

760 & 763

COLLINS

AVENUE

A Miami Beach Retail Revival

Retail Returns to Collins Avenue

Once known as Miami's Fashion District, Collins was anchored by Saks Fifth Avenue and other department stores — a SoHo by the beach. By 2016, as Lincoln Road peaked, the spotlight shifted north and inland to Wynwood, the Design District, and Brickell. Between 2020 and 2021, those markets surged while South Beach slipped from focus.

Today, the momentum has returned to Collins. From 22nd Street to South of Fifth, it's where locals and visitors meet, and where the city's energy is centering once again.



<p>1940's-60's Becoming a Premier Tourist Destination</p>	<p>1970's Cultural Shift, Lincoln Road Pedestrianization</p>	<p>1980's Art Deco Revival and Pop Culture Hub</p>	<p>1990's Epicenter of Celebrity, Fashion, Nightlife, and Tourism</p>	<p>2000's-2010's Vibrant Social Scene, Epicenter of Nightlife, Transformation to Business Hub</p>	<p>2021-2024 Development of Luxury Residential and Class A Office</p>	<p>2025 Miami Beach Attracts Best in Class Businesses From Key Cities Throughout the Country</p>
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SUNSET HARBOUR

SINGLE FAMILY LUXURY HOMES

LOCAL LIVING

LUXURY SOUTH OF FIFTH

RESORT & TOURISM

CONVENTION CENTER
LINCOLN ROAD
MIAMI CITY BALLET



At the intersection of local and tourism.

This stretch brings together everyday stops for locals — from dining to fitness to essentials — with brands and experiences that attract visitors. It's the part of South Beach where neighborhood life and tourism naturally intersect.

760 Collins





760 Collins

EXISTING CONDITION

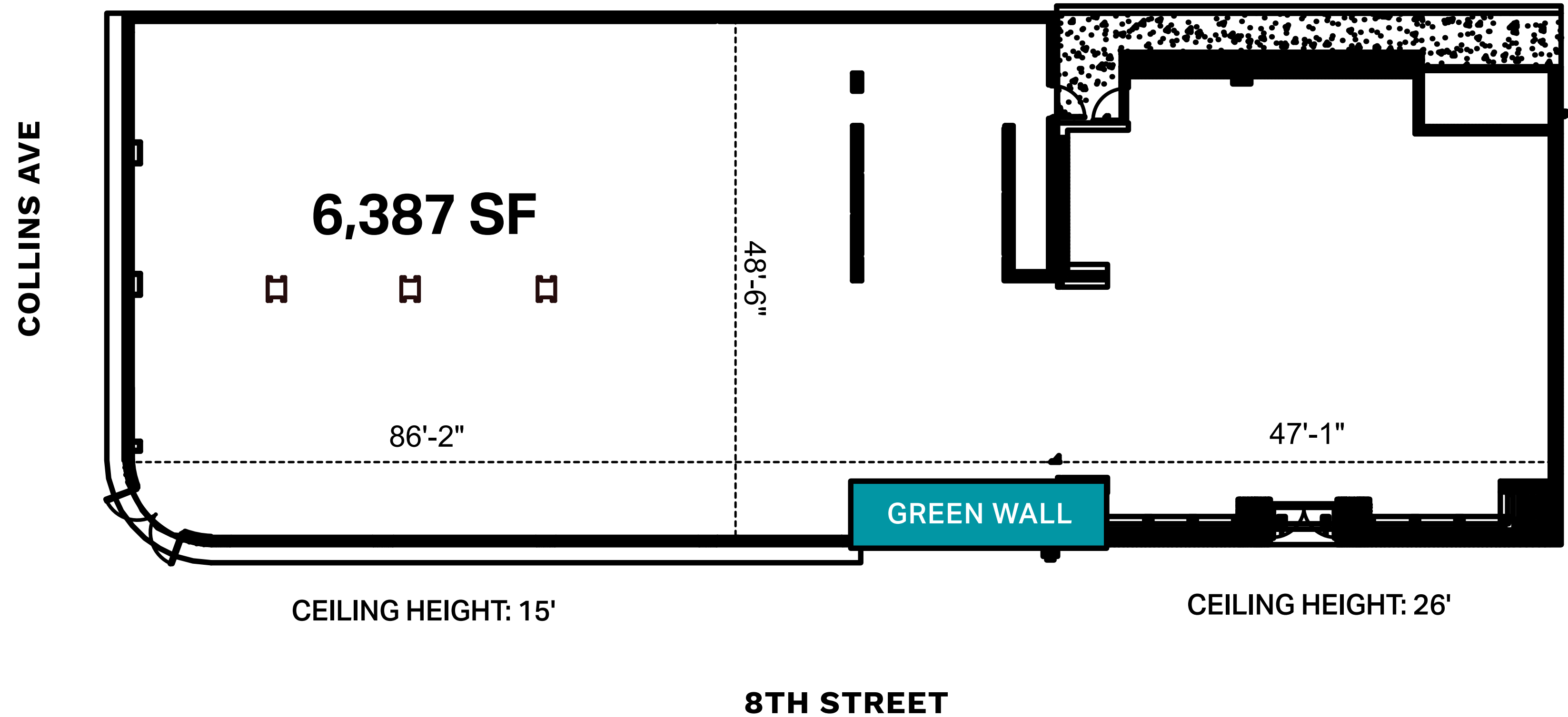
6,387 SF

CEILING HEIGHTS
15' TO 26'

FRONTAGE
COLLINS AVE: 48'
8TH STREET: 133'

SPACE CONDITIONS
WHITE BOX

DELIVERY
ARRANGED



760 Collins

PROPOSED DIVISION

SPACE A: 4,187 SF

SPACE B: 2,200 SF

CEILING HEIGHTS

15' TO 26'

FRONTAGE

COLLINS AVE: 48'

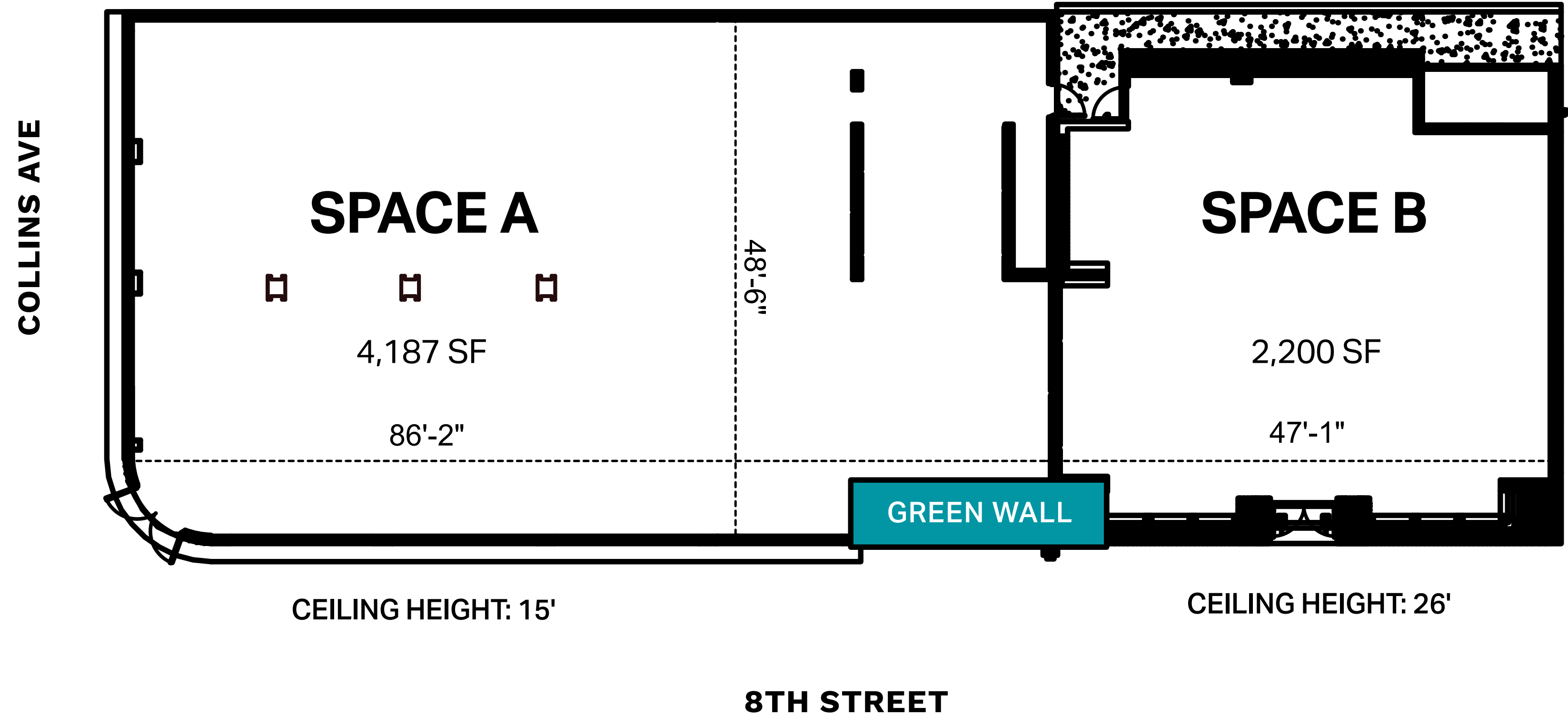
8TH STREET: 133'

SPACE CONDITIONS

WHITE BOX

DELIVERY

ARRANGED



763 Collins



763 Collins

DETAILS

GROUND FLOOR

5,261 SF

CEILING HEIGHT: 14'

SECOND FLOOR

5,059 SF

CEILING HEIGHT: 9'-9"

THIRD FLOOR

4,651 SF

CEILING HEIGHT: 9'-9"

FRONTAGE

COLLINS AVE: 42'-8"

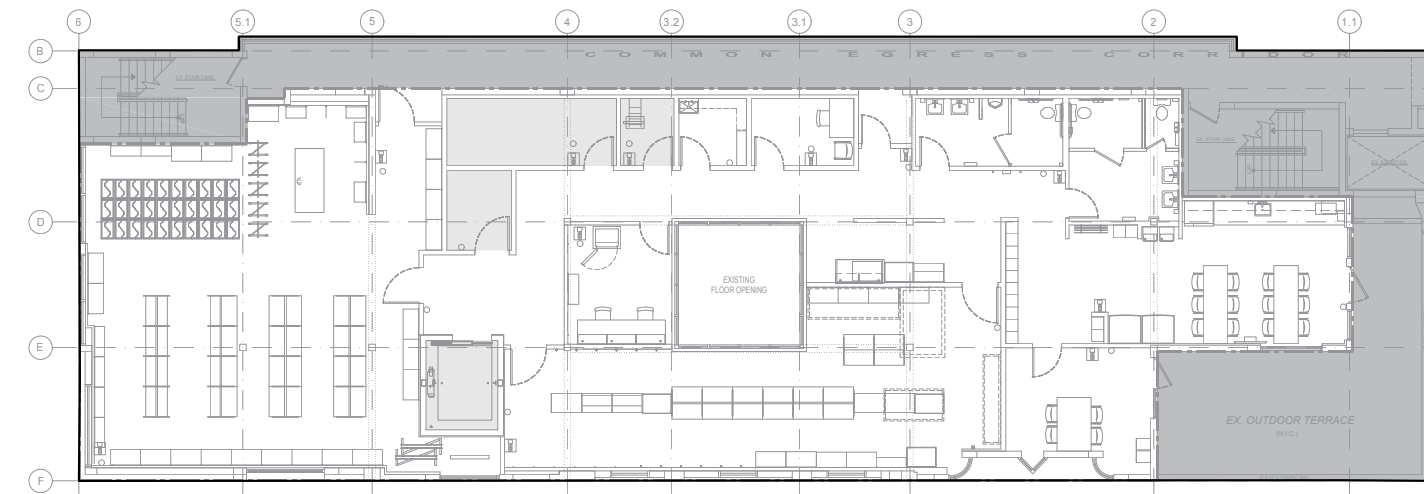
8TH STREET: 138'-0"

TOTAL BUILDING SIZE

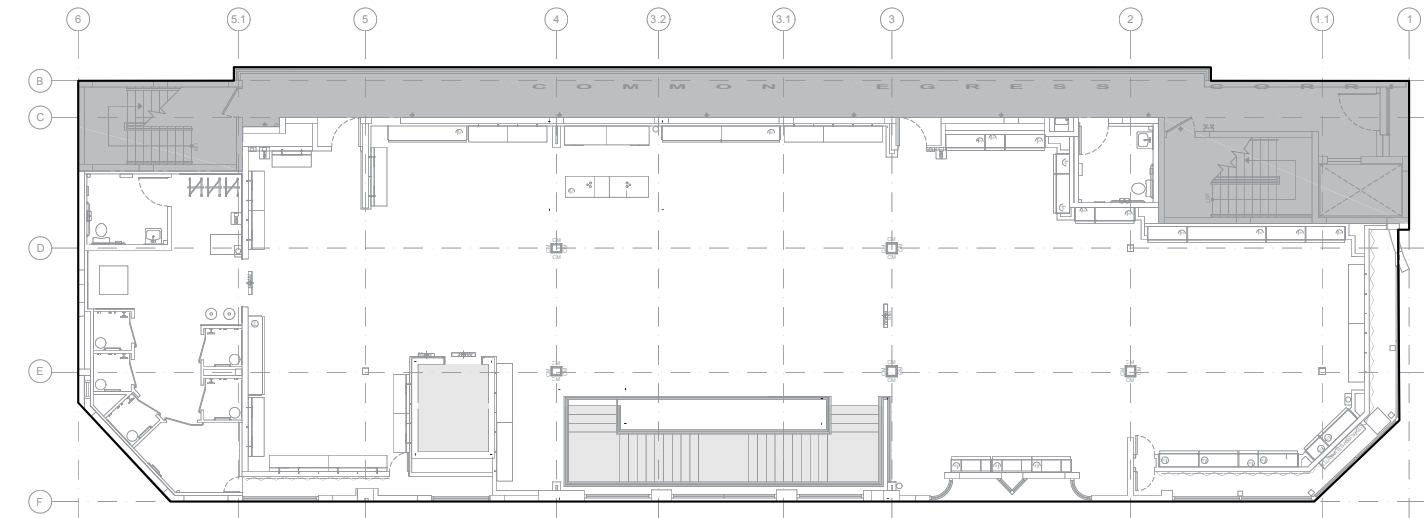
14,971 SF



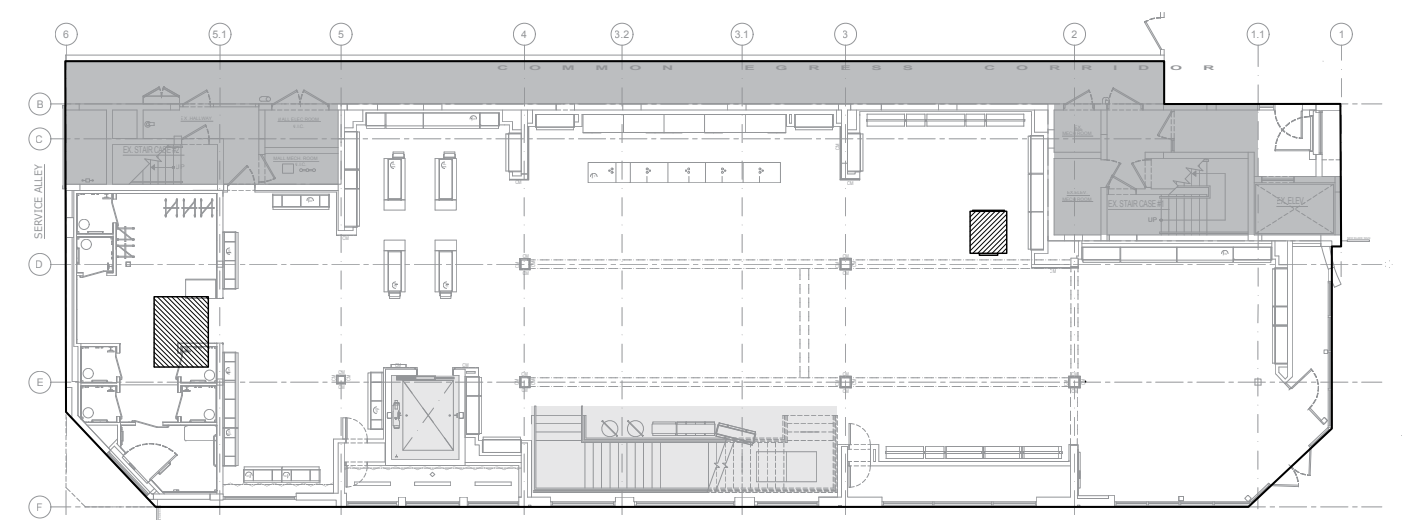
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

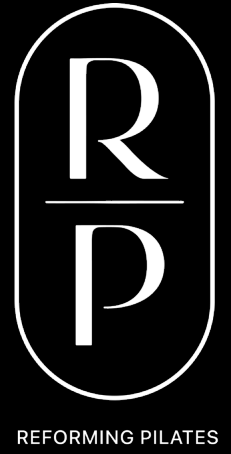


COLLINS AVE

8TH STREET



EQUINOX



FOGO DE CHÃO

CARBONE



BENTLEY SOUTH BEACH



NIKKI BEACH



AREA NEIGHBORS



Publix



CITIZEN M



THE ONE



MOXY SOUTH BEACH



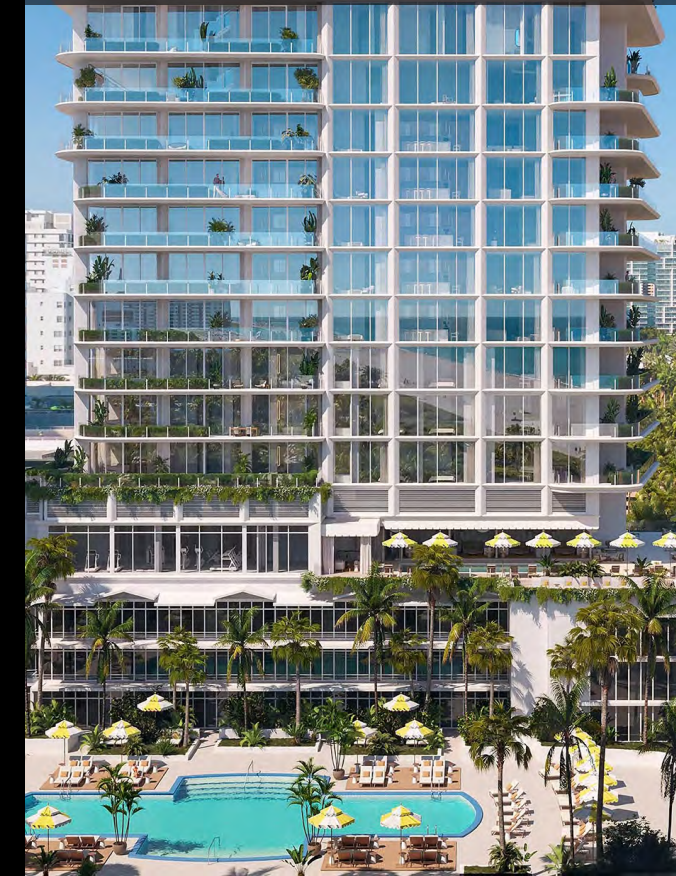
W



LOEWS MIAMI BEACH



RITZ CARLTON



SETAI



HOTEL & NIGHTLIFE

PAPI STEAK



NIKKI BEACH



JOE'S STONE CRAB



CARBONE



FOGO DE CHAO



LE GRANDE BOUCHERIE



PRIME 112



ANNUAL VISITORS

28M+

OVERNIGHT VISITORS

8.9M

TOURIST SPENDING

\$22B+

JOBS

200K+

CRUISE VISITORS AT PORT OF MIAMI

7.5+

HOTEL ROOMS

200K+

RESIDENTIAL DEVELOPMENTS



OFFICE DEVELOPMENTS



HOTEL DEVELOPMENTS



CITIZEN M HOTEL



GRAND HYATT CONVENTION CENTER



SOBE PARK HOTEL



CLOUD ONE HOTEL



COLLINS PARK HOTEL



DOLCE BY WYNDHAM

CONTACT EXCLUSIVE AGENTS

masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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