

RETAIL FOR LEASE

2814 Collins Avenue

MIAMI BEACH, FLORIDA 33140

UNIT 2

2,742 SF

UNIT 3

463 SF

HOTEL ABOVE

38 KEYS

CHABERMAN
— ADVISORY —

EXCLUSIVELY OFFERED BY CHABERMAN ADVISORY

THE OPPORTUNITY

Two ground-floor spaces on Collins Avenue, under a 38-key hotel.

2814 Collins Avenue is the full renovation of a historic three-story building into Amelia Hotel, 38 keys wrapped around a landscaped central courtyard, with three retail bays at street level.

Joe & The Juice has signed Unit 1. Two bays remain: a 2,742 SF space and a 463 SF space at the courtyard entry, both with frontage on Collins Avenue. They deliver into a block that already carries 651 hotel keys within a quarter mile.

UNIT 1	3,074 SF		LEASED · JOE & THE JUICE
UNIT 2	2,742 SF		AVAILABLE
UNIT 3	463 SF		AVAILABLE



PROPOSED RENDERING · COLLINS AVENUE STOREFRONT

THE PROPERTY

A historic Collins Avenue building, in full renovation.



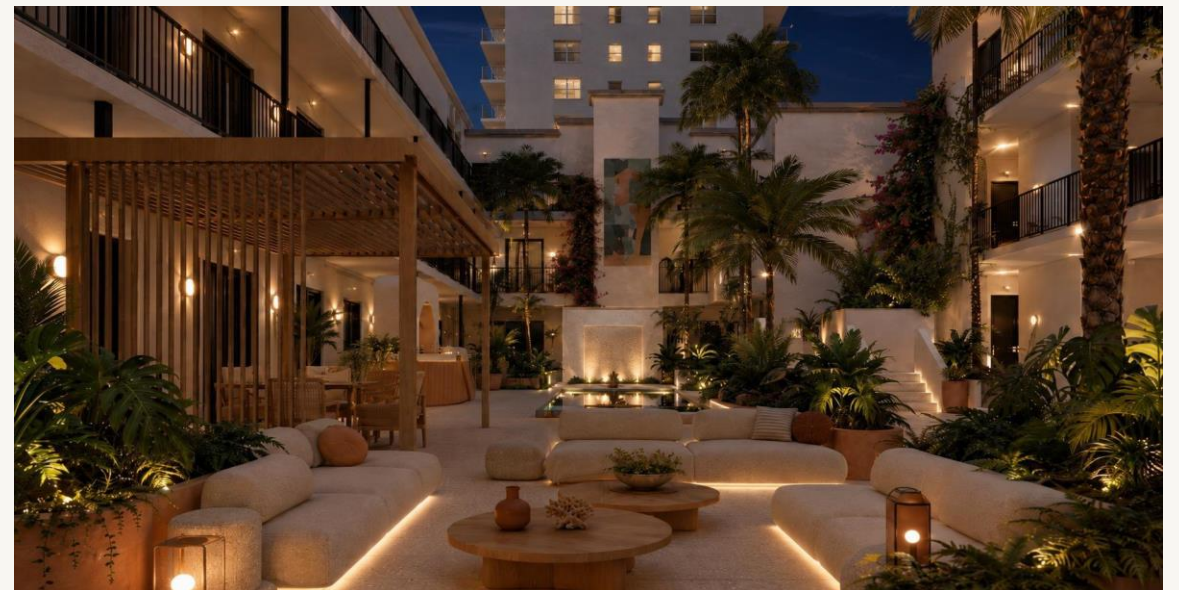
EXISTING CONDITION · COLLINS AVENUE ELEVATION

THREE STORIES

Historic building, full renovation

38 KEYS

Amelia Hotel above the retail level



PROPOSED RENDERING · CENTRAL COURTYARD

3 RETAIL BAYS

Ground floor, Collins Avenue frontage

FULL RENOVATION

Delivering 2026

THE RETAIL EXPERIENCE

Street-level storefronts on the Collins sidewalk.

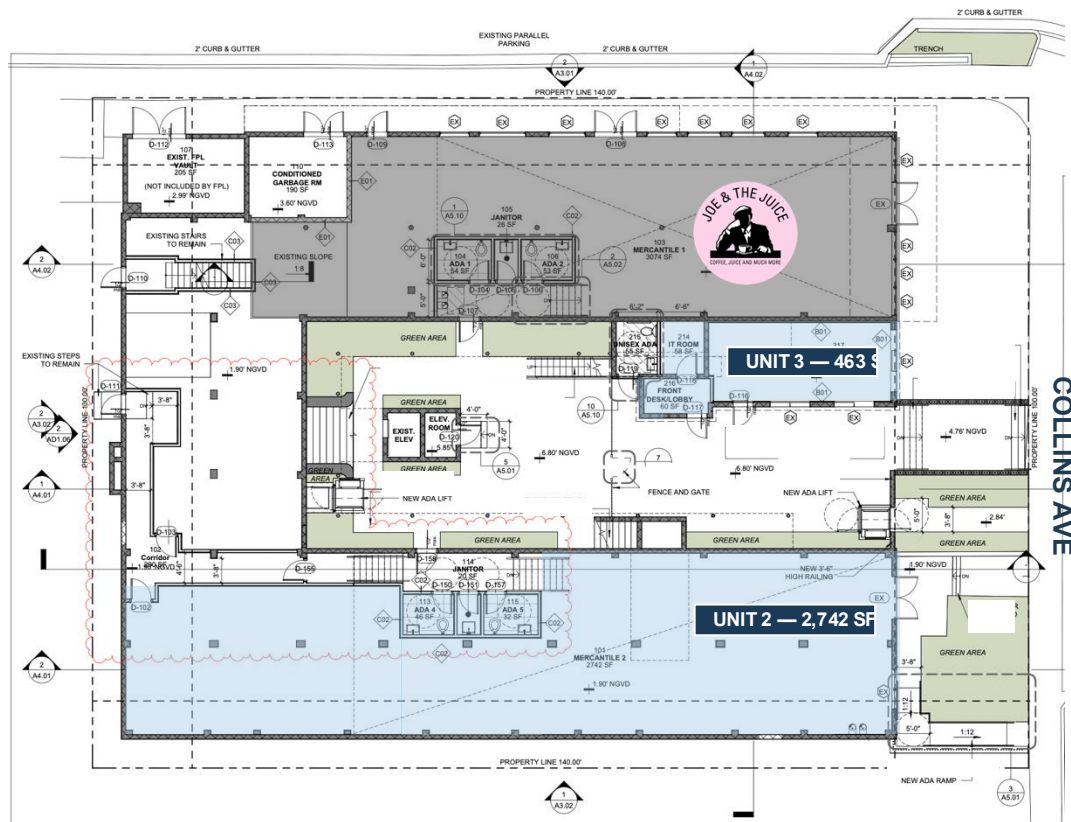
- Direct entrances off the Collins Avenue sidewalk, at grade with the public right-of-way.
- Storefront glazing across the retail line, with awning and blade-sign positions on the restored facade.
- The hotel courtyard entry sits between the two wings, guest circulation passes the retail frontage.
- Private outdoor seating on the property with full frontage on Collins Avenue.



ILLUSTRATIVE SIGNAGE STUDY · TENANT NAMES SHOWN FOR PLACEMENT ONLY

AVAILABILITY

Retail Leasing Plan



GROUND FLOOR

UNIT 1

LEASED · JOE & THE JUICE

3,074 SF

UNIT 2

AVAILABLE

2,742 SF

UNIT 3

AVAILABLE

463 SF

Unit 3 is presented as one continuous premises of 463 SF, combining the areas shown on the architectural plan as Unit 3, IT Room and Front Desk/Lobby.

Unit 1 is leased to Joe & The Juice and is shown for building context only.

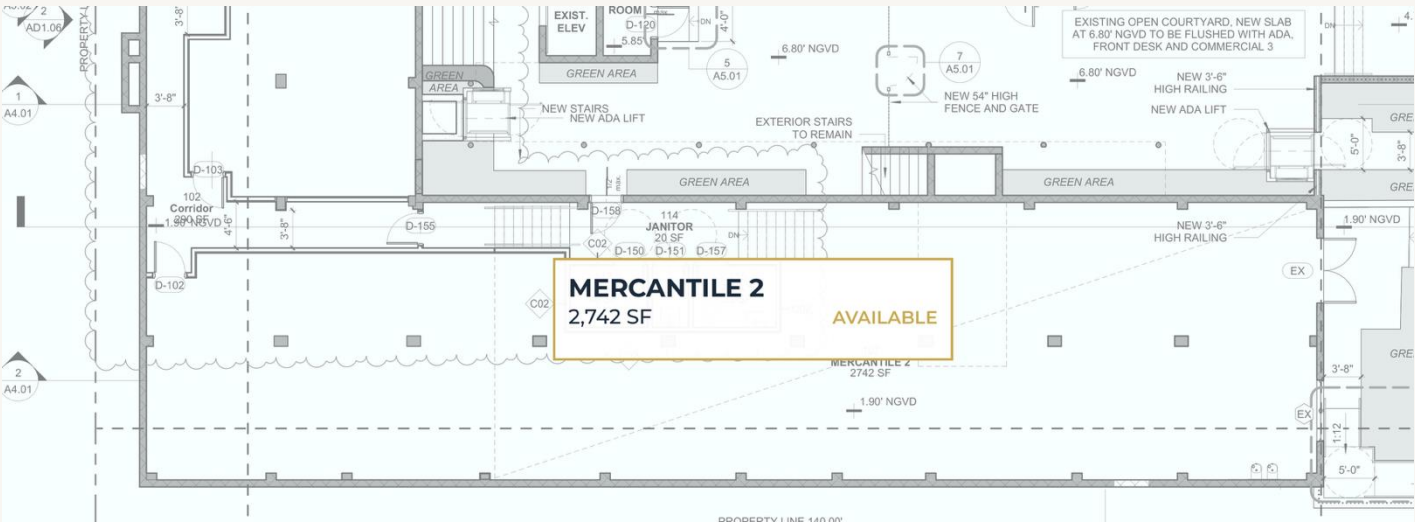
Available Leased

AVAILABLE

Unit 2

2,742 SF

AVAILABLE



EXISTING CONDITION · GROUND-FLOOR SHELL

2814 COLLINS AVENUE / MIAMI BEACH, FL

SPACE DETAIL

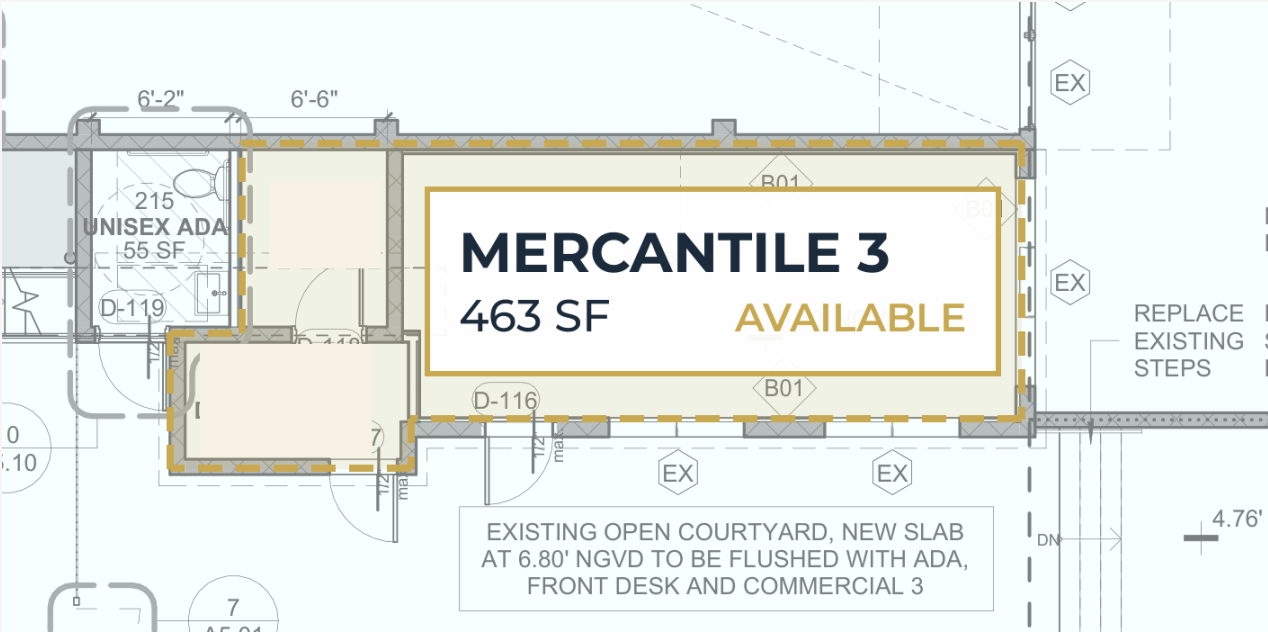
Rentable area	2,742 SF
Floor	Ground
Frontage	26'-8"
Ceiling height	21'-0"
Delivery condition	Grey shell
Grease trap	In place
Asking rent · CAM	Upon request

AVAILABLE

Unit 3

463 SF

AVAILABLE



COMBINED RETAIL PREMISES · 463 SF · ADAPTED FROM SHEET A1.01

A 463 SF bay at the courtyard entry with Collins Avenue frontage, the small-format footprint on this block. Sized for coffee, dessert, juice, grab-and-go, specialty retail or a service concept that wants a Collins address without a full restaurant build.

SPACE DETAIL

Rentable area	463 SF
Floor	Ground
Frontage	12'-0"
Ceiling height	9'-0"
Delivery condition	Grey shell
Grease trap	In Place
Asking rent · CAM	Upon request

LOCATION

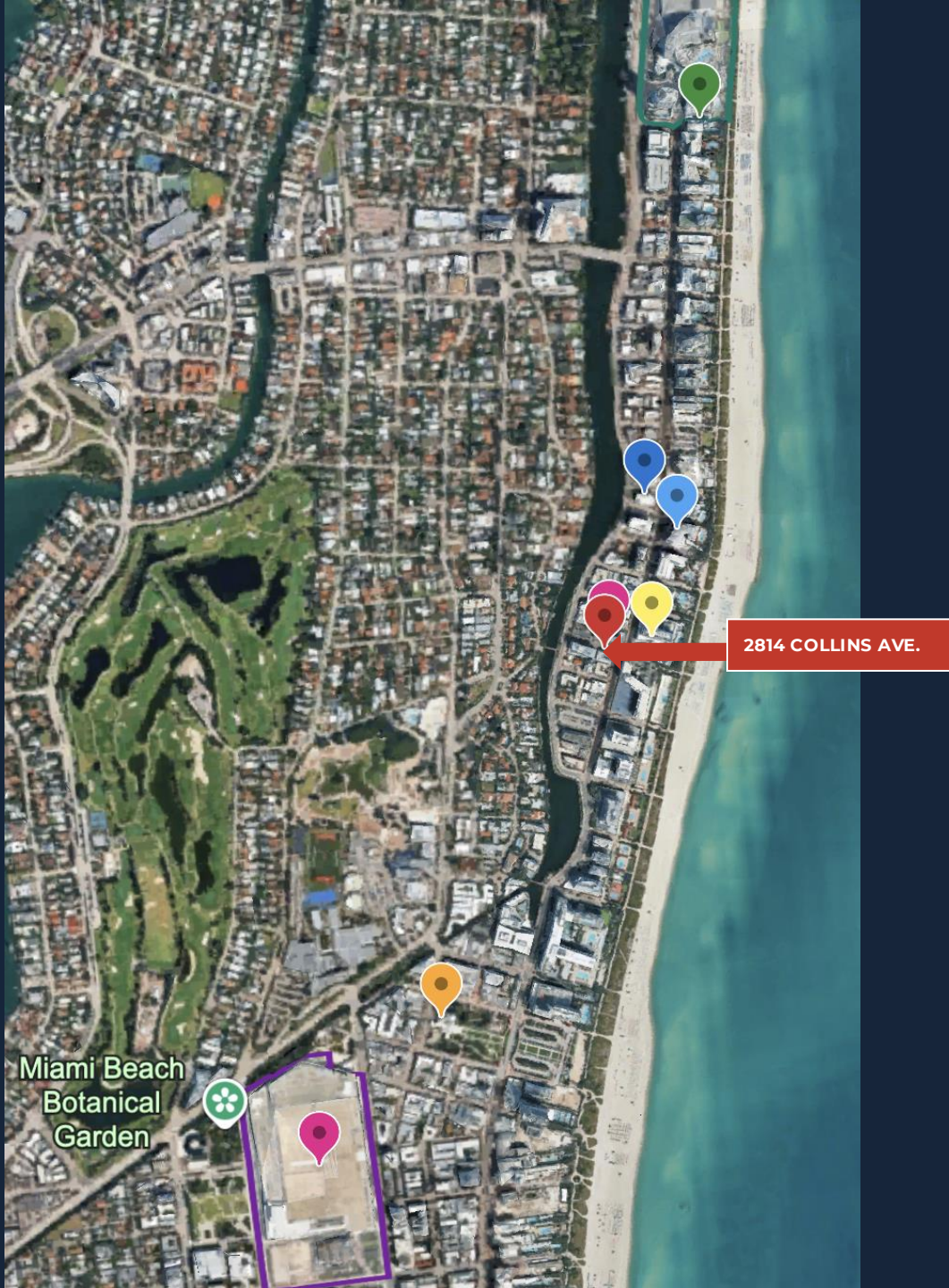
Between the EDITION and the Faena District.

The property sits on Collins Avenue in Miami Beach, steps from 600+ hotel rooms, anchored by The Miami Beach EDITION, AC Hotel by Marriott and Faena Miami Beach.

The corridor between them carries hotel guests, residents and beach traffic on foot every day.

● The Miami Beach EDITION	1 MIN WALK
● AC Hotel by Marriott Miami Beach	1 MIN WALK
● Faena Hotel Miami Beach	8 MIN WALK
● Faena Forum	8 MIN WALK
● The Bass	10 MIN WALK
● Soho Beach House	15 MIN WALK
● Lincoln Rd	15 MIN WALK
● Miami Beach Convention Center	18 MIN WALK
● Fontainebleau Miami Beach	18 MIN WALK

WALK TIMES FROM 2814 COLLINS AVENUE



NEIGHBORHOOD DEMAND

A trade area built on visitors, not just rooftops.

Miami Beach retail is fed by hotel guests first and residents second. Both sit on this block.

28.3M

Visitors to Greater Miami and Miami Beach, 2025
GMCVB

\$32.2B

Total tourism economic impact, 2025
GMCVB

82,031

Miami Beach residents
U.S. Census, 2024 est.

651

Hotel keys within 0.25 mi
EDITION, Faena, AC, Amelia

NEARBY ON COLLINS AVENUE

AC Hotel by Marriott Miami Beach

2912 Collins Ave · 150 keys

50 ft

— Miami-Dade drew a record 28.3 million visitors in 2025 and led Florida in hotel occupancy in 2024, demand that lands on Collins Avenue first.

The Miami Beach EDITION

2901 Collins Ave · 294 keys and suites

375 ft

Faena Hotel Miami Beach

3201 Collins Ave · 169 keys

0.21 mi

— The immediate block is hotel-led: 294 keys at the EDITION across the intersection, 169 at Faena, 150 at the AC by Marriott, 38 directly above the retail line.

Faena Forum

3300 Collins Ave · Rem Koolhaas / OMA

0.23 mi

Aman Miami Beach Residences

3425 Collins Ave · under development

±0.3 mi

Fontainebleau Miami Beach

4441 Collins Ave

0.90 mi

— Visitor spending reached \$22.7B across Greater Miami in 2025, up 4.1% year over year. Food and beverage is the second-largest category at roughly a quarter of that spend, demand that lands on blocks like this one.

MIAMI BEACH · COLLINS AVENUE

The customer is already on the block.

Hotel guests, Miami Beach residents and beach traffic move along this stretch of Collins every day. The retail line at 2814 sits in that path, at grade, with the hotel courtyard behind it.

For an operator, that means demand that is already built in. Room keys next door and at the AC Marriott and EDITION deliver a captive breakfast and evening trade, while the surrounding residential base carries the weekday hours that beach traffic alone cannot. Joe & The Juice has committed to Unit 1, setting the tone for the line and giving the remaining spaces an anchored, co-tenanted address on one of Miami Beach's most recognized corridors.



PROPOSED RENDERING · LOBBY



EXISTING CONDITION · COLLINS FRONTAGE



PROPOSED RENDERING · COURTYARD

RETAIL LEASING OPPORTUNITIES

2814 Collins Avenue | Miami Beach

UNIT 2

2,742 SF

AVAILABLE

UNIT 3

463 SF

AVAILABLE

CHABERMAN
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COVERAGE

Florida Statewide

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