

OFFERING MEMORANDUM

Tenant;
UNITED STATES POST OFFICE
1661 WEST AVENUE | MIAMI
BEACH, FL 33139

STABILIZED GOVERNMENT-
BACKED INVESTMENT | PRIME
LAND

SHAPTOWN

LAST UPDATED (08/07/2026)



SHAPTOWN

- COMMERCIAL REAL ESTATE INVESTMENT SERVICES
- PROPERTY MANAGEMENT

**ASK ME ABOUT
MY MARKET REPORTS**

At SHAPTOWN, we primarily focus on the commercial market, handling properties that are used for business purposes, including office buildings, warehouses, and retail spaces. This specialization ensures our clients benefit from an in-depth understanding of the unique dynamics, valuation methods, and due diligence requirements involved in commercial transactions in South Florida.

Joel Shapori is a licensed Real Estate Associate with SHAPTOWN in the State of Florida. He brings six years of dedicated property management experience from Spokane, Washington, where he served as a Property Management Assistant.

Joel is ARGUS Software Certified (ASC) and holds a certificate in Luxury Marketing & Experiences, enabling him to provide high-level financial modeling and sophisticated marketing strategies for premium assets.

He holds a Master of International Real Estate and an undergraduate degree in Business Administration from Florida International University. Leveraging his hands-on experience in optimizing building operations, tenant relations, and financial oversight, Joel is committed to helping owners and operators navigate the unknown with data-driven insight and a luxury-tier service standard.



Joel Shapori
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Licensed Real Estate Sales Associate |
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\$4,590,000

PRICE

4.7%

CAP RATE (Proforma)



CD-2

ZONE

- 100% Occupied by the United States Postal Service (Sovereign Credit)
- Strategic Location on West Ave, Miami Beaches Premier Retail Corridor
- CD-2 Zoning: A rare opportunity to acquire prime land in a high-demand, high-barrier-to-entry market.



Walkable access to Lincoln Road unparalleled retail and entertainment.



Seamless connections to the Venetian Causeway for swift Miami Access.



Proximity to the Miami Beach Convention Center and other premier daily conveniences.

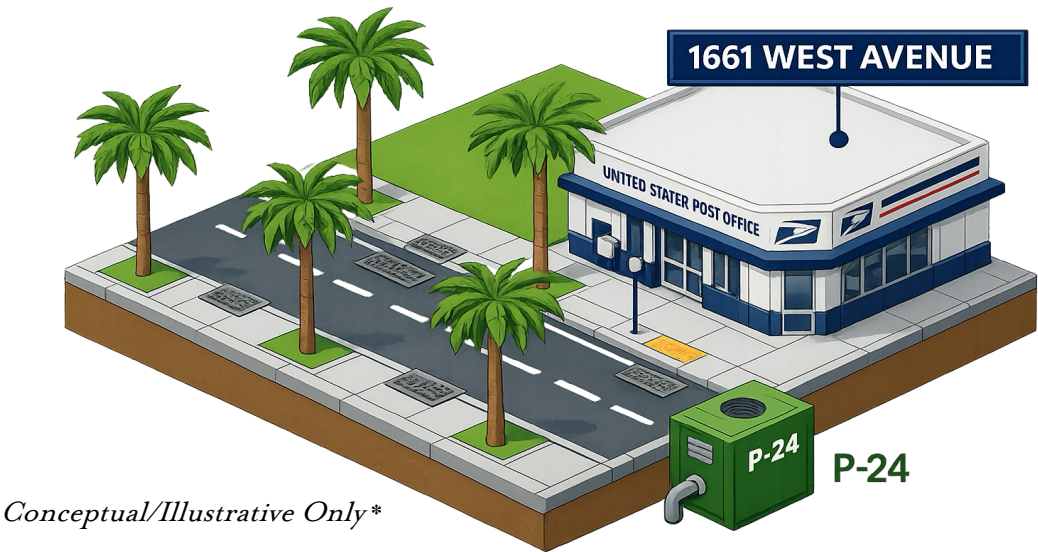


Minutes from the Atlantic Ocean, providing long-term intrinsic value

Strategically Positioned at Miami Beach's Core: Location Advantage.

A meticulously connected Hub, 1661 West Avenue offers an unparalleled amenity rich environment within minutes. We believe this is a unique asset and scarce opportunity.

PUBLIC INFRASTRUCTURE INJECTION:
MIAMI BEACH PHASE II



COMPREHENSIVE STREET RAISING:
Mitigating tidal flooding and sea-level rise

NEW P-24 PUMP STATION:
State-of-the-art stormwater management

MODERNIZED UTILITY MAINS:
Upgraded water and sewer infrastructure

STRATEGIC SITE ANALYSIS & ZONING:
1698 ALTON RD



1698 ALTON RD

Zone: CD-2

Adjusted Area: 175,827 SF

Lot Size: 15,000 SF

Year Built: 2019

1661 WEST AVENUE

Zone: CD-2

Adjusted Area : TBD

Lot Size: 7,500 SF

Year Built: TBD



AN INVITATION FOR VISIONARY PRINCIPLES

CREATE YOUR UNIQUE BUSINESS MODEL & CONCEPTUAL DEVELOPMENT PLANS

We invite qualified development groups with a proven South Florida track record to reach out to Joel Shapori, perform a due diligence investigation, and propose a transformative vision for this landmark CD-2 zoned lot.

Capitalize on the secured USPS income carry while defining the future of West Avenue's premier residential-to-retail corridor.

REACH OUT FOR MORE INFORMATION
& CREATE A CONCEPT



#1. CONDO

Target Sales Prices
\$1,500 - \$2,000
per SF

Market Precedent: Nearby developments, such as **Monad Terrace** and the **Five Park Project**, have established a high-water mark in this sub-corridor, suggesting a strong appetite for luxury-branded residential products.



#2. MIAMI BEACH HOSPITALITY

RevPAR \$223.91
Source/CoStar

Underserved "Quiet Luxury" Sub-Market: The West Avenue corridor is currently supply-constrained for upscale, boutique lodging. A specialized hospitality product here would cater to a growing demographic seeking a sophisticated alternative to the high-density tourist core.



#3. MIAMI BEACH CLASS A OFFICE

MARKET ASKING
RENT/SF \$106.89
Source/CoStar

Boutique Market Dynamics: The South Miami Beach corridor is transforming into a premier professional hub, validated by landmark projects like **The Fifth**—a Class-A+ flagship—and the recently built **Baptist Health** medical facility at 709 Alton.



#4. MIAMI BEACH CLASS A RETAIL

MARKET
ASKING
RENT/SF \$111.22
Source/CoStar

Established "High-Street" Destination: The 1600-1700 blocks of West Avenue have stabilized as a premier wellness, design, and high-end dining corridor. Proximity to national anchors like Trader Joe's ensures consistent, high-volume pedestrian traffic.

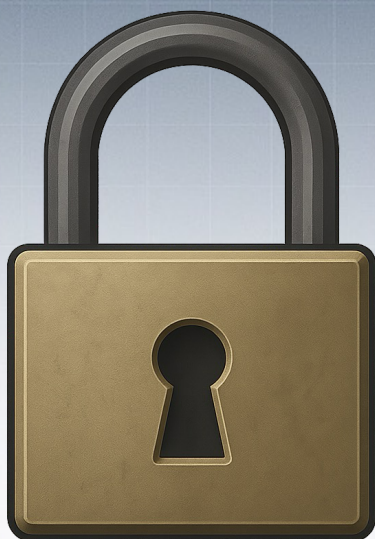


#5. MIAMI BEACH CLASS A MULTIFAMILY

MARKET
RENT/UNIT \$4,407
Source/CoStar

Luxury Multifamily: A structural inventory gap exists as aging local stock fails to meet modern luxury demand. This site offers a rare opportunity to deliver a 'Generation-1' boutique product into a premier, highly walkable ecosystem—capturing a captive market ready for top-of-market premiums."

ACCESS THE FULL OFFERING MEMORANDUM & DUE DILIGENCE VAULT

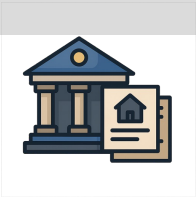


- U.S. POSTAL SERVICE (USPS) LEASE
- HISTORICAL 3-YEAR OPERATING STATEMENTS (2023-2025)
- BOUNDARY SURVEY
- THE FULL OFFERING MEMORANDUM

REQUIRES SIGNED CONFIDENTIALITY AGREEMENT (CNA-1)

The information contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SHAPTOWN and should not be made available to any other person or entity without the written consent of SHAPTOWN. This OM has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SHAPTOWN has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we deem reliable; however, SHAPTOWN has not verified, and will not verify, any of the information contained herein, nor has SHAPTOWN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. This OM contains certain forward-looking statements and projections regarding potential future development and financial performance. These statements are based on current market conditions and assumptions which are subject to significant uncertainty. Actual results may vary materially from those projected. Any references to specific development potential, density, or use—including hospitality, high-street retail, or residential visions—are based on preliminary internal studies and are for conceptual purposes only. Zoning and entitlements are not guaranteed, and prospective purchasers must consult with their own land-use counsel, architects, and municipal officials to determine the feasibility of any specific project. Current property tax and insurance figures are provided for historical context only; a sale of the property may trigger a reassessment by the Miami-Dade County Property Appraiser, which may result in a significant increase in annual holding costs. Please note that certain architectural renderings, environmental visuals, or property enhancements included in this document may have been created or modified using Artificial Intelligence (AI) tools. These visuals are intended for conceptual and illustrative purposes only and may not represent the current or exact physical state of the property. The subject property is currently occupied by a federal tenant, and access to the property and the disclosure of lease terms may be subject to federal security protocols. No party shall attempt to contact the tenant, its employees, or its representatives directly. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. SHAPTOWN does not grant any buyer, agent, or third party the authorization to tour, enter, or loiter on the property grounds without express prior written consent from SHAPTOWN. Unauthorized site visits are strictly prohibited and may be considered trespassing or a violation of federal tenant security protocols. Please consult your SHAPTOWN agent for more details.

I. MUNICIPAL & PROPERTY RECORDS



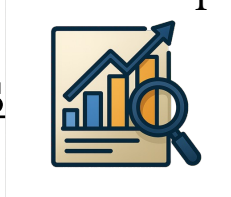
City of Miami Beach. “West Avenue Neighborhood Improvements: Phase II Infrastructure & Resiliency Project.” Miami Beach Public Works, 2026.

Gridics. “Zoning & Land Use Map Search.” *City of Miami Beach Planning Department*, 2026.

PropertyKey. “MLS & Tax Integrated Property Reports.” *IMAPP Next Generation*, 2026.

Miami-Dade County Property Appraiser. “Real Estate Property Search & Tax Roll Data.” *Miami-Dade County*, 2026.

II. MARKET INTELLIGENCE & ANALYTICS



CoStar Group. “Commercial Real Estate Information and Analytics.” *CoStar Group, Inc.*, 2026.

Five Park Miami Beach. “Project Data & Market Overview.” *Five Park*, 2026.

Monad Terrace Residences. “Project Data & Market Overview.” *Monad Terrace*, 2026.

Zillow Group, Inc. “Residential Market Metrics & Inventory Analytics.” *Zillow Research*, 2026.

III. METHODOLOGY & VISUAL TOOLS



Google Gemini. “Narrative Assistance & Conceptual Visuals.” *Google AI*, 2026.

Microsoft Copilot. “Narrative Assistance & Conceptual Visuals.” *Microsoft Corporation*, 2026.

Google Earth Studio. “Aerial Imaging & Visual Analysis.” *Google*, 2026.

Google Maps. “Satellite Imagery & Locational Mapping.” *Google*, 2026.