



AVENTURA
CITY CENTER

RETAIL, DINING AND ENTERTAINMENT OPPORTUNITIES



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AVENTURA
CITY CENTER



WELCOME TO AVENTURA

Welcome to **Aventura City Center**, a new landmark mixed-use destination rising in the heart of Aventura. Strategically located in one of South Florida's most vibrant and sought-after communities, Aventura City Center is positioned at the center of commerce, lifestyle, and hospitality.

Designed to redefine the modern urban experience, this premier development seamlessly integrates Class A office space, a sophisticated hotel, a vibrant rental community, and curated ground-floor retail creating a dynamic live-work-stay-play environment.

Featuring contemporary architecture, expansive glass façades, and thoughtfully designed spaces, Aventura City Center will offer flexible office layouts, elevated hospitality accommodations, and modern residential living all within a walkable, amenity-rich setting.

More than just a development, Aventura City Center represents opportunity, connectivity, and the future of integrated urban living all in the center of one of Miami's most prestigious destinations.



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AVENTURA OVERVIEW



Aventura City Center is a modern residential and retail destination in the heart of Aventura.

Designed to elevate the live-work-play lifestyle, Aventura City Center offers contemporary residences alongside vibrant retail and dining spaces across multiple buildings. Ideally located just minutes from world-class shopping and major transit routes, and situated within one of South Florida's most dynamic and fast-growing communities, Aventura City Center redefines urban living.



2,378

Total Business



60%+

Aventura's population
is 50 Media age.



\$110K+

Estimate
Households



41,047

Estimated
Population*



105,000

Daytime Population*



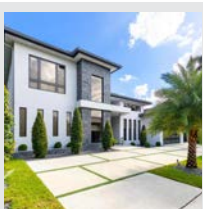
\$110K+

Average HH Income



WELCOME TO AVENTURA

#16 TOP 350 BEST SUBURBS TO LIVE IN FLORIDA



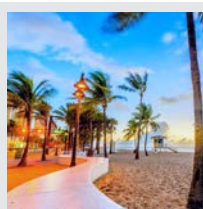
One of Miami's most exclusive residential cities



Home to Aventura Mall, one of the largest malls in the U.S.



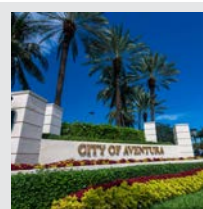
Growing hub for luxury waterfront developments



Strategic location between Miami and Fort Lauderdale



Known for premier marinas, parks, and coastal lifestyle



A diverse, high-income community with strong buying power

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AERIAL MAP



AVENTURA
CITY CENTER

THE SITE



73.8K+

Vehicles Per Day
Biscayne Boulevard



42.5K+

Vehicles Per Day
William Lehman
Causeway (SR 856)





PERFECT LOCATION

Aventura City Center offers a prime location in one of South Florida's most dynamic and affluent markets, easily accessible from anywhere in the region. Ideally situated in the heart of Aventura, just minutes from Aventura Mall, a short drive from Sunny Isles Beach, and conveniently connected to major highways including I-95 and Biscayne Boulevard.

Positioned between Miami and Fort Lauderdale, the development provides seamless access to both Miami International Airport and Fort Lauderdale-Hollywood International Airport, making it an exceptional destination for residents, visitors, and businesses alike.

28K+ SQFT
of Restaurants and
Specialty Shops

Adjacent to the
AVENTURAL MALL
TOP 5
SALES PSF
in the U.S.
2.8M GLA

*10 minute drive time

228K+
Population*

\$90K+
Average HH
Income*

222K+
Daytime
Population*

\$728K+
Average Home
Value*



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PRELIMINARY SITE PLAN



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LIVE

Within a vibrant, walkable setting, enjoy refined residences surrounded by everyday comforts, designed to elevate modern living.



WORK

In a connected business environment, contemporary office spaces offer flexibility, efficiency, and a professional atmosphere for today's pace of work.



STAY

Steps from it all, experience thoughtfully designed hotel accommodations paired with attentive service for effortless, comfortable stays.



DINE

Moments away, enjoy a curated collection of restaurants offering distinctive flavors, inviting atmospheres, and memorable dining experiences





\$383
Total Consumer
Spending/Capita
(Weekly)

\$19,900k
Total Consumer
Spending/Capita
(Annually)

**THESE CUSTOMERS SHOP
AT BRANDS LIKE**



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THE APOLLO
COMPANIES



27.3%
Sunset Boomers

Aged 65-74

Older, wealthy, and often retired empty-nesters living out their golden years. They try to stay fashionable, reading W Magazine, T Magazine, and prefer near intellectual news outlets like NYT and WSJ. They relax watching professional tennis and following NYT Cooking and Food.

15.8%
Young Urban Singles
Aged 25-34

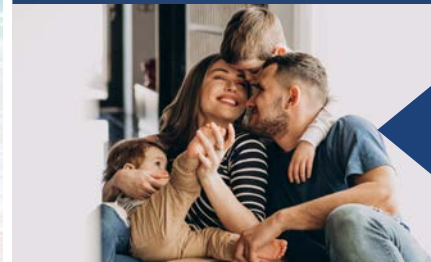
Young diverse renters working service/ entertainment jobs trying to "make it" in top tier cities. They love dog parks and art museums, get their exercise at trendy workout studios like Equinox and Soul Cycle, and like to look good, visiting fashion stores like Jimmy Jazz, ALDO, and Zara.



14.1%
Near-Urban Diverse Families

Aged 45-54

The Aventura shopping area attracts a variety of strong spending power segments, including young and well-educated professionals beginning their careers in white-collar or technical jobs. Well-off boomers near or at retirement age who are drawn to picturesque locations also frequent the area.



10.8%
Young Professionals
Aged 25-34

Well-educated college graduates renting in the trendiest parts of town. Huge podcast listeners. For them, local is cool. Independent coffee shops are a place to hang out, LGBTQ bars are nearby, and co-op grocers are commonplace.





CONNECTED LIVING • ONE DESTINATION

Office, residence, and hotel seamlessly connected. Walkable paths. Thoughtful design. Live, work, and stay within one vibrant destination.



URBAN CONVENIENCE • EFFORTLESS ACCESS

Abundant parking. Easy arrivals. Designed for comfort, flow, and everyday ease.



RETAIL AT YOUR DOORSTEP • EVERYDAY ESSENTIALS

Curated retail and dining at ground level. Moments from home and hotel. Convenience woven into daily life.



MODERN WORK • ELEVATED PRODUCTIVITY

A contemporary office tower designed for focus and flexibility. Where business moves at the pace of today.



REFINED LIVING • PRIVATE RESIDENCES

A residential tower offering calm, comfort, and privacy. An elevated lifestyle in the heart of Aventura.



HOSPITALITY REIMAGINED • STAY WELL

A thoughtfully designed hotel experience. Seamless service. Effortless stays. Comfort for every arrival.



AVENTURA ENERGY • WALKABLE & CONNECTED

A dynamic neighborhood feel. Everything within walking distance. Designed to move with you.

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HOTEL RENDERINGS



Aventura Mall*
13.8M+

Aventura Commons*
4.5M+

Promenade Shops*
3.4M+

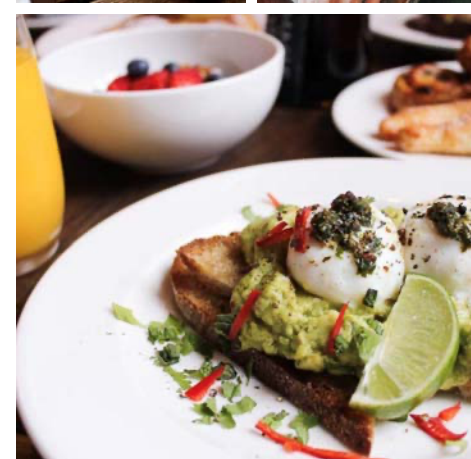
Town Center at Aventura
2.7M+

JW Marriott*
Turnberry Resort and Span
4.5M+

*Visits in the last 12 months



INSPIRATIONAL RETAIL RENDERINGS





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HIGHLIGHTS

CLASS A MIXED-USE ASSET IN A HIGH-BARRIER-TO-ENTRY INFILL LOCATION IN MIAMI-DADE COUNTY

- Limited supply of high-quality development sites in Aventura and surrounding submarkets.
- Scarcity of developable land within this built-out, affluent community.
- Proximity to major employment hubs including Aventura, Sunny Isles, North Miami Beach, and Downtown Miami.
- Immediate access to major transportation corridors including Biscayne Boulevard (US-1) and I-95.
- Strong and sustained population growth across Miami-Dade County.
- Historically strong rental rates and high demand for premium residential product.





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C I T Y C E N T E R

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