

# L' ISOLA

Newest Dining + Retail Destination  
in the city of Aventura.  
2777 NE 185th Street.



Wolf Co.  
REAL ESTATE





**THE PROJECT  
DEMOGRAPHICS**

**TOTAL  
PROJECT SIZE**  
± 63,000 SF

**GROUND  
FLOOR**  
± 34,171 SF

**ROOFTOP**  
± 9,430 SF

Demographics Summary	2022	2027
Population	186,175	187,452
Population 18+	151,875	153,656
Households	76,690	77,404
Median Household Income	\$58,516	\$74,188

\* Drive Time: 10-minute radius

**TRAFFIC  
COUNTS**  
75,500 VPD  
Biscayne Blvd

**AVERAGE  
SALARY**  
\$107,000



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## PROPERTY HIGHLIGHTS

- Experience art, dining, and modern architecture come together in a three-story avant-garde structure.
- Prime location in Aventura, one of the greatest cities in Florida, offering a unique dining destination and retail space.
- Enjoy indoor/outdoor dining in a completely covered space.
- Boasting over 34,100 SF of dining and retail space, this property offers endless opportunities for businesses to flourish.
- With 115 parking spaces and valet drop-off area, customers will have convenient access to your business.
- Take advantage of the third-floor rooftop area, programmed day and night, to create unforgettable experiences for your guests.



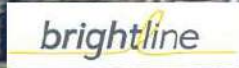


# PROPERTY PHOTOS





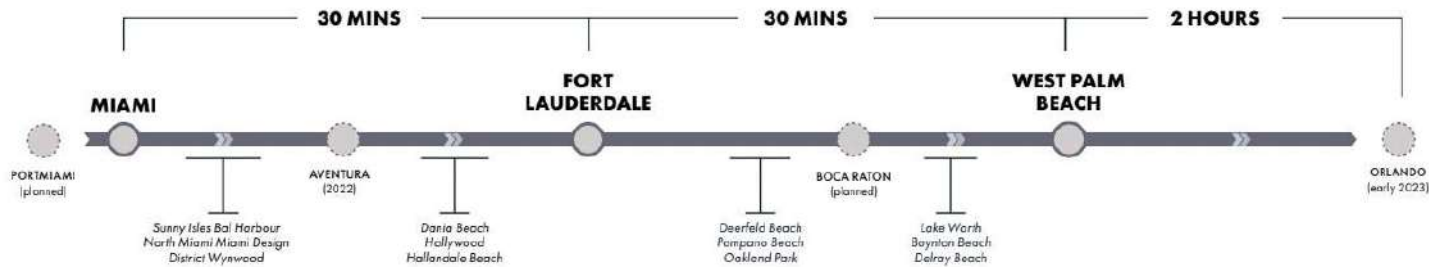
# LOCATION HIGHLIGHTS





LOCATION HIGHLIGHTS

# brightline





# FLOOR PLANS



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## GROUND FLOOR



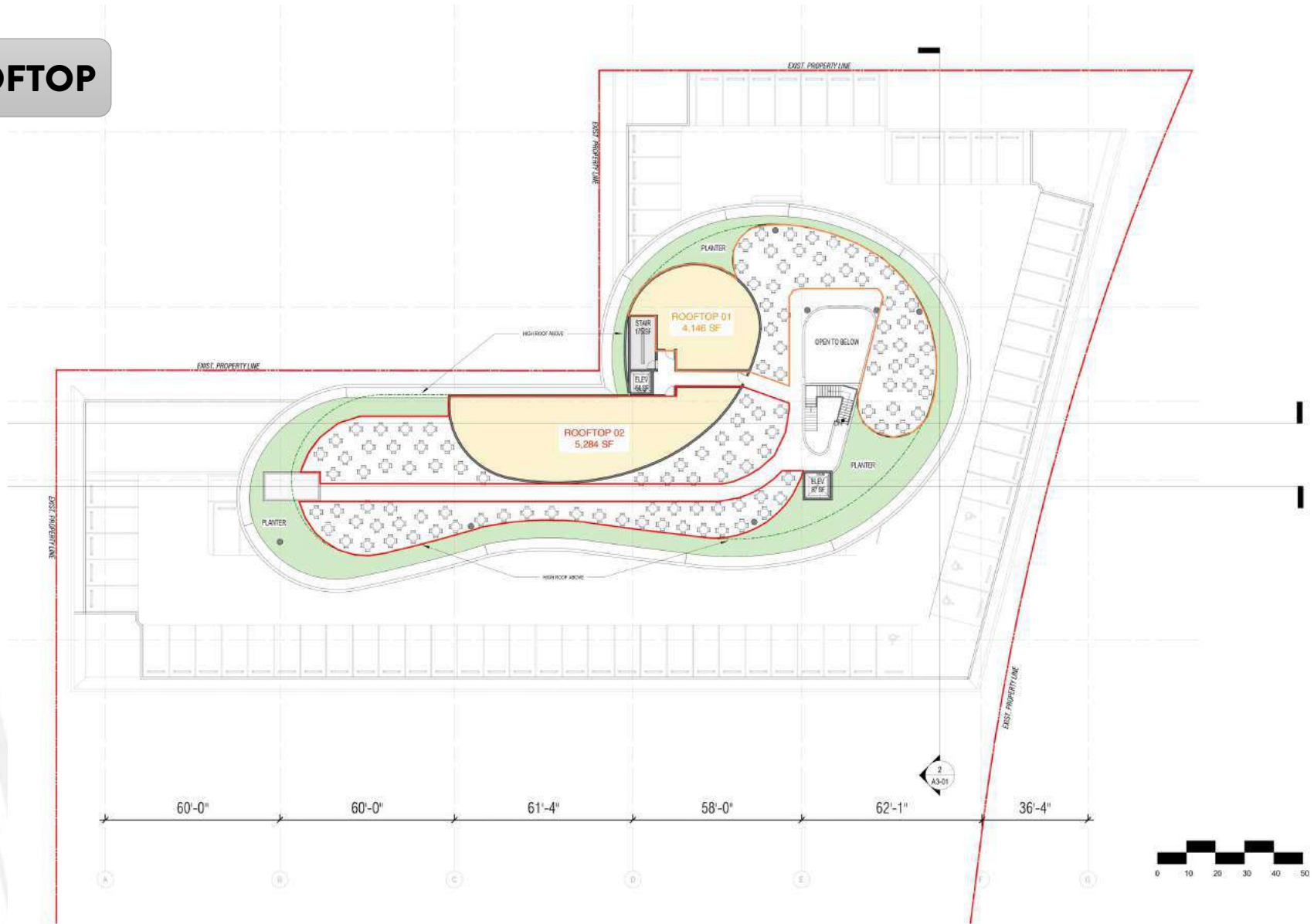
- 1. ITALIAN - 4,221 SF
- 2. GREEK - 3,142 SF
- 3. CHICKEN - 2,221 SF
- 4. STEAK HOUSE - 5,496 SF
- 5. JAPANESE - 1,508 SF
- 6. FRENCH - 3,938 SF
- 7. POP-UP - 234 SF
- 8. PANCKAE - 2,745 SF
- 9. COFFEE - 1,236 SF
- 10. ROOFTOP 2 - 5,284 SF
- 11. ROOFTOP 1 - 4,146 SF
- TOTAL 34,171 SF**

# FLOOR PLANS



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## ROOFTOP



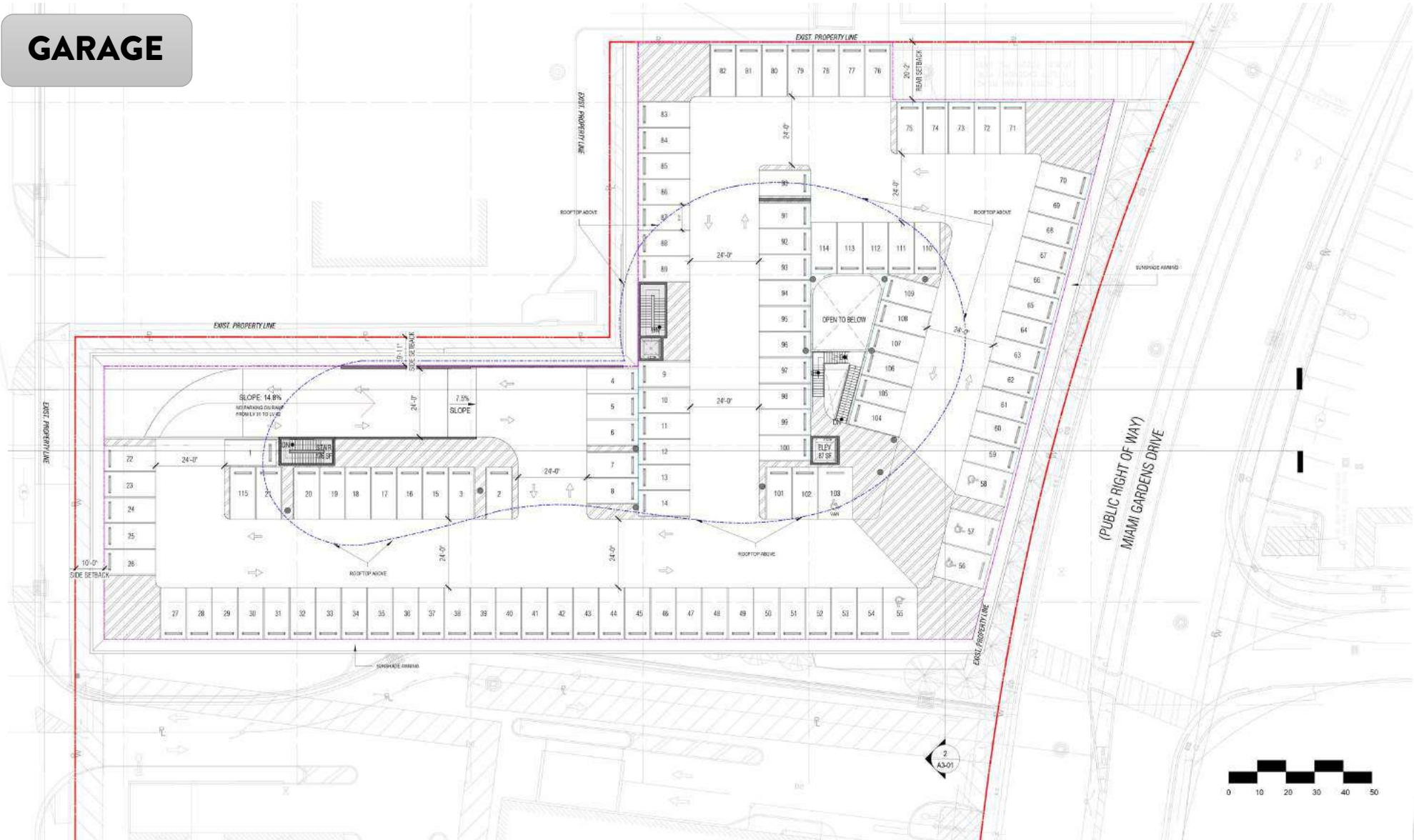


# FLOOR PLANS



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## GARAGE



(PUBLIC RIGHT OF WAY)  
MIAMI GARDENS DRIVE



## CITY OF AVENTURA

Aventura, Florida is a wealthy and diverse suburban city located in Miami-Dade County. The restaurant demographic in Aventura is influenced by various factors, including the city's population, income levels, and cultural diversity. The population of Aventura is approximately 36,000, with a median age of 51 years. The city has a high concentration of retirees and empty nesters, as well as families with children. The median household income in Aventura is around \$60,000, with many residents earning six-figure salaries. The cultural diversity of Aventura also plays a significant role in the restaurant demographic. The city is home to many residents of Latin American, European, and Middle Eastern heritage, as well as a growing population of Asian Americans. This diversity is reflected in the wide range of restaurants in the area, which offer various international cuisines, such as Italian, Latin American, Middle Eastern, and Asian. In addition to its affluent and diverse population, Aventura is a popular tourist destination, attracting visitors from around the world. The city's proximity to Miami Beach and other tourist hotspots also brings in a steady stream of tourists, who are often looking for unique and high-end dining experiences. Overall, the restaurant demographic in Aventura is characterized by a mix of affluent residents, diverse cultural influences, and a steady flow of tourists. These factors have helped to create a vibrant and dynamic restaurant scene that continues to attract new concepts and culinary talent.





# CITY OF AVENTURA

## AFFLUENT DEMOGRAPHICS

- » The Aventura Office Market which includes Aventura, Sunny Isles and Golden Beach is one of the most prestigious areas in the country.
- » The market boasts \$60,000 average household income
  - 24% greater than the South Florida average.
- » 13% of Aventura's residents earn \$200,000 per year or more, which is nearly two times the rate in South Florida and the U.S.
- » Aventura's average home value is \$532,207, which is 38% higher than the average value in South Florida.

### BOOMING LUXURY RESIDENTIAL MARKET



- » The Aventura Office Market services multiple exclusive municipalities and is well-known as an enclave for the rich and several ultra high net worth families.
- » Luxury waterfront residences range in price from \$1.5 million to \$38.0 million.



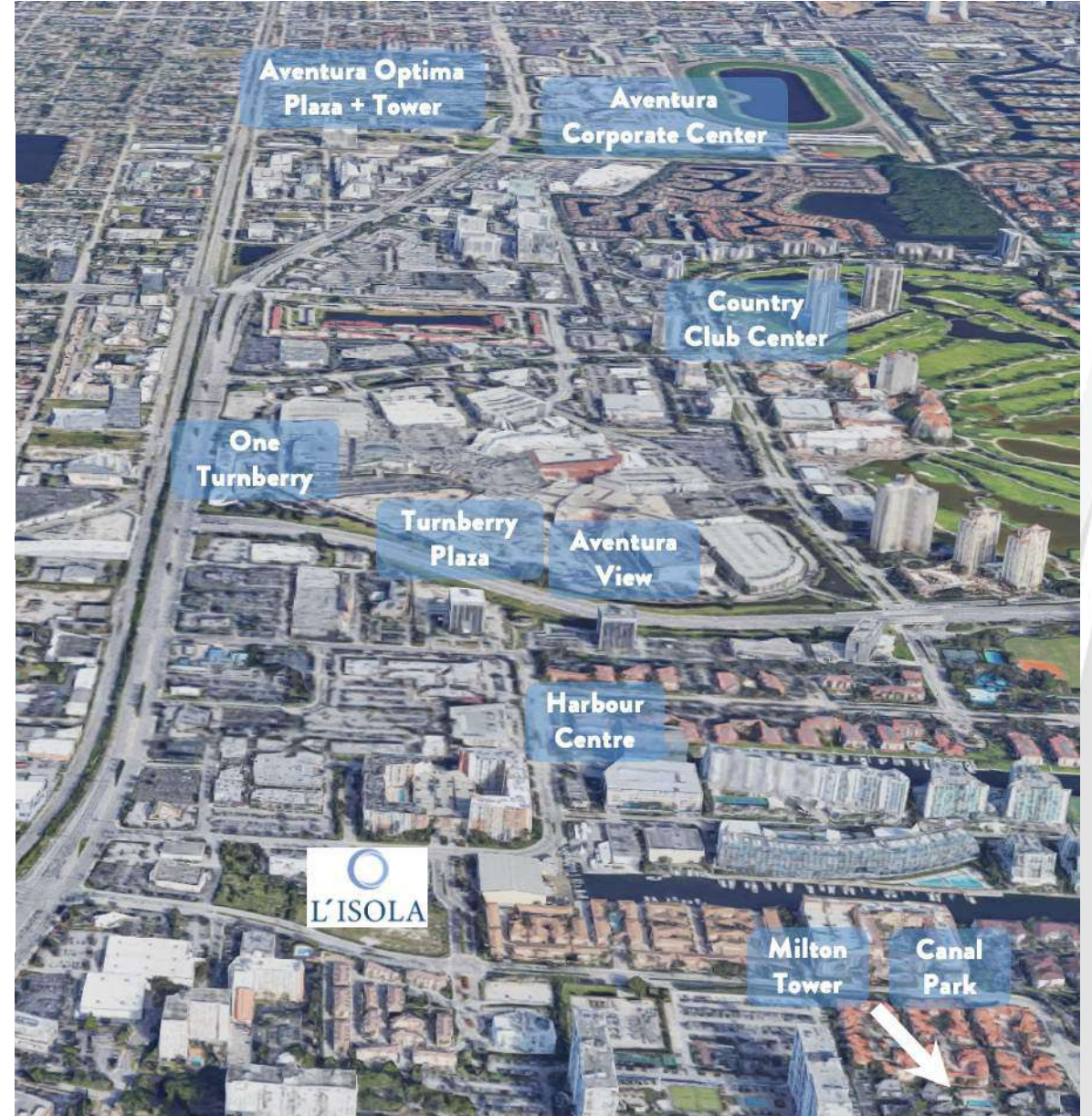
# OFFICE MARKET



PROPERTY	HARBOUR CENTRE	ONE TURNBERRY	COUNTRY CLUB CENTER	AVENTURA CORPORATE CENTER I, II, & III	AVENTURA VIEW
Address	18851 NE 29th Avenue	19495 Biscayne Blvd	19950 W Country Club Dr	20807 Biscayne Blvd	2999 NE 191st St
Total Size (SF)	219,244	140,000	68,825	252,244	106,783



PROPERTY	THE OPTIMA ONYX TOWER	AVENTURA OPTIMA PLAZA EAST	TURNBERRY PLAZA	MILTON TOWER	CANAL PARK OFFICE
Address	1010 S Federal Highway	21500 Biscayne Blvd	2875 NE 191st St	16690 Collins Ave	3323 NE 163rd St
Total Size (SF)	243,000	84,339	108,000	102,287	74,336





## DEVELOPER

L'Isola is the latest commercial development by Cabcicorp. Located in Aventura, Florida, a vibrant city just 15 minutes from Miami and 10 minutes from Sunny Isles Beach. Designed by world-renowned Arquitectonica, with extensive landscaping by Design House Associates, it will feature eight high-end restaurants, a coffee shop, and a rooftop lounge. Housed in a semi- open space surrounded by lush green, amid a pedestrian-friendly contour. It will also feature an amphitheater where live music and entertainment will take place.





# CONTACT



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EXECUTIVE VP

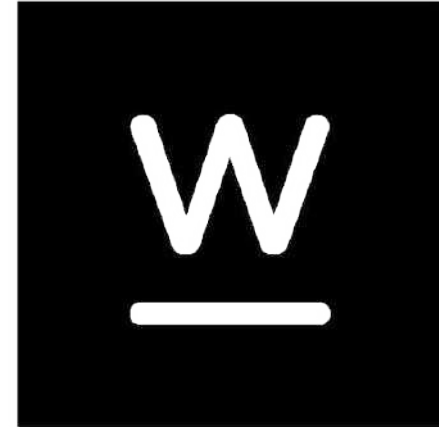


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