



760 & 763
COLLINS
AVENUE

GOLDMAN PROPERTIES

MIAMI BEACH, FLORIDA

masonre

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.



1940's-60's

Becoming a Premier Tourist Destination

1970's

Cultural Shift, Lincoln Road Pedestrianization

1980's

Art Deco Revival and Pop Culture Hub



THE VERSACE MANSION

1990's

Epicenter of Celebrity, Fashion, Nightlife, and Tourism



2000's-2010's

Vibrant Social Scene, Epicenter of Nightlife, Transformation to Business Hub



PLAYBOY HQ

2021-2024

Development of Luxury Residential and Class A Office

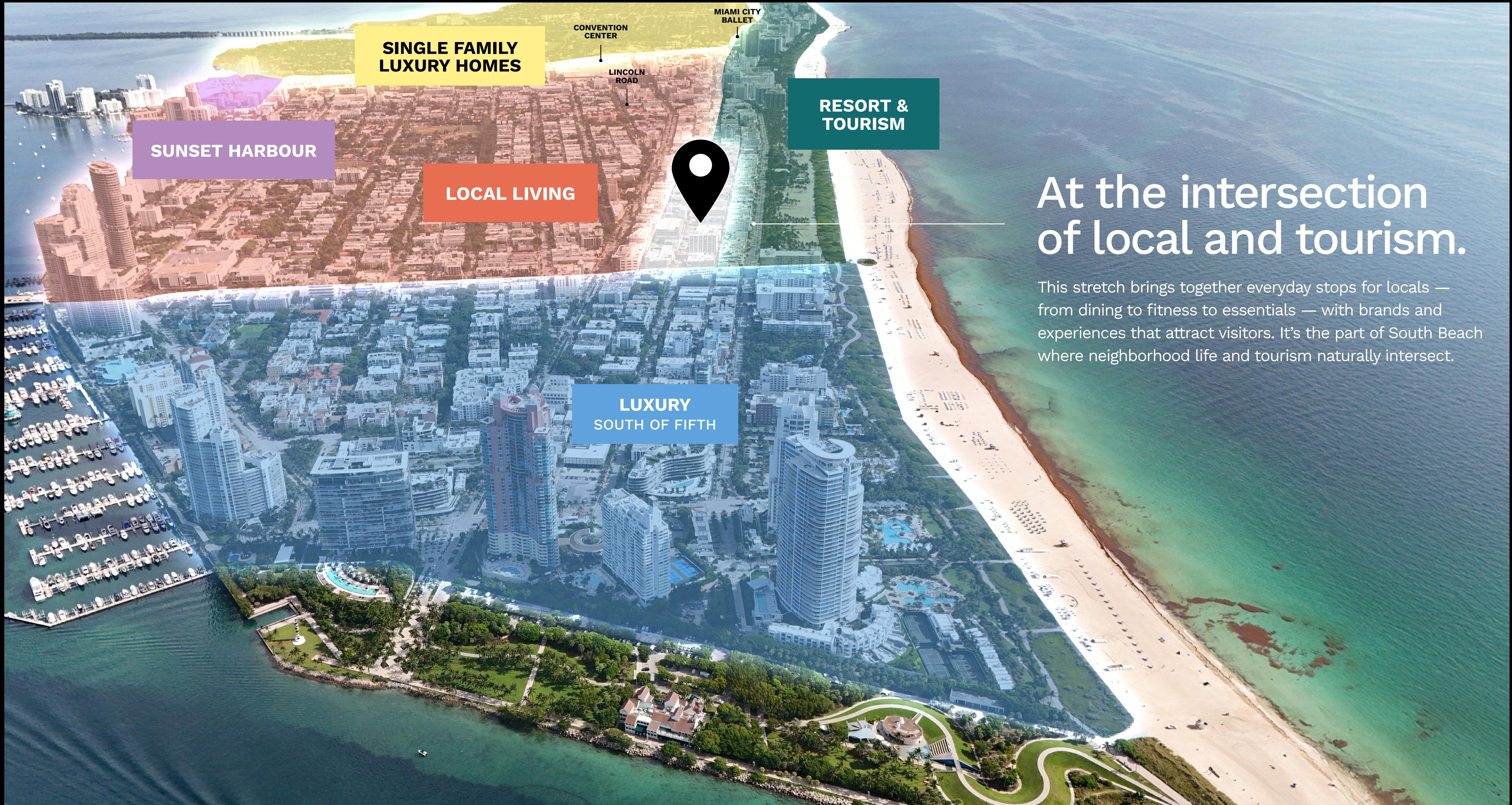
2025

Miami Beach Attracts Best in Class Businesses From Key Cities Throughout the Country



Saks Fifth Avenue





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

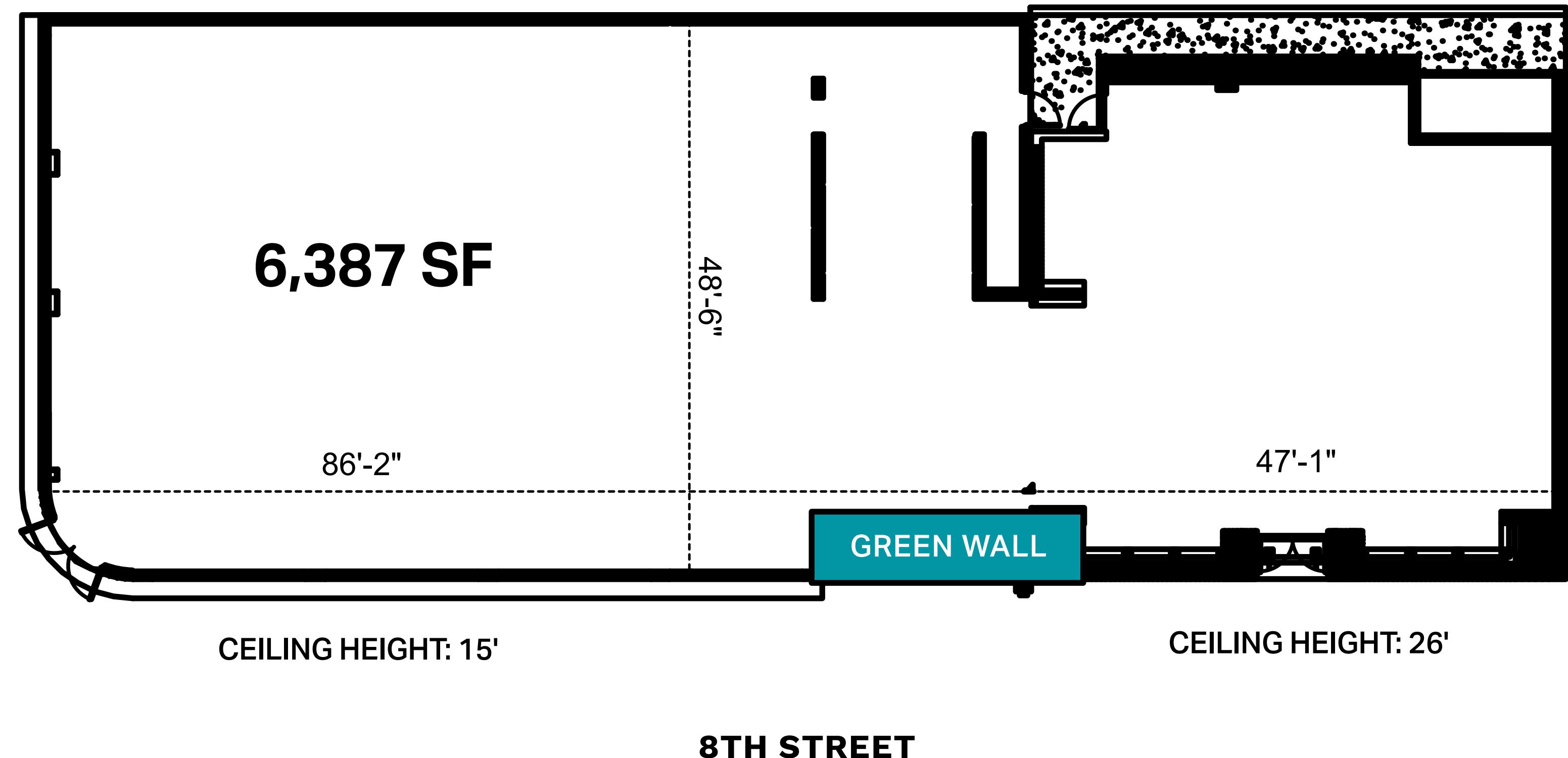
WHITE BOX

DELIVERY

ARRANGED



COLLINS AVE



760 Collins

PROPOSED DIVISION

SPACE A: 4,187 SF

SPACE B: 2,200 SF

CEILING HEIGHTS

15' TO 26'

FRONTAGE

COLLINS AVE: 48'

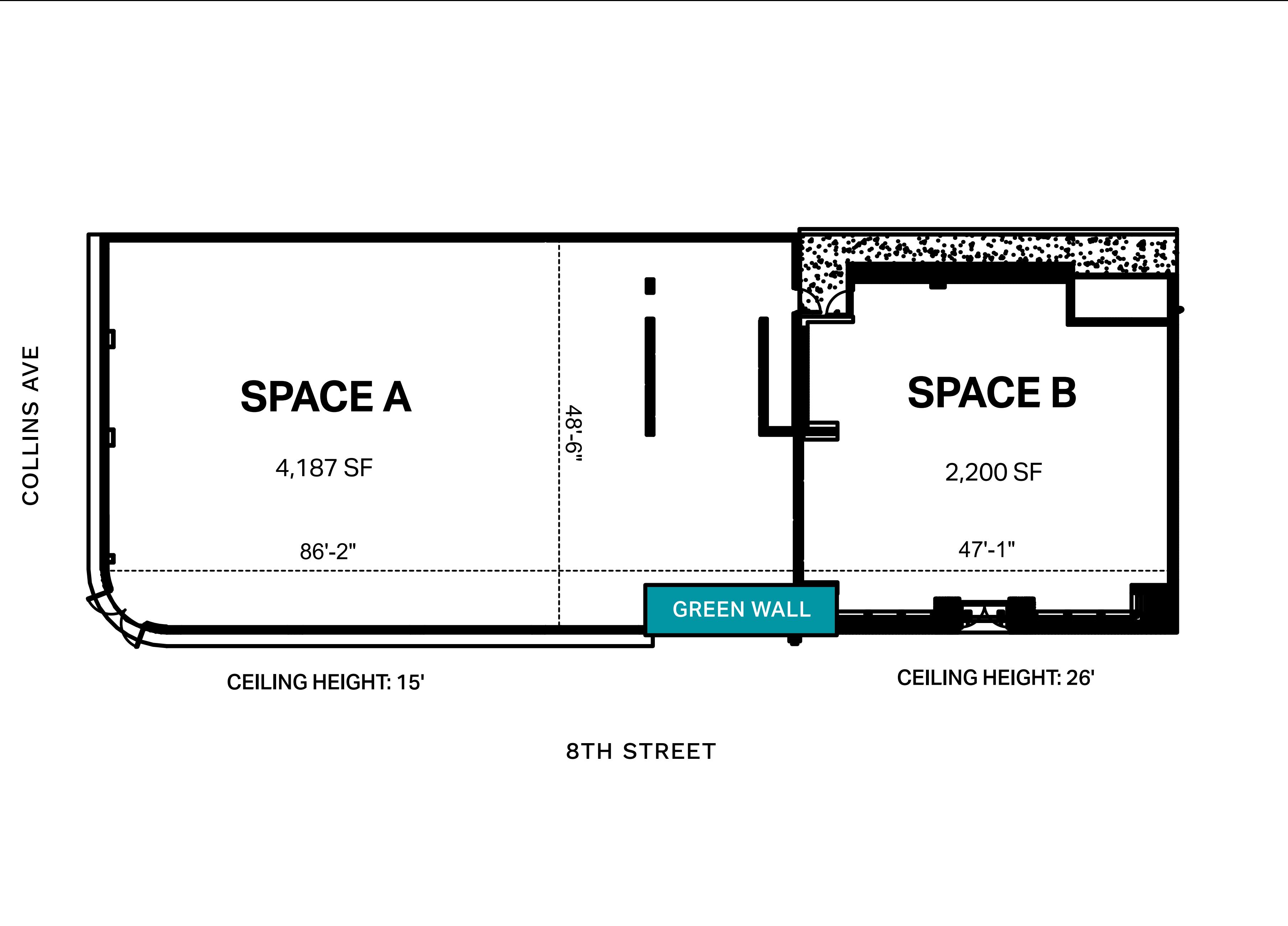
8TH STREET: 133'

SPACE CONDITIONS

WHITE BOX

DELIVERY

ARRANGED



763 Collins



763 Collins

DETAILS

1ST FLOOR

5,326 SQ FT

CEILING HEIGHT: 14'

2ND FLOOR*

5,159 SQ FT

CEILING HEIGHT: 9'-9"

3RD FLOOR*

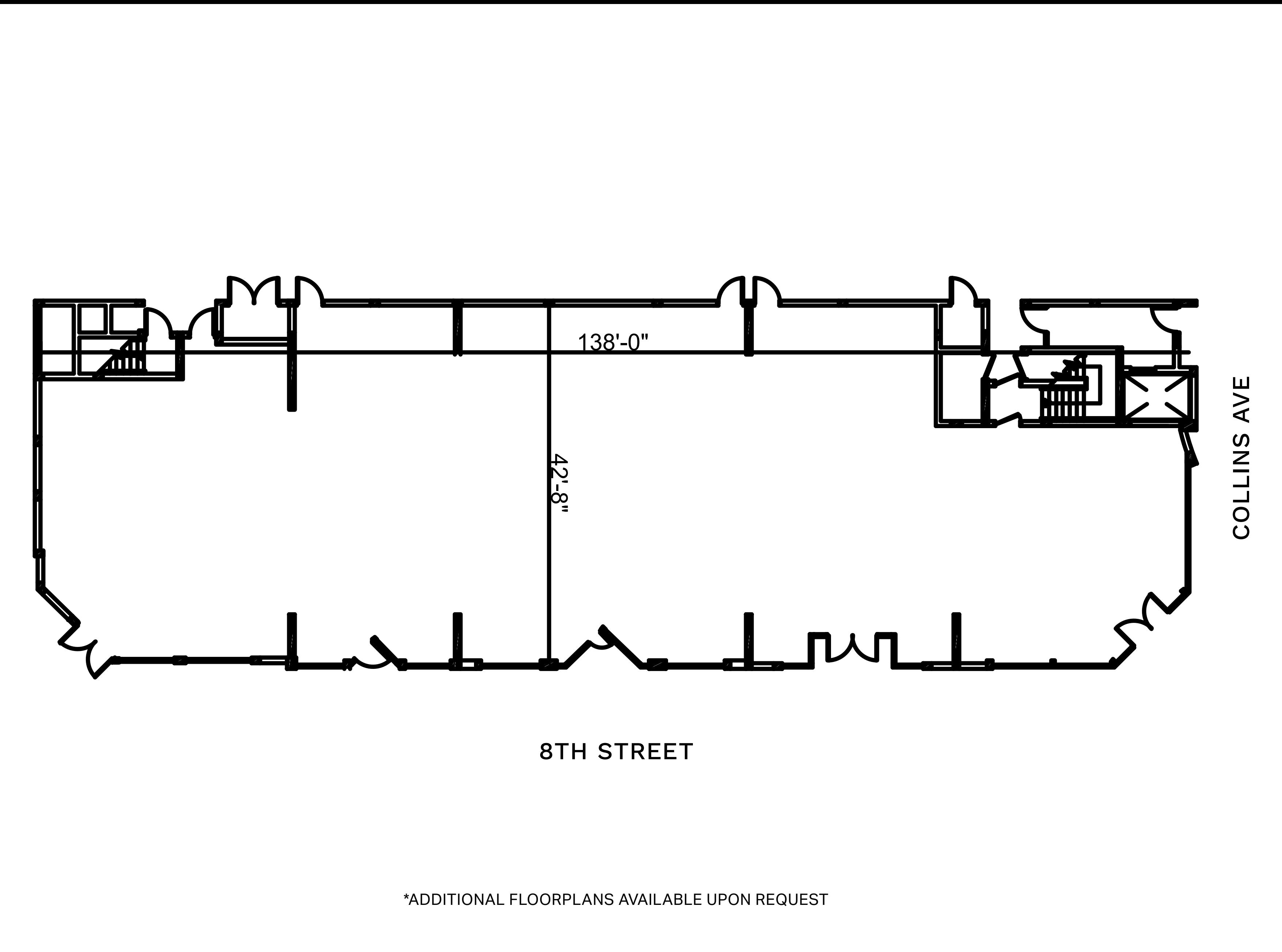
5,246 SQ FT

CEILING HEIGHT: 9'-9"

FRONTAGE

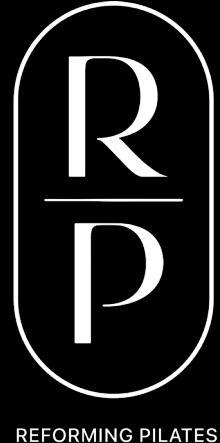
COLLINS AVE: 42'-8"

8TH STREET: 138'-0"





EQUINOX



FOGO DE CHÃO®

CARBONE



BENTLEY
SOUTH BEACH

ANATOMY®
FITNESS

NIKKI BEACH

Joe's
STONE CRAB
...SINCE 1913...

AREA NEIGHBORS



=F45=
TRAINING



CB2

WHOLE
FOODS
MARKET



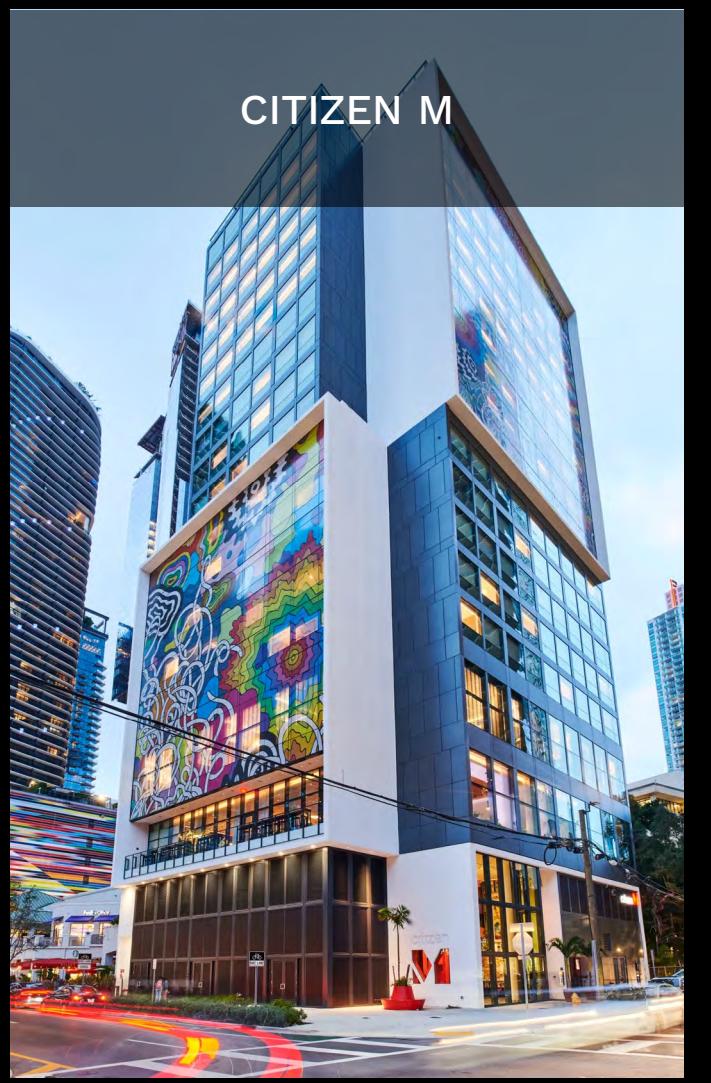
Rosetta
the Italian bakery

BEST
BUY

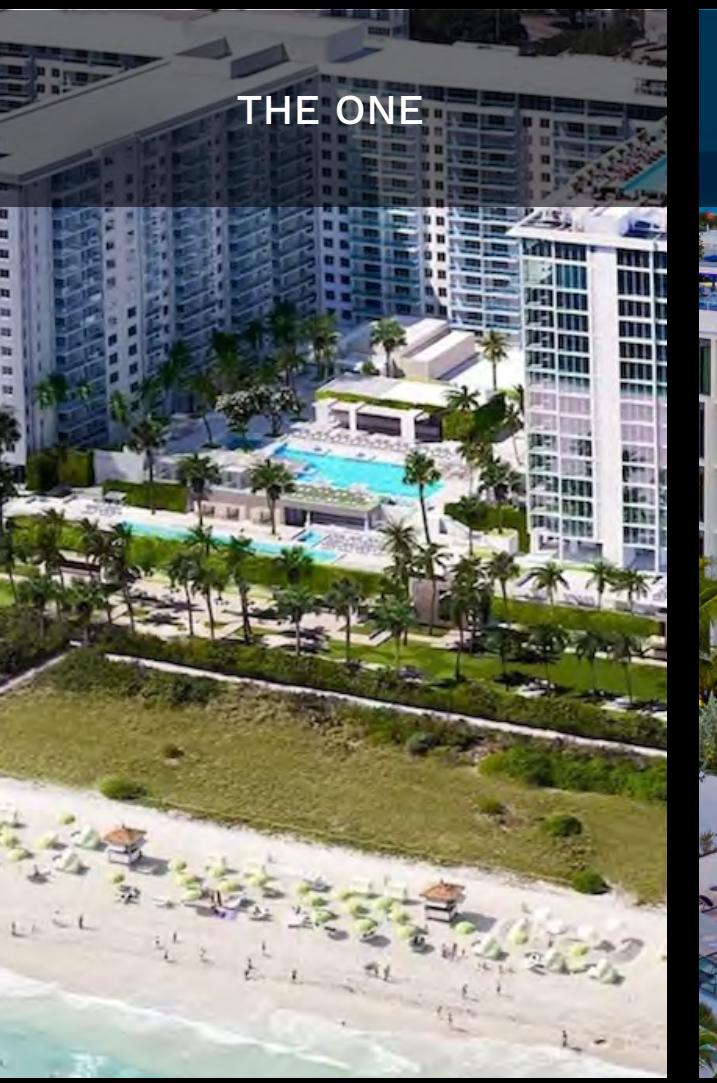
Publix®

● TARGET

CITIZEN M



THE ONE



MOXY SOUTH BEACH



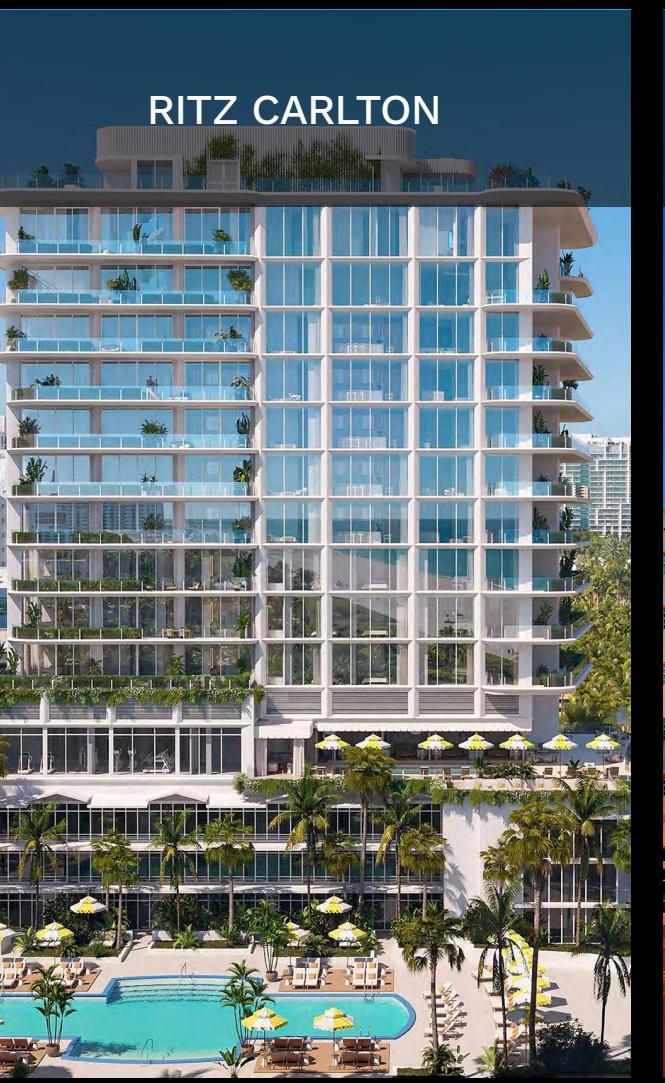
W



LOEWS MIAMI BEACH



RITZ CARLTON



SETAI

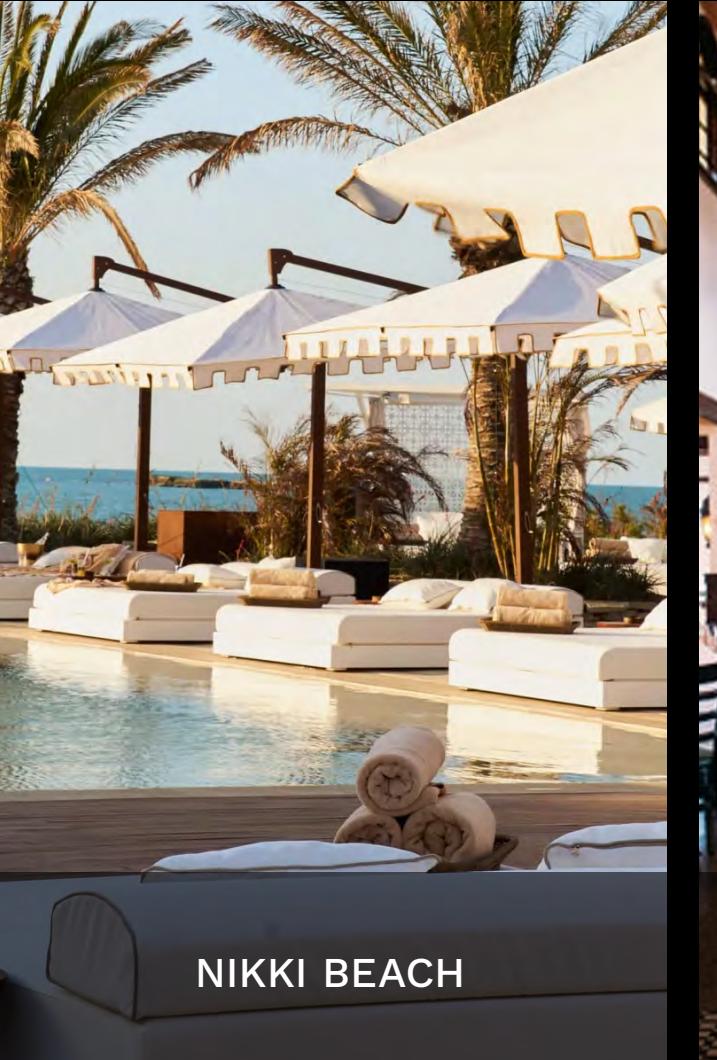


HOTEL & NIGHTLIFE

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



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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