



PANORAMA  
821 UNITS

Plaza on Brickell  
560 UNITS

FA  
Commercial

801  
BRICKELL  
OMODO

Aimco  
Future 80-story  
residential development

1450 Brickell  
OFFICE BUILDING

1060 Brickell  
314 UNITS

SLS BRICKELL  
GRUPO ROSANEGRA

Brickell House  
Osaka

JADE  
338 UNITS

CITADEL  
80-STORY  
OFFICE TOWER

Crazy About You

SUBJECT PROPERTY

FOR SALE • WATERFRONT RETAIL PROPERTY

# WATERFRONT RETAIL INVESTMENT | BRICKELL

📍 801 Brickell Bay Drive • Miami, FL 33131



# WATERFRONT RETAIL INVESTMENT

## Delilah | Brickell Bay

FA Commercial is pleased to exclusively offer a cash-flowing NNN retail investment in Brickell, with a top tenant in place under a long-term lease through 2037. The lease includes 3% annual rent increases and two five-year renewal options, providing current income and future upside. Located directly on the waterfront across from Brickell Key, it is one of the few retail investment opportunities of its kind in Brickell.

STATUS: FOR SALE



PROPERTY TYPE

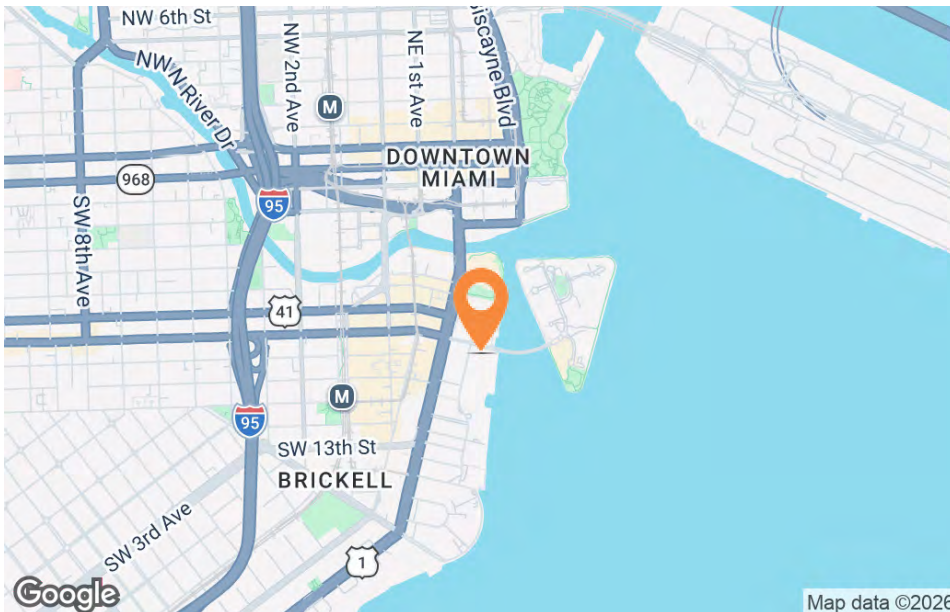
**Retail NNN**

TOTAL SIZE

**10,716**  
SF

NOI

**\$608,710**



# INVESTMENT HIGHLIGHTS

- 01 Stunning Waterfront Retail**  
 Ground floor private entrance and lobby with private elevator
- 02 1,909 SF Exterior Waterfront Area**  
 Facing Brickell Key & Mandarin Oriental Upcoming Development
- 03 Lease Term: 15 Years (Expires In 2037)**  
 With 2 Consecutive 5 Year Renewal Options
- 04 NNN Deal**  
 Rent Increase 3% per year
- 05 Seller Financing Available**  
 Terms Subject to Seller Approval
- 06 Tenant In Place: Delilah By H Wood**  
 High American Cuisine Concept with Art Deco Aesthetics
- 07 Nearby Retailers: Komodo, Delilah, Cantina La Veinte, LPM, Sexy Fish, Gekko, Nusret & Cipriani**

























Delilah

SUBJECT PROPERTY

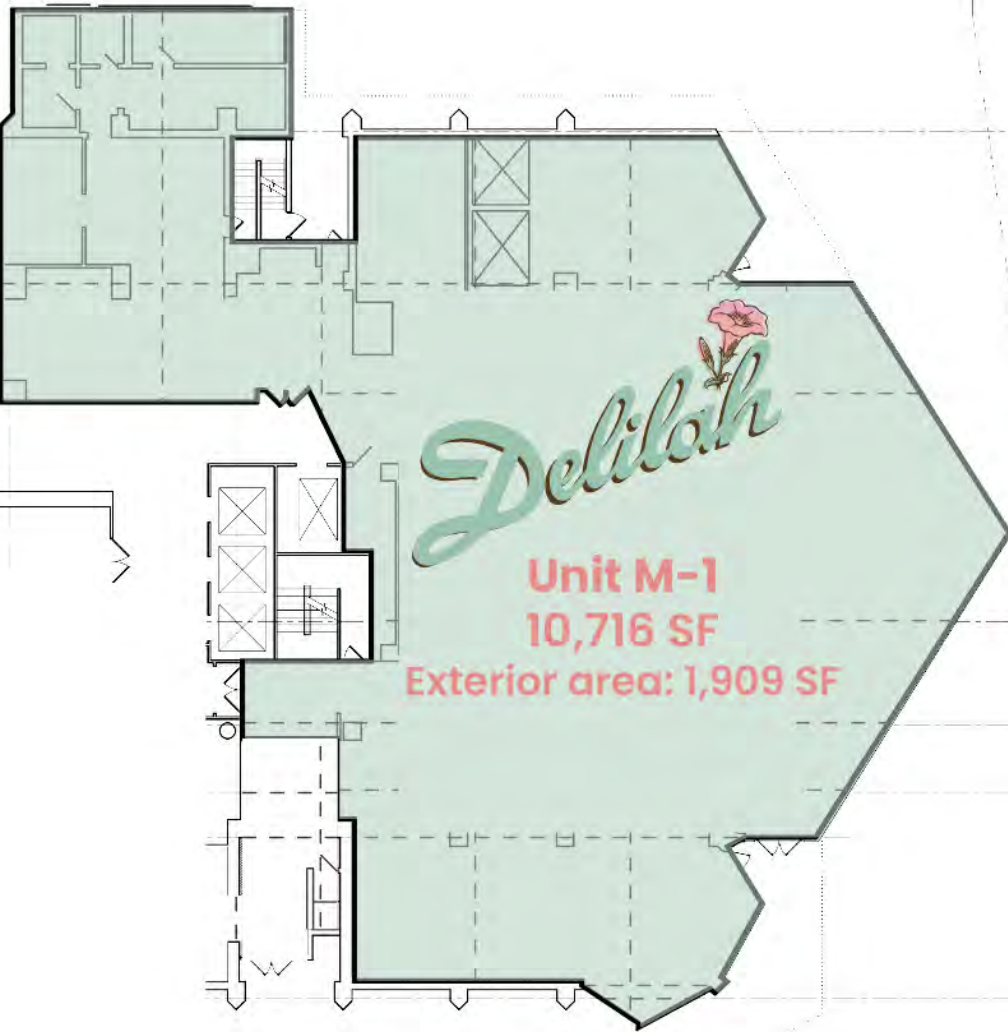
Delilah  
ENTRANCE



8th Street

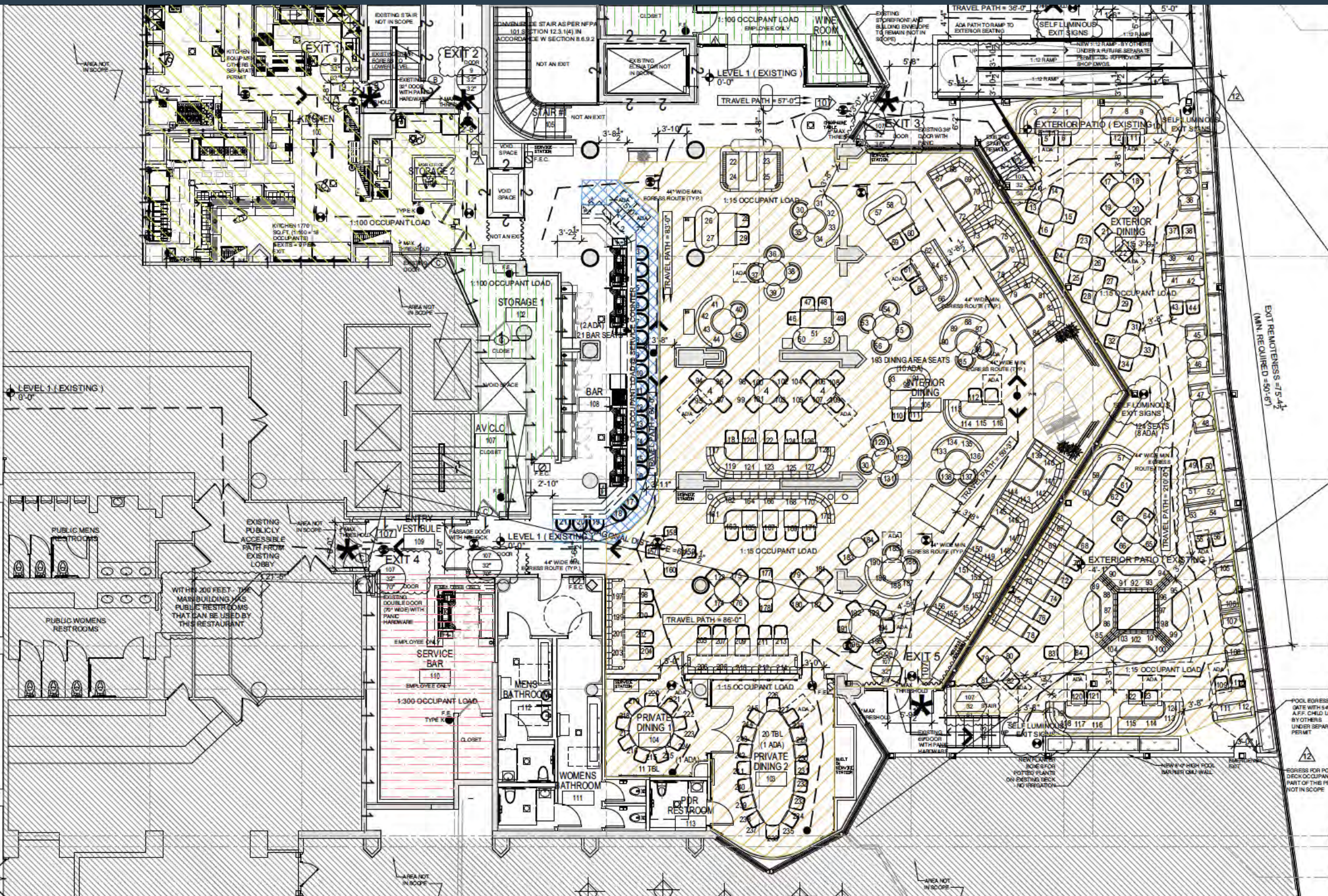
Brickell Bay Drive

Boardwalk (not owned by landlord)



*Delilah*  
Unit M-1  
10,716 SF  
Exterior area: 1,909 SF









SUBJECT PROPERTY





Delilah

  
BANK OF AMERICA  
OFFICE BUILDING

iconbrickell  
1718 UNITS

  
ASTON MARTIN  
RESIDENCES  
MIAMI  
391 luxury residences

LAVINTE CANTINA  
CIPRIANI

SUBJECT PROPERTY









  
BRICKELL PLATFORM  
527 UNTIS  
DANI GARCÍA  
COCINA+CONSTRUCCIÓN

830  
BRICKELL

600 BRICKELL  
BRICKELL WORLD PLAZA

east  
MIAMI

500Brickell

  
BANK OF AMERICA  
OFFICE BUILDING

  
801  
BRICKELL  
KOMODO

BRICKELL  
CITY CENTRE

999 Brickell  


777 BRICKELL  
TRULUCK'S

  
Delilah

SUBJECT PROPERTY





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Crave  
About  
You

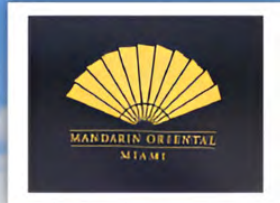
Delish

Delish  
ENTRANCE

SUBJECT PROPERTY



FOR VISUAL PURPOSES ONLY



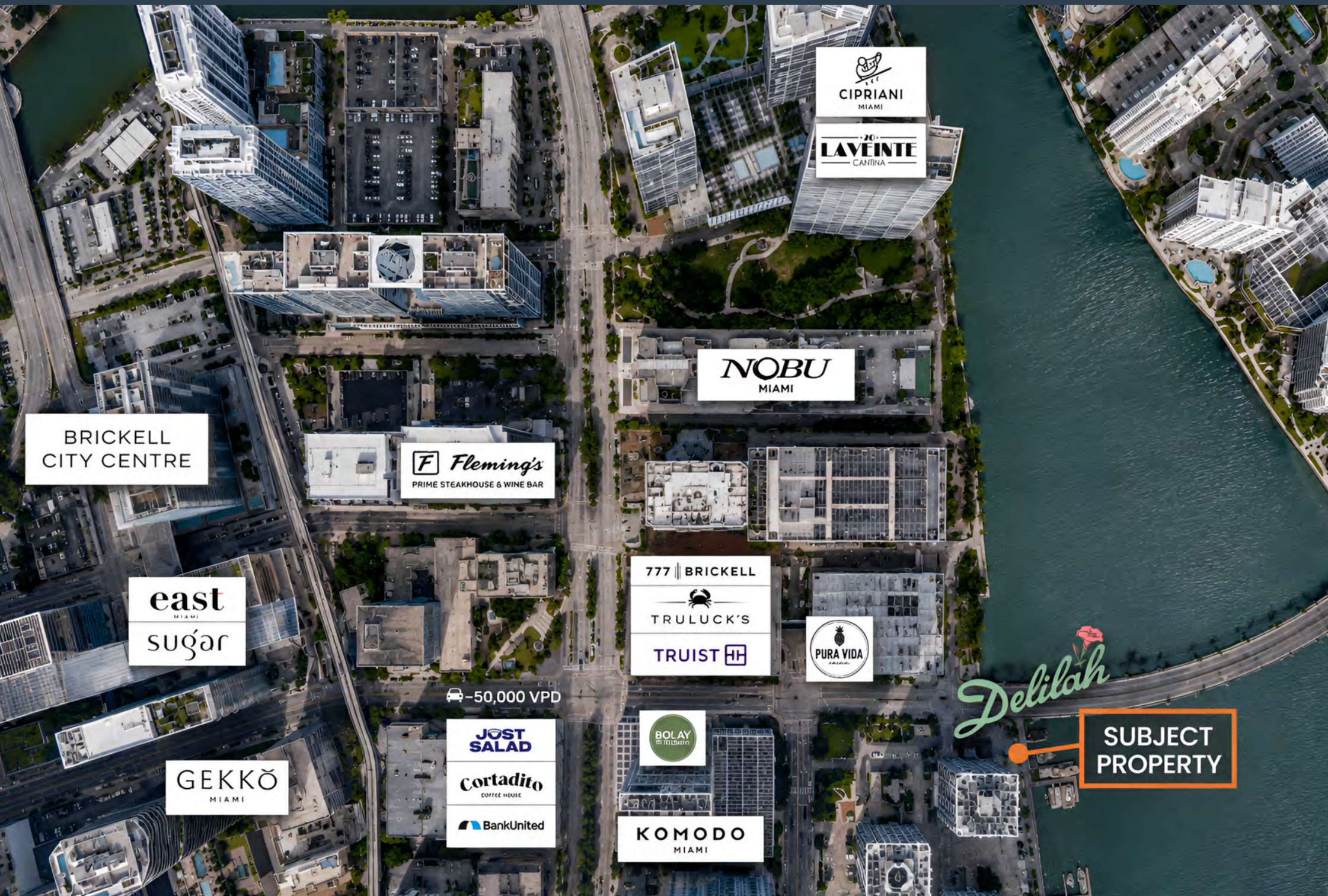
BRICKELL KEY

SUBJECT PROPERTY



Brickell Key Dr





  
CIPRIANI  
MIAMI

  
LAVEINTE  
CANTINA

  
NOBU  
MIAMI

BRICKELL  
CITY CENTRE

  
Fleming's  
PRIME STEAKHOUSE & WINE BAR

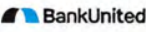
  
east  
MIAMI  
sugar

777 BRICKELL  
  
TRULUCK'S  
TRUIST 

  
PURA VIDA

 -50,000 VPD

  
GEKKO  
MIAMI

  
JUST  
SALAD  
  
Cortadito  
COFFEE HOUSE  
  
BankUnited

  
BOLAY

  
KOMODO  
MIAMI

  
Delilah

  
SUBJECT  
PROPERTY





DELILAH

Delilah is a modern supper club inspired by the roaring '20s, blending American cuisine, Art Deco design, live jazz, and elegant entertainment. Lavish chandeliers, plush interiors, and a vintage aesthetic create a warm yet glamorous atmosphere. As dinner turns into nightlife, live performers, surprise acts, dancing, and lounge-style bottle service bring the space to life with timeless charm and vibrant energy.

LEASE ABSTRACT

|                   |                                    |
|-------------------|------------------------------------|
| TENANT NAME:      | Delilah Miami                      |
| GUARANTOR:        | H. Wood Group                      |
| LETTER OF CREDIT: | \$660,000 (To be renewed annually) |
| LEASE TERM:       | 15 Years                           |
| LEASE DATE        | June 5, 2022                       |
| LEASE EXPIRATION: | June 4, 2037                       |
| RENEWAL OPTIONS:  | 2 (5 Years Each)                   |
| NOI CURRENT YEAR: | \$608,710 (2026)                   |
| RENT INCREASE:    | 3% Per Year                        |
| NOI 15TH YEAR:    | \$794,236.68                       |

- Address: 801 Brickell Bay Dr, Miami FL
- View Location: <https://maps.app.goo.gl/Gh6mLTZTsZau7HZs5>





Delilah - Los Angeles



Delilah - Los Angeles



Delilah - Los Angeles



Delilah - Los Angeles



# THE *h.wood* GROUP

## THE H. WOOD GROUP

The H.Wood Group is a Los Angeles based hospitality and lifestyle company with a diversified portfolio of upscale nightlife & restaurant venues. Born and raised in Los Angeles, longtime friends John Terzian and Brian Toll established The h.wood Group in 2008 after years of working independently. Their vision was born out of a need to bring high-end, thoughtful and detailed concepts to the Los Angeles market and, eventually, all over the world. To this day, this emphasis on service remains at the core of The H.Wood Group.

## OVERVIEW

COMPANY: **The H. Wood Group**

FOUNDED: **2008**

LOCATIONS: **Los Angeles, Miami, Las Vegas, Dallas & Nashville**

CONCEPTS:

- Delilah
- Harriet's
- Hipp
- Poppy
- Bootsy Bellows

WEBSITE: **hwoodgroup.com**

## OTHER RESTAURANTS

Harriet's  
Petite Taqueria  
Mason  
The Peppermint Club  
Mama's Guy  
The Nice Guy  
& Many More!

HARRIET'S

PETITE  
TAQUERIA

SLAB

MASON

SHORE bar

POPPY

The  
PEPPERMINT  
Club

The  
NICE  
GUY

Bootsy  
Bellows

SANTOLINA

40  
LOVE

Mama's  
GUY





**FAENA MIAMI**  
440 UNITS

**FAENA**

**SIMON**  
BRICKELL CITY CENTRE  
A SIMON PROPERTY

**ASTON MARTIN**  
RESIDENCES  
MIAMI



**BACCARAT RESIDENCE**  
360 UNITS

**Versluys | Groep**

**VICEROY**

**Baccarat**

**AVRA**

**prosper**

**W**  
MIAMI

**LOFTY**

**The Standard**

**NOBU**



**MANDARIN ORIENTAL**  
360 UNITS

**Melo**

**smart**  
BRICKELL

**ONE TWENTY**  
BRICKELL RESIDENCES

**OKO**

**KOMODO**  
MIAMI

**MANDARIN ORIENTAL**



**MERCEDES-BENZ**  
791 UNITS

**Mary Brickell**  
Village

**domus**  
BRICKELL CENTER

**PASEO**  
BRICKELL

**D&G**  
DOLCE & GABBANA  
RESIDENCES BRICKELL



**CIPRIANI RESIDENCES**  
397 UNITS

**Mercedes-Benz Places**  
MIAMI

**CIPRIANI**  
RESIDENCES MIAMI

**JW MARRIOTT**  
MIAMI



**DOLCE & GABBANA**  
380 UNITS

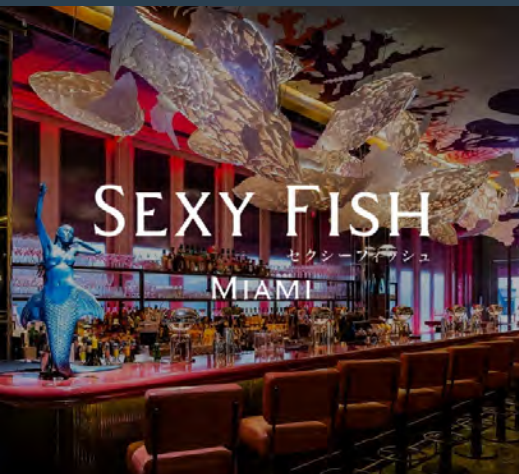
**Casa ♥ Tua**

**FA**  
Commercial











## CITADEL'S MIAMI EXAPNSION

In 2022, Citadel relocated its global headquarters to Miami, establishing a major presence in the heart of Brickell. The investment firm, founded by Ken Griffin in 1990, is expanding its local operations as Miami continues to develop into an international center for finance, business and talent.

Citadel's continued investment in the neighborhood reinforces Brickell's position as one of the country's leading financial districts. Its growing workforce and long-term commitment are expected to attract additional businesses, professionals and investment to the surrounding area.

## KEN GRIFFIN'S VISION FOR BRICKELL

Ken Griffin is developing Citadel's future headquarters on a 2.5-acre waterfront site at 1201 Brickell Bay Drive. Designed by Foster + Partners, the planned 54-story tower will rise more than 1,000 feet and contain approximately 1.7 million square feet of premium office space overlooking Biscayne Bay.

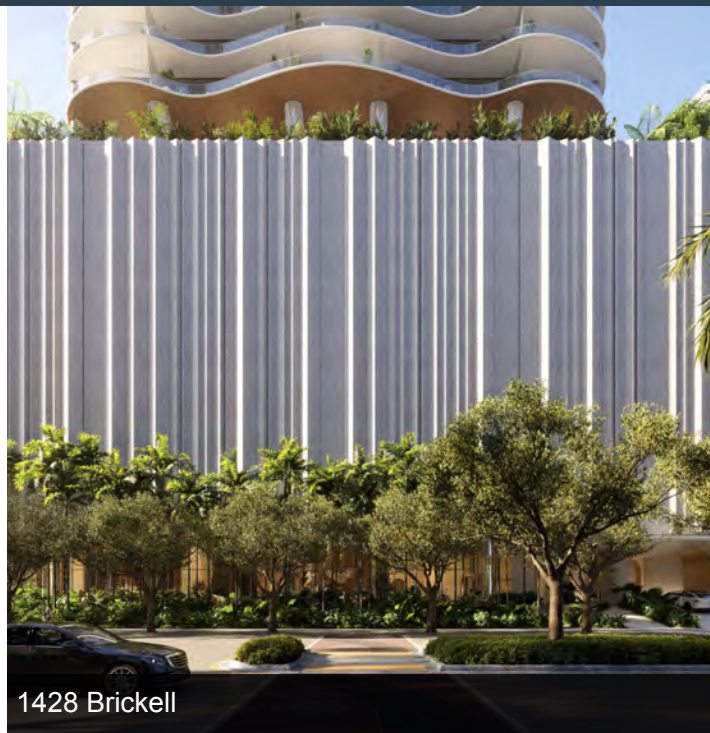
The development is expected to include restaurants, landscaped public spaces and improved access to the waterfront. With Citadel and Citadel Securities anchoring the property, the project will introduce a major new business destination and significantly reshape Brickell's waterfront skyline.



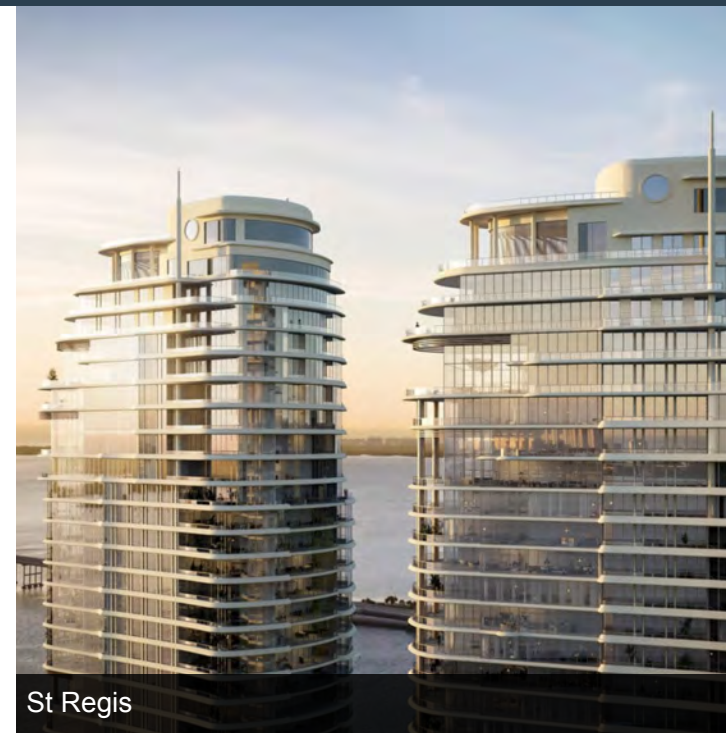




Ora By Casa Tua



1428 Brickell



St Regis



619 Brickell By Nobu



Una Residences



Faena Residences



POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 2,200  | 6,686   | 25,188  |
| AVERAGE AGE          | 32.5   | 33.7    | 37.0    |
| AVERAGE AGE (MALE)   | 33.9   | 34.7    | 37.1    |
| AVERAGE AGE (FEMALE) | 29.8   | 31.9    | 36.5    |

HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,324     | 3,771     | 13,146    |
| # OF PERSONS PER HH | 1.7       | 1.8       | 1.9       |
| AVERAGE HH INCOME   | \$99,224  | \$99,525  | \$82,607  |
| AVERAGE HOUSE VALUE | \$559,319 | \$532,240 | \$498,399 |

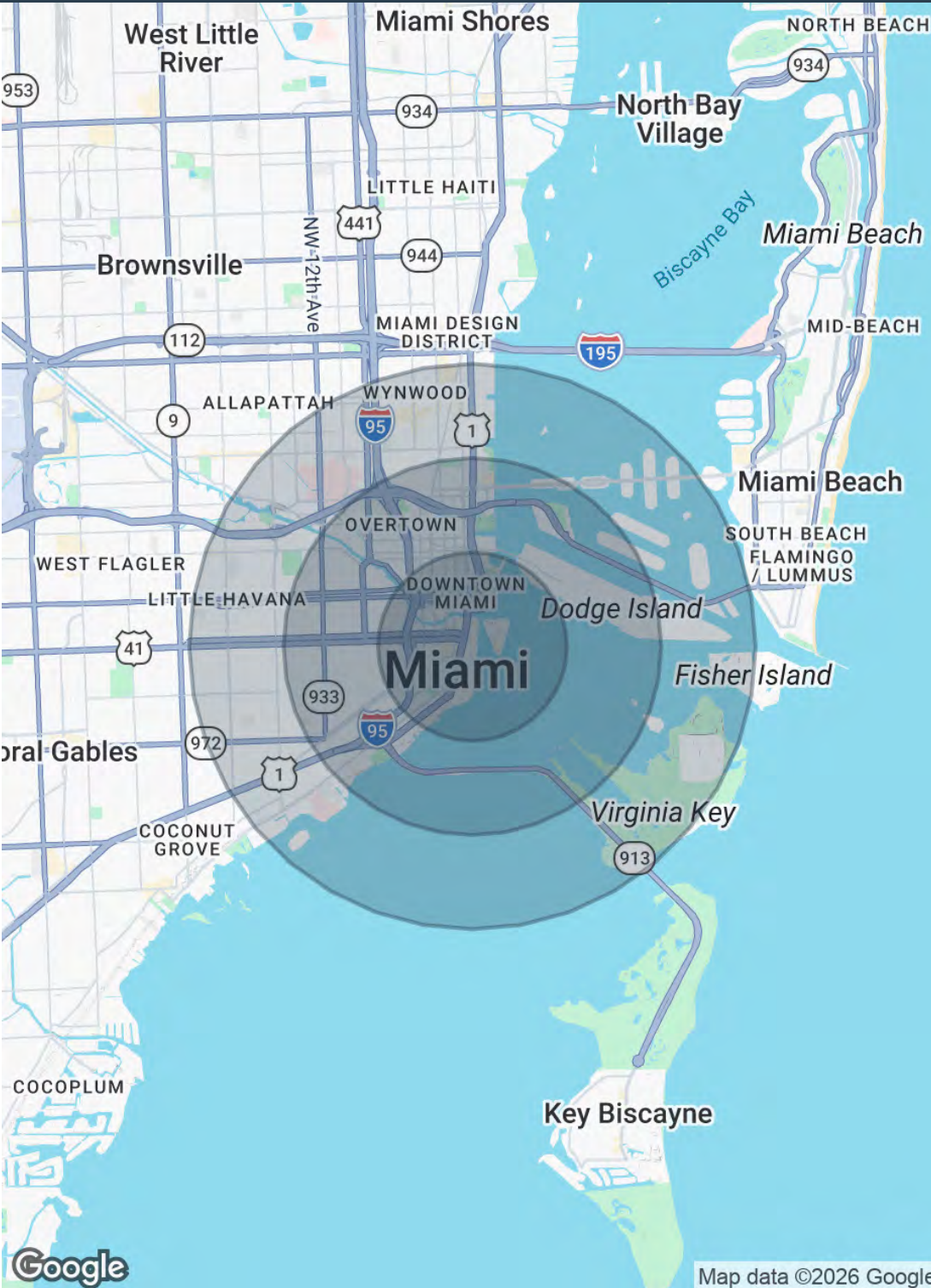
ETHNICITY (%)

|          | 1 MILE | 2 MILES | 3 MILES |
|----------|--------|---------|---------|
| HISPANIC | 58.6%  | 55.4%   | 66.0%   |

RACE

|                                    | 1 MILE | 2 MILES | 3 MILES |
|------------------------------------|--------|---------|---------|
| TOTAL POPULATION - WHITE           | 1,960  | 5,848   | 21,765  |
| TOTAL POPULATION - BLACK           | 14     | 155     | 1,541   |
| TOTAL POPULATION - ASIAN           | 119    | 332     | 511     |
| TOTAL POPULATION - HAWAIIAN        | 0      | 0       | 4       |
| TOTAL POPULATION - AMERICAN INDIAN | 0      | 4       | 38      |
| TOTAL POPULATION - OTHER           | 88     | 196     | 915     |

2020 American Community Survey (ACS)





## CONFIDENTIALITY & DISCLAIMER

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These materials are not a substitute for independent due diligence. Unless otherwise agreed in writing, FA Commercial Advisors, LLC does not investigate, verify, or audit any information presented. **Each party is responsible for conducting its own independent investigation**, including engaging qualified third-party professionals as appropriate.

Any party considering, under contract for, or in escrow on a transaction should independently verify all information, including financial data, through their own inspections, reports, and professional advisors. FA Commercial Advisors, LLC does not act as a financial advisor to any party, and actual property performance may differ from any data, assumptions, or projections referenced. Estimates of market or projected rents do not guarantee that such rents can be achieved or sustained; parties should evaluate applicable lease terms, governmental restrictions, market conditions, and vacancy factors independently.

For specific guidance, parties should consult the appropriate licensed professional:

- **Legal matters** — an attorney
- **Tax matters** — a CPA or tax attorney
- **Title matters** — a title officer or attorney
- **Property condition / code compliance** — qualified engineers, architects, contractors, or relevant governmental agencies

FA Commercial Advisors, LLC markets all properties and services in compliance with applicable fair housing and equal opportunity laws.



## 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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