

FOR LEASE • RETAIL PROPERTY

RETAIL / RESTAURANT | SOUTH OF 5TH

📍 1 Collins Avenue • Miami Beach, FL



FA
Commercial

FOR VISUAL PURPOSES ONLY

GROUND FLOOR RETAIL

Multiple Lease Options | South of 5th

FA Commercial presents a rare ground floor leasing opportunity at One Ocean, 1 Collins Avenue. The property spans 11,263 SF of retail space across six divisible units, 3,710 SF of outdoor area, facing the Continuum, Catch, and Nikki Beach, suitable for a wide range of concepts and end users.

STATUS: FOR LEASE



TOTAL SIZE

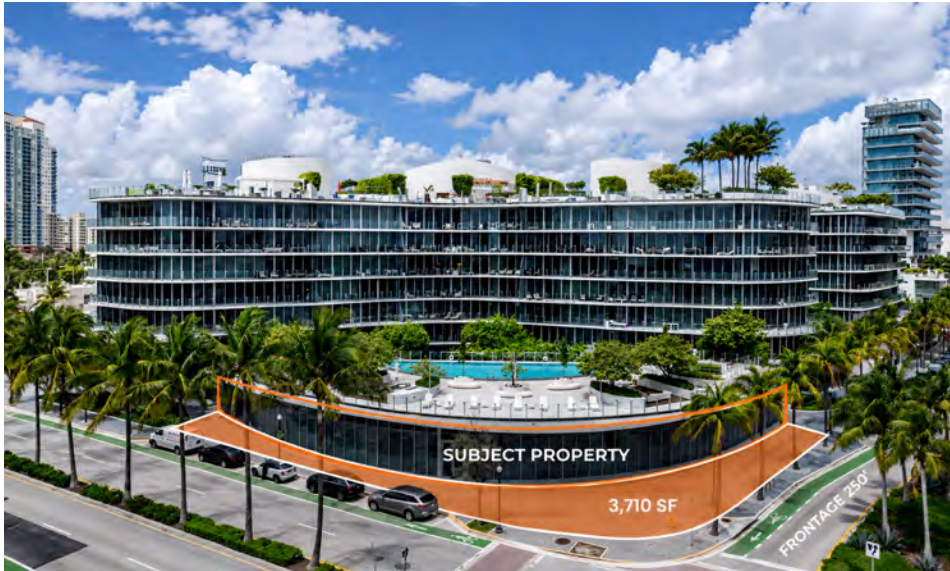
11,263
SF

LEASE TYPE

NNN

NNN

\$23 SF
ANNUALLY



INVESTMENT HIGHLIGHTS

01

Multiple Lease Options: 6 Units Available

Units can be leased all together or separate

02

3,710 SF Outdoor Area

250' of frontage facing prestigious towers like the Continuum

03

Ideal For Restaurant Use

Equipped with a grease trap

04

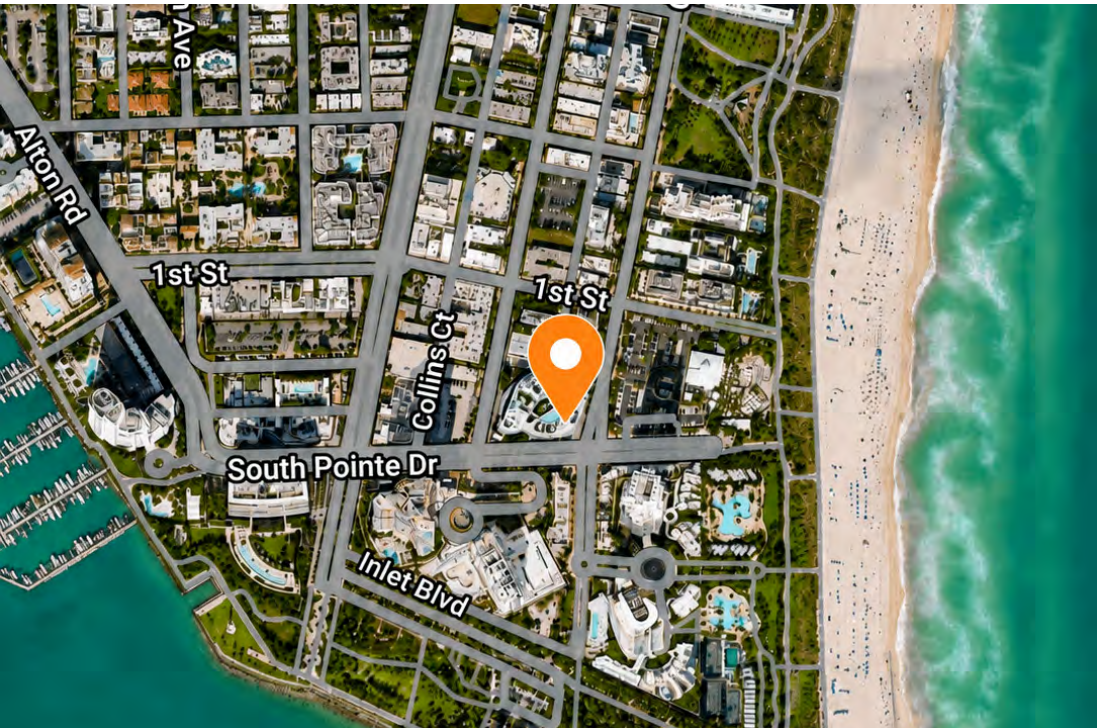
Versatile For Various End Users

Property can be subdivided into multiple spaces

05

Facing New Concept By Major Food Group

& Other High-End tenants: Pura Vida, GAIA, Catch, Joe's Stone Crab



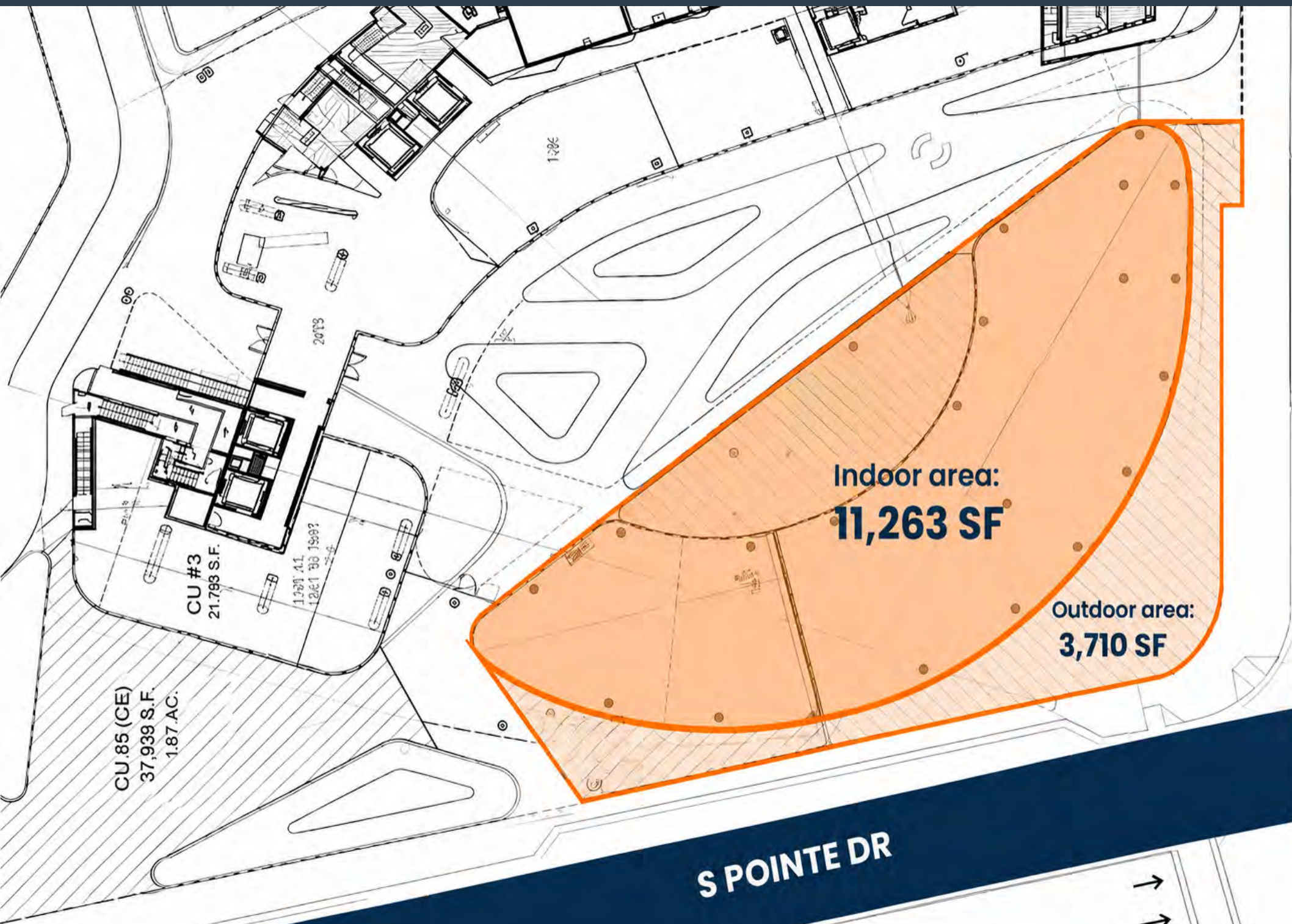
PROPERTY DETAILS

TOTAL SPACE AVAILABLE:	11,263 SF
CU 1:	8,000 SF
CU 2:	3,263 SF
OUTDOOR AREA:	3,710 SF
TOTAL UNITS:	6 Units

SPACE DIVISIONS

AVAILABLE UNITS	Size
UNIT 1	2,810 SF
UNIT 2	1,690 SF
UNIT 3	1,586 SF
UNIT 4	1,925 SF
UNIT 5	1,755 SF
UNIT 6	1,435 SF

- Address: 1 Collins Avenue, Miami Beach FL
- View Location: <https://maps.app.goo.gl/FAsnjjiTfHS7qMs28>







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KEY BISCAIYNE

DOWNTOWN
MIAMI

FISHER ISLAND

Portofino Towers
215 units

Continuum
594 units

Apogee
67 units

Murano
189 units



MAREA
801 South Pointe Dr



ONE OCEAN
1 Collins Ave

CARBONE

NEW CONCEPT COMING SOON!

MAJOR FOOD GROUP

STUBBORN SEED
BY JEREMY FORD

MOTOK



Continuum
594 units

Portofino Towers
215 units

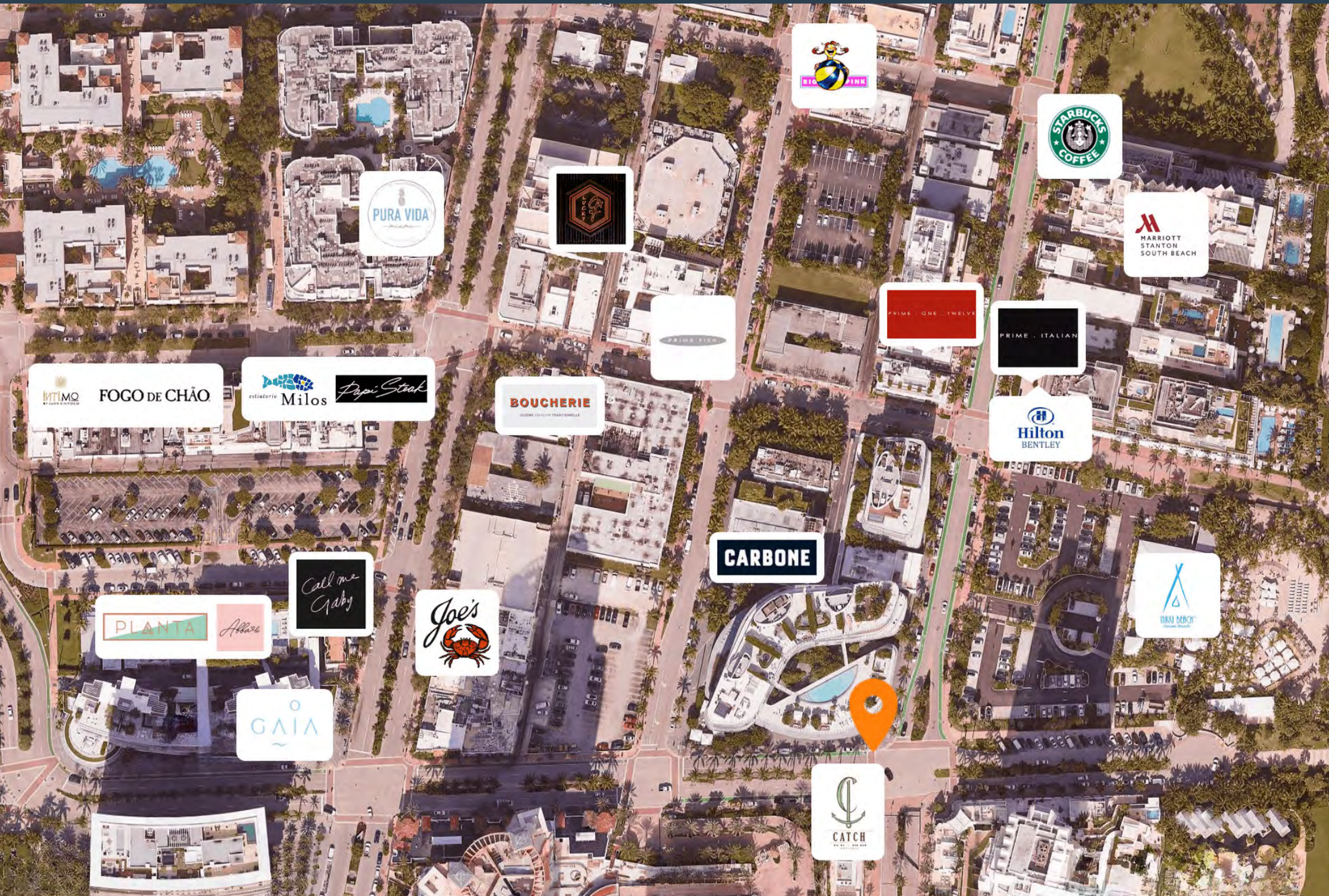
Apogee
67 units

SUBJECT PROPERTY
One Ocean

O
GAIA

NEARBY RETAILERS

FOR LEASE - MIAMI BEACH, FL





CATCH
A BOUTIQUE RESTAURANT
MIAMI BEACH

SUBJECT PROPERTY

3,710 SF









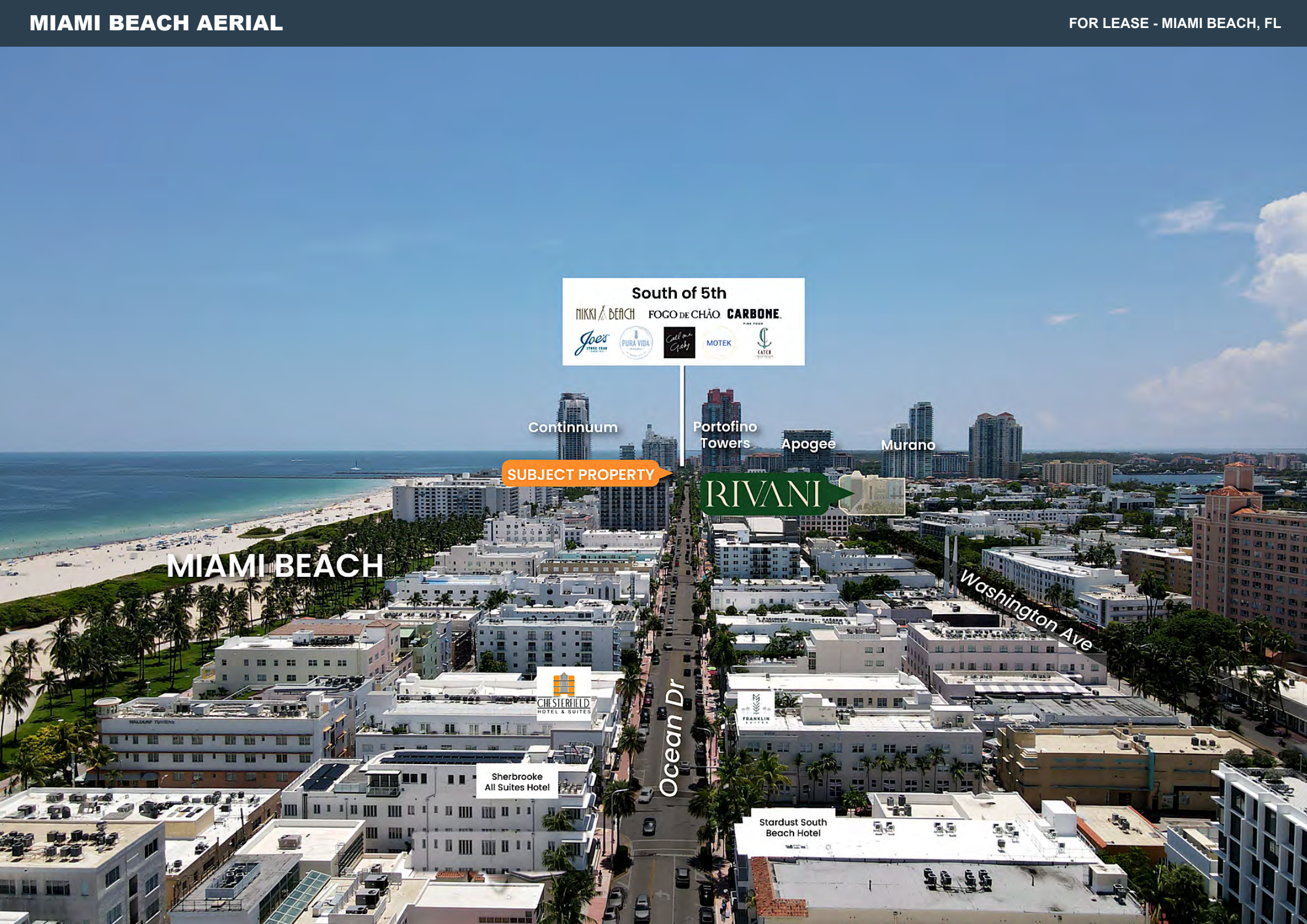






FOR VISUAL PURPOSES ONLY





South of 5th



Continuum

Portofino
Towers

Apogee

Murano

SUBJECT PROPERTY

RIVANI

MIAMI BEACH

Washington Ave

Ocean Dr



Sherbrooke
All Suites Hotel



Stardust South
Beach Hotel

RIVANI ACQUIRES 404 WASHINGTON

Robert Rivani's namesake firm has acquired 404 Washington Avenue, an eight-story office and retail building located at the gateway to Miami Beach's South of Fifth neighborhood. The approximately 61,000-square-foot property includes a four-level parking garage and occupies a prominent corner at Washington Avenue and Fifth Street.

The landmark building is home to a diverse mix of office and retail tenants, including Universal Music Group, Marriott Vacations Worldwide, 26North and Major Food Group's HaSalon. Its acquisition further strengthens Rivani's presence in one of Miami Beach's most established and supply-constrained commercial districts.



A GROWING BET ON MIAMI BEACH

The acquisition adds another major property to Rivani's expanding South Beach portfolio, which includes the Lincoln Theatre building on Lincoln Road and The Rivani at 1691 Michigan Avenue. The firm continues to concentrate investment in high-profile Miami Beach locations with a focus on office, hospitality and mixed-use assets.

At the same time, Rivani is advancing a proposed \$50 million expansion of The Rivani, including additional office space, rooftop amenities and a members-club restaurant. Together, the projects reflect continued investment in Miami Beach and growing confidence in the area as a destination for businesses.





1 CLOUD ONE

Keyah Real Estate Group

7 stories
238 keys



2 1501 COLLINS AVE

Pebb Capital & Maxwell Real Estate

Office & Retail
145,000 SF



3 THE RIVANI

Rivani & Massa Investments

8 stories
145,000 SF



4 RITZ-CARLTON

Di Lido Beach

17 stories
50 units
60 keys



5 DELANO RENOVATION

Cain

7 stories
202 keys



6 RALEIGH & ROSEWOOD

SHVO

17 stories
60 keys
42 units



7 SHORE CLUB

Witkoff & Monroe Capital

7 stories
238 keys



8 GRAND HYATT

Terra & Turnberry

17 stories
800 keys



9 ESSEX HOUSE EXPANSION

Jeta Group

3 stories
45 keys



10 THE CLEVELANDER

Jeta Group

3 stories
45 keys



11 THE GOODTIME

550 9th LLC

7 stories
110 keys



12 CELINO EXPANSION

Optimum Group

7 stories
202 keys



13 FIVE PARK

GFO / Terra

48 stories
98 units



14 1100 FIFTH AVENUE

Sumaida + Khurana

5 stories
76,000 SF



15 RIVANI

Development Coming Soon!

Office & Retail
61,000 SF



16 THE FIFTH

Sumaida + Khurana

5 stories
60,000 SF

NEARBY HIGH-END RESTAURANTS

FOR LEASE - MIAMI BEACH, FL



POPULATION

0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	2,213	6,594	18,940
AVERAGE AGE	50.3	46.5	43.5
AVERAGE AGE (MALE)	50.6	46.6	43.0
AVERAGE AGE (FEMALE)	48.1	45.0	44.5

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	2,434	6,321	15,857
# OF PERSONS PER HH	0.9	1.0	1.2
AVERAGE HH INCOME	\$73,237	\$68,034	\$61,340
AVERAGE HOUSE VALUE	\$969,108	\$878,758	\$560,118

ETHNICITY (%)

0.25 MILES 0.5 MILES 1 MILE

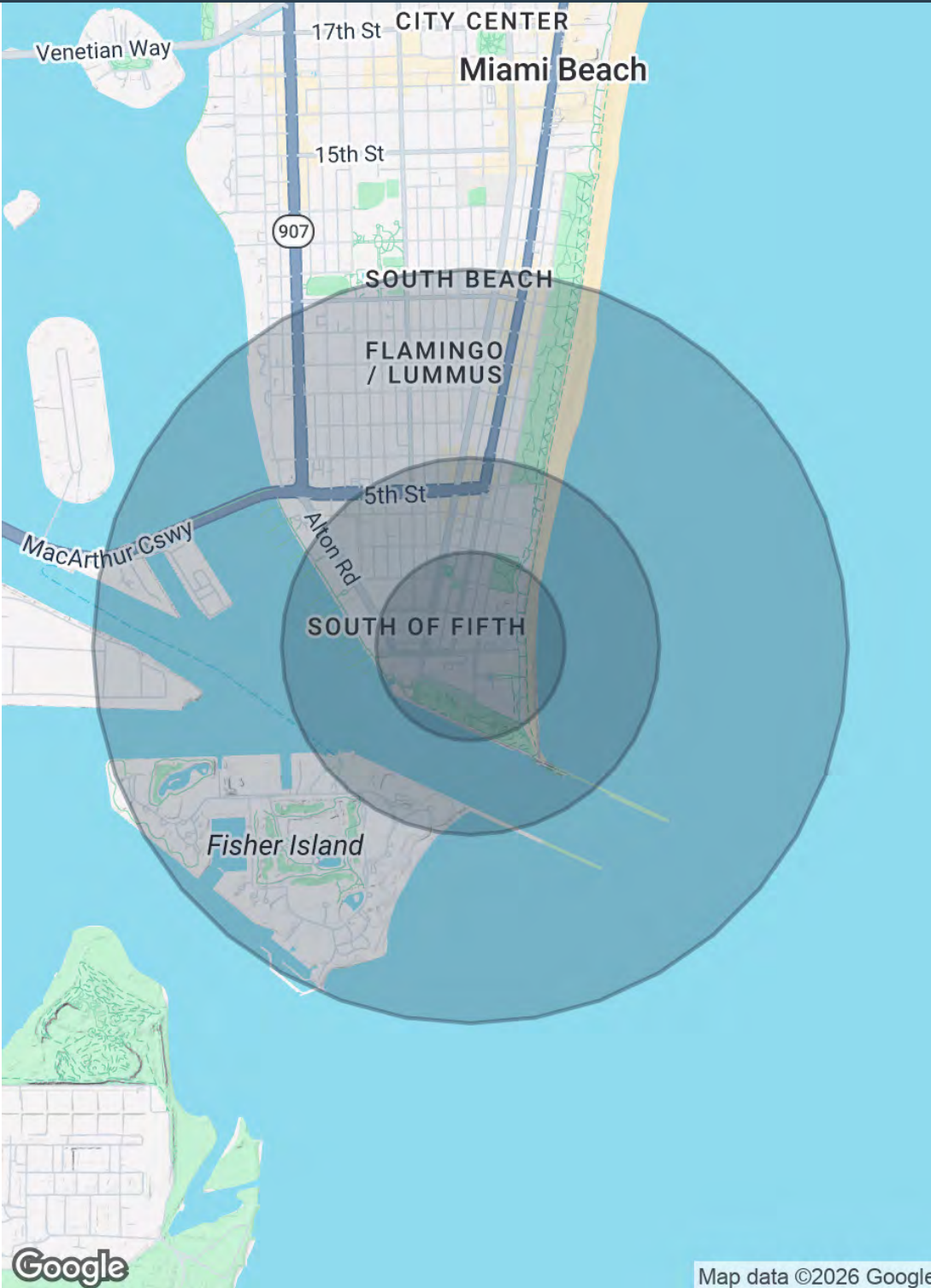
HISPANIC	49.7%	54.5%	57.4%
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RACE

0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION - WHITE	1,379	4,028	11,920
TOTAL POPULATION - BLACK	49	474	960
TOTAL POPULATION - ASIAN	63	121	375
TOTAL POPULATION - HAWAIIAN	0	0	0
TOTAL POPULATION - AMERICAN INDIAN	0	0	13
TOTAL POPULATION - OTHER	521	1,493	4,460

2020 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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Parties should consult the appropriate licensed professionals:

Legal matters — an attorney

Tax matters — a CPA or tax attorney

Title matters — a title officer or attorney

Property condition or code compliance — qualified engineers, architects, contractors, or relevant governmental agencies

FA Commercial Advisors, LLC & Fortune International Realty market all properties and services in compliance with applicable fair housing and equal opportunity laws.

COMMERCIAL DIVISION OF FORTUNE

FORTUNE
INTERNATIONAL
— GROUP —

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

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 Paraíso, 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.



FOR MORE INFORMATION, PLEASE CONTACT



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REALTY

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