

Marcus & Millichap

852 Collins Multifamily

852 Collins Ave, Miami Beach, FL 33139

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$6,975,000



Occupancy
100%



of Units
16

FINANCIAL

Listing Price \$6,975,000

OPERATIONAL

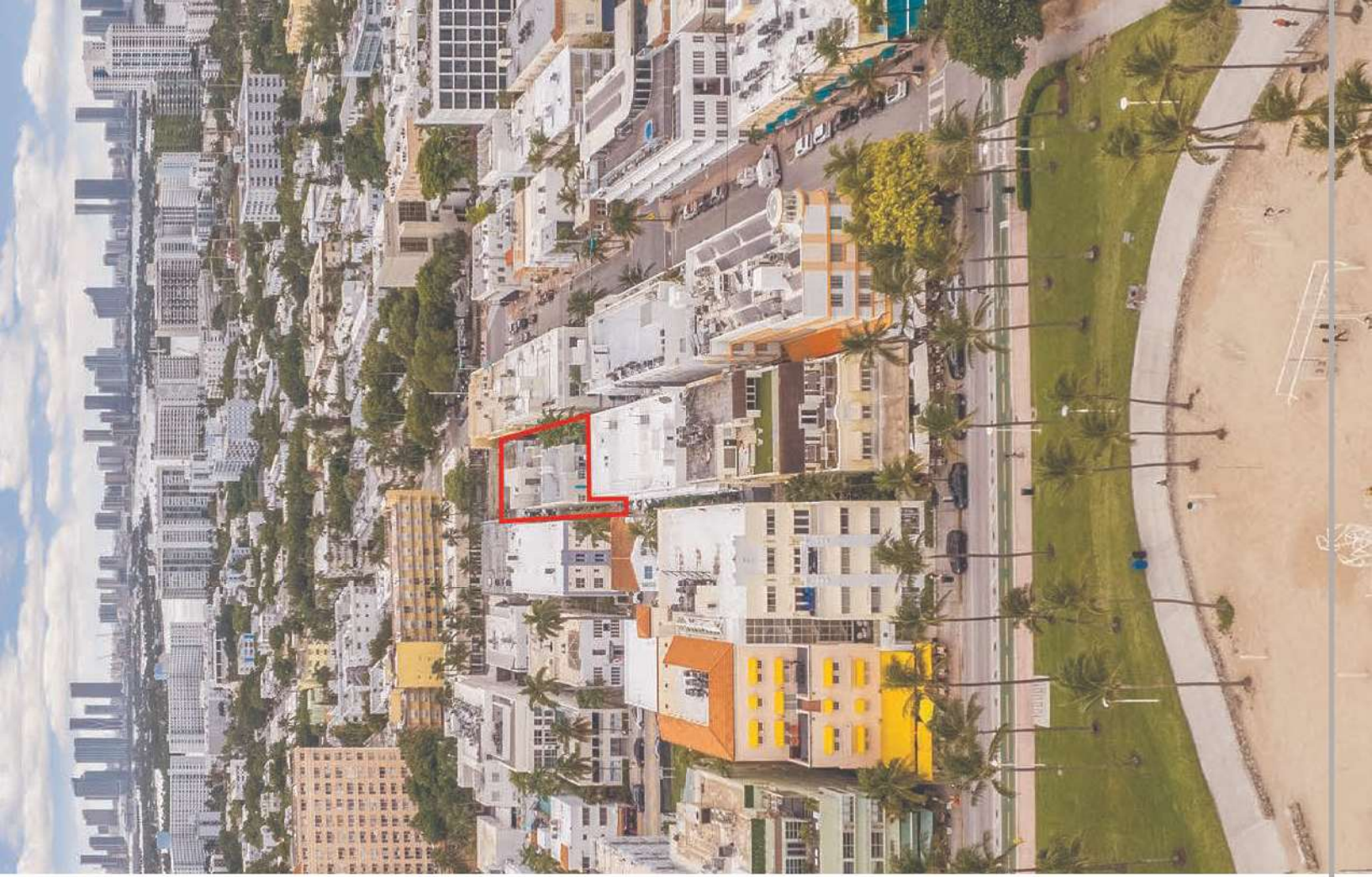
Gross SF 7,604 SF

of Units 16

Lot Size 0.16 Acres (7,000 SF)

Occupancy 100%

Year Built/Renovated 1936/2016



852 COLLINS AVE MULTIFAMILY

852 Collins Ave, Miami Beach, FL 33139

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present for sale 852 Collins Avenue, a fully occupied, 16-unit boutique rental property located in the heart of Miami Beach's globally renowned Art Deco District. This rare, fee-simple opportunity is not only 100% leased but also positioned at the crossroads of tourism, wealth migration, and economic expansion.

Spanning over 7,600 square feet, this three-story property is leased to Luxuri, one of South Florida's most prominent luxury short-term rental operators. Backed by Campau Capital Corporation, Luxuri offers a curated high-end experience including gourmet chef services, concierge access, yacht charters, and private aviation—ideal for high-net-worth travelers who continue to drive demand in Miami Beach. Miami Beach is booming. According to the Greater Miami Convention & Visitors Bureau, the city welcomed a record-breaking 28 million visitors in 2024, generating \$22 billion in spending and \$2.2 billion in local tax revenues. Miami-Dade now leads the nation in hotel occupancy and ranks third nationally in average daily room rates. In 2025, Miami Beach hotel properties topped all major U.S. markets in Revenue Per Available Room (RevPAR).

Tourism alone provides over 209,000 jobs and accounts for 9% of the county's GDP, and the hospitality sector shows no signs of slowing. High-profile events like Art Basel Miami Beach, which in 2024 generated an estimated \$547 million in economic activity, continue to elevate the city's cultural and financial profile. Hotel and short-term rental demand soar during these peak events, especially in South Beach where this asset is located.

Miami Beach also benefits from its strategic international positioning, absence of state income taxes, and steady stream of domestic and foreign investment. The area surrounding 852 Collins Ave shows remarkable demographic strength, with a 2024 median household income of \$93,303

For investors seeking a stable, upscale, turnkey asset in one of the world's most desirable beachfront markets, 852 Collins Avenue represents an outstanding acquisition. With 100% occupancy, a premium tenant, and placement in a rapidly appreciating hospitality corridor, this is not just an investment—it's a stake in the future of luxury tourism and real estate in Miami Beach.

SECTION 2

Property Information

PROPERTY DETAILS

AMENITIES

REGIONAL MAP

LOCAL MAP

SITE PLANS

TENANT PROFILE

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SITE DESCRIPTION

Type of Care	Boutique Accommodations
Number of Rooms	15 Suites + 1 Fitness Center
Floors	3
Year Built/Renovated	1936/2016
Ownership Type	Fee Simple
Lot Size	7,000 ft ²
Location	Miami Beach Submarket

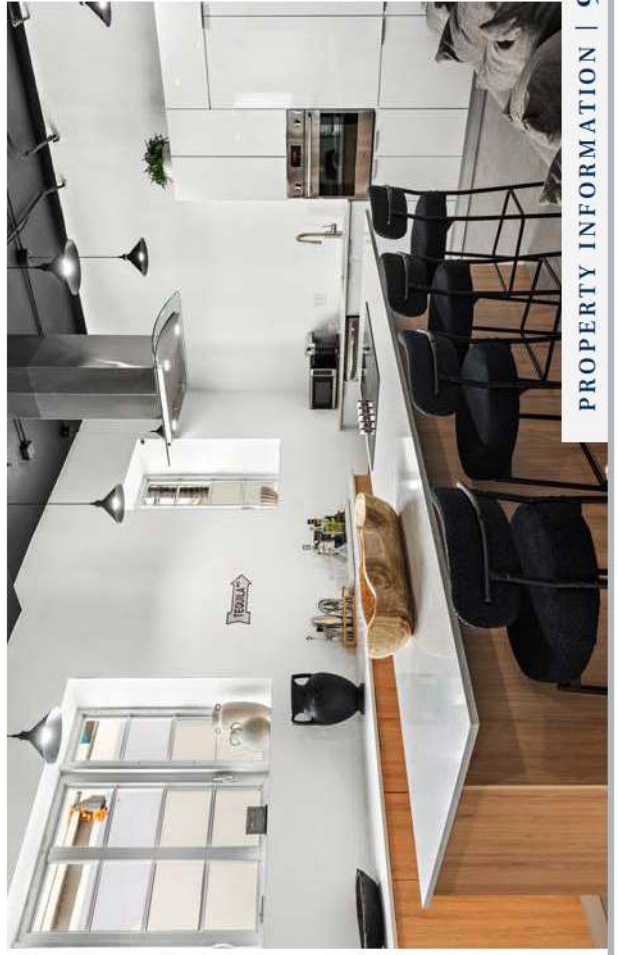
MECHANICAL

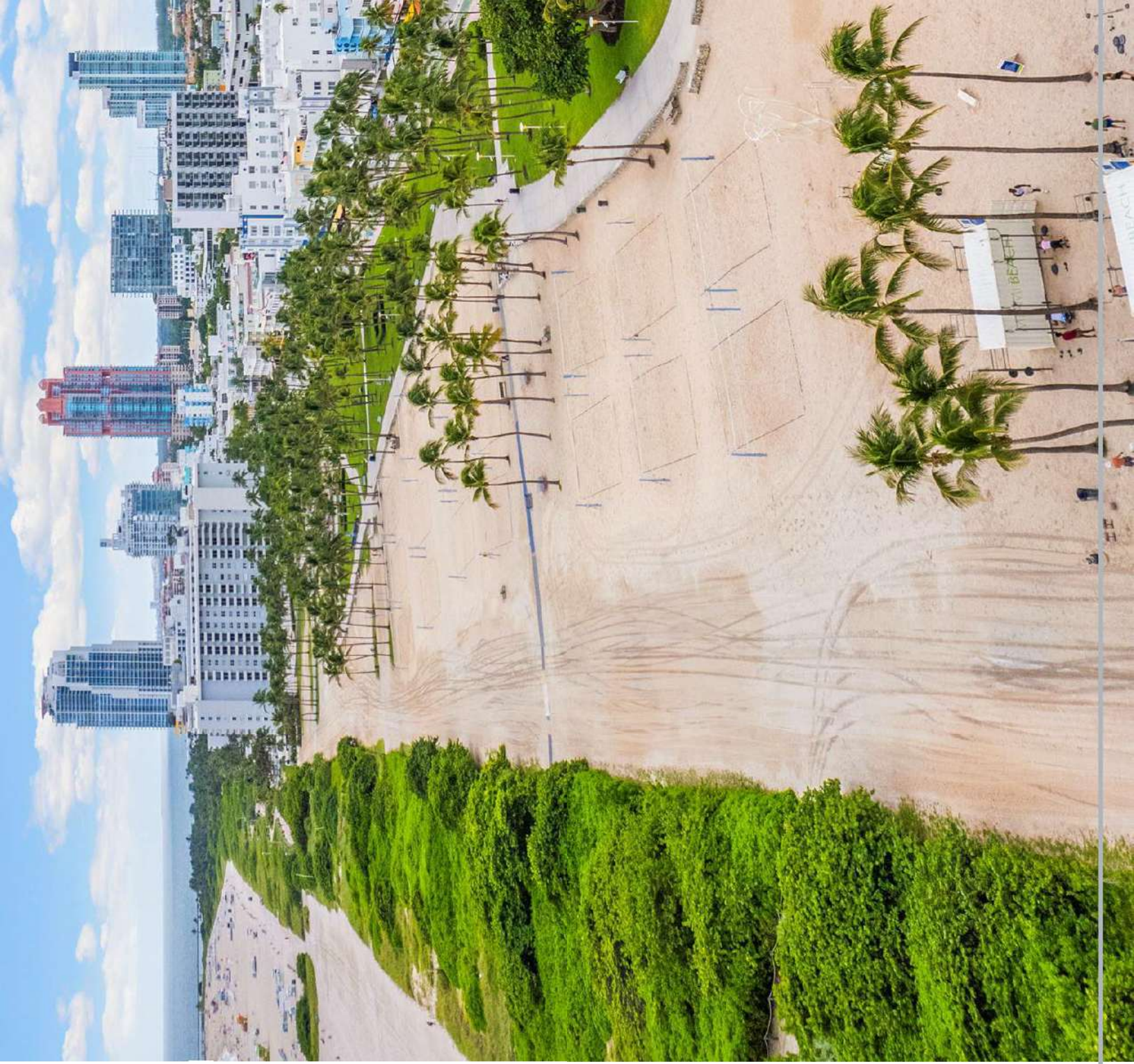
HVAC - Central	Commons Areas & Rooms
Elevators	1
Fire Protection	Sprinkler System/Auto - Wet

UNIT MIX	# ROOMS
1Bed/1Bath	14 - (~250 ft ² - 300 ft ²)
4Bed/2Bath	1 - (~2002 ft ²)
Fitness Center	~3,200 ft ²

SPACE LAYOUT

Lobby	742 ft ²
15 Rental Units	3,662 ft ²
Fitness Center	3,200 ft ²



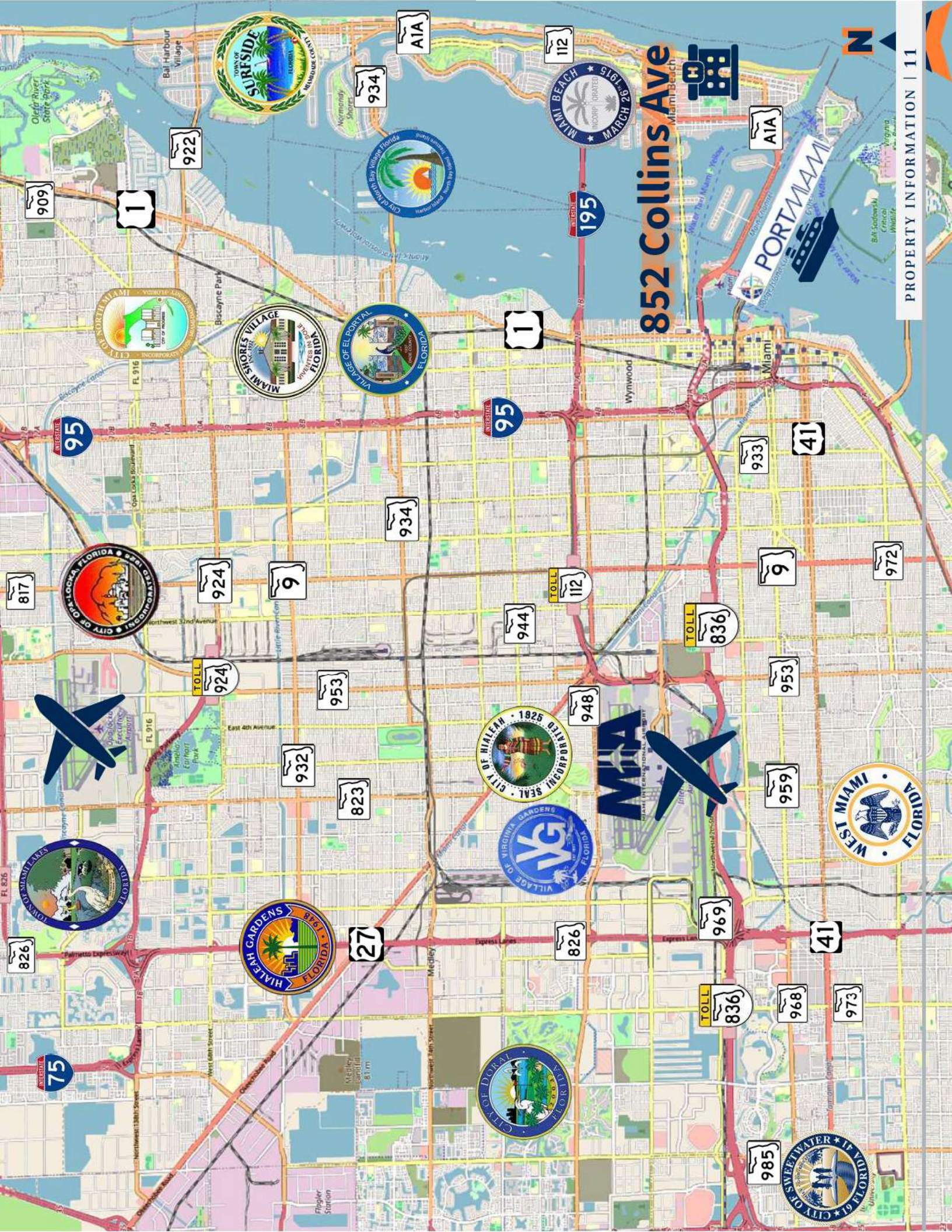


UNIT AMENITIES

- ❖ Air conditioning
- ❖ Family rooms
- ❖ Housekeeping
- ❖ Flatscreen TV
- ❖ Refrigerator
- ❖ Microwave
- ❖ Coffee / Tea Maker

COMMON-AREA AMENITIES

- ❖ Fitness Center
- ❖ Room 24- Hour Check-In
- ❖ 24-Hour Security
- ❖ Free High Speed
- ❖ Internet (WiFi)
- ❖ Non-Smoking Hotel
- ❖ Washing Machine / Dry cleaning
- ❖ Sun Loungers / Beach Chairs
- ❖ Near Beach Front
- ❖ Concierge
- ❖ Express Check-In/Out

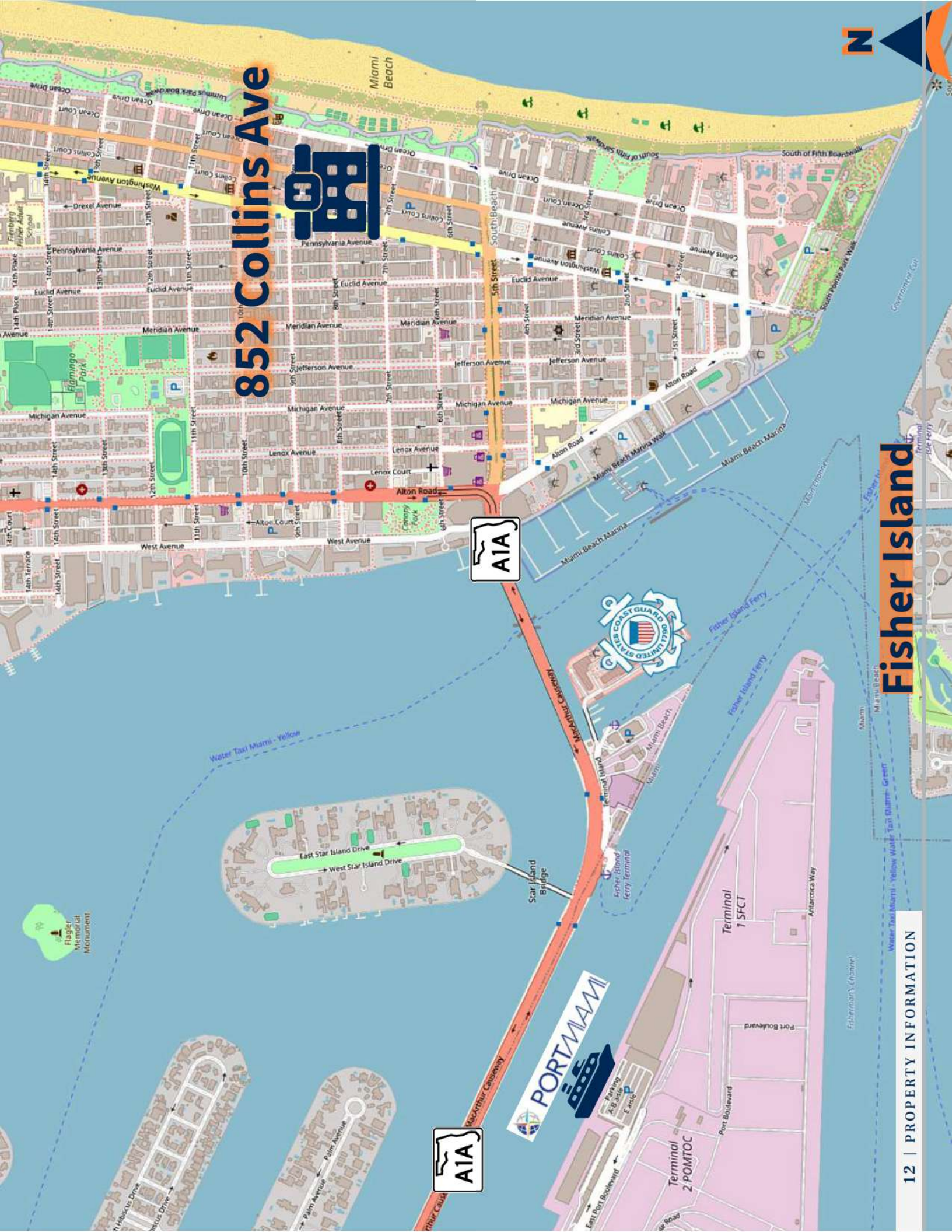


852 Collins Ave



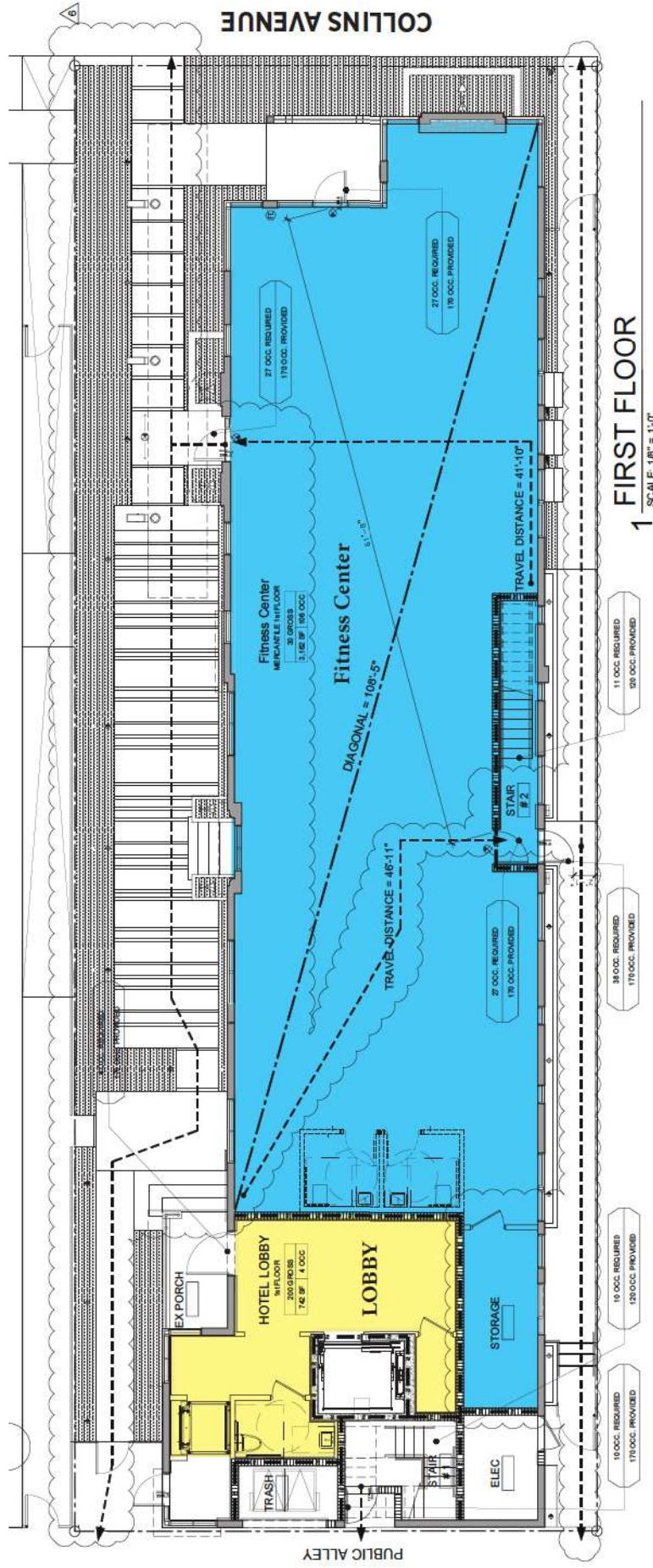


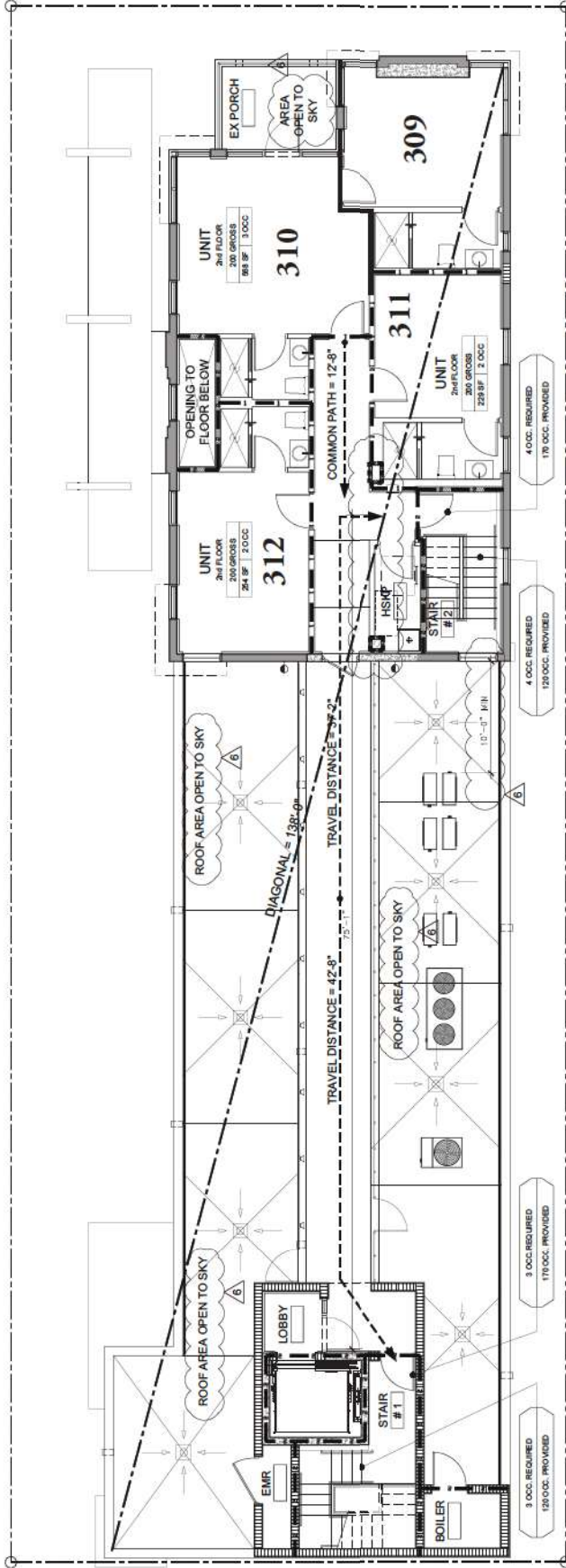
852 Collins Ave



Fisher Island

852 COLLINS AVE MULTIFAMILY // SITE PLAN





3 THIRD FLOOR

SCALE: 1/8" = 1'-0"

NOTE: ALL HOTEL ROOM ENTRY DOORS SHALL BE PROVIDED WITH AN EMERGENCY EXIT FLOOR DIAGRAM ON THE INTERIOR FACE OF THE DOOR PER FFPC 2010 28.7.4.1.



LUXURI

Luxuri, founded by Jonathan Campau, stands at the forefront of Miami’s upscale real estate scene. Blending luxury property sales with curated short-term rentals and concierge services, the company offers a full-spectrum elite experience. With policy shifts (like the “Gold Card”) fueling international investment, **Luxuri’s** high-touch, globally savvy model positions it as a key player in the city’s ultra-luxury boom.

LUXURI Services Available:

- IN-HOUSE GOURMET CHEF
- YATCH CHARTER
- PRIVATE JET
- PRIVATE DRIVER
- IN-HOUSE MASSAGE
- RESTAURANT ACCESS
- EXCLUSIVE EVENT ACCESS
- IN-HOUSE FACIALS
- EVENT PLANNER
- DAILY CLEANING
- PHOTOGRAPHER
- PERSONAL SHOPPER
- PRIVATE SECURITY
- JET SKI RENTALS
- NIGHTCLUB/LOUNGE ACCESS

TENANT OVERVIEW

Company:	LUXURI
Guarantor	CAMPAU CAPITAL CORPORATION
S. Florida Locations:	51 – Luxury Suites
S. Florida Locations:	23 – Luxury Villas
Website:	https://luxurisuities.com https://luxuri.com/miami-vacation-homes

RENT SCHEDULE *Landlord is responsible for taxes & insurance w/base year stop

LEASE YEARS	ANNUAL RENT	ESCALATIONS
4/1/2025 - 3/31/2026	\$561,600	4%
4/1/2026 - 3/31/2027	\$584,064	4%

Options

First Renewal Term	4/27 - 3/28	\$607,426.56	4%
Second Renewal Term	4/28 - 3/29	\$631,723.63	-

News Press: (Click Link)



[How Luxuri is Shaping Miami’s Ultra-Luxury Boom Amid the “Gold Card” Policy Shift](#)

HAUTE LIVING

[From Market Flux To Luxury Boom: Jonathan Campau’s Blueprint For Miami’s Real Estate Renaissance](#)

SECTION 3

Why Miami Beach?

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Greater Miami Convention & Visitors Bureau Report: Miami-Dade Tourism Remains Robust With Record Number Of Visitors In 2024

Home > Press & Media > Press Releases > GMCVB Reports Record Tourism Numbers

- Investments in tourism marketing and resident programs drive strong ROI for all county residents -

MIAMI - (May 29, 2025) - Marking a new record number of visitors in the last year, the Greater Miami Convention & Visitors Bureau (GMCVB) emphasized the high-performing visitor economy and communicated the benefits of tourism in Miami-Dade County at its annual State of the Travel & Tourism Industry event. More than 600 attendees, including GMCVB industry partners, government officials and community leaders, gathered at Jungle Island to celebrate Greater Miami and Miami Beach's robust tourism ecosystem and one of the destination's main economic drivers.

Miami-Dade County experienced sustained tourism growth in 2024, attracting over 28 million visitors – the highest number ever recorded in a single year. These visitors spent \$22 billion in the destination, generating \$2.2 billion in local and state tax revenues. With more than 209,000 tourism-supported jobs in Miami-Dade, the industry now supports more people than ever before.

In 2024, the county led the state of Florida in occupancy. In the top 25 U.S. hotel markets, the destination also ranked fourth nationally in hotel occupancy and third in the average daily room rate metric, reflecting strong tourism demand.

Domestic and international visitors also frequented Greater Miami and Miami Beach in higher numbers than in 2023, improving by 2 percent and 4 percent respectively and spent more in 2024, by 3 percent and 5 percent.

Julissa Kepner, GMCVB board chair, noted, "Our visitors have traveled here in greater numbers and their additional spending benefits us all. This should drive home the importance that tourism isn't just a local priority -- it's the engine propelling Miami-Dade County onto the world stage as a model for economic prosperity and exceptional resident quality of life. Miami-Dade's tourism industry is driven by momentum, innovation and a global outlook. Our continued success depends on bold marketing, diverse and elevated offerings, a deep commitment to sustainability and the celebration of our diverse cultural assets."

"Tourism and hospitality are the lifeblood of Miami-Dade County. Our industry works tirelessly to ensure that Greater Miami and Miami Beach remains a top global travel destination while celebrating our unique neighborhoods and creating programs that welcome all visitors," shared GMCVB President and CEO David Whitaker. "Our residents and businesses benefited from more than \$31 billion in economic impact – 9% of Miami-Dade's GDP – in the last year. This growth marks a 5% increase from 2023 and is a testament to the strength and success of the industry's efforts to attract travelers."

Continuing in 2025, Miami-Dade County grew in hotel room demand, with most weeks showing growth over the same period the previous year. A snapshot of the first four months indicates that Greater Miami and Miami Beach properties – among the top 25 U.S. hotel markets – rank number one in occupancy in revenue per available room and second in the country in average daily room rates.

Innovative GMCVB programs helped support the industry's strong yearly performance and set the outlook for the year ahead. Here are some notable FY 2024 highlights:

- Among three of Miami-Dade County's leading overnight international travel markets, Colombia, Brazil and the United Kingdom continue to show year-over-year gains of 8, 12 and 10 percent respectively.
- The convention sales team secured 16 new **Miami Beach Convention Center** (MBCC) convention bookings surpassing its goal of 15. These events accounted for 65,000 attendees with 107,604 room nights sold. The estimated economic impact of these 16 bookings was more than \$131 million. In fact, nine new bookings have been secured totaling 62,000 attendees with 46,978 room nights sold and an economic impact of more than \$95 million.

- Marketing team highlights included a strategy that led to social media growth and the rollout of the Creator Collective, a content engine powered by diverse local storytellers producing owned content across key platforms. This contributed to @VisitMiami becoming the fastest-growing destination marketing organization Instagram channel, driving record engagement and reach. The ability to expand digital mapping of neighborhoods through Miami-Dade County's municipalities on MiamiandMiamiBeach.com and Share of Voice efforts have lifted visibility of municipal tourism partners across social and public relations channels further showcasing the extent of Miami-Dade County visitor experiences. In 2025, the famed Miami Spice program debuts a refreshed brand appearance aligning with Greater Miami and Miami Beach's rising profile as a Michelin-recognized culinary destination. This campaign will feature influencer partnerships and enhanced content creation designed to maximize engagement and participation.

- Key developments in sustainability and accessibility included efforts to certify local hotels to adopt internationally recognized sustainability standards in partnership with Green Key Global. With 71 hotels currently in the certification pipeline, this amplifies the importance of the destination to cater to visitors who enjoy environmentally responsible accommodations. In collaboration with Wheel the World, an accessible travel provider, and our tourism partners, Greater Miami and Miami Beach has set a goal to be "Destination Verified," making it easier for travelers with disabilities to plan accessible experiences. A new campaign, "It's Where You Belong," an extension of the GMCVB's "Find Your Miami" initiative will soon showcase accessible destination attributes. Alongside its partner, the International Board of Credentialing and Continuing Education Standards (IBCCES), the GMCVB continued to engage hospitality and tourism partners to become Certified Autism Centers, ensuring that a nurturing and supportive environment is created for neurodivergent travelers and their families. In April 2025, the Autism Adventure Guide just featured the GMCVB and the MBCC as Certified Autism Center designated organizations.

To learn more, read the just-released **Greater Miami Convention & Visitors Bureau 2024 Industry Review**.

About the Greater Miami Convention & Visitors Bureau:

The Greater Miami Convention & Visitors Bureau (GMCVB) is an accredited, independent not-for-profit sales and marketing organization whose mission is to attract visitors to Greater Miami and Miami Beach for leisure, business, meetings and conventions. For additional information, visit

www.MiamiandMiamiBeach.com/About-GMCVB or call 305-539-3000. Stay connected with the GMCVB by following us on our corporate communications and external affairs social media channels: **Instagram and X @GreaterMiamiCVB and LinkedIn/GreaterMiamiConvention&VisitorsBureau**.

- The Multicultural Tourism & Development Department has supported 147 small businesses over the last year through the Tourism Business Enhancement program strengthening the capacity and long-term viability of multicultural and heritage-based businesses throughout Miami-Dade County's tourism economy. The Art of Black Miami year-round initiative featured more than 66 activations during Art Week – more than 266 percent since it began – underscoring a decade of cultural impact and artistic excellence. The program has expanded its neighborhood footprint from 10 to 14 communities, accounting for a 40 percent increase in geographic representation in Miami-Dade County. Earlier this month, the BHI, the GMCVB's scholarship and talent development arm, raised a record \$250,000 in scholarship funds to provide the next generation of hospitality and tourism students opportunities to pursue careers in Miami-Dade's leading economic sector.

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Art Basel Miami Beach 2024: Art, Culture, and Global Connections



Art Basel Miami Beach 2024, America's premier art show, is a major local economic driver and an international cultural platform for renowned artists and galleries. Held December 2-8, 2024, the global art fair stimulated hospitality and continues to evolve into a cultural experience known as Art Week Miami Beach.

Economic Impact

With over 75,000 attendees, the 22nd edition of Art Basel Miami Beach generated an estimated impressive \$547 million in economic activity—an increase of nearly 10% from the previous year. This economic infusion was felt across multiple

sectors, including:

- **Hospitality:** Hotels reported near-total occupancy during the fair, with many establishments reaching premium rate levels.
- **Retail and Dining:** Restaurants, clubs, and luxury retailers experienced significant increases in patronage, further emphasizing the fair's economic ripple effect.
- **Transportation:** Private jet arrivals and luxury vehicle rentals surged, underscoring Miami Beach's appeal to high-net-worth individuals.

Building Global Relationships

Art Basel Miami Beach provides a platform for fostering international relationships that enhance Miami Beach's cultural and economic significance. During Art Week Miami Beach 2024, the City of Miami Beach welcomed a delegation from Basel, Switzerland, and members of the Swiss diplomatic and business communities.



The Swiss delegation met with Mayor Steven Meiner, City Commission members, and local businesses to celebrate the Sister City relationship between Miami Beach and Basel, Switzerland. Discussions focused on fostering deeper cultural and economic exchanges to benefit both cities.

“Our enduring partnership with Basel, Switzerland, is invaluable,” said Mayor Steven Meiner. “This alliance ignites boundless opportunities, driving bold, visionary endeavors that push the frontiers of artistic innovation and global cultural impact.”

Honorary Consul of Switzerland in Miami René Riedi added, “The Sister City relationship between Basel and Miami Beach is a vital link that continues to deepen our cultural and economic exchange. We are thrilled to expand this meaningful connection.”

Cultural Milestone

Art Basel has solidified Miami Beach as a cultural epicenter, drawing international art enthusiasts, collectors, celebrities, and industry leaders. The 2024 show featured 286 galleries and showcased works from globally renowned and emerging artists. Major sales, such as David Hammons' "Untitled (2014)" for \$4.75 million, underscored the fair's role as a marketplace for high-caliber contemporary art.

The event extends beyond the art world, positioning Miami Beach as a premier destination for creativity and innovation. Local institutions including the Greater Miami Convention and Visitor Bureau (GMCVB), Bass Museum, Miami Beach Botanical Garden and local and countywide hospitality and cultural organizations amplified the city's reputation as a hub for art and culture, tourism, and economic vitality. Beyond the canvas, public-private partnerships and investments in cultural infrastructure, including galleries, museums, and public art programs, are transforming Miami Beach into a year-round destination for art lovers and creatives.



Looking Ahead

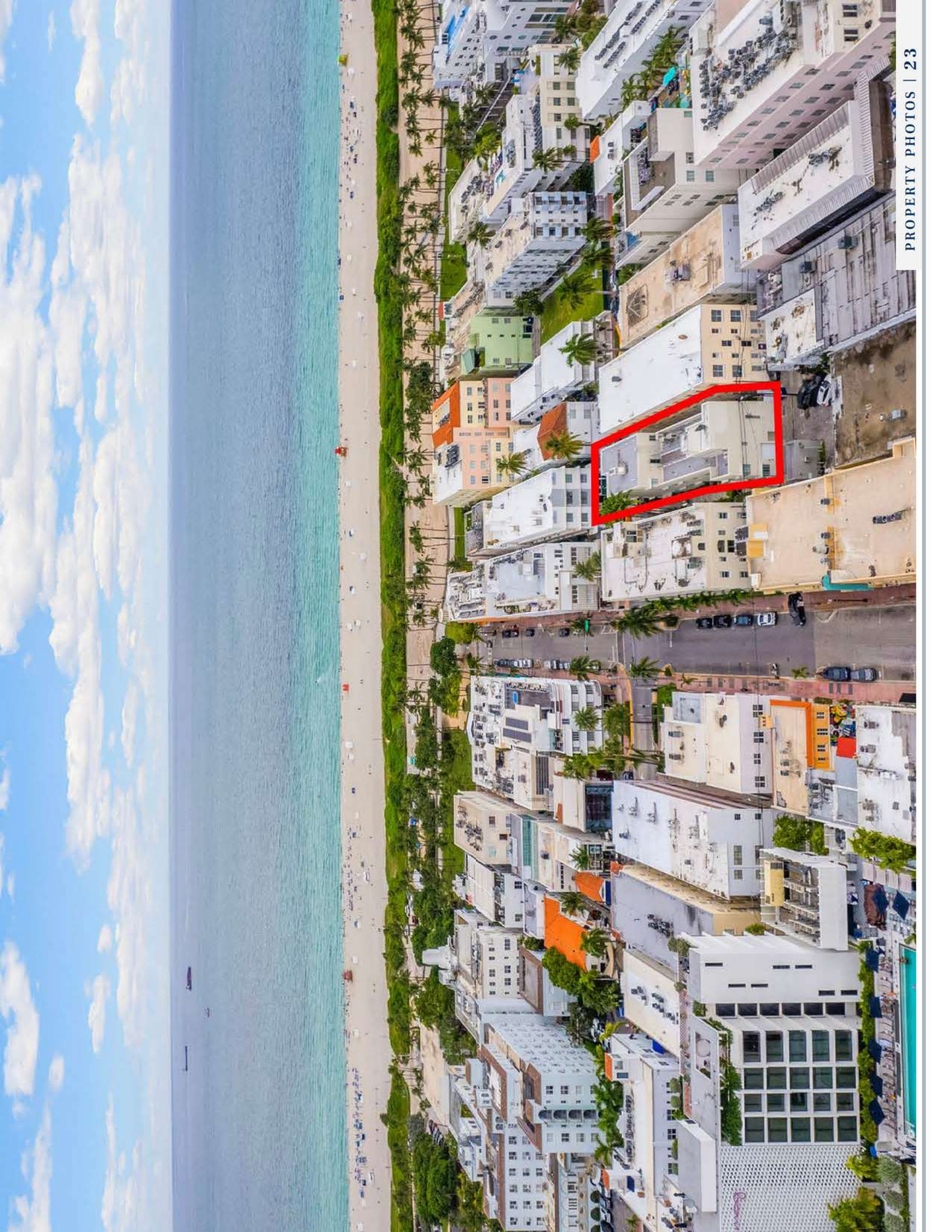
As Miami Beach continues to host Art Basel, the city reaffirms its commitment to fostering an environment where art and commerce thrive together.

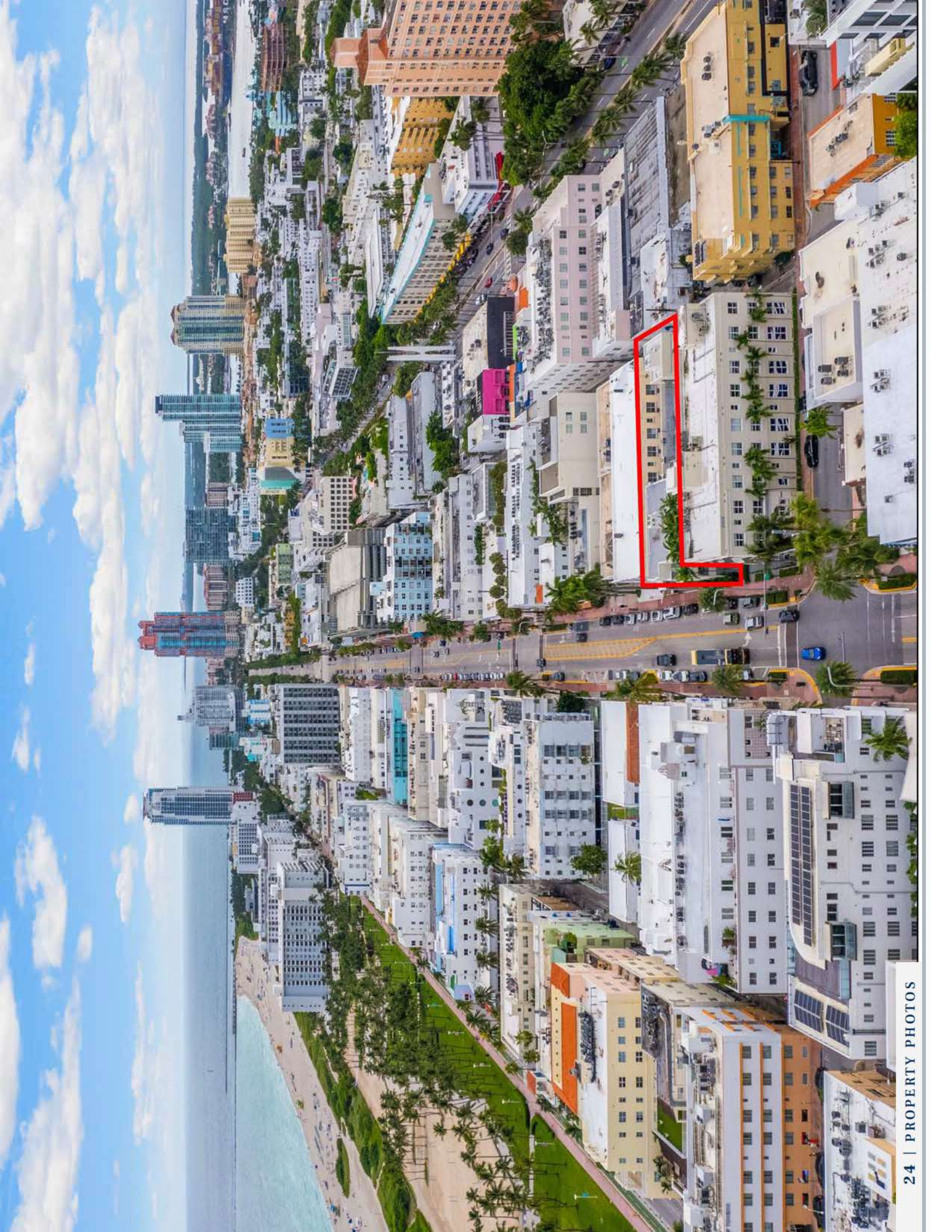
Art Basel Miami Beach is a shining example of how a single event can redefine a city's identity, proving that art is not only a celebration of creativity but also a cornerstone of economic development.

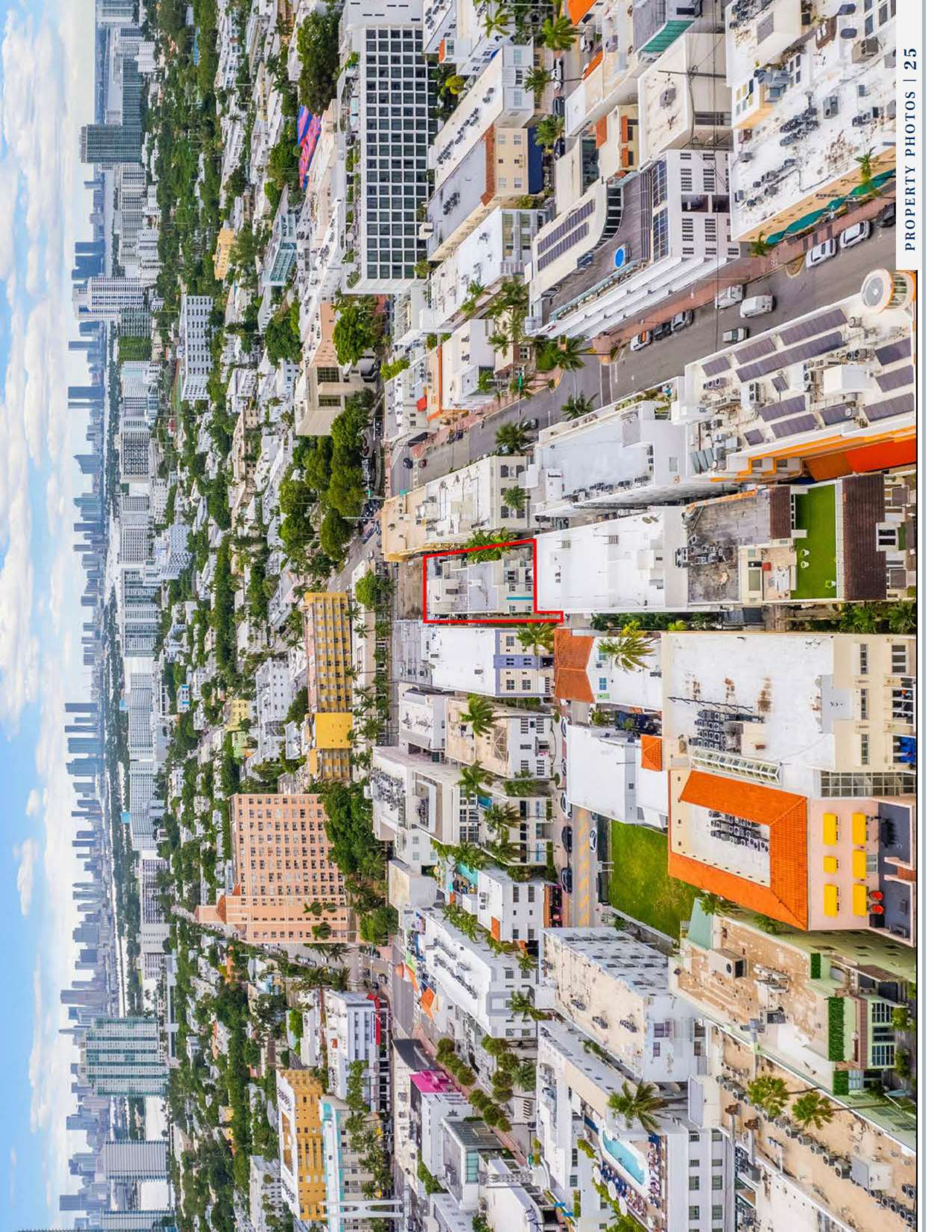
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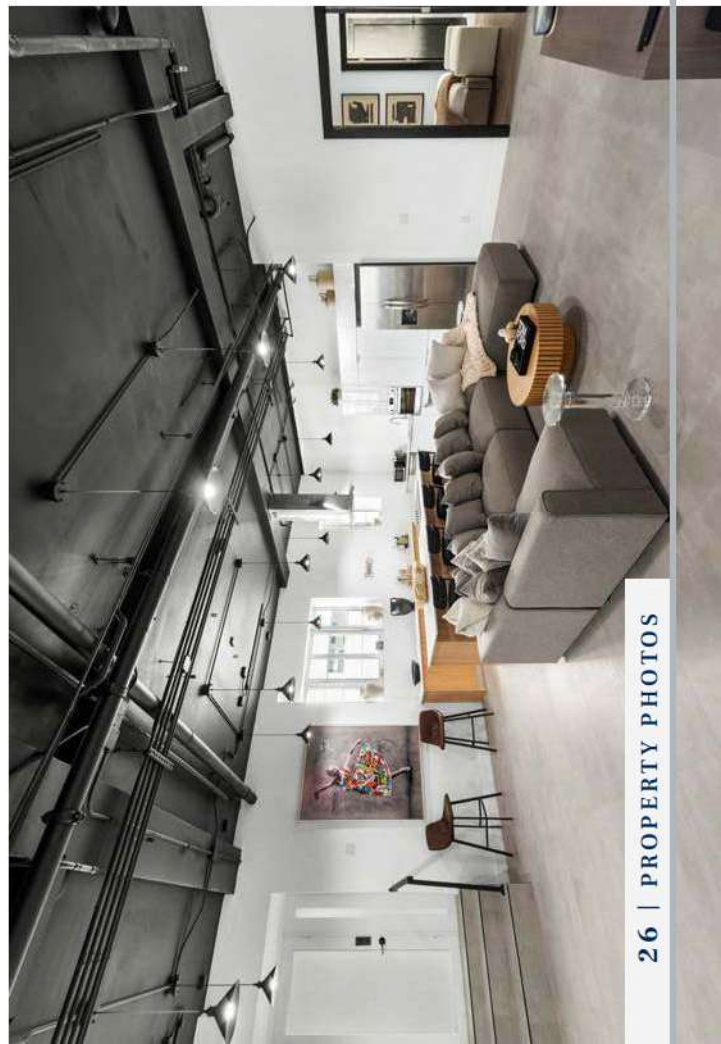
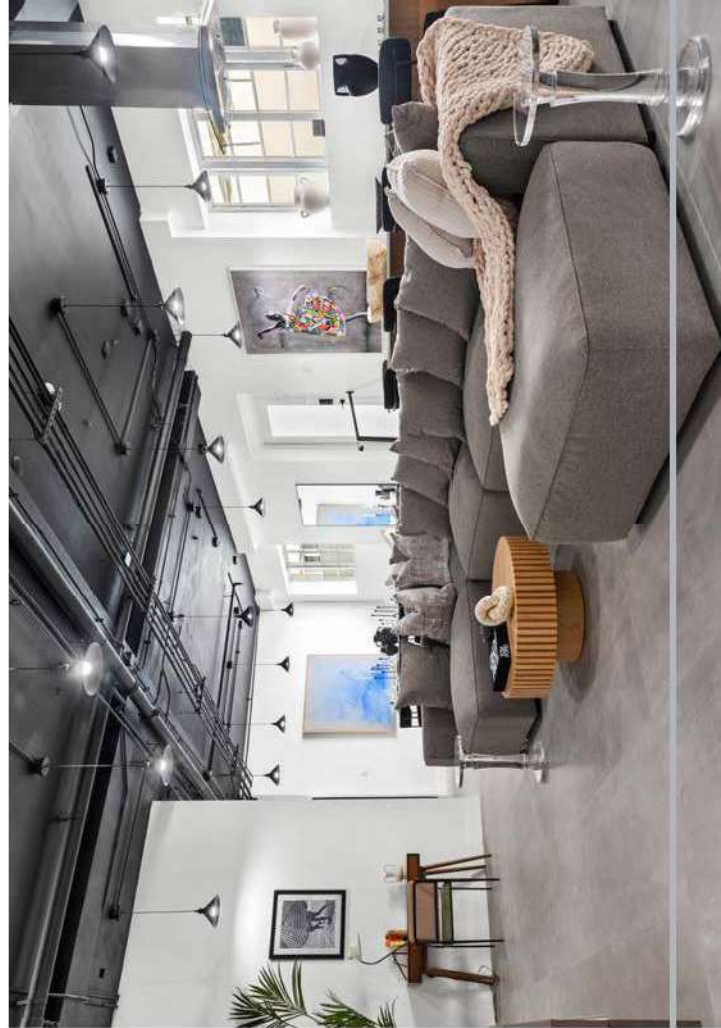
Property Photos

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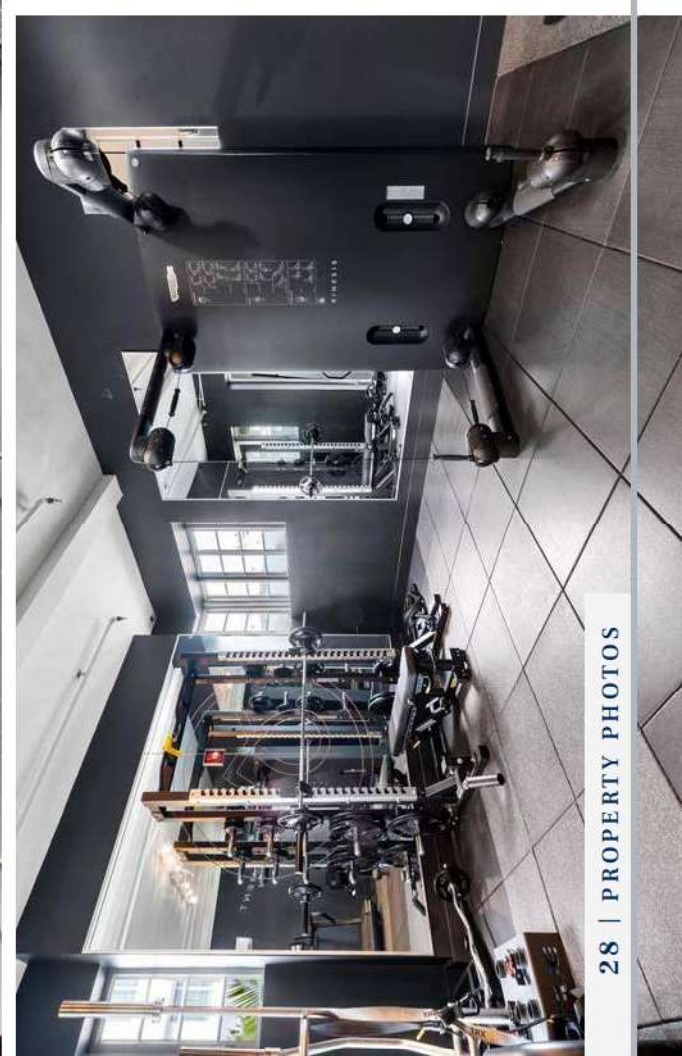












SECTION 5

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 852 COLLINS AVE MULTIFAMILY

SUMMARY - CURRENT	
Property Address	852 Collins Avenue Miami Beach, FL 33139
Price	\$6,975,000
Rentable Build Area (RBA)	7,604 sq ²
Lot Size	0.16 AC (7,000 ft ²)
Year Built /Renovated	1936/2016
Current Cap Rate	6.1%

ANNUALIZED OPERATING DATA	
Income	
Base Rent	\$561,666
Expenses	
*Real Estate Taxes	\$73,327
Insurance	\$65,169
Total Expenses	\$138,497
Net Operating Income	\$423,104

*Landlord is responsible for taxes & insurance w/ base year stop



FINANCIAL DETAILS - PRO FORMA// 852 COLLINS AVE MULTIFAMILY

Unit Type	Suite	Square Feet	% Bldg Share	Pro Forma Rent Per Year	Lease Type
Rooms	15 Units	4,404	57.9%	\$1,136,518	Gross
Retail	1st Floor	3,200	42.1%	\$192,000	NNN
Total		7,604		\$1,328,518	

Income	Pro Forma	Per SF
Scheduled Base Rental Income	1,328,518	174.71
Expense Reimbursement Income	\$119,113	\$15.66
Effective Gross Revenue	\$1,447,632	\$190.38

Operating Expenses	Pro Forma	Per SF
Operations & Maintenance	76,040	10.00
Sales & Marketing	72,238	9.50
Utilities	91,248	12.00
General & Administration	68,436	9.00
Reserves/Capital Improvements	45,624	6.00
Insurance	30,416	4.00
Real Estate Taxes	130,963	17.22
Management Fee	72,382	9.52

Total Expenses	\$587,347	\$77.24
Expenses as % of EGR	40.6%	
Net Operating Income	\$860,285	\$113.14

FINANCIAL DETAILS - PRO FORMA// 852 COLLINS AVE MULTIFAMILY

SUMMARY - PRO FORMA	
Price	\$6,975,000
Number of Suites	15 + 1 Retail
Rentable Built Area (RBA)	7,604 ft ²
Lot Size	0.16 Acres
Year Built	1936
Pro forma Occupancy	72%

OPERATING EXPENSES	
INCOME	
Scheduled Base Rental Income	\$1,328,518
Total Reimbursement Income	\$119,113
Effective Gross Revenue	\$1,447,632
Less: Operating Expenses	(\$587,347)
Net Operating Income	\$860,285

RETURNS	
CAP Rate	12.3%

OPERATING EXPENSES	
CAM	\$353,586
Insurance	\$30,416
Real Estate Taxes	\$130,963
Management Fee	\$72,382
Total Expenses	\$587,347

- Notes:
- Taxes are based on offering price
 - All expense are assumed
 - Pro forma assumes 12 Month ADR at ~\$289 for 15 keys at 72% occupancy and retail at \$60/ft² NNN

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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MIAMI

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands, the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. Miami is the most populous city, with over 430,000 residents, followed by Hialeah, with roughly 225,000 people. In recent years, redevelopment projects have brought more businesses and residents to downtown Miami.

METRO HIGHLIGHTS



BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, which attracts businesses and residents to the area.



INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world.



MEDICAL COMMUNITY

The county contains the largest concentration of medical facilities in Florida, drawing residents needing services throughout the state.

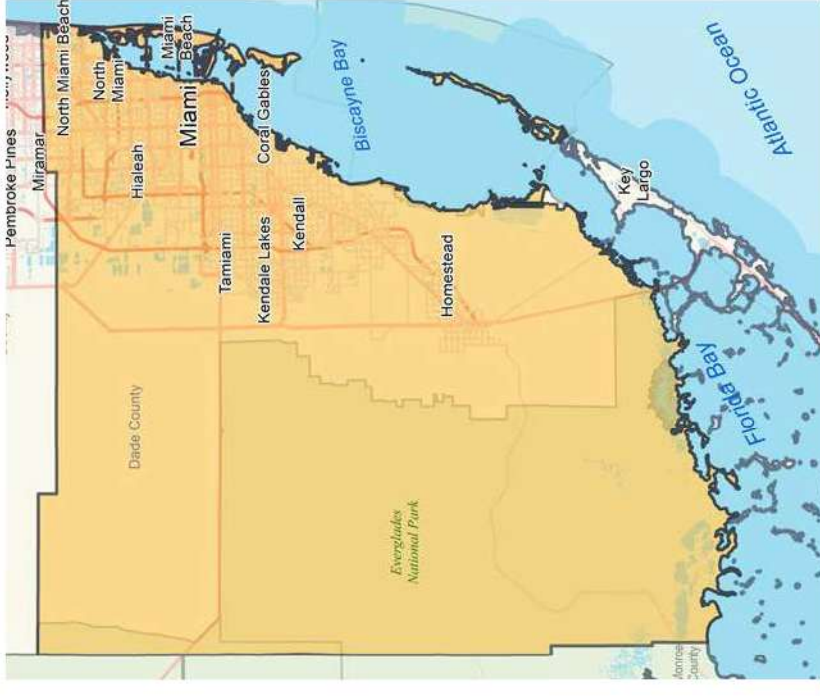
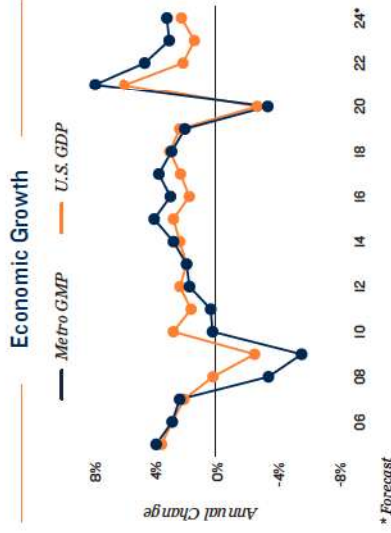


ECONOMY

- Various industries provide a diverse economy. Trade, international finance, health care and entertainment have become major segments locally.
- A strong tourism industry has developed, with ties to Latin America and the Caribbean, that persevered through the pandemic in 2020 and has continued to improve since.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both major contributors to employment and the economy.

MAJOR AREA EMPLOYERS

- Baptist Health South Florida
- University of Miami
- American Airlines
- Nicklaus Children's Hospital
- Publix Super Markets
- Winn-Dixie Stores
- Florida Power & Light Co.
- Carnival Cruise Line
- AT&T
- Mount Sinai Medical Center



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add more than 81,000 people over the next five years. During the same period, approximately 33,500 households will be formed, generating demand for various types of housing.
- The local homeownership rate of 46 percent is below the national rate of 64 percent, maintaining a strong rental market.
- The cohort of 20- to 34-year-olds comprises 19 percent of the population in 2024.



QUALITY OF LIFE

Miami-Dade County offers a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat, while the Inter Miami soccer club plays in nearby Fort Lauderdale. The county has a broad array of cultural attractions, historical sites and parks, including the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region is home to a dynamic and diverse culture, family-friendly neighborhoods, a plethora of shops and restaurants, and beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean.

SPORTS

- Baseball | **MLB** | MIAMI MARLINS
- Football | **NFL** | MIAMI DOLPHINS
- Basketball | **NBA** | MIAMI HEAT

EDUCATION

- THE UNIVERSITY OF MIAMI
- BARRY UNIVERSITY
- FLORIDA INTERNATIONAL UNIVERSITY
- MIAMI DADE COLLEGE

ARTS & ENTERTAINMENT

- ADRIENNE ARSHT CENTER
- ZOO MIAMI
- PEREZ ART MUSEUM MIAMI
- MIAMI CHILDREN'S MUSEUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

852 COLLINS AVE MULTIFAMILY // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	31,804	52,608	222,679
2024 Estimate			
Total Population	31,011	51,540	217,130
2020 Census			
Total Population	28,722	47,881	209,502
2010 Census			
Total Population	30,332	52,260	175,970
Daytime Population			
2024 Estimate	45,065	89,035	421,257
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	17,557	27,216	112,522
2024 Estimate			
Total Households	17,271	26,857	109,906
Average (Mean) Household Size	1.8	1.9	2.0
2020 Census			
Total Households	16,879	26,366	106,321
2010 Census			
Total Households	18,843	30,013	88,114
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	25,092	40,526	148,664
2024 Estimate	24,691	40,010	144,873

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	14.5%	20.7%	17.2%
\$150,000-\$199,999	7.1%	7.7%	9.1%
\$100,000-\$149,999	12.0%	12.4%	15.5%
\$75,000-\$99,999	11.2%	10.8%	12.0%
\$50,000-\$74,999	14.1%	12.5%	14.4%
\$35,000-\$49,999	10.9%	8.7%	7.8%
\$25,000-\$34,999	7.4%	7.0%	6.1%
\$15,000-\$24,999	8.6%	7.8%	6.5%
Under \$15,000	14.3%	12.5%	11.2%
Average Household Income	\$104,684	\$129,387	\$117,097
Median Household Income	\$77,579	\$103,525	\$93,303
Per Capita Income	\$57,466	\$63,826	\$59,910
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Educational Level			
2024 Estimate Population Age 25+	26,299	42,434	172,554
Elementary (0-8)	5.9%	5.0%	6.1%
Some High School (9-11)	4.5%	3.9%	4.7%
High School Graduate (12)	15.3%	13.7%	15.7%
Some College (13-15)	12.4%	11.4%	10.9%
Associate Degree Only	9.0%	8.8%	7.8%
Bachelor's Degree Only	31.5%	31.8%	30.0%
Graduate Degree	21.3%	25.5%	24.9%



POPULATION

In 2024, the population in your selected geography is 217,130. The population has changed by 23.39 percent since 2010. It is estimated that the population in your area will be 222,679 five years from now, which represents a change of 2.6 percent from the current year. The current population is 47.4 percent male and 52.6 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,769 people per square mile.



EMPLOYMENT

In 2024, 130,835 people in your selected area were employed. The 2010 Census revealed that 66 percent of employees are in white-collar occupations in this geography, and 12.8 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSEHOLDS

There are currently 109,906 households in your selected geography. The number of households has changed by 24.73 percent since 2010. It is estimated that the number of households in your area will be 112,522 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.0 people.



HOUSING

The median housing value in your area was \$739,734 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 28,532.00 owner-occupied housing units and 59,582.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$93,303, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 147.23 percent since 2010. It is estimated that the median household income in your area will be \$107,247 five years from now, which represents a change of 14.9 percent from the current year.



EDUCATION

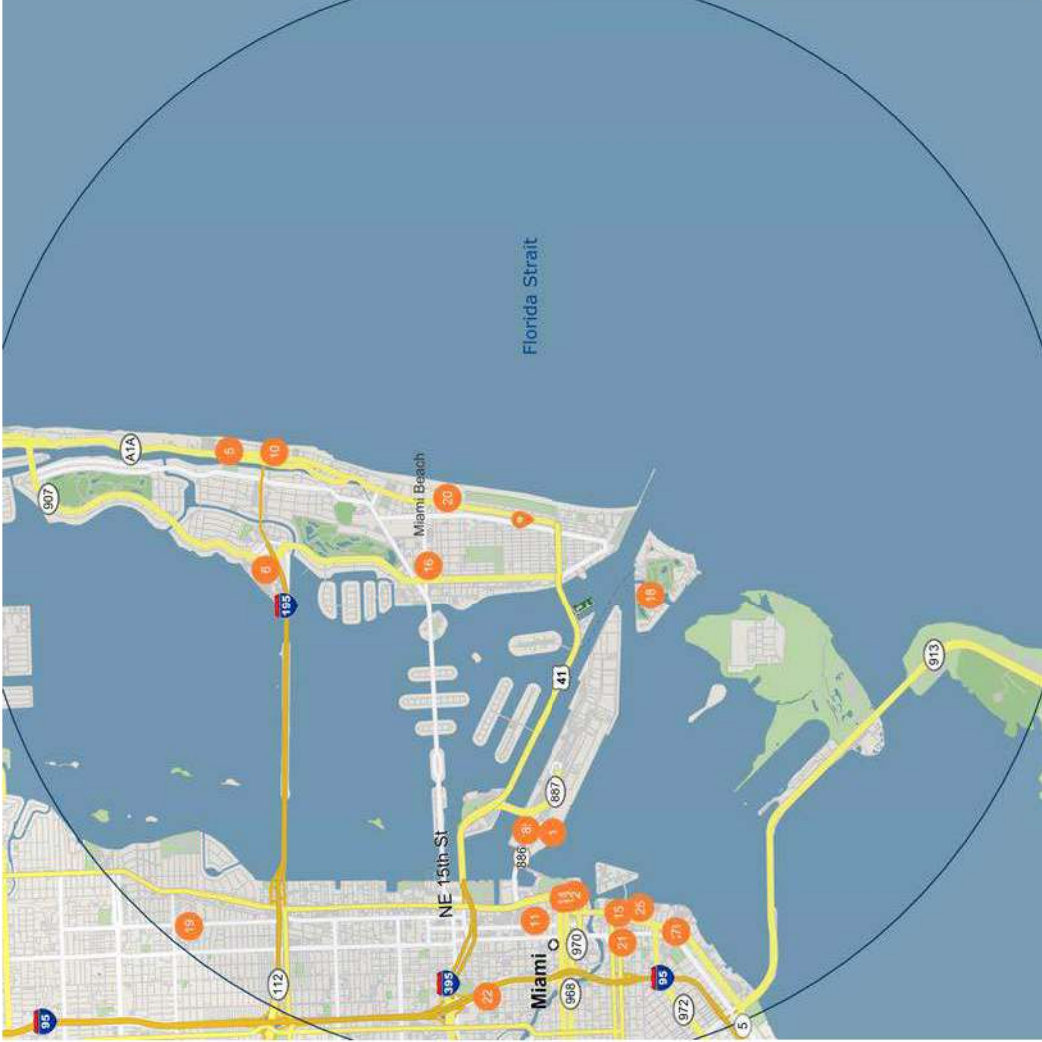
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 52.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The current year per capita income in your area is \$59,910, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$117,097, compared with the U.S. average, which is \$101,307.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.8 percent, respectively.

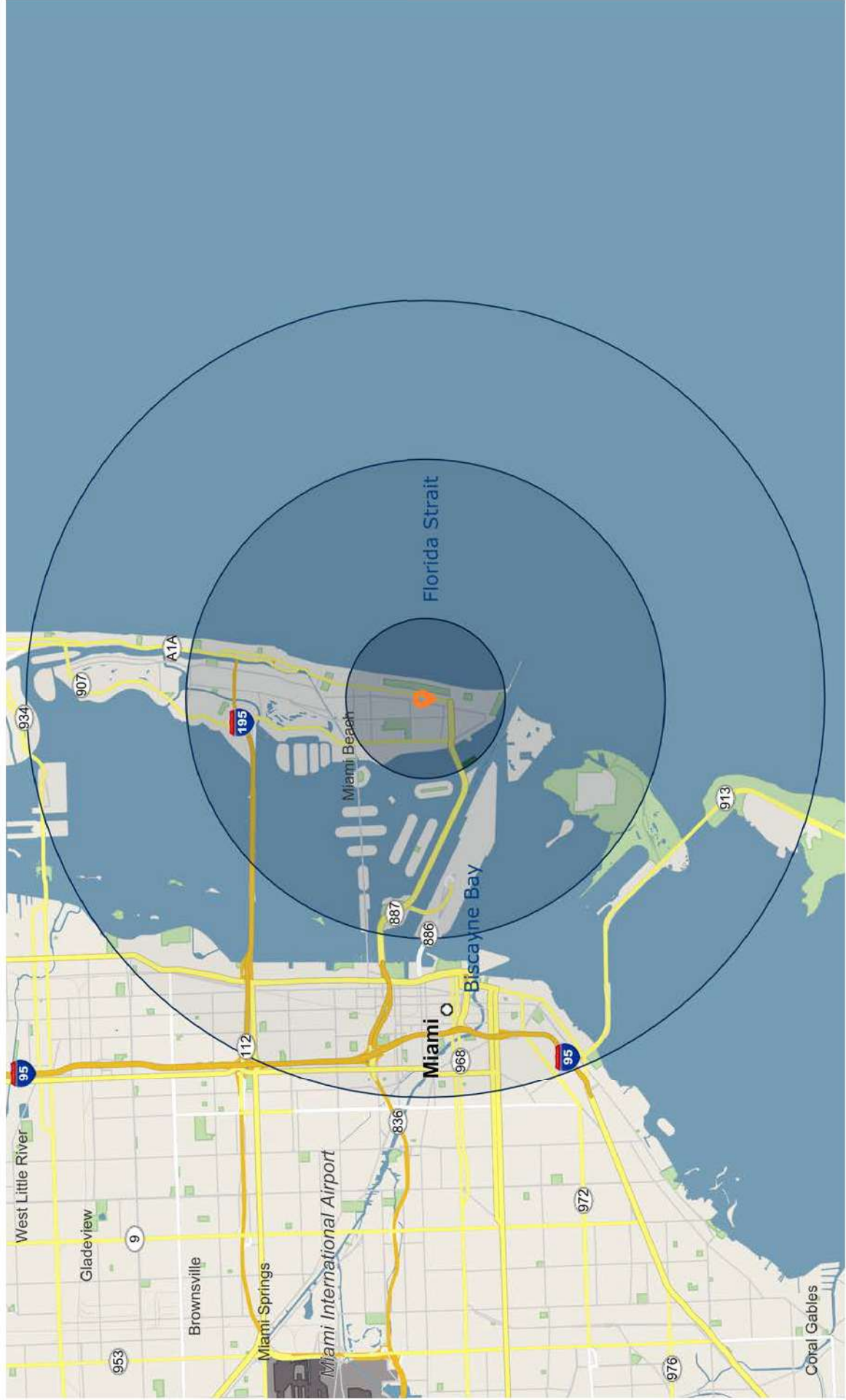
The area had fewer high-school graduates, 1.8 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.9 percent in the selected area compared with the 19.7 percent in the U.S.

852 COLLINS AVE MULTIFAMILY // DEMOGRAPHICS



	Major Employers	Employees
1	Royal Caribbean Cruises Ltd-ROYAL CARIBBEAN	3,400
2	Citadel Southwest Energy Ltd	2,500
3	Citadel Midwest Energy II Ltd	2,500
4	Citadel Texas Energy Ltd	2,500
5	Florida Fontainebleau Ht LLC-Fontainebleau Miami Beach	2,426
6	Mount Sinai Med Ctr Fla Inc-Mount Sinai Comprhnsive Cnscr Ct	2,009
7	HIG Capital LLC	1,813
8	Eller-Ito Stevedoring Co LLC	1,500
9	Anaplan Inc-Anaplan	1,445
10	Economos Properties Inc-Courtyard By Marriott	1,396
11	Miami Dade College	1,382
12	McRoberts Protective Agcy Inc	1,239
13	Vitas Hospice Services LLC	1,046
14	Corient Private Wealth LLC-Ci Doyle Asset Management	1,007
15	Skybridge Americas Inc-Skybridge Marketing Group	980
16	Security Indust Specialists Inc-Security Industry Specialist	978
17	Security Indust Specialists Inc	978
18	Csi International Inc	941
19	Miami Jewish Hlth Systems Inc-Douglas Gardens Community Care	900
20	Loews Miami Bch Ht Oper Co Inc-Loews Miami Beach	900
21	Acbj Business Journals Inc-South Florida Business Journal	783
22	Public Hlth Tr Miami Dade Cnty-Jefferson Reaves Sr Health Ctr	727
23	Bny Mellon National Assn	663
24	Willis RE Inc	624
25	Globant LLC	554

DEMOGRAPHICS // 852 COLLINS AVE MULTIFAMILY



DEMOGRAPHICS // 852 COLLINS AVE MULTIFAMILY

DEMOGRAPHIC SUMMARY

852 Collins Ave, Miami Beach, Florida, 33139

Ring of 1 mile

KEY FACTS

28,303

Population



16,859

Households

42.5

Median Age

\$54,362

Median Disposable Income

EDUCATION

8.8%

No High School Diploma



15.8%
High School Graduate



20.2%
Some College/
Associate's Degree



55.3%
Bachelor's/Grad/
Prof Degree

INCOME



\$65,850

Median Household Income



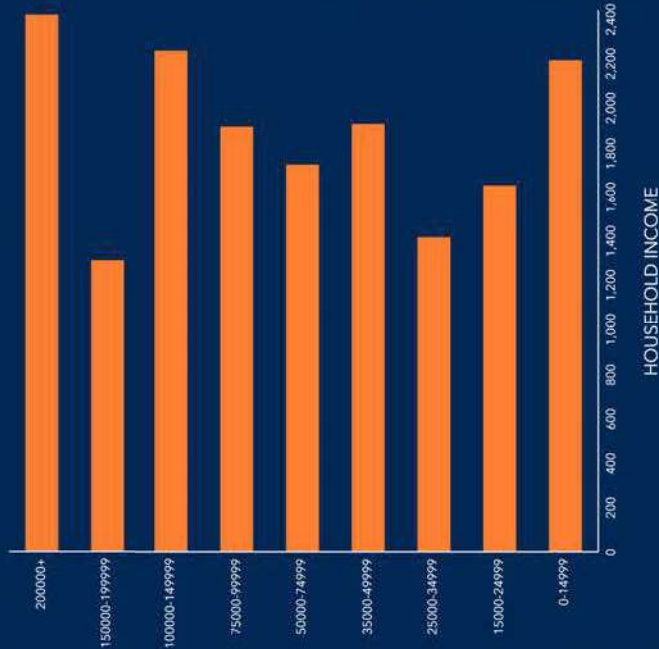
\$66,568

Per Capita Income

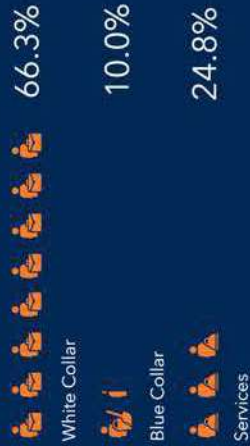


\$44,726

Median Net Worth



EMPLOYMENT



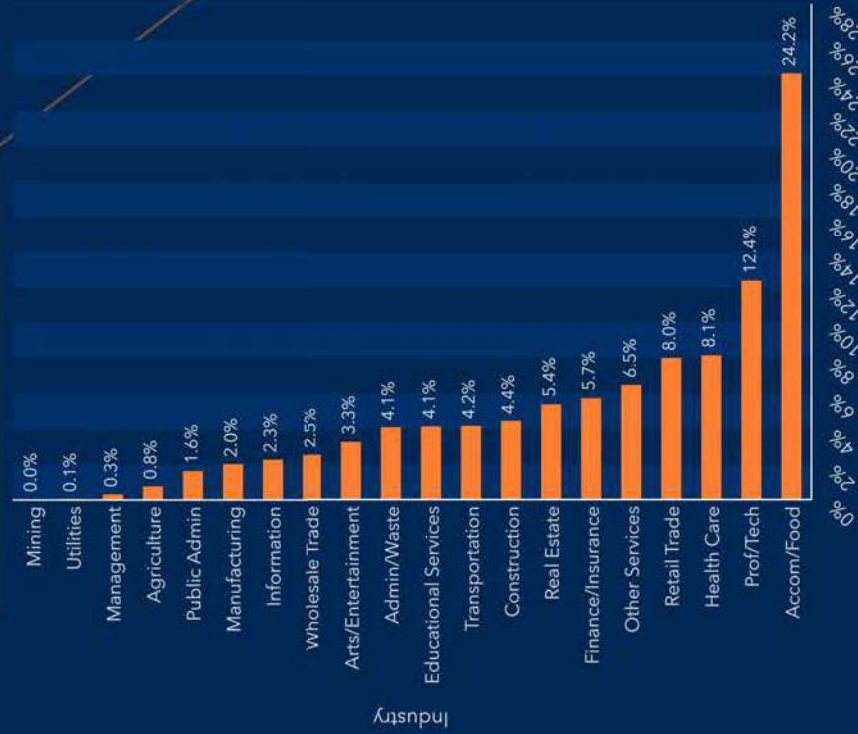
Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHICS // 852 COLLINS AVE MULTIFAMILY

Economic Development Profile



Labor Force by Industry



Percent in Labor Force



Workforce Overview



Commute Time: Minutes



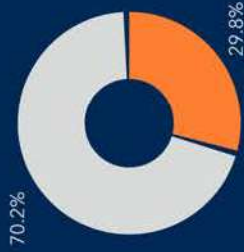
Transportation to Work



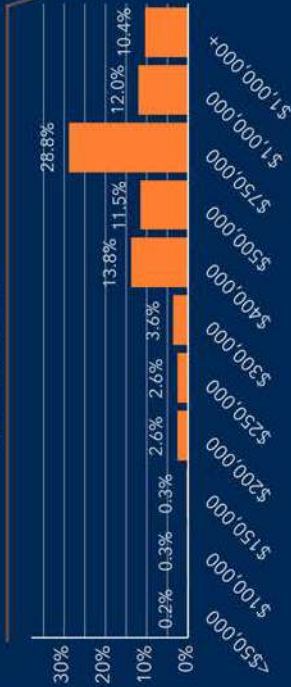
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), AGS (2024).

DEMOGRAPHICS // 852 COLLINS AVE MULTIFAMILY

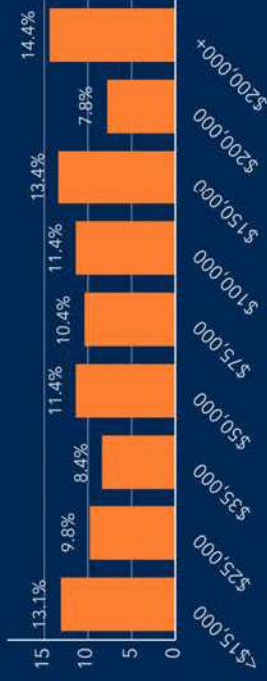
Home Ownership



Home Value

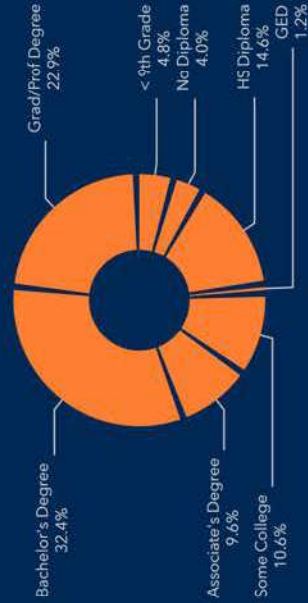


Household Income



Community Overview

Educational Attainment



ANNUAL HOUSEHOLD SPENDING



24,027
Total Housing Units

41
Housing Affordability Index

2,958
Households Below the Poverty Level

42.5
Median Age

\$54,362
Median Disposable Income

28,303
Total Population

76
Wealth Index

82
Diversity Index

165
Total Crime Index

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024), AGS (2024).



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