Exhibit B

CBRE

Availability Survey - Dade County
Miami Beach, FL

Retail Services
Prepared by: Danny Diaz

	Address	Center/ Building Name	City	Available SF	Asking Rate (psf)	NNN's (psf)	Comments
1	1427 Washington Ave		Miami Beach	2,600	$55.00	$12.00	Space is narrow and deep. Would most likely strike a deal in the mid-low $40'sf NNN.
2	1331 Washington Ave		Miami Beach	4,316	$55.00	$15.00	Space can be subdivided to a 2,158 sf space.
3	1201 Washington Ave		Miami Beach	1,000	$55.00	$20.00	
4	850 Washington Ave		Miami Beach	1,800	$50.00	$19.00	Working on a deal that will most likely end up in the low $40's psf NNN.
5	828 Washington Ave		Miami Beach	1,450	$44.00	$19.00	Pilar Latin Food signed a deal last week. Took over the former Edible Arrangements space.
6	1688 Meridian Ave		Miami Beach	1,585	$85.00	$16.00	Sushi Mas signed a deal at this location. Landlord bought up the rent by provided $70 psf in TI and delivering the space with all the resturant infrastructure.
7	1691 Michigan Ave		Miami Beach	1,100	$55.00	$24.00	Magna Sushi signed a lease in this space. Took over the former Hank & Harry's Deli space.
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