



# Blu

AVENTURA

📍 2335 NE 186TH ST, AVENTURA, FL 33180 | LEASING | RETAIL

**LUMER**  
REAL ESTATE



**CBRE**





The Blu Aventura Development will consist of two phases, East and West, that will total **700 residential rental units** and **±50,000 SF of retail** with 280 parking spaces which equates to 5.6 per 1,000 parking ratio for the retail.

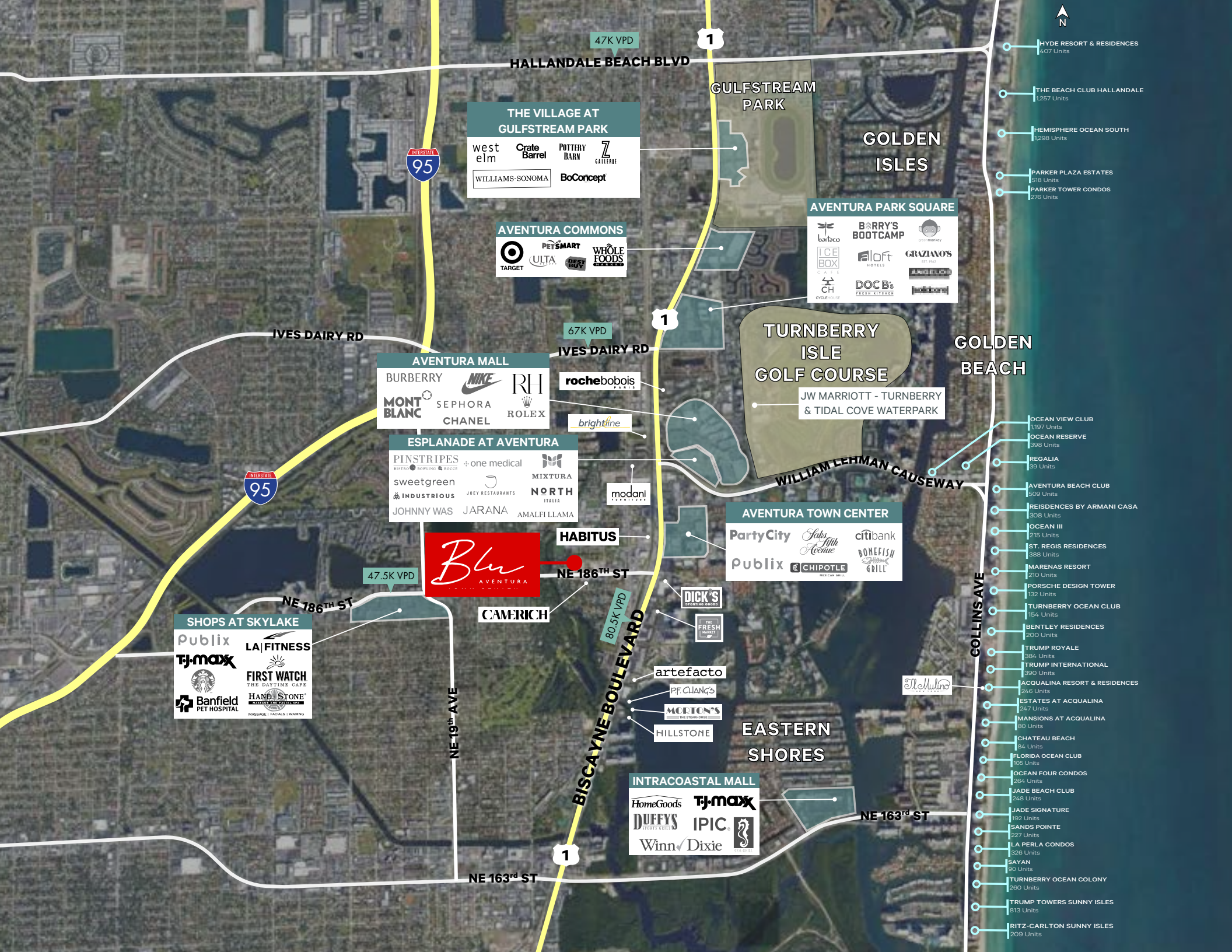


The first phase, the west block, is currently under construction and will have 25,809 square feet of retail for lease and 350 apartments. **Construction is expected to be completed by early Q2 2026.**



**Phase II of the development will be built on the adjacent east block**, with another 350 apartments and 25,000 square feet of retail.





47K VPD

1

HALLANDALE BEACH BLVD

95

**THE VILLAGE AT GULFSTREAM PARK**

west elm Crate Barrel POTTERY BARN Z Gallerie

WILLIAMS-SONOMA BoConcept

GULFSTREAM PARK

GOLDEN ISLES

- HYDE RESORT & RESIDENCES 1407 Units
- THE BEACH CLUB HALLANDALE 1257 Units
- HEMISPHERE OCEAN SOUTH 1298 Units
- PARKER PLAZA ESTATES 518 Units
- PARKER TOWER CONDOS 276 Units

**AVENTURA COMMONS**

TARGET PETSMART ULTA BEST BUY WHOLE FOODS

**AVENTURA PARK SQUARE**

barfaco BARRY'S BOOTCAMP gym-monkey

ICE BOX CLOTHING aloft HOTELS GRAZIANO'S

CH CYCLEHOUSE DOC B's FRESH KITCHEN

IVES DAIRY RD

67K VPD

1

IVES DAIRY RD

**AVENTURA MALL**

BURBERRY NIKE RH

MONT BLANC SEPHORA CHANEL ROLEX

rochebobois

brightline

TURNBERRY ISLE GOLF COURSE

JW MARRIOTT - TURNBERRY & TIDAL COVE WATERPARK

GOLDEN BEACH

95

**ESPLANADE AT AVENTURA**

PINSTRIPES BISTRO BOWLING & BOCCIE one medical MIXTURA

sweetgreen JOEY RESTAURANTS NORTH ITALIA

JOHNNY WAS JARANA AMALFI LLAMA

modani

WILLIAM LEHMAN CAUSEWAY

**AVENTURA TOWN CENTER**

PartyCity Saks Fifth Avenue citibank

publix CHIPOTLE BONEFISH GRILL

47.5K VPD

**Blu**

AVENTURA

HABITUS

NE 186<sup>TH</sup> ST

CAVERICH

80.5K VPD

BISCAYNE BOULEVARD

**SHOPS AT SKYLAKE**

publix TJ-maxx LA FITNESS

STARBUCKS FIRST WATCH

Banfield PET HOSPITAL HAND & STONE

NE 186<sup>TH</sup> ST

DICK'S SPORTS GOODS

THE FRESH MARKET

artefacto

PF. CHANG'S

MORTON'S

HILLSTONE

EASTERN SHORES

**INTRACOASTAL MALL**

HomeGoods TJ-maxx

DUFFEYS IPIC

Winn-Dixie

NE 163<sup>RD</sup> ST

NE 163<sup>RD</sup> ST

1

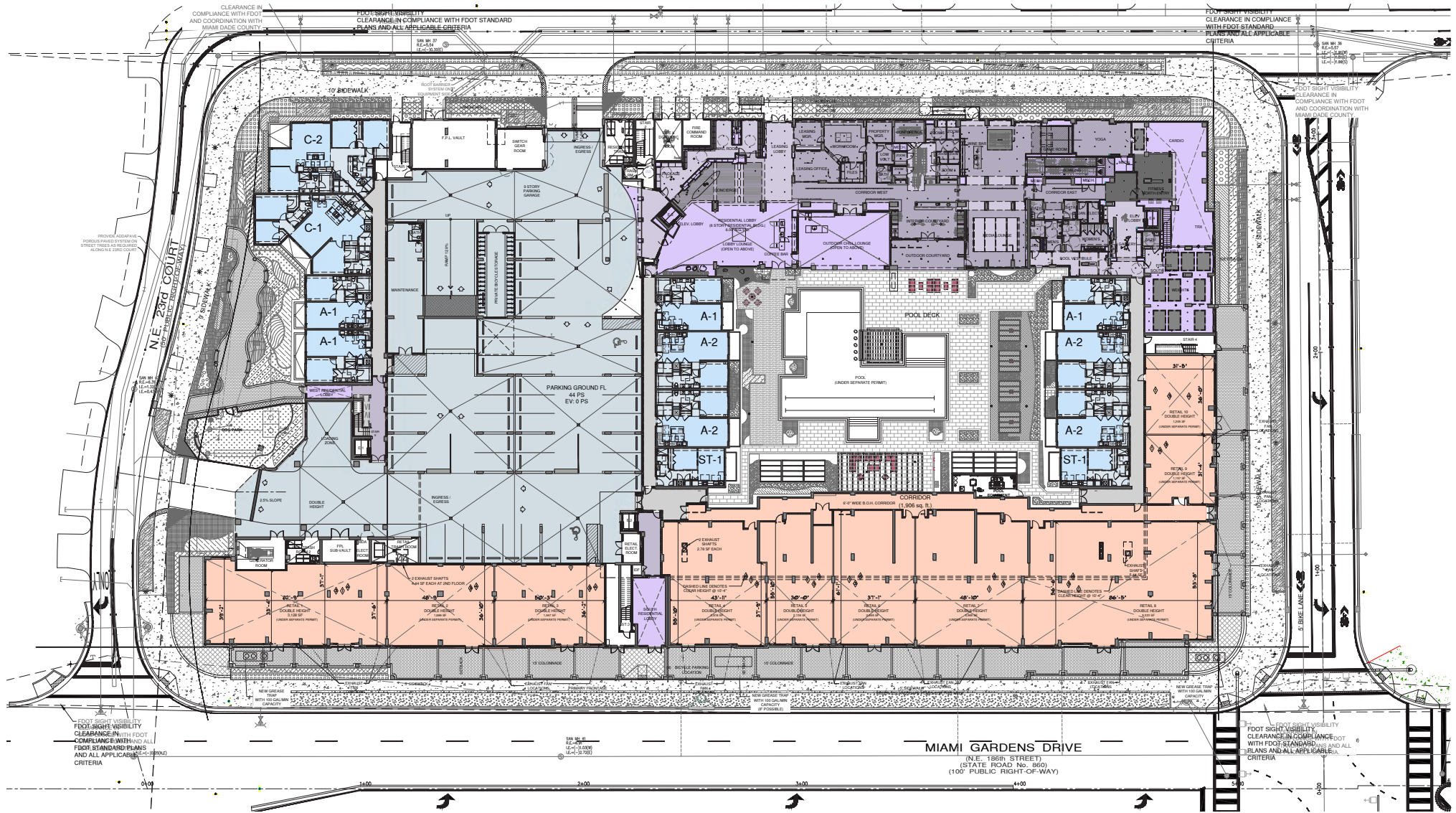
- OCEAN VIEW CLUB 1197 Units
- OCEAN RESERVE 398 Units
- REGALIA 39 Units
- AVENTURA BEACH CLUB 509 Units
- RESIDENCES BY ARMANI CASA 308 Units
- OCEAN III 215 Units
- ST. REGIS RESIDENCES 388 Units
- MARENAS RESORT 210 Units
- PORSCH DESIGN TOWER 132 Units
- TURNBERRY OCEAN CLUB 154 Units
- BENTLEY RESIDENCES 200 Units
- TRUMP ROYALE 384 Units
- TRUMP INTERNATIONAL 390 Units
- ACQUALINA RESORT & RESIDENCES 246 Units
- ESTATES AT ACQUALINA 267 Units
- MANIONS AT ACQUALINA 80 Units
- CHATEAU BEACH 84 Units
- FLORIDA OCEAN CLUB 105 Units
- OCEAN FOUR CONDOS 264 Units
- JADE BEACH CLUB 248 Units
- JADE SIGNATURE 192 Units
- SANDS POINTE 227 Units
- LA PERLA CONDOS 326 Units
- SAYAN 90 Units
- TURNBERRY OCEAN COLONY 260 Units
- TRUMP TOWERS SUNNY ISLES 813 Units
- RITZ-CARLTON SUNNY ISLES 209 Units







# PROPOSED RETAIL SUBDIVISIONS







JW Marriot - Turnberry  
Tidal Cove Waterpark

Aventura Mall &  
Esplanade at Aventura

Michael-Ann Russell Jewish  
Community Center

Residence by  
ARMANI/Casa

Porsche Design  
Tower Miami

Turnberry  
Ocean Club  
Residences

Trump  
International  
Beach Resort

The Estates  
at Aqualina

The Mansions  
at Aqualina

DICK'S  
Sporting Goods

ROSS

Biscayne Blvd

Phase II - East Portion

NE 24<sup>TH</sup> AVE

NE 187<sup>th</sup> ST

\* future intersection

Miami Gardens Dr / NE 186<sup>th</sup> ST

NE 23<sup>RD</sup> CT





280  
Parking spaces  
dedicated to retail & guests



~20 ft  
Ceiling heights



Outdoor Seating  
Ample outdoor seating along colonnade  
fronting Miami Gardens Drive



Coming 2025-2026  
First Units Expected Q4 2025  
Full Construction Completed Q2 2026

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	23,945	204,554	447,001
2023 Average Household Income	\$89,182	\$94,176	\$87,499
2023 Average Household Value	\$417,306	\$507,140	\$488,037
2023 Daytime Population	32,239	204,681	431,562
2023 Total Customer Retail Expenditure	\$165.7 M	\$1.476 B	\$2.995 B



## About the Developers

Lumer Real Estate is a local brokerage led by Gustavo Lumer and Marina Kessler. Gustavo has 34 years' experience in commercial real estate, and Marina has 15 years' experience in commercial property management.

**GCI Residential and GCI Construction** (known collectively as GCI) is a vertically integrated national developer, general contractor and property manager of residential and commercial real estate. GCI employs a long-term ownership strategy and currently owns and operates more than 10,000 multifamily units and 380,000 square feet of commercial space in Ohio, Michigan, North Carolina, South Carolina, Tennessee, and Florida. In addition, GCI has 2,200 multifamily units and 1M+ square feet of commercial space in its development pipeline.

## For more information, contact:

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