±21,359.1 Sq. feet

**Title Legal Description**

**Parcel 1:**  
 Lots 1 and 2, LAPIN-FINKEL SUBDIVISION, Plat Book 85, Page 24, Miami-Dade County, along with all that part of Tract 2, Block 1, of Re-subdivision of Springfield, a subdivision in the SW 1/4 of Section 3, Township 52 South, Range 42 East, according to the plat thereof recorded in Plat Book 35, at Page 45 of the Public Records of Miami-Dade County, Florida, lying East of a line described as follows: Beginning at a point on the North line of said Tract 2, a distance of 111 feet East of the Northwest corner thereof, as measured along said North line, thence run Southwesterly to a point on the South line of said Tract 2, said point being 104.00 feet East of the Southwest corner thereof as measured along said South line.

**Parcel 2:**  
 The North 150 feet of that portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 52 South, Range 42 East, lying West of the Florida East Coast Railroad Right-of-way. Less the West 400 feet and less the North 25 feet for road purposes, lying and being in Miami-Dade County, Florida, along with that portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 52 South, Range 42 East, lying East of the Florida East Coast Railroad Right-of-way and North of the North line of J. H. GLISSON'S SUBDIVISION as recorded in Plat Book 3, Page 150, of the Public Records of Dade County, Florida, less the North 150 feet and less the West 400 feet thereof.

**Parking:**  
 58 Standard parking spaces  
 01 Handicapped parking space  
 57 Total Parking spaces

**EXCEPTIONS**

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. - Does not contain survey matters.
- General or special taxes and assessments required to be paid in the year 2022 and subsequent years. - Does not contain survey matters.
  - Rights or claims of parties in possession not recorded in the Public Records. - Does not contain survey matters.
  - Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. - Does not contain survey matters.
  - Easements or claims of easements not recorded in the Public Records. - Does not contain survey matters.
  - Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. - Does not contain survey matters.
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. - Does not contain survey matters.
- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of RESUBDIVISION OF SPRINGFIELD, as recorded in Plat Book 35, Page 45, Public Records of Miami-Dade County, Florida. (Parcel 1) - Hereon shown.
- Restrictions, conditions, reservations, easements, and other matters contained on the Plat of LAPIN-FINKEL SUBDIVISION, as recorded in Plat Book 85, Page 24, Public Records of Miami-Dade County, Florida. (Parcel 1) - Hereon shown.
- Covenant of Construction within Right of Way recorded in O.R. Book 10254, Page 1656, Public Records of Miami Dade County, Florida, which contains obligations and lien rights. (Parcel 1 and 2) - Instrument affects/ burdens the subject property.
- Subject to automatic phosphate, metals, minerals and petroleum reservations by virtue of Sec. 270J(1), F.S. County Deeds recorded in Clerks File Number 1954-26844 and in Clerks file Number 1960-123008 (Parcel 1) - Does not contain survey matters.
- Easement to Florida Power and Light Company for the construction, operation and maintenance of electric utility facilities contained in instrument recorded October 6, 1978, under O.R. Book 10177, Page 2111, Public Records of Miami-Dade County, Florida. (Parcel 1) - Does Not Directly Affect this Property.
- Covenant Running with the Land in favor of Miami-Dade County, Florida recorded in O.R. Book 19926, Page 1434, Public Records of Miami-Dade County, Florida, which contains use limitations. (Parcel 1) - Instrument affects/ burdens the subject property.
- Covenant Running with the Land in favor of Metropolitan Dade County recorded in O.R. Book 15229, Page 291, Public Records of Miami-Dade County, Florida, which contains use limitations. (Parcel 2) - Instrument affects/ burdens the subject property.
- Memorandum of Agreement between Florida East Coast Railway and Sprint Communications Company L.P., a Delaware limited liability company recorded in O.R. Book 15907, Page 2945, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2) - Does not contain survey matters.
- Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 28495, Page 1 054, and in O.R. Book 28686, Page 4149, as replaced by Court Order in Settlement of Landowner Action recorded in O.R. Book 28922, Page 4035; Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 29004, Page 1634, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2) - Instrument affects/ burdens the subject property.
- Board Order No. 94-12 recorded in O.R. Book 16292, Page 2039, Public Records of Miami-Dade

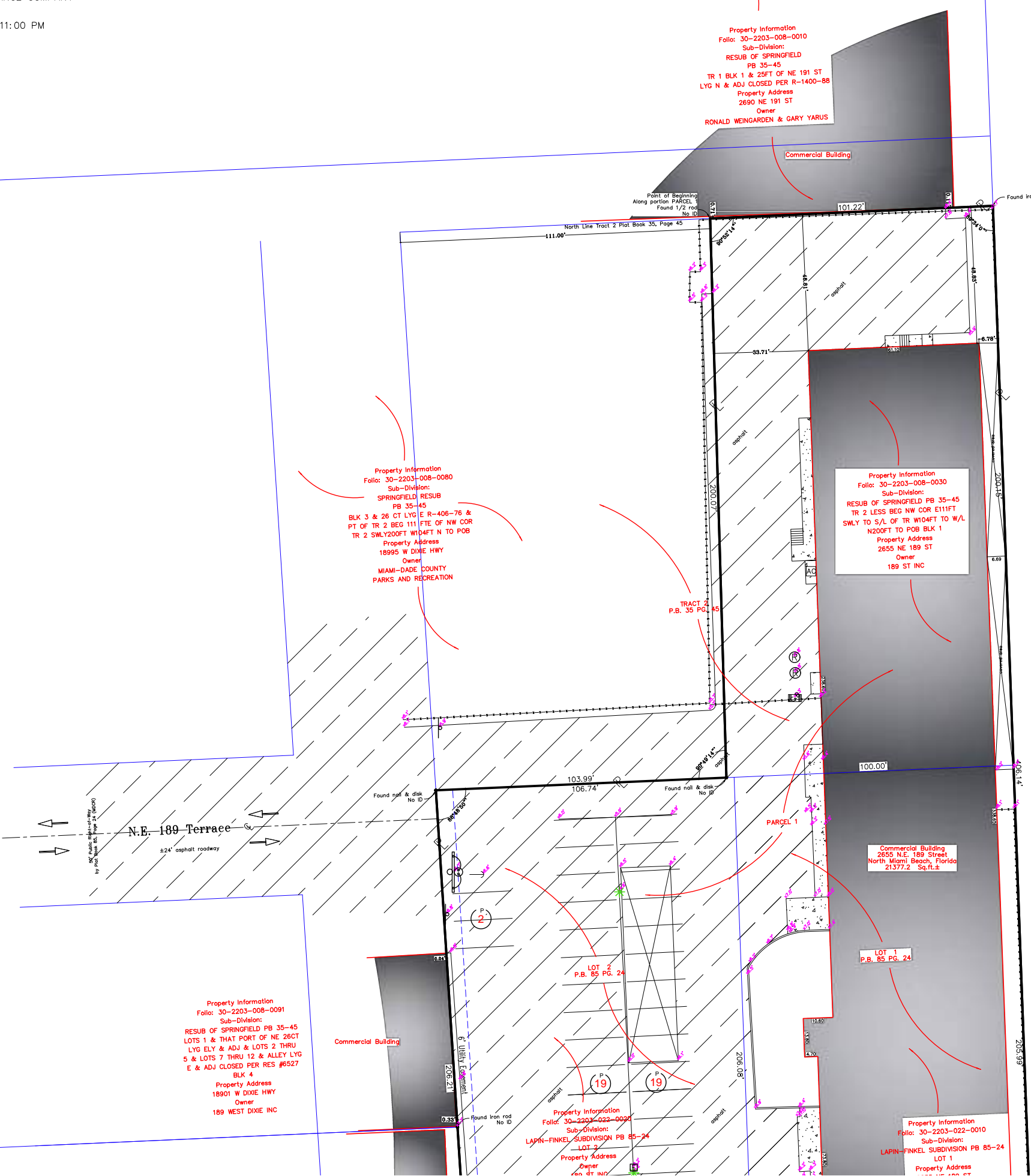
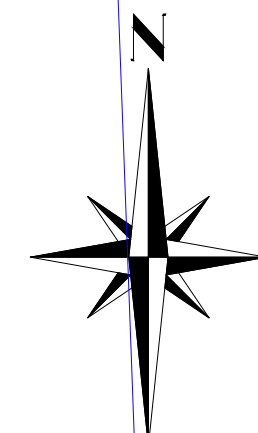
## A.L.T.A./N.S.P.S. Land Title Survey

SCALE: 1" = 30'  
 -25 0 50 100

**National Flood Insurance**  
 Community Panel: 12086 C 0134 L  
 Flood Zone: AE  
 Base Flood Elevation: 7'  
 Firm Date: 09/11/2009

Project Number: 22-0079  
 Order Number:  
 Revision:

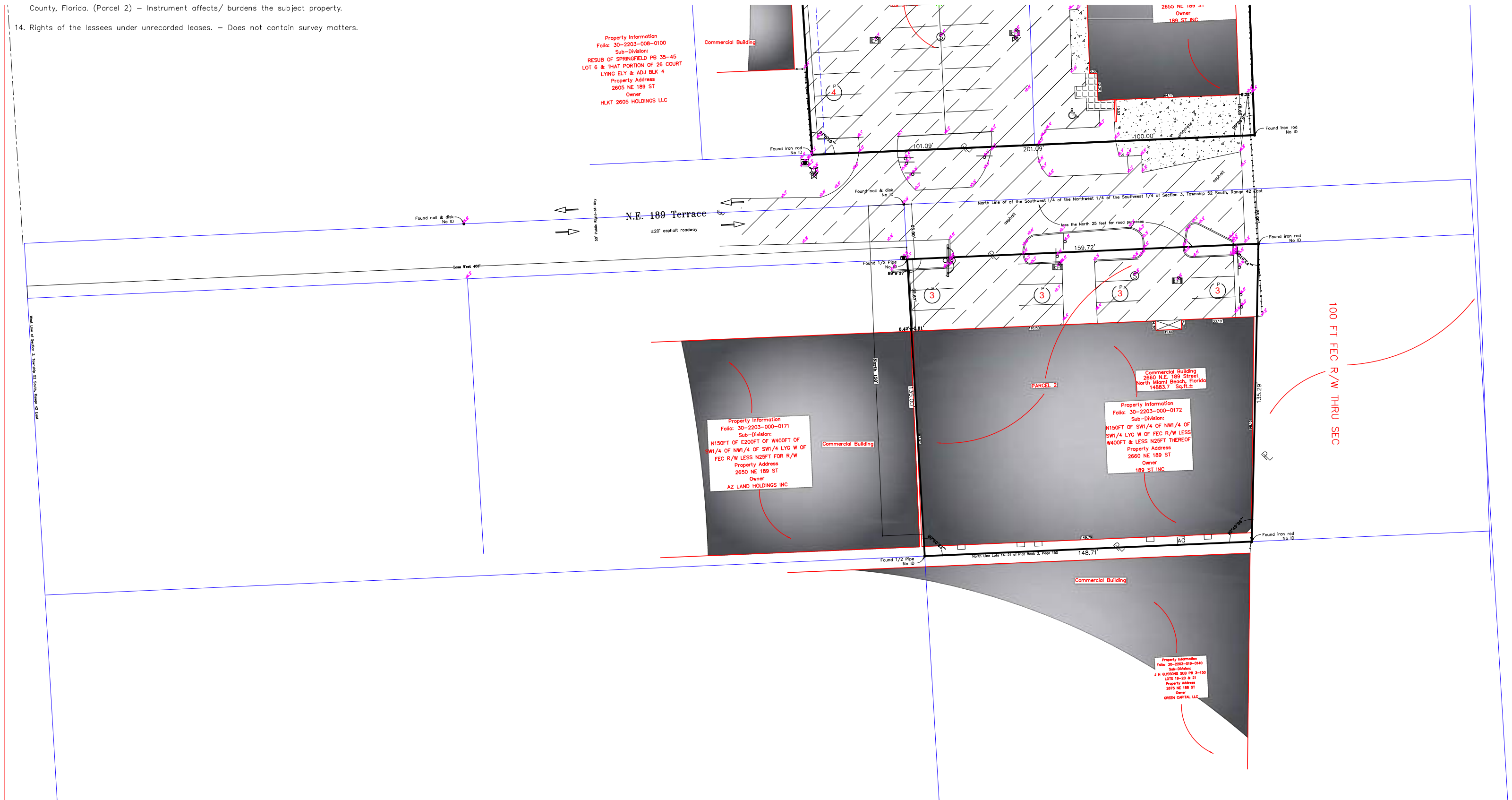
**Title information provided by**  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 Commitment Number: 1278754  
 Issuing Office File Number: 220504  
 Commitment Date: May 19, 2022 at 11:00 PM



# SURVEY

County, Florida. (Parcel 2) - Instrument affects/ burdens the subject property.  
 14. Rights of the lessees under unrecorded leases. - Does not contain survey matters.

**Property Information**  
 Folio: 30-2203-008-0100  
 Sub-Division:  
 RESUB OF SPRINGFIELD PB 35-45  
 LOT 6 & THAT PORTION OF 26 COURT  
 LYING ELY & ADJ BLDG 4  
 Property Address  
 2605 NE 189 ST  
 Owner  
 HLT 2605 HOLDINGS LLC



- SURVEYOR'S NOTES**
- Legal description used for this survey was provided by WFG National Title Insurance Company.
  - This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
  - Bearings, if any, shown hereon are based on Plat Book 85, Page 24 of Miami-Dade County, Florida.
  - Elevations, if shown, are based on N.A.V.D.88.
  - Benchmark F.D.O.T. N.T.R.I.P. base stations (LAUD & FTLD)
  - All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
  - Due to varying construction standards, building dimensions are approximate.
  - All ties to property line are perpendicular to it, unless otherwise noted.
  - In all cases dimensions shall control location over scaled positions.
  - This survey does not determine or imply ownership.
  - Underground improvements and utilities were not located.
  - Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

To:  
 (name of insured, if known)  
 (name of lender, if known)  
 (name of insurer, if known)  
 (names of others as negotiated with the client):  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 13, 16 of Table A thereof. The fieldwork was completed on June 10, 2022.  
 Date of Plat or Map: June 19, 2022.

No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.

**Richard J. Minguell**  
 Registered Land Surveyor & Mapper  
 No. 6406, State of Florida



**R. Minguell, Inc.**  
 Land Surveyors & Planners  
 L.B.7272  
 954-208-8935  
 Minguell@bellouth.net  
 R.Minguell.com  
 591 S.W. 112 Avenue  
 Plantation, Florida 33325

- Property Access**
- Pedestrian access along N.E. 189 Street & N.E. 189 Terrace.
  - Vehicular access along 189 Street & N.E. 189 Terrace.

- Encroachments**
- Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.

**Wetlands**  
 There were no wetland delineation markers observed during the course of the fieldwork.

- Survey Notes**
- None of the buildings shown hereon encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except as follows: N/A.
  - All utility lines connect to the Property through a public right-of-way or an insured easement.
  - There was no observable evidence of earth moving work, building construction, or building additions.
  - There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
  - There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
  - There was no evidence of cemetery or burial grounds located on property.
  - The location of Utilities shown hereon are from observed evidence above ground only.
  - The surveyor was not provided with underground plans to determine the location of any subterranean uses.

## LEGEND

- |                         |                         |   |
|-------------------------|-------------------------|---|
| ⊙ = TELEPHONE MANHOLE   | ⊠ = TRAFFIC SIGNAL BOX  | ----- = CHAIN LINK FENCE                  |
| ⊕ = ELECTRIC METER      | ⊡ = BELLSOUTH BOX       | ----- = WOOD FENCE                        |
| ⊖ = GAS METER           | ⊢ = CABLE BOX           | ----- = ALUMINUM FENCE                    |
| ⊗ = WATER METER         | ⊣ = ELECTRIC BOX        | ----- = OVERHEAD WIRES                    |
| ⊘ = SINGLE TRAFFIC POLE | ⊤ = STREET LIGHT BOX    | ----- = PROPERTY LINE                     |
| ⊙ = DUAL TRAFFIC POLE   | ⊥ = TELEPHONE BOX       | ----- = CENTER LINE                       |
| ⊙ = UTILITY POLE        | ⊦ = ANCHOR              | ⊙ = FIRE HYDRANT                          |
| ⊙ = VALVE               | ⊧ = SEWER FLOW MONITOR  | ⊙ = MANHOLE                               |
| ⊙ = CONTROL VALVE       | ⊨ = CLEAN OUT           | ⊙ = WELL                                  |
| ⊙ = FIRE MAIN VALVE     | ⊩ = WATER FLOW MONITOR  | ⊙ = BELLSOUTH MANHOLE                     |
| ⊙ = FORCE MAIN VALVE    | ⊪ = PARKING METER       | ⊙ = DRAINAGE MANHOLE                      |
| ⊙ = GAS VALVE           | ⊫ = FLAG POLE           | ⊙ = GAS MANHOLE                           |
| ⊙ = SPRINKLER VALVE     | ⊬ = BIKE SIGN           | ⊙ = STORM MANHOLE                         |
| ⊙ = WATER VALVE         | ⊭ = DUAL POLE SIGN      | ⊙ = SEWER MANHOLE                         |
| ⊙ = MAIL BOX            | ⊮ = INTERSECTION SIGN   | ⊙ = AIR CONDITIONER                       |
| ⊙ = CATCH BASIN         | ⊯ = RAILROAD SIGN       | ⊙ = POOL EQUIPMENT                        |
| ⊙ = EXISTING ELEVATION  | ⊰ = SINGLE POLE SIGN    | N.T.S. = NOT TO SCALE                     |
| ⊙ = UTILITY POLE        | ⊱ = STOP SIGN           | BCR = BROWARD COUNTY RECORDS              |
| ⊙ = BENCHMARK           | ⊲ = METAL POST          | PECR = PALM BEACH COUNTY RECORDS          |
| ⊙ = TRAFFIC FLOW/ACCESS | ⊳ = SPRINKLER TIMER     | MDCR = MIAMI-DADE COUNTY RECORDS          |
|                         | ⊴ = GUARD RAIL          | ⊙ = FLORIDA POWER & LIGHT, CO TRANSFORMER |
|                         | ⊵ = HANDICAPPED PARKING | ⊙ = FLORIDA POWER & LIGHT, CO MANHOLE     |

# AVENTURA POINTE

READY TO SCHEDULE A TOUR?  
CONTACT US

**SHELLY POSTON**  
Senior Associate



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**ALFREDO RIASCOS**  
Broker / Principal



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FOLLOW US



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.