

FOR LEASE • BUSINESS SALE PROPERTY

# TURNKEY RESTAURANT OPPORTUNITY | BRICKELL

📍 871 South Miami Avenue • Miami, FL 33130

FOR VISUAL  
PURPOSES ONLY

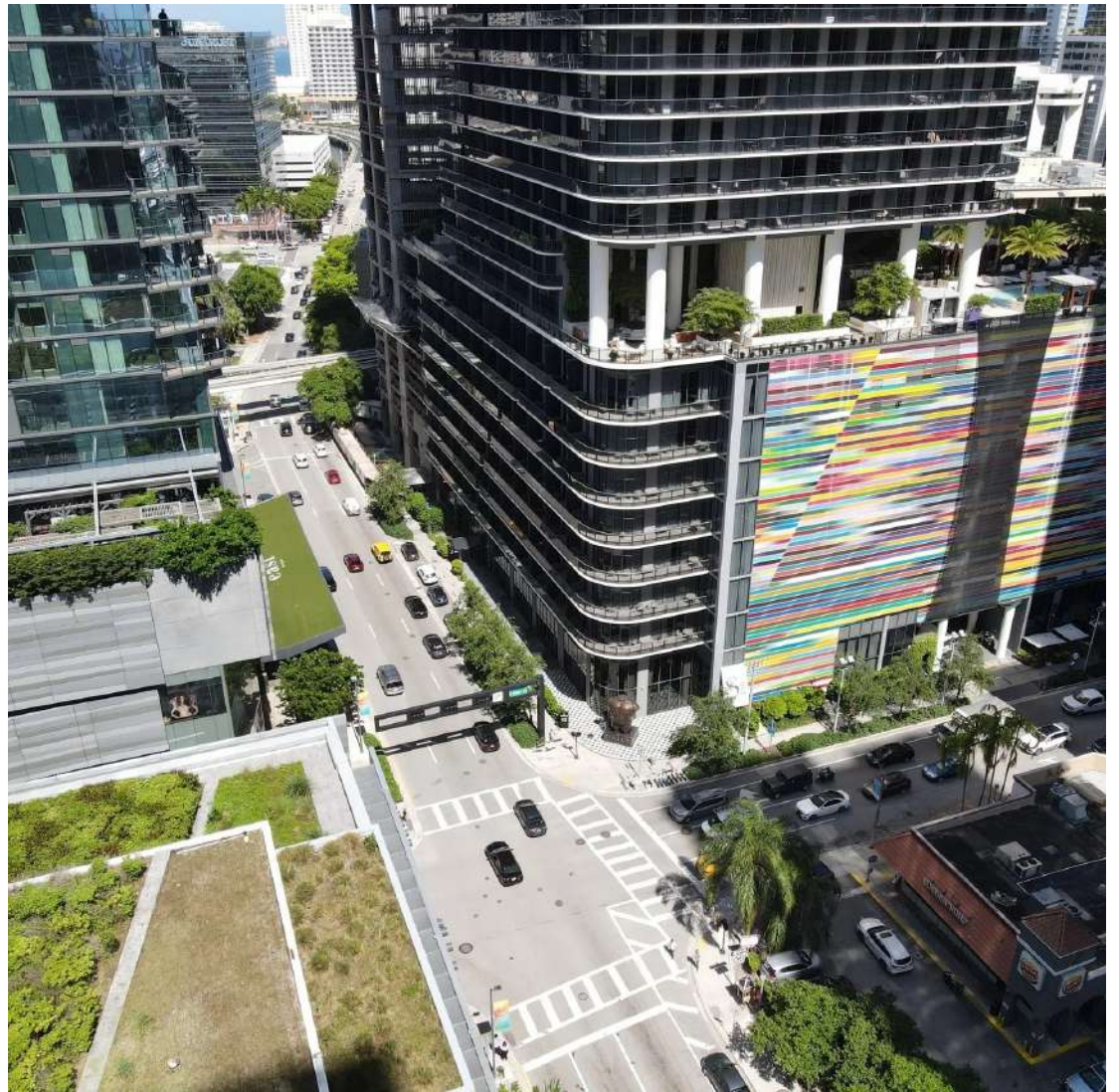
**FA**  
Commercial

# BUSINESS SALE TURNKEY RESTAURANT

**S Miami Ave | Brickell**

FA Commercial is pleased to present an exclusive business sale opportunity for a fully built, high-end restaurant. This turnkey space features complete kitchen infrastructure, bar build-out, HVAC, and FF&E, offering immediate operational capability with minimal downtime and capital expenditure, making it an ideal opportunity for operators seeking a seamless entry into an ideal, high-demand location.

STATUS: FOR LEASE



TYPE

**Business Sale**

TENANT

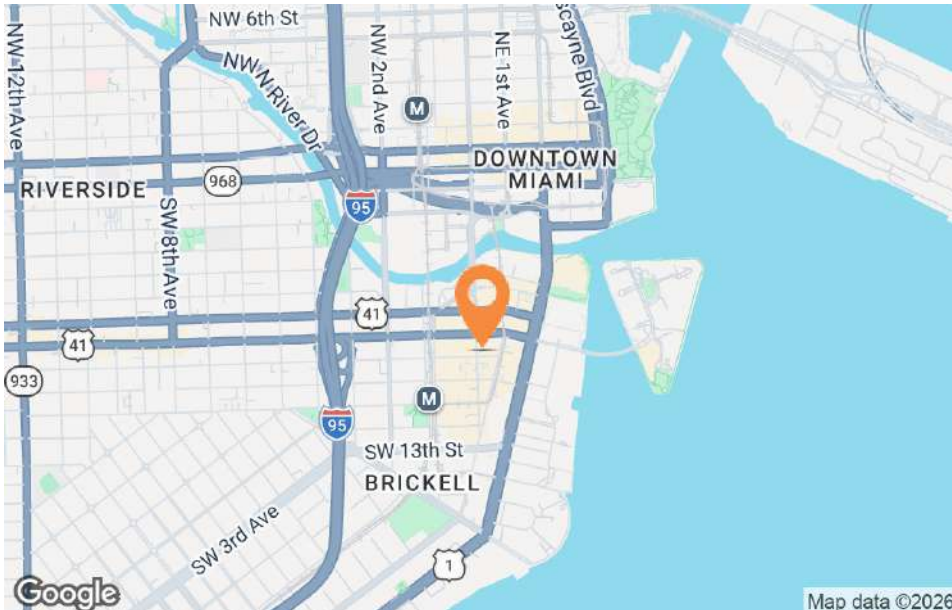
**Kaori**

SIZE

**4,911**  
SF

NNN

**\$22**  
/SF



# INVESTMENT HIGHLIGHTS

## 01 Prime Location Within A Luxury Mixed-Use Development

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## 02 Fully Built-Out, Turnkey Restaurant Space

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## 03 Significant Savings Vs. Ground-Up Construction

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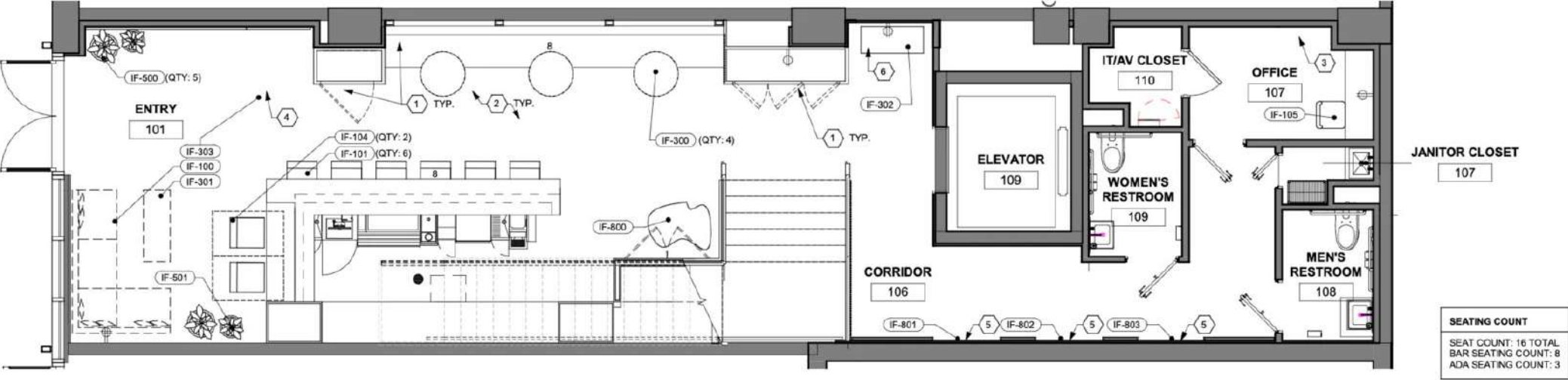
## 04 Existing High-End Infrastructure And Layout

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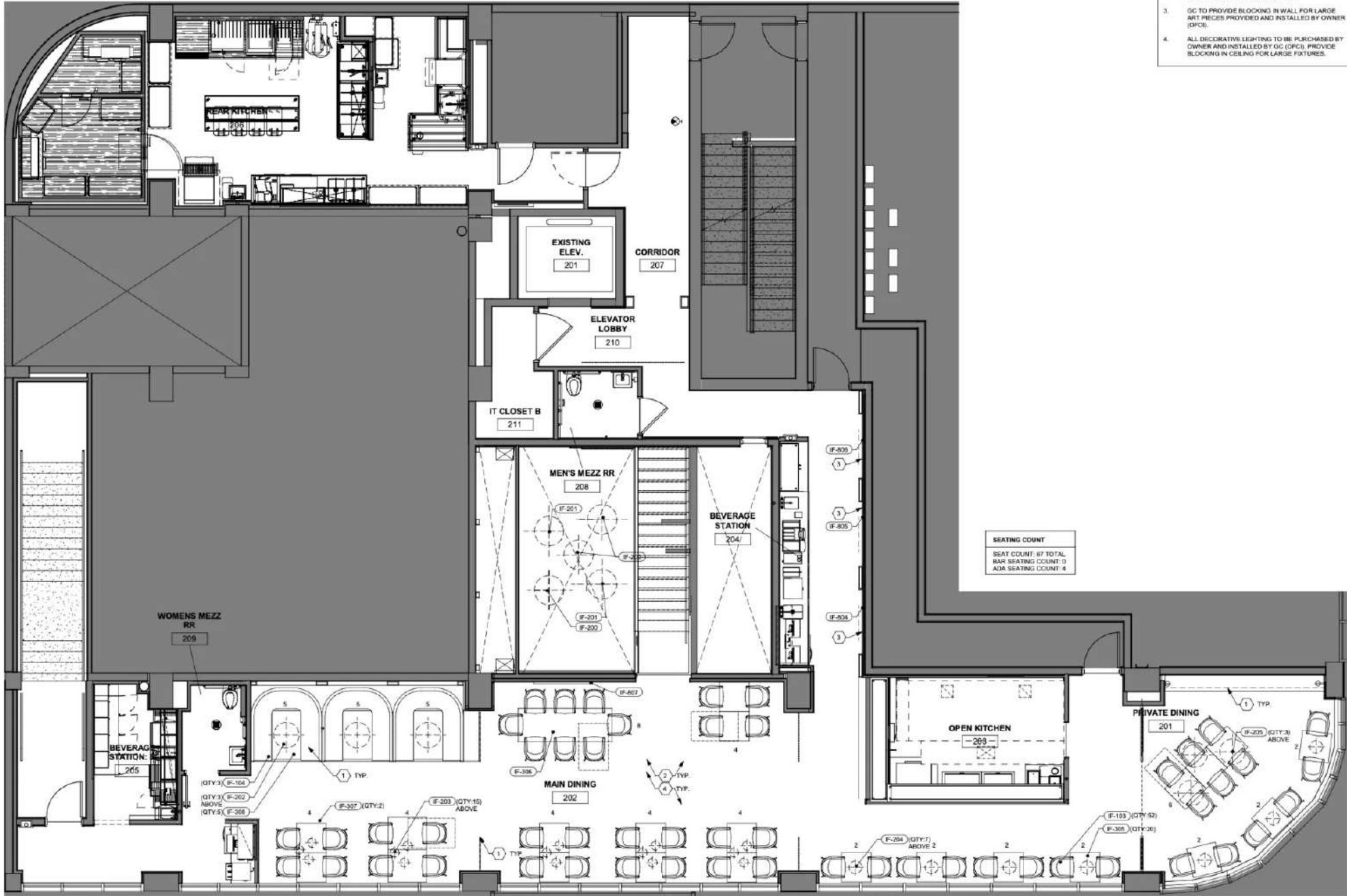
## 05 Two-Level Layout

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- FF&E PLAN KEY NOTES
- 1. BUILT-IN MILLWORK AND BANQUETTE TO BE PROVIDED AND INSTALLED BY GC (CFC).
  - 2. ALL DECORATIVE LOOSE FURNITURE TO BE PROVIDED AND INSTALLED BY OWNER (OFC).
  - 3. GC TO PROVIDE BLOCKING IN WALL FOR LARGE ART PIECES PROVIDED AND INSTALLED BY OWNER (OFC).
  - 4. ALL DECORATIVE LIGHTING TO BE PURCHASED BY OWNER AND INSTALLED BY GC (OFC). PROVIDE BLOCKING IN CEILING FOR LARGE FIXTURES.



1 SECOND FLOOR FURNITURE PLAN  
1/4" = 1'-0"



|                    |                                                                                                                          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|
| BUILDING NAME:     | <b>SLS Lux Brickell</b>                                                                                                  |
| RENT COMMENCEMENT: | <b>May 1, 2020</b>                                                                                                       |
| INITIAL TERM:      | <b>8 years (expires April 30, 2028)</b>                                                                                  |
| RENEWAL OPTION:    | <b>5 years at FMV or not less than \$560,335.19 per annum, with 3% annual escalations (May 1, 2028 – April 30, 2033)</b> |
| RETAIL SIZE:       | <b>4,900 SF</b>                                                                                                          |
| TENANT:            | <b>Kaori - Hestia Food Services LLC</b>                                                                                  |

The business operates under a long-term lease within SLS LUX Brickell, providing stability and continuity for a new operator. The current lease extends through April 2028, with a 5-year renewal option structured at the greater of fair market value or a base rent floor, and includes 3% annual escalations during the option term.

The lease also incorporates a percentage rent component of 10% of gross sales (excluding taxes), aligning landlord and tenant interests. Additionally, the tenant benefits from standard assignment and subleasing flexibility, subject to landlord approval, making this an attractive and transferable lease structure for qualified operators.



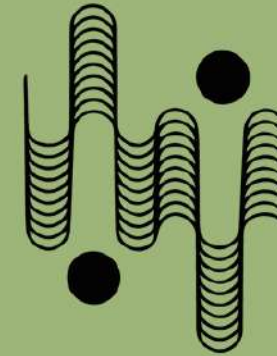
- Prime location within a luxury mixed-use development
- Fully built-out, turnkey restaurant space
- Significant savings vs. ground-up construction
- Existing high-end infrastructure and layout
- Two-level layout

| Base Rent Schedule - Initial 8 Years |              |              |
|--------------------------------------|--------------|--------------|
| Year                                 | Annual Rent  | Monthly Rent |
| 1                                    | \$442,333.77 | \$36,861.15  |
| 2                                    | \$455,603.78 | \$37,966.98  |
| 3                                    | \$469,271.90 | \$39,105.99  |
| 4                                    | \$483,350.05 | \$40,279.17  |
| 5                                    | \$497,850.56 | \$41,487.56  |
| 6                                    | \$512,786.07 | \$42,732.17  |
| 7                                    | \$528,169.66 | \$44,014.14  |
| 8                                    | \$544,014.75 | \$45,334.56  |

## KAORI

The space is currently home to Kaori Miami, an upscale Asian-inspired restaurant concept known for its refined dining experience, sophisticated design, and strong positioning within Brickell's competitive culinary scene. The business is operated through Hestia Food Services LLC and is offered as a turnkey key money opportunity, including a long-term lease with favorable terms, providing immediate operational continuity and a seamless transition for a new operator.

The concept features a curated menu with sushi, robata-style dishes, and shareable plates, complemented by a full-service bar program, making it a well-rounded destination for both dining and social experiences.



# KAORI

**RESTAURANT • LISTENING ROOM • COCKTAIL BAR**





**FOR LEASE - MIAMI, FL**



## SLS LUX BRICKELL

The **SLS Lux Brickell**, is a 57 story, 450-unit premier residential condominium and hotel tower that was completed in 2018, becoming the third SLS-branded property built in Miami.

The **SLS Lux** also offers several amenities to residents and guests including **two pools with complimentary cabanas, lounges, and sports courts for tennis, soccer, and basketball.**

The tower is located in the heart of the Brickell area, just one block from **Brickell City Center** and directly across the street from the **Shops at Mary Brickell Village.**

The ground floor houses the **space for lease** which sits on a **trophy corner** in the middle of Brickell-Miami.



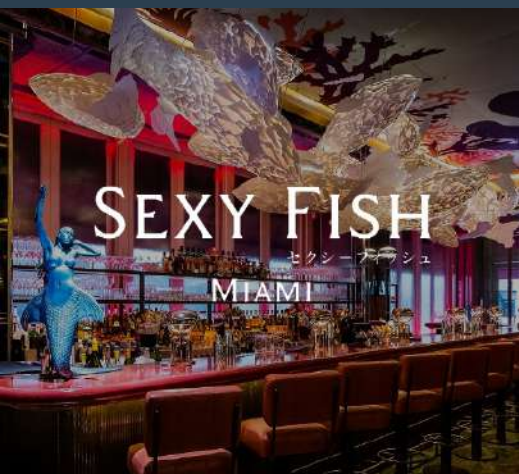




**830**  
BRICKELL





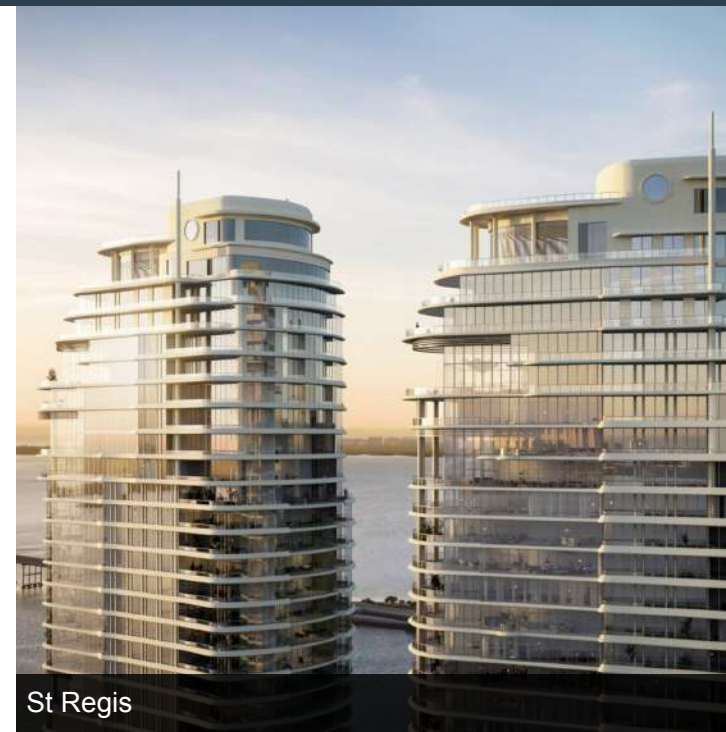




Ora By Casa Tua



1428 Brickell



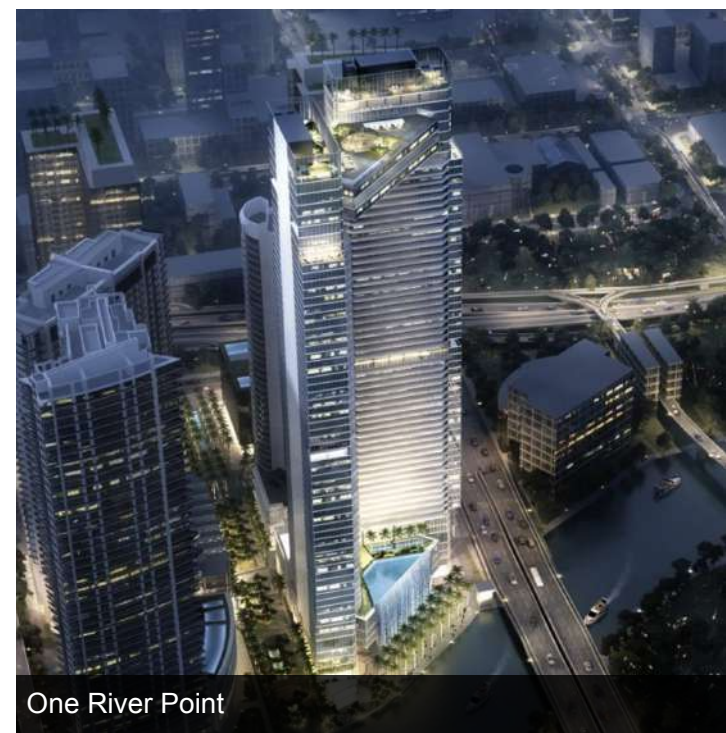
St Regis



One Brickell City Centre



Una Residences



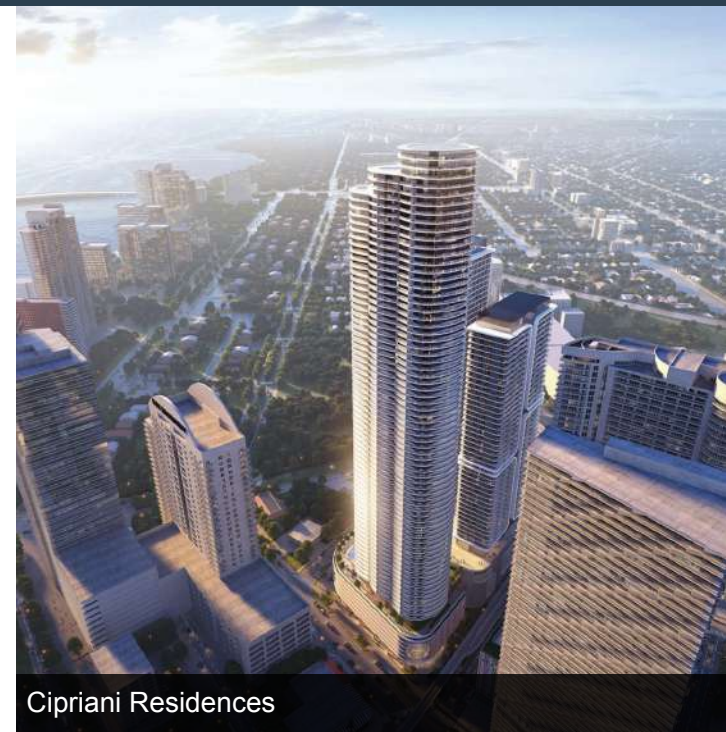
One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



Lofty Brickell



The Shops at Mary Brickell Village

POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 13,695     | 31,954    | 61,027 |
| AVERAGE AGE          | 35.8       | 36.3      | 38.6   |
| AVERAGE AGE (MALE)   | 37.0       | 37.2      | 38.7   |
| AVERAGE AGE (FEMALE) | 35.9       | 35.8      | 38.8   |

HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 7,973      | 18,455    | 33,386    |
| # OF PERSONS PER HH | 1.7        | 1.7       | 1.8       |
| AVERAGE HH INCOME   | \$205,473  | \$173,753 | \$149,494 |
| AVERAGE HOUSE VALUE | \$573,712  | \$603,164 | \$622,371 |

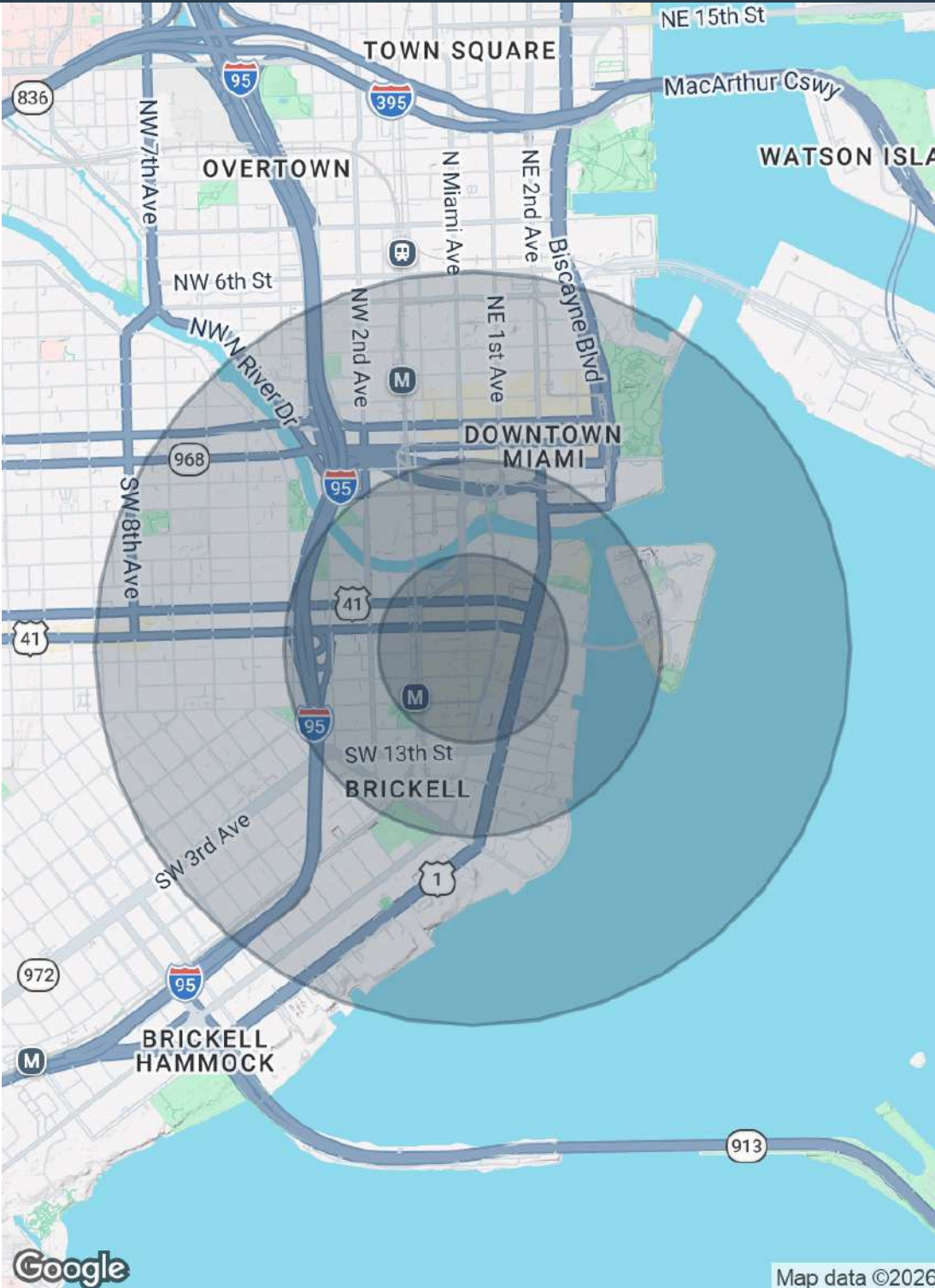
ETHNICITY (%)

|          | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------|------------|-----------|--------|
| HISPANIC | 48.4%      | 53.3%     | 61.8%  |

RACE

|                                    | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|------------|-----------|--------|
| TOTAL POPULATION - WHITE           | 7,056      | 15,724    | 28,535 |
| TOTAL POPULATION - BLACK           | 437        | 1,160     | 2,994  |
| TOTAL POPULATION - ASIAN           | 865        | 1,558     | 2,176  |
| TOTAL POPULATION - HAWAIIAN        | 0          | 0         | 0      |
| TOTAL POPULATION - AMERICAN INDIAN | 115        | 269       | 527    |
| TOTAL POPULATION - OTHER           | 870        | 1,919     | 3,374  |

2023 American Community Survey (ACS)



## OUR SERVICES

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

### INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

### OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

### TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord** and **tenant** representation.





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