

MELIÁ BRICKELL — GROUND FLOOR RESTAURANT OPPURTUNITY

1136 SW 3rd Ave | Miami, FL 33130

OFFERING MEMORANDUM

FOR LEASE



ONE

Sotheby's
INTERNATIONAL REALTY

MELIÁ RESIDENCES MIAMI

110

Units

8

Floors

11

Wellness
Components

15+

Guest
Services

- **Junior One Bedroom**
450 sqft
- **One Bedroom**
540 sqft
- **Studio**
321 sqft



Our Global Presence

#1 HOTEL GROUP IN SPAIN.

#2 HOTEL GROUP IN EUROPE.

AMERICA

10 Countries

73 Hotels

SPAIN

144 hotels

EUROPE, MIDDLE

EAST & AFRICA

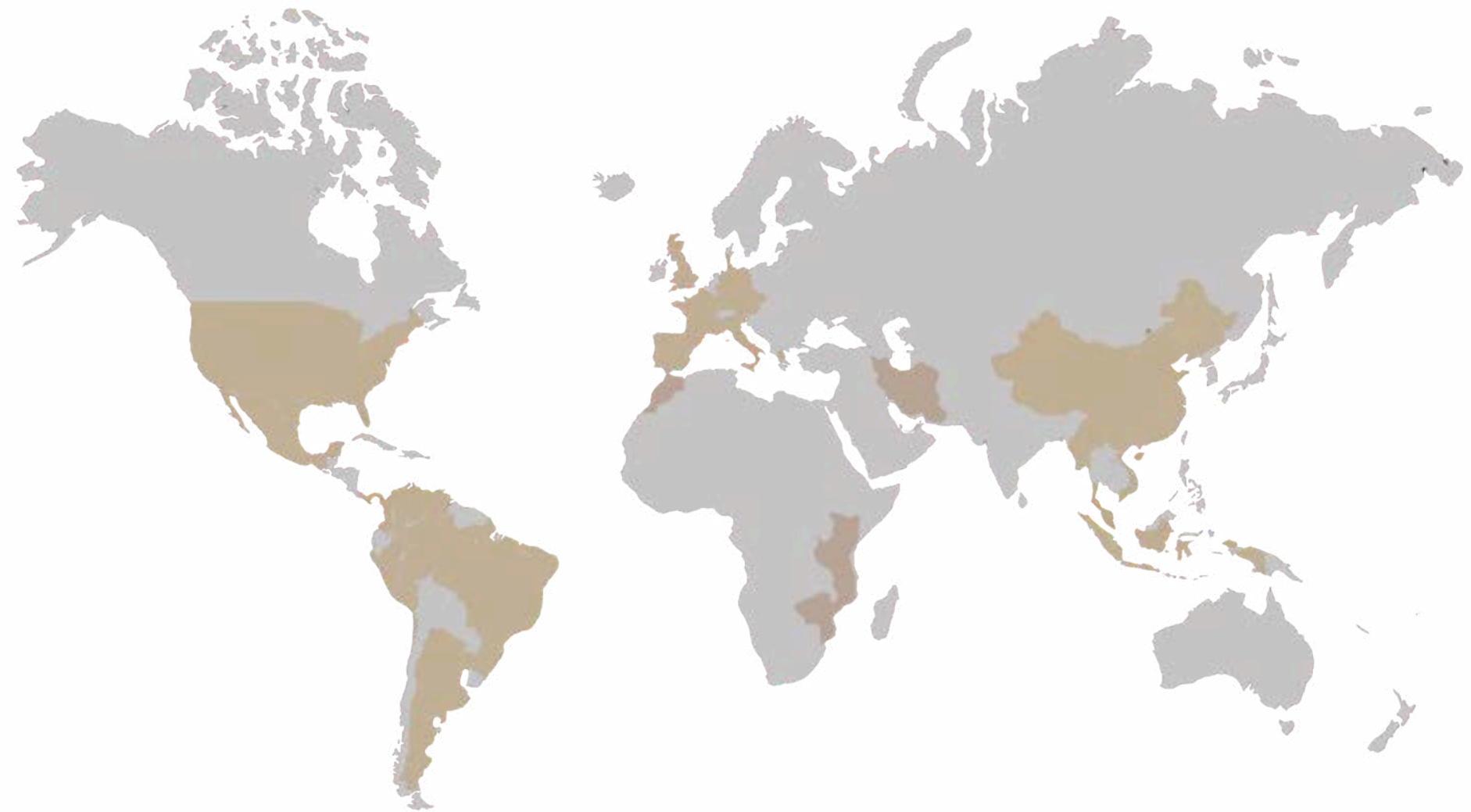
17 Countries

103 Hotels

ASIA PACIFIC

7 Countries

42 Hotels



41
COUNTRIES

379
HOTELS

94,514
ROOMS

+70
HOTELS IN
DEVELOPMENT

+15,367
ROOMS IN
DEVELOPMENT

THE SPACE

Location 1136 SW 3rd Ave
Miami, FL 33130

County Miami-Dade County

APN 01-4138-051-0150

Cross Street SW 11th St

HIGHLIGHTS

- 1641 SF Indoor/696 SF Outside Terrace
- \$70 +\$16
- Under Construction — 2027 Delivery
- 110 Key Hotel Residences Above
- Steps from Brickell City Centre & Brightline
- 28 Million Annual Visitors to Brickell, Miami

MELIÀ

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
78,602	257,990	492,756

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$154,598	\$122,928	\$123,027

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
41,380	120,753	223,272



PROPERTY FEATURES

TOTAL UNITS	110
BUILDING SF	59,290
LAND SF	14,250
LAND ACRES	0.33
YEAR BUILT	2027
ZONING TYPE	T6-24a-O
BUILDING CLASS	A
TOPOGRAPHY	Level
LOCATION CLASS	Urban
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	1
CORNER LOCATION	No

NEIGHBORING PROPERTIES

NORTH	Maizon Brickell & Legacy at Brickell
SOUTH	I-95 / Highway
EAST	Brickell Financial District
WEST	Boutique Condo-Hotel / SW 2nd Ave Residential Corridor

MECHANICAL

HVAC	Advanced Purified Air Systems (Probiotic Eco-Sanitizing)
FIRE SPRINKLERS	Yes
LIGHTING	Smart LED

TENANT INFORMATION

SHADOW ANCHOR	Brickell City Centre
LEASE TYPE	NNN



Property Summary

- ONE Sotheby's International Realty is proud to present a premier ground-floor restaurant leasing opportunity at Meliá Brickell, a Class A branded condo-hotel development located at 1136 SW 3rd Avenue in the heart of Miami's Brickell neighborhood. The available space is a dedicated food & beverage suite positioned at street level within an 8-story, 110-residence building branded and managed by Meliá Hotels International. The selected operator will serve as the exclusive on-site dining provider for the entire building, required to offer breakfast, lunch, and dinner service to hotel guests, residence owners, and the surrounding Brickell community. With building delivery slated for 2027, this represents a rare chance to establish a flagship restaurant within one of Miami's most anticipated new hospitality developments — securing a captive customer base before the first guest ever checks in.

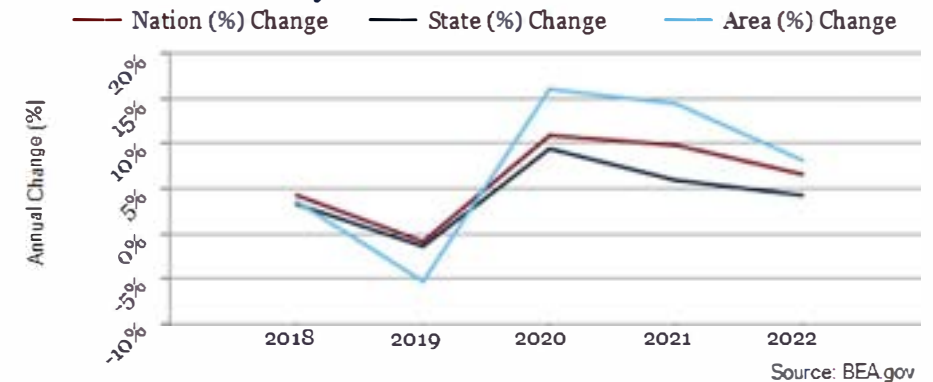
Largest Employers

Publix	250,000 to 300,000
Miami-Dade County Public Schools	Approximately 30,000
Miami-Dade County Government	Approximately 27,000
University of Miami	Approximately 16,000
Florida Power & Light Company (FPL)	Approximately 12,000
Jackson Health System	Approximately 11,000
Miami International Airport (MIA)	Approximately 10,000
Royal Caribbean Group	Approximately 5,000

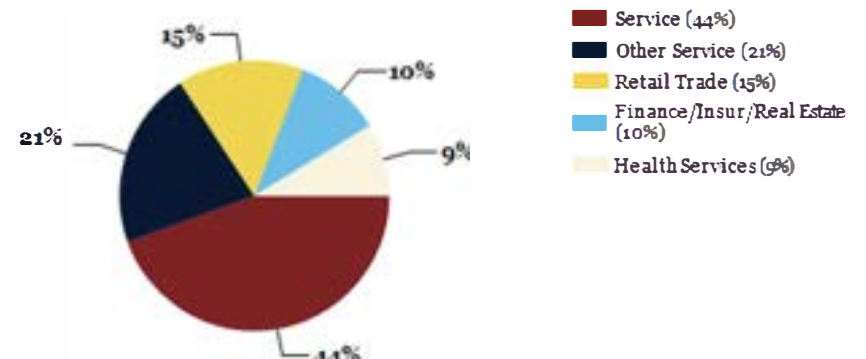
Location Summary

- Meliá Brickell is situated in the heart of Brickell, one of the fastest-growing cities in the United States and Miami's premier financial and hospitality district. Brickell has become Miami's restaurant command center, with foot traffic driven by a unique convergence of high-rise residents, office workers, tourists, and locals generating extreme and sustained dining demand throughout the day. The property sits steps from Brickell City Centre, Mary Brickell Village, and the Brightline high-speed rail station — placing it at the intersection of Miami's highest concentration of high-income professionals, luxury hotel guests, and destination diners. Miami is home to the most lucrative independent restaurant in the United States — Brickell's own Komodo previously held the title of highest-grossing restaurant in the country, underscoring the neighborhood's extraordinary restaurant revenue potential. A mid-range three-course meal in Miami now averages \$60, with top Brickell operators commanding far above that, making this one of the highest average-check restaurant markets in the nation. Greater Miami welcomed over 28 million visitors in 2024 — a record high — injecting \$22 billion into the local economy, creating a deep and consistent pool of dining demand that benefits every operator in the corridor.

Miami-Dade County GDP Trend



Major Industries by Employee Count





RESTAURANT



SOCIAL AREAS

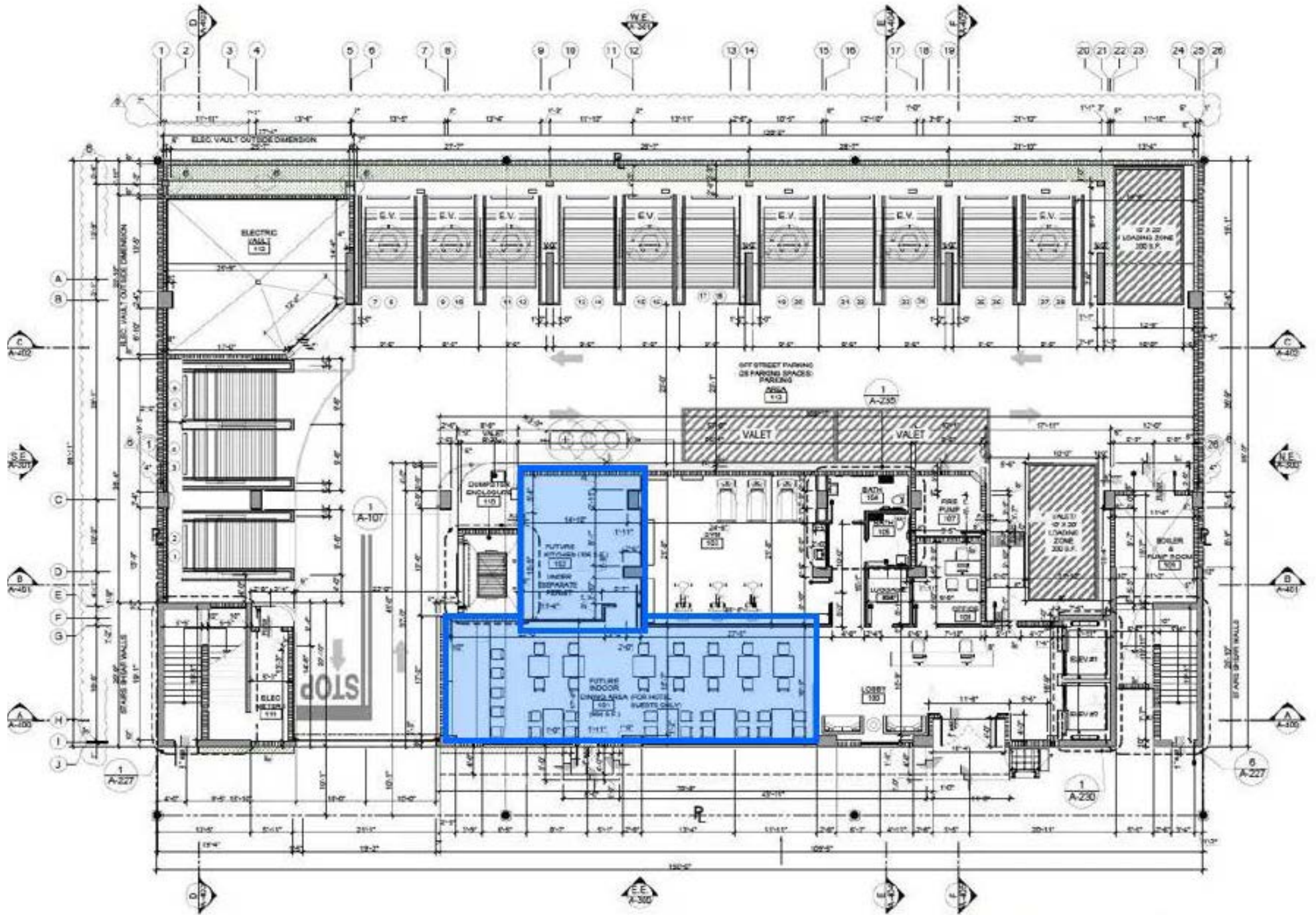


SOCIAL AREAS



TERRACE

Floor Plan





I-95

SW 3rd Ave

SW 2nd Ave

SW 11th St

KLA Academy

Consulate General of Colombia



MELIÁ
MIAMI BRICKELL

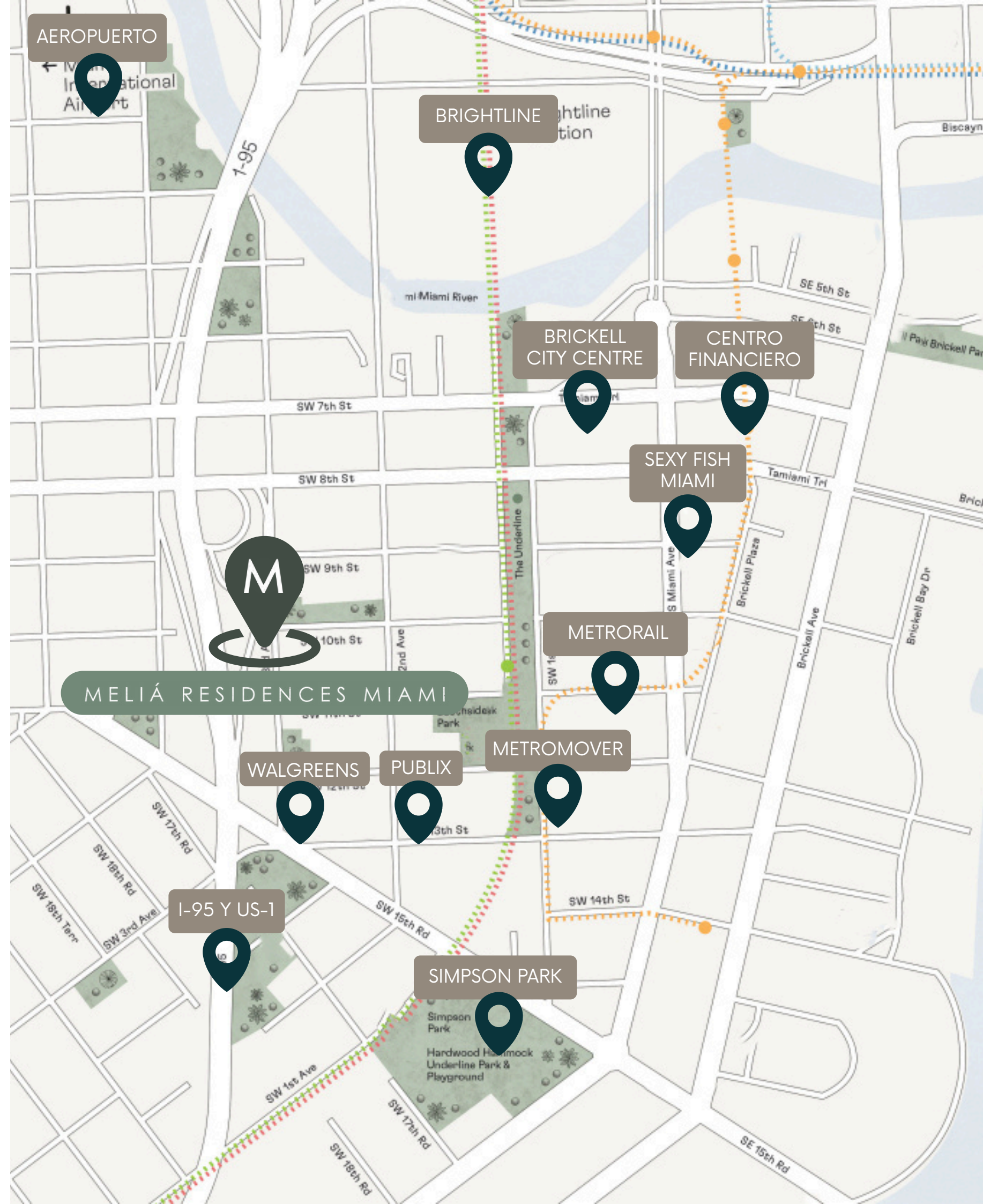
AMENITIES

MELIÁ RESIDENCES MIAMI

Location

1130 SW 3rd Avenue, Miami FL 33130

- Airport
- Brightline
- Brickell city centre
- Financial District
- Wallgreens
- Metrorail
- Metromover
- Publix
- I-95 Y US-1
- Simpson Park
- Sexy fish



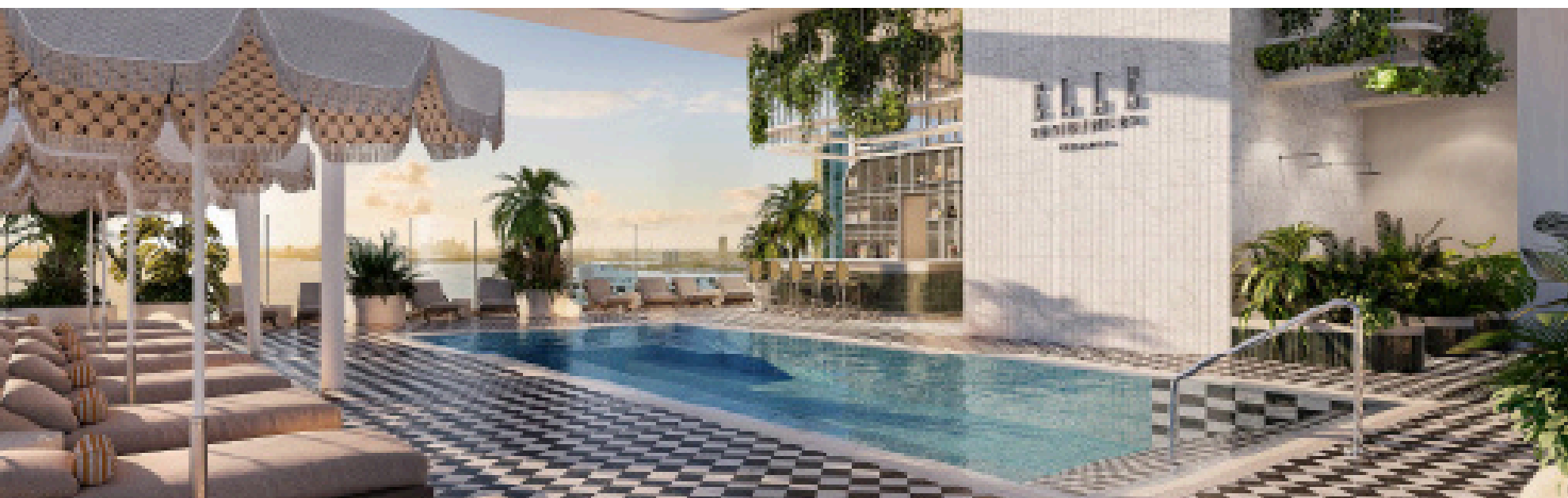


Developer

Urban Network Capital Group is a development company specializing in the creation of eco-friendly communities, ranging from single-family homes to townhomes and condo-hotels in Florida.



THE FLATS ORLANDO, FL
LAKE BUENA VISTA, ORLANDO
VISIONS RESORT & SPA, ORLANDO
ELLE RESIDENCES MIAMI

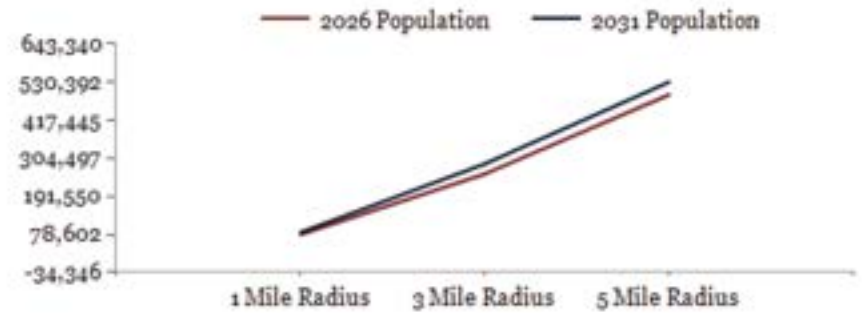


UNCG

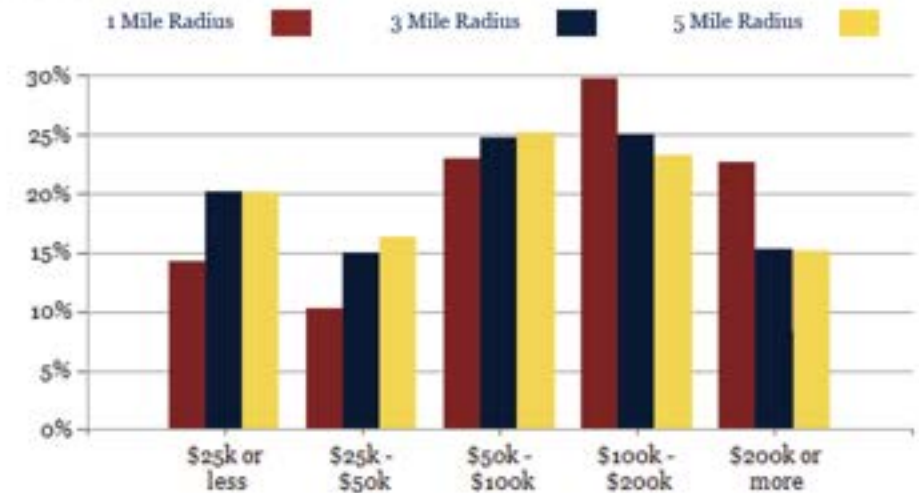
URBAN NETWORK CAPITAL GROUP

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,096	168,975	386,599
2010 Population	51,909	201,233	425,621
2026 Population	78,602	257,990	492,756
2031 Population	85,010	287,783	530,392
2026 African American	2,398	17,723	49,905
2026 American Indian	473	1,452	2,393
2026 Asian	2,214	5,062	8,293
2026 Hispanic	51,096	184,314	336,654
2026 Other Race	9,707	36,774	68,378
2026 White	31,856	88,966	163,688
2026 Multiracial	31,935	107,954	199,974
2026-2031: Population: Growth Rate	7.90%	11.05%	7.40%

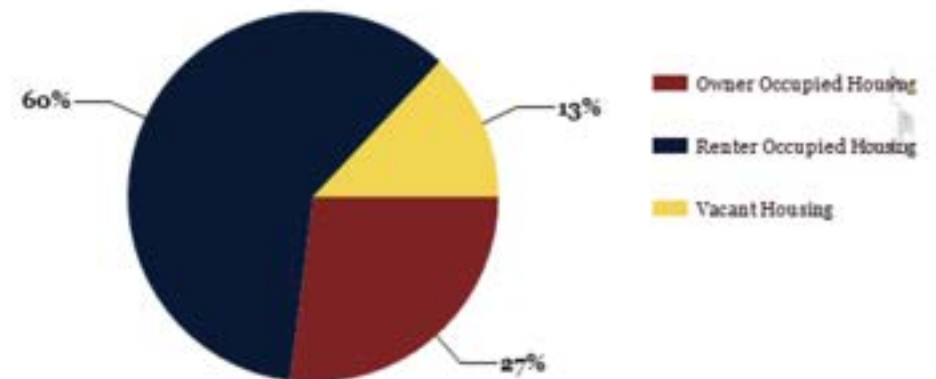
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,778	15,526	28,477
\$15,000-\$24,999	2,144	8,777	16,543
\$25,000-\$34,999	1,875	7,620	14,831
\$35,000-\$49,999	2,382	10,409	21,519
\$50,000-\$74,999	5,493	17,914	34,282
\$75,000-\$99,999	4,030	11,870	22,037
\$100,000-\$149,999	7,581	19,400	33,529
\$150,000-\$199,999	4,750	10,801	18,353
\$200,000 or greater	9,348	18,433	33,697
Median HH Income	\$104,221	\$75,211	\$71,490
Average HH Income	\$154,598	\$122,928	\$123,027



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

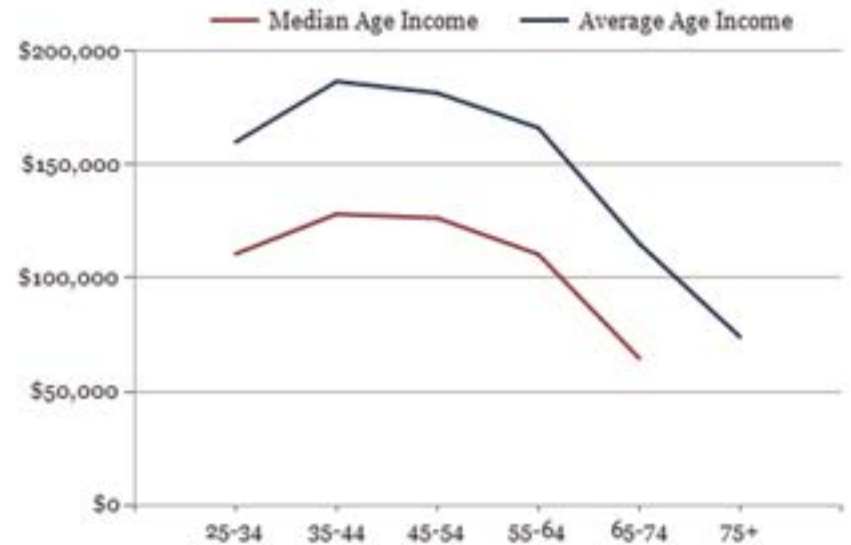
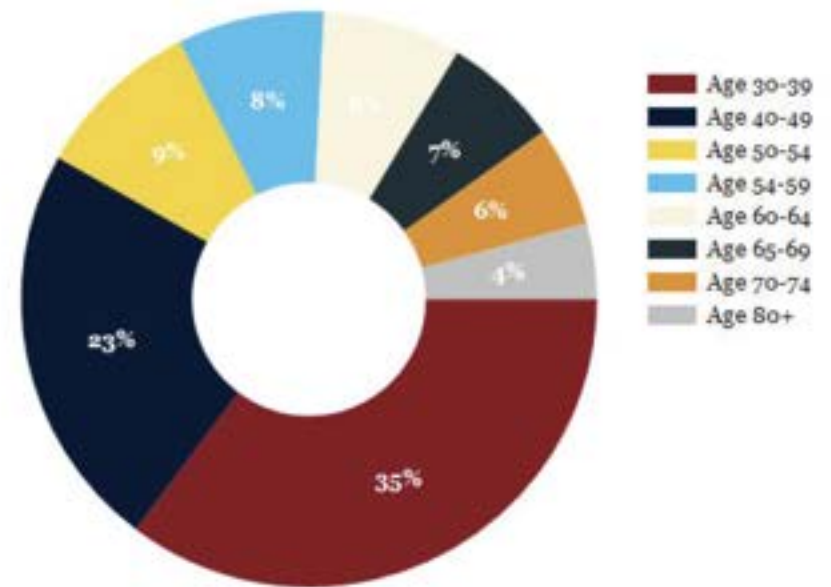


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	10,043	26,673	45,083
2026 Population Age 35-39	7,842	23,238	42,010
2026 Population Age 40-44	6,430	19,938	37,237
2026 Population Age 45-49	5,183	16,994	32,641
2026 Population Age 50-54	4,773	16,408	32,500
2026 Population Age 55-59	4,175	15,025	30,290
2026 Population Age 60-64	3,945	14,732	30,116
2026 Population Age 65-69	3,296	12,213	24,875
2026 Population Age 70-74	2,846	10,441	21,586
2026 Population Age 75-79	2,164	8,206	17,093
2026 Population Age 80-84	1,475	5,771	11,879
2026 Population Age 85+	1,342	5,772	11,810
2026 Population Age 18+	68,636	219,731	415,115
2026 Median Age	38	39	41
2031 Median Age	39	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,676	\$92,775	\$86,531
Average Household Income 25-34	\$159,968	\$132,258	\$127,749
Median Household Income 35-44	\$128,271	\$98,567	\$90,672
Average Household Income 35-44	\$186,740	\$148,707	\$146,252
Median Household Income 45-54	\$126,505	\$93,464	\$89,859
Average Household Income 45-54	\$181,623	\$145,454	\$147,896
Median Household Income 55-64	\$110,507	\$72,277	\$71,270
Average Household Income 55-64	\$166,286	\$127,621	\$131,383
Median Household Income 65-74	\$64,632	\$46,793	\$48,686
Average Household Income 65-74	\$115,196	\$93,216	\$98,502
Average Household Income 75+	\$73,977	\$66,540	\$73,044

Population By Age



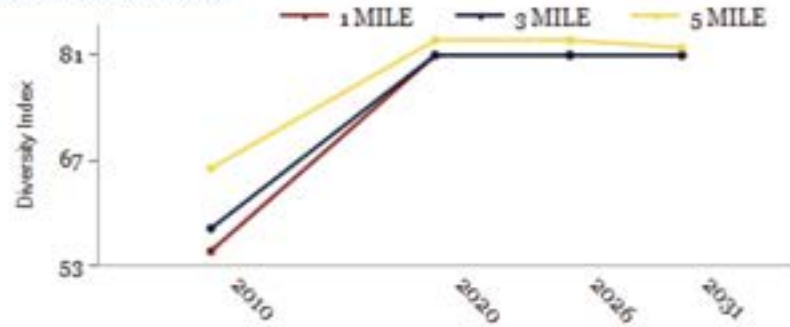
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	81	82
Diversity Index (current year)	81	81	83
Diversity Index (2020)	81	81	83
Diversity Index (2010)	55	58	66

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	4%	6%
American Indian	0%	0%	0%
Asian	2%	1%	1%
Hispanic	39%	42%	41%
Multiracial	25%	24%	24%
Other Race	7%	8%	8%
White	25%	20%	20%

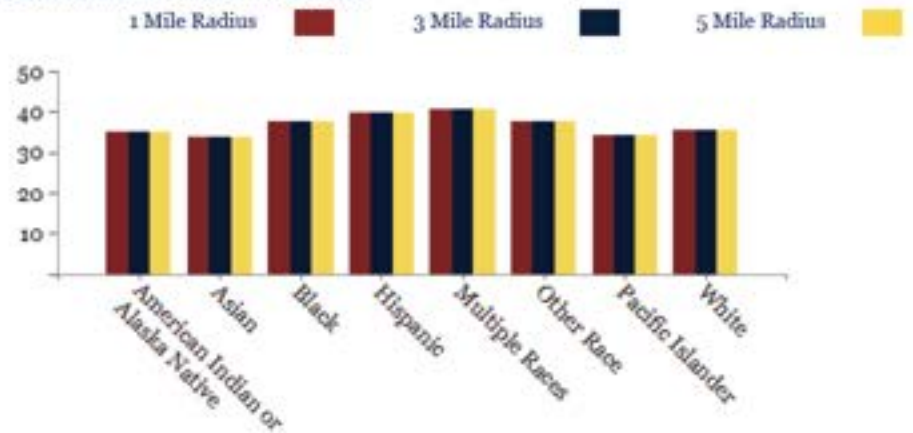
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	37
Median Asian Age	34	35	36
Median Black Age	38	36	38
Median Hispanic Age	40	41	42
Median Multiple Races Age	41	43	44
Median Other Race Age	37	38	38
Median Pacific Islander Age	34	39	42
Median White Age	36	37	39

2026 MEDIAN AGE BY RACE



ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 41 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

MELIÁ BRICKELL — GROUND FLOOR RESTAURANT OPPURTUNITY



MANNY CHAMIZO, III
COMMERCIAL REAL ESTATE

ONE | **Sotheby's**
INTERNATIONAL REALTY

“Connect with the well connected.”

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Exclusively Marketed by:

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