



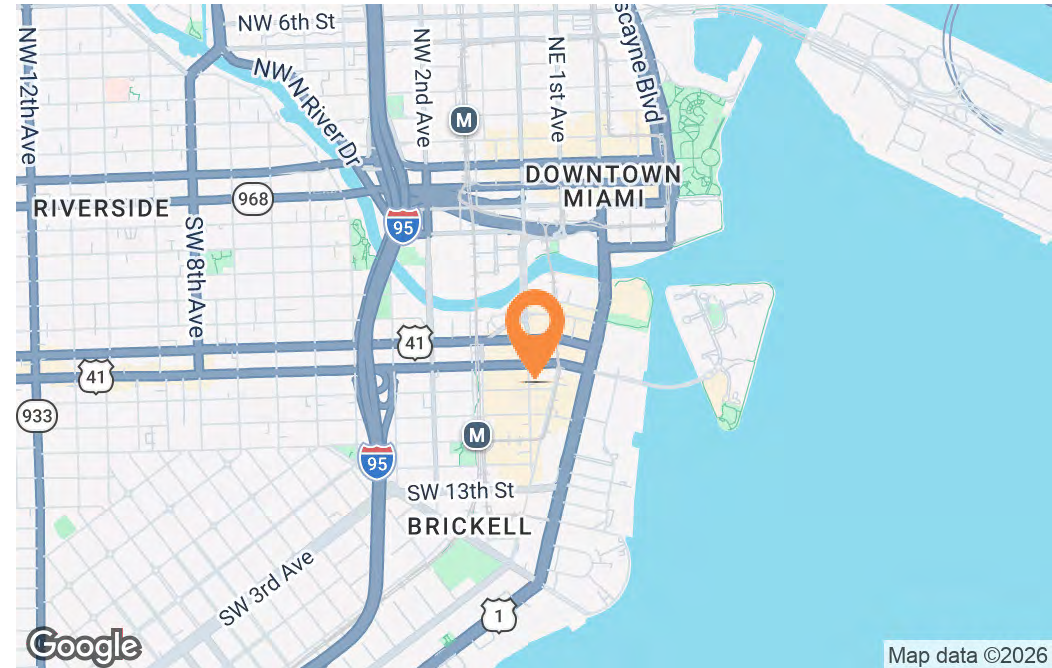
TURNKEY RESTAURANT OPPORTUNITY | BRICKELL

BUSINESS SALE
871 SOUTH MIAMI AVENUE

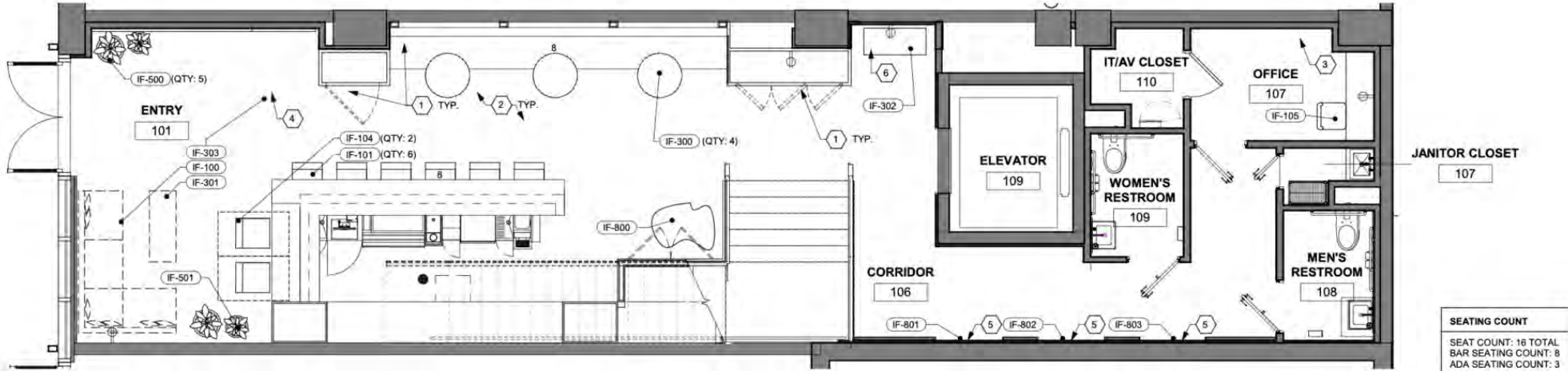
- +** **SIZE**
4,911 SF
- +** **TENANT**
Kaori
- +** **TYPE**
Business Sale
- +** **BASE RENT/MONTH**
\$42,732
- +** **NNN**
\$22/SF

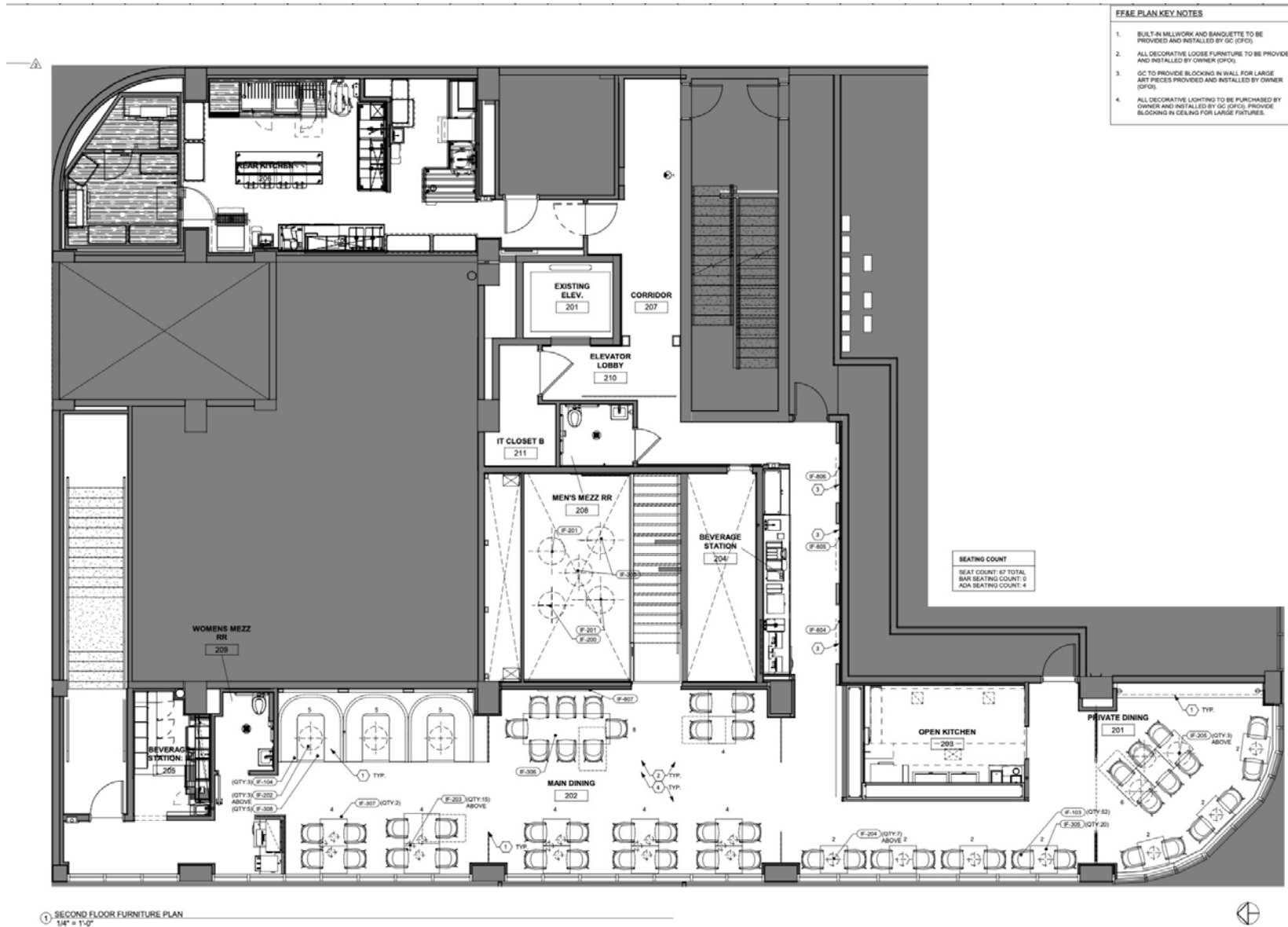
PROPERTY HIGHLIGHTS

- Turnkey Luxury Restaurant Space
- Business Sale with Key Money
- **1,413 SF ground floor + 3,498 SF mezzanine**
- \$4.5M+ replacement cost
- Fully built-out with FF&E, HVAC, hoods, grease trap & bar
- Located within a high-end mixed-use development
- Strong built-in foot traffic and affluent customer base
- Seating Capacity: 97 (Expandable to 120)
- 7 assigned parking spaces
- Valet parking via SLS lobby









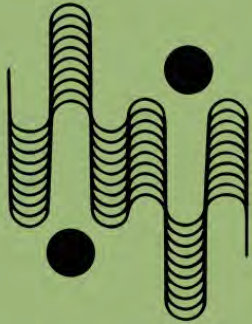
Building Name	SLS Lux Brickell
Rent Commencement	May 1, 2020
Initial Term	8 years (expires April 30, 2028)
Renewal Option	5 years at FMV or not less than \$560,335.19 per annum, with 3% annual escalations (May 1, 2028 – April 30, 2033)
Retail Size	4,900 SF
Tenant	Kaori - Hestia Food Services LLC

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.



- Florida eliminated state sales tax on commercial leases (effective Oct 2025)
- Escalations: 3% annually during renewal term
- Percentage Rent: 10% of gross sales (excluding taxes)
- Renewal Base Rent: Greater of \$560,335.19 or 100% of Fair Market Value
- Percentage Rent: 10% of gross sales (excluding taxes)
- Assignment and subleasing permitted (subject to landlord consent)

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

RESTAURANT • LISTENING ROOM • COCKTAIL BAR

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.

LOCATION DESCRIPTION

- Upscale Asian-inspired dining concept
- Operated through Hestia Food Services LLC
- Turnkey business sale (key money opportunity)
- Long-term lease in place (through April 2028)
- Renewal option: 5 years with 3% annual escalations
- Fully built-out with complete kitchen, bar, HVAC, and FF&E
- Liquor license pathway (4COP-SFS eligible)
- Seating capacity: 97 (expandable to ~120)
- Positioned within Brickell's high-end dining scene







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.



SLS LUX BRICKELL

BUSINESS SALE PROPERTY FOR SALE





830
BRICKELL



31,000+
Residents

\$107,000
Avg HHI

3,700+
Hotel Rooms

230,000+
Daytime Pop.

Brickell Overview

ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.



HIGH END RESTAURANTS BRICKELL

BUSINESS FOR SALE



SEXY FISH
セクシーフィッシュ
MIAMI



.20.
L'AVEINTE
CANTINA



GEKKO



LPM
LPM RESTAURANT & BAR



ZUMA



Quinto
la libella



NOVIKOV
MIAMI



Dirty
French
STEAKHOUSE



Osaka



AVRA



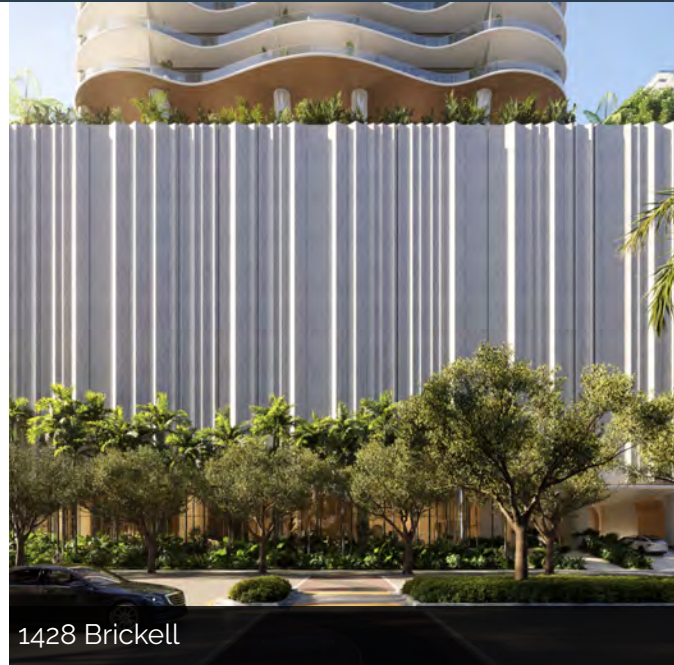
KOMODO



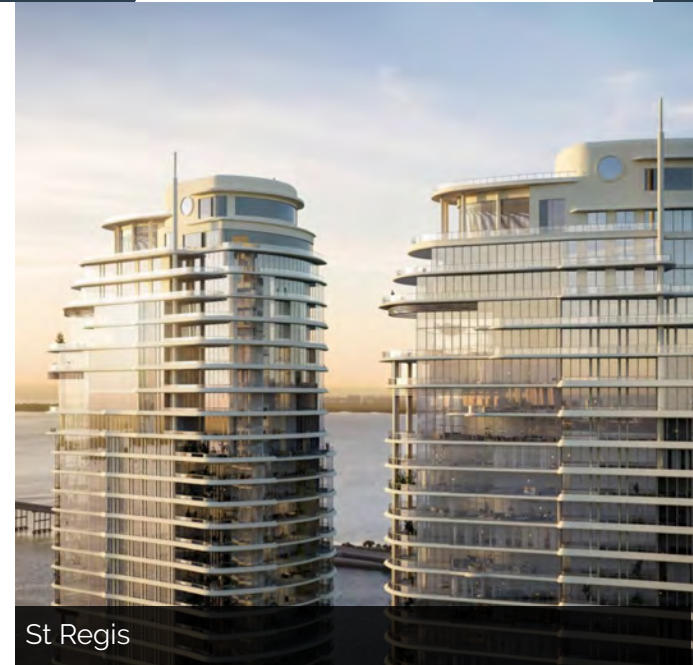
CIPRIANI



Ora By Casa Tua



1428 Brickell



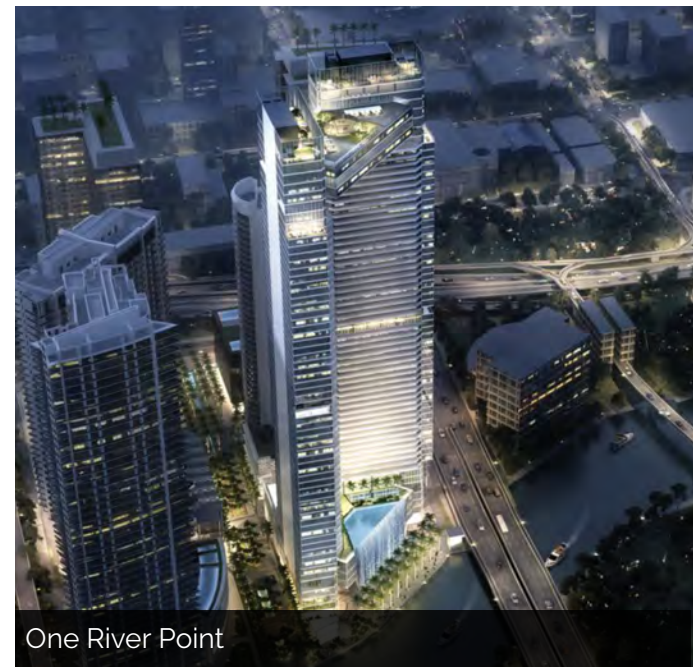
St Regis



One Brickell City Centre



Una Residences



One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



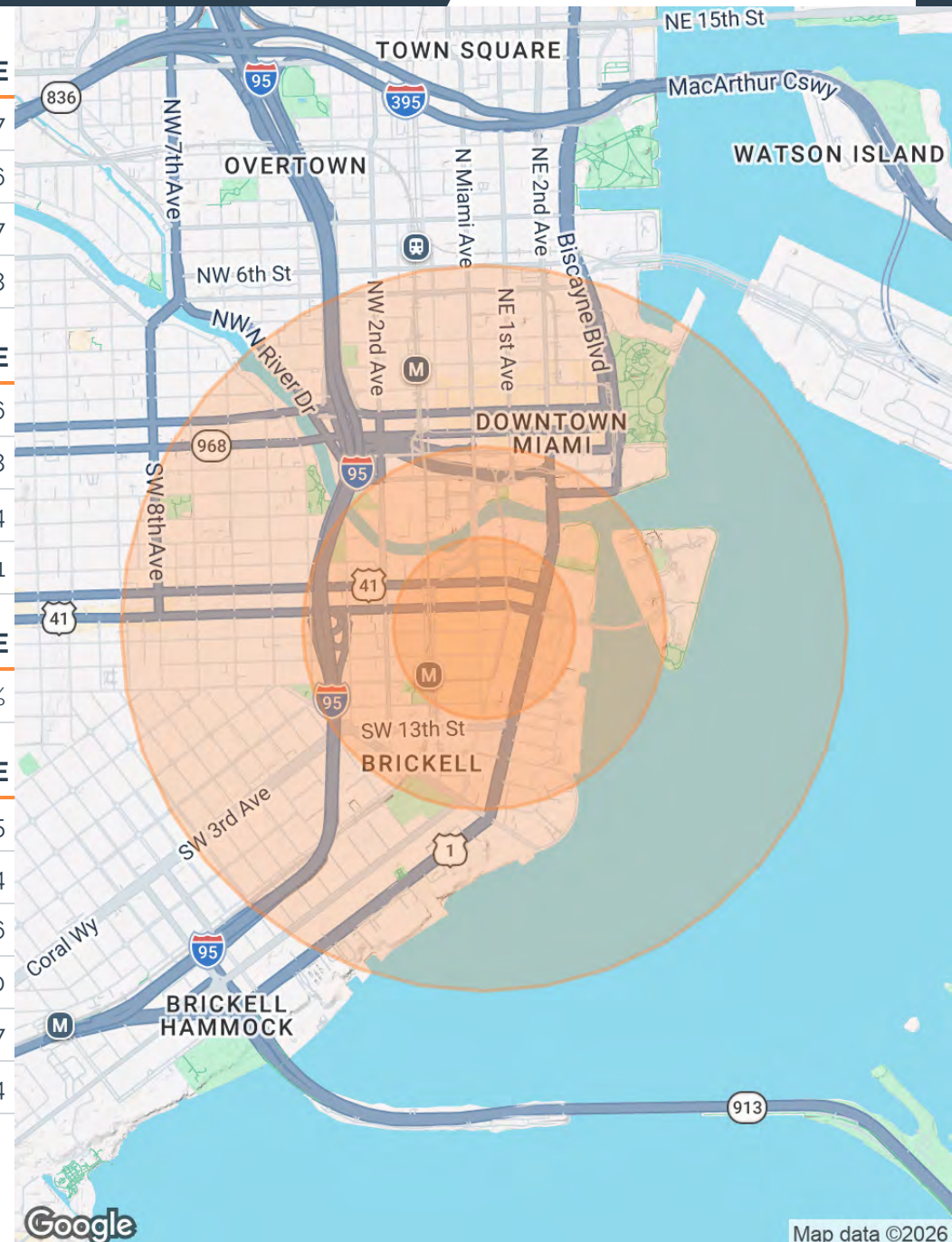
Lofty Brickell



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)



Google

Map data ©2026



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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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FORTUNE
INTERNATIONAL
GROUP

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FORTUNE
INTERNATIONAL
REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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