

**NOW UNDER
CONSTRUCTION
DELIVERING
Q4 2027**



Neighbor
CENTRAL

AVENTURA
20955 BISCAYNE BLVD.
AVENTURA, FL

JOIN CAPITAL GRILLE

**THREE LEVELS OF PRIME
RESTAURANT & RETAIL
SPACES AVAILABLE FOR LEASE
DIRECTLY ON
BISCAYNE BOULEVARD**

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**PROJECT
DELIVERY
Q4 2027**



**LOCATED ON FULLY
SIGNALIZED
INTERSECTION**



**+53,000 VPD
EXPOSURE ON
BISCAYNE BLVD**



**>1 MILE FROM
AVENTURA MALL
28M VISITORS/YEAR**

Central Aventura is a new high-end development that seamlessly integrates 75,000 square feet of premium retail and restaurant areas on its first three floors, complemented by a spacious 423-space parking garage and 70,000 square feet of modern office space above.

Strategically positioned on Biscayne Boulevard, Aventura's most coveted and bustling commercial corridor. This prime location guarantees unparalleled exposure to an extensive flow of vehicular traffic and the area's reputation for luxury shopping, fine dining, and upscale residences ensures an affluent and discerning clientele.



Neighbor
CENTRAL
AVENTURA

OFFICE
70,000 SF

PARKING GARAGE
423 SPACES

RESTAURANT & RETAIL
75,000 SF



CONSTRUCTION UNDERWAY - DELIVERING Q4 2027



TURNBERRY

JW MARRIOTT

AVENTURA MALL

AVENTURA PARKSQUARE

aloft
A VISION OF W HOTELS

NORDSTROM rack

ULTA BEAUTY

BEST BUY

WHOLE FOODS MARKET

THE CAPITAL GRILLE

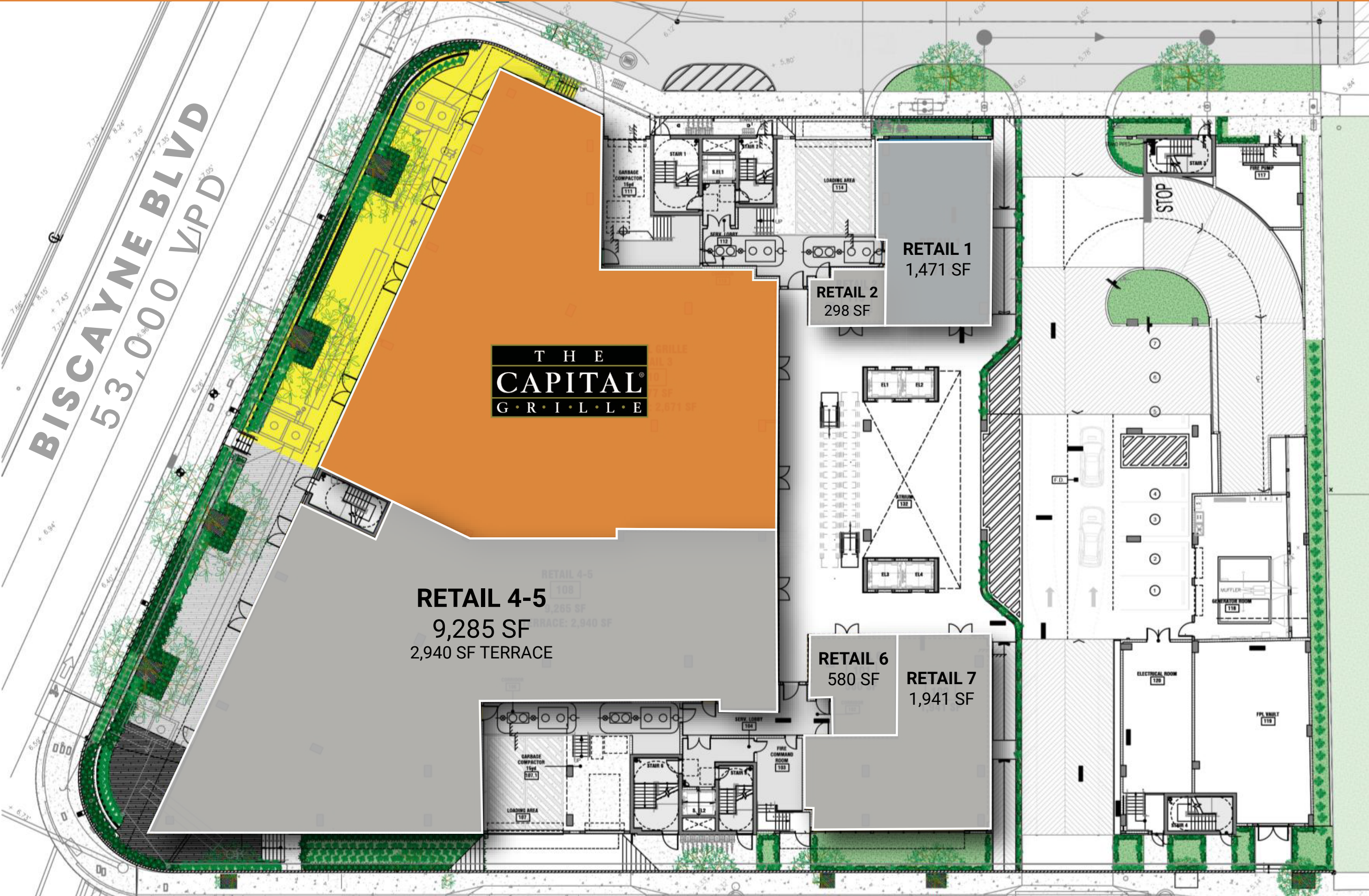
BISCAYNE BLVD (+53,000 VPD)

Aventura Hospital and Medical Center



LOCATED DIRECTLY ON BISCAYNE BLVD (US-1) IN THE HEART OF AVENTURA, FLORIDA

GROUND FLOOR



BISCAYNE BLVD
53,000 VPD

THE
CAPITAL
GRILLE

RETAIL 4-5
9,285 SF
2,940 SF TERRACE

RETAIL 1
1,471 SF

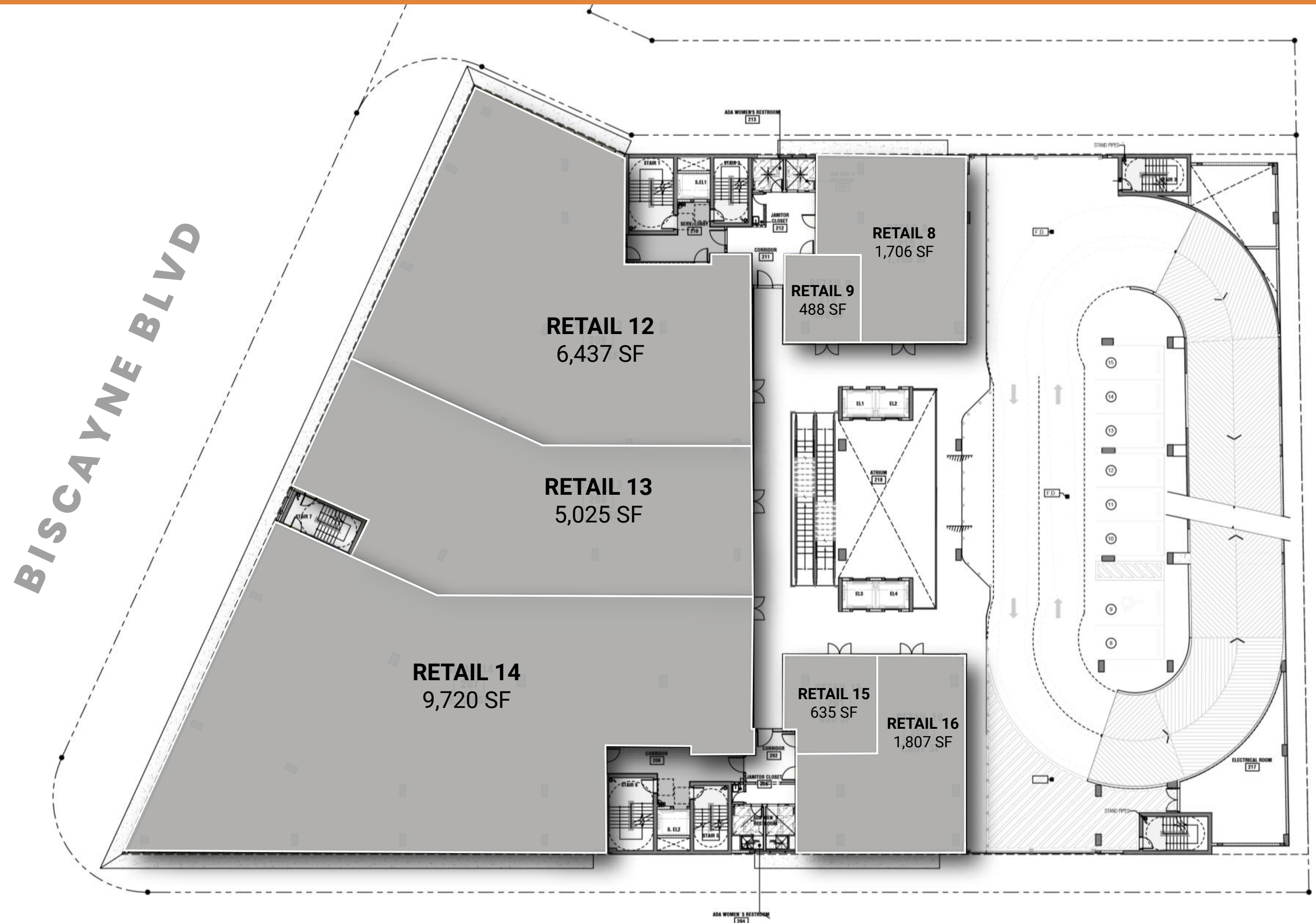
RETAIL 2
298 SF

RETAIL 6
580 SF

RETAIL 7
1,941 SF

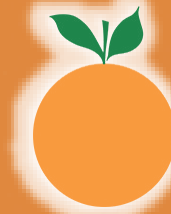


SECOND FLOOR



THIRD FLOOR

BISCAYNE BLVD



PEDIATRIC ASSOCIATES®
9,334 SF

LEGACY
FITNESS
11,629 SF

RETAIL 18
717 SF

DENTIST
LEASE PENDING

RETAIL 21
606 SF

RETAIL 22
2,179 SF



AVENTURA, FLORIDA

Aventura Florida, one of Miami-Dade's most vibrant communities, spanning 3.2 square miles with a population of 40,806. Located on the Intracoastal Waterway in northeast Miami-Dade County, Aventura is 12 miles north of Miami, 12 miles south of Fort Lauderdale and 1 mile west of the Atlantic Ocean.

CENTRAL sits in the heart of Aventura, about a mile North of Aventura Mall which receives over 28 million visitors a year.

DEMOGRAPHICS

	Aventura, FL
Total Population	39,860
Total Households	19,062
Total Family Households	11,096
Average Household Size	2.07
Median Household Income	\$89,678
Average Household Income	\$146,940
Median Age	49.7
Daytime Population	28,981



2.9M

SQUARE FEET OF
OFFICE SPACE

+587,000 SF
UNDER CONSTRUCTION



5,000

HOTEL
ROOMS

WITH A 63.8% 12 Mo.
OCCUPANCY RATE

+16M

OVERNIGHT
GUESTS
STAYED IN GREATER
MAIMI AREA (2019)

~1M

OVERNIGHT
GUESTS
STAYED IN GREATER
AVENTURA (2019)



NORTH CORNER - RESTAURANT SPACE WITH TERRACE



SOUTH CORNER - RESTAURANT SPACE WITH TERRACE

MAIN PICKUP/DROP-OFF AND VALET





THE INNOVATIVE DESIGN DELIVERS AN UNPARALLELED SENSE OF ARRIVAL ON EACH FLOOR





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