

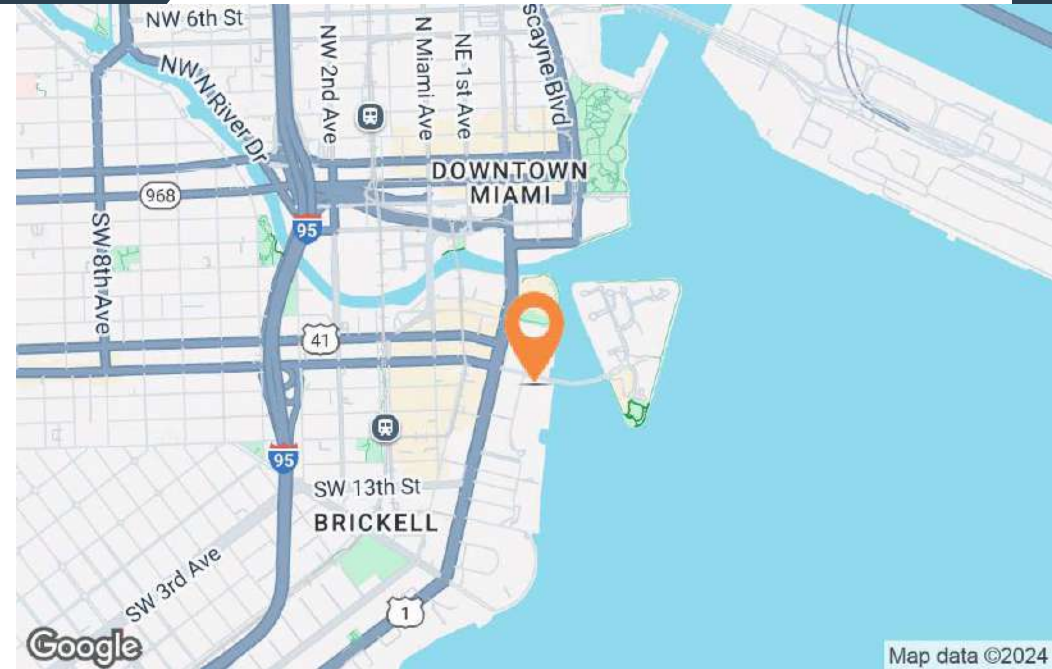
# 2ND GEN. RESTAURANT | BRICKELL RETAIL



RETAIL PROPERTY FOR SALE & LEASE



801 BRICKELL BAY DRIVE



## PROPERTY OVERVIEW

FA Commercial is pleased to announce the 2nd Generation Restaurant, covering a spacious 5,203 SF, fully furnished and equipped, and located at the Brickell Boardwalk 1 block from Brickell City Centre, Komodo & Mandarin Residences/Hotel.

## PROPERTY HIGHLIGHTS

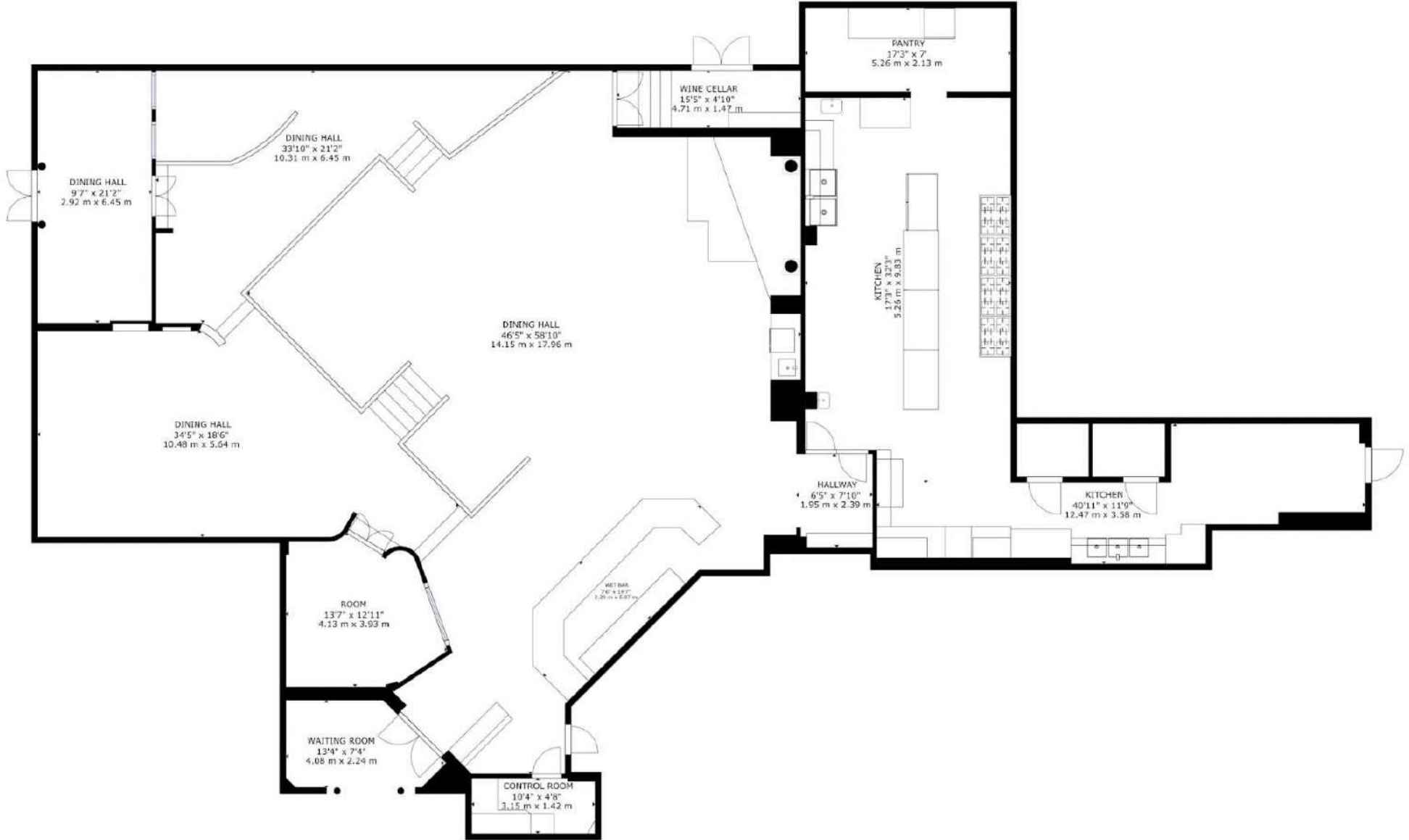
- **Fully built out equipped restaurant**
- The unit has a dedicated HVAC system for the space that is run off a chilled water system from the building.
- Ample electrical available to accommodate most uses.
- The grease trap is maintained by the building but the tenant pays for servicing it
- Valet parking right at the front entrance of the space
- HOAs: \$41.040
- Join co-tenant Delilah by H wood Group

**SALE PRICE**  
\$4,995,000

**SIZE**  
5,203 SF

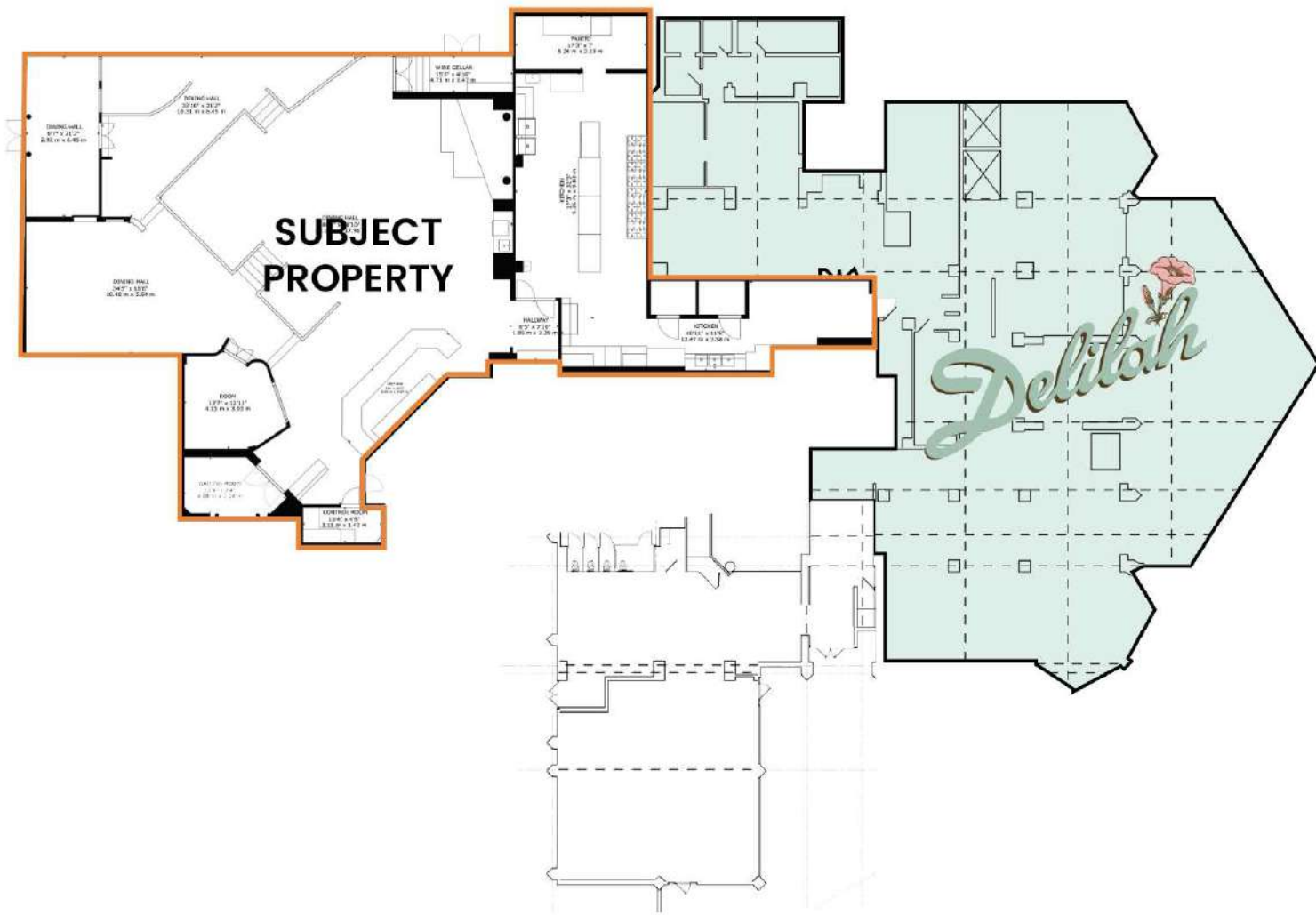
**LEASE RATE**  
\$70/SF

**LEASE TYPE**  
\$14 NNN



8th Street

Brickell Bay Drive



Boardwalk (not owned by landlord)



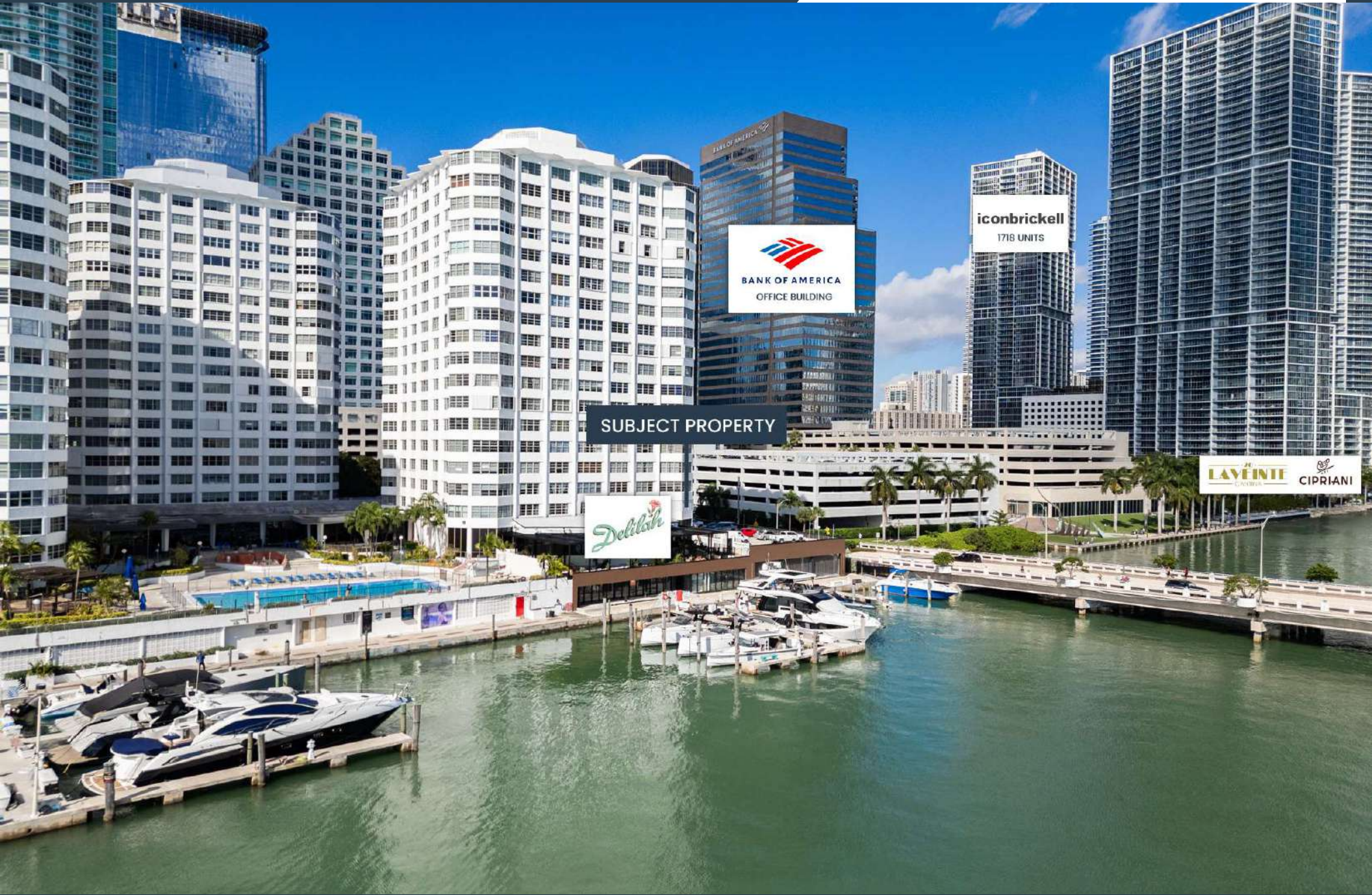




SUBJECT PROPERTY

Delish

Delish  
ENTRANCE



SUBJECT PROPERTY

  
BANK OF AMERICA  
OFFICE BUILDING

iconbrickell  
1718 UNITS

LAVENTI  
CIPRIANI

Delish





BRICKELL KEY

SUBJECT PROPERTY

Brickell Key Dr



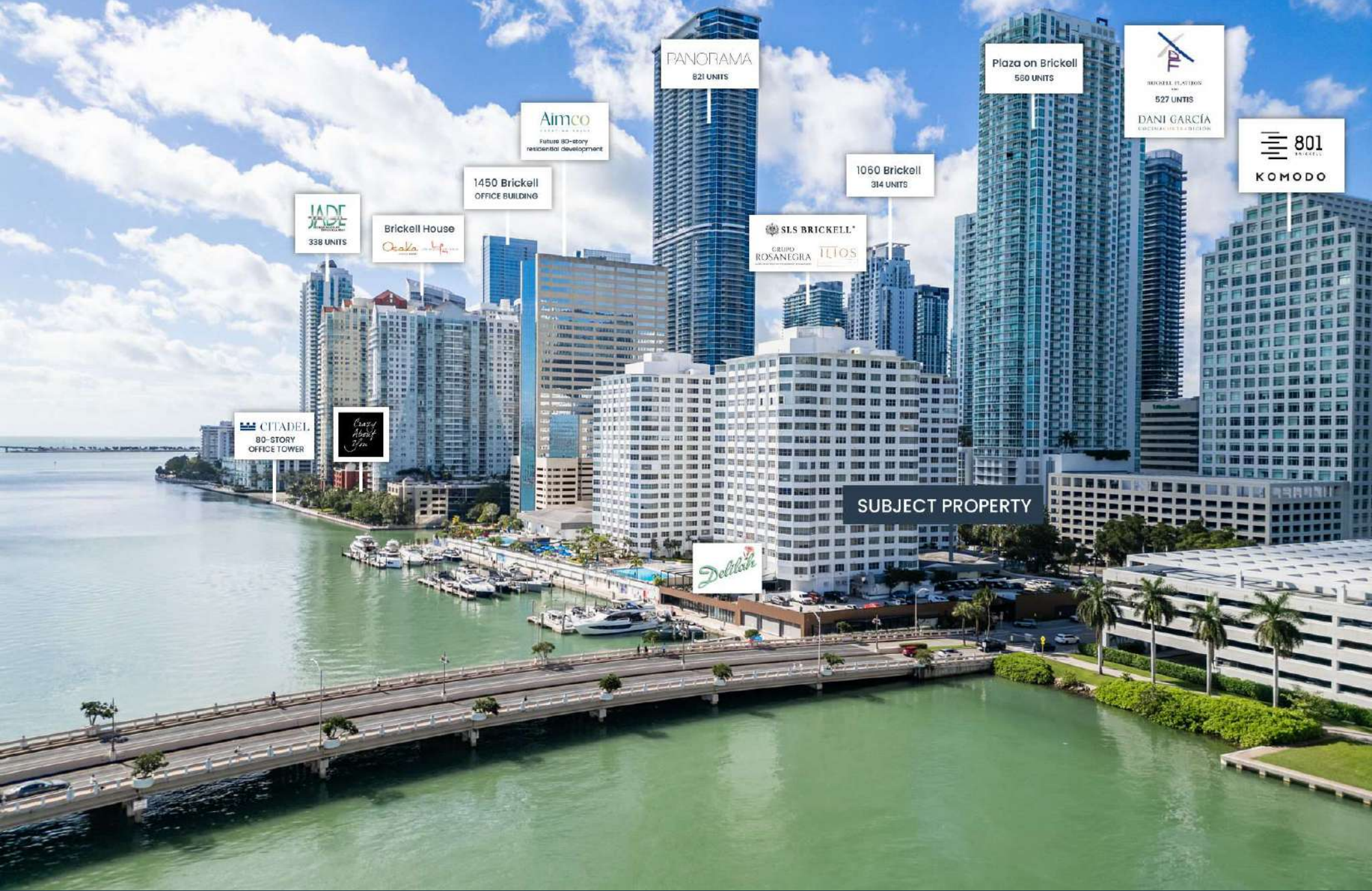
VIRGINIA KEY

SUBJECT PROPERTY

Brickell Key Dr

Valet Parking Entrance

Brickell Bay Dr



JADE  
338 UNITS

Brickell House  
Oakley + Pina

CITADEL  
80-STORY  
OFFICE TOWER

Crazy About You

1450 Brickell  
OFFICE BUILDING

Aimco  
Future 90-story  
residential development

PANORAMA  
821 UNITS

SLS BRICKELL  
GRUPO ROSANEGRA  
TITOS

1060 Brickell  
314 UNITS

Plaza on Brickell  
560 UNITS

BRICKELL PLAZA  
527 UNITS  
DANI GARCÍA  
CONCEPTS + DESIGN

801  
KOMODO

SUBJECT PROPERTY

Delish



BRICKELL BLVD  
527 UNITS  
DANI CARCIA  
COMMERCIAL REAL ESTATE

830  
BRICKELL

east  
MIAMI

600 BRICKELL  
BRICKELL WORLD PLAZA

500 Brickell

BANK OF AMERICA  
OFFICE BUILDING

801  
BRICKELL  
KOMODO

BRICKELL  
CITY CENTRE

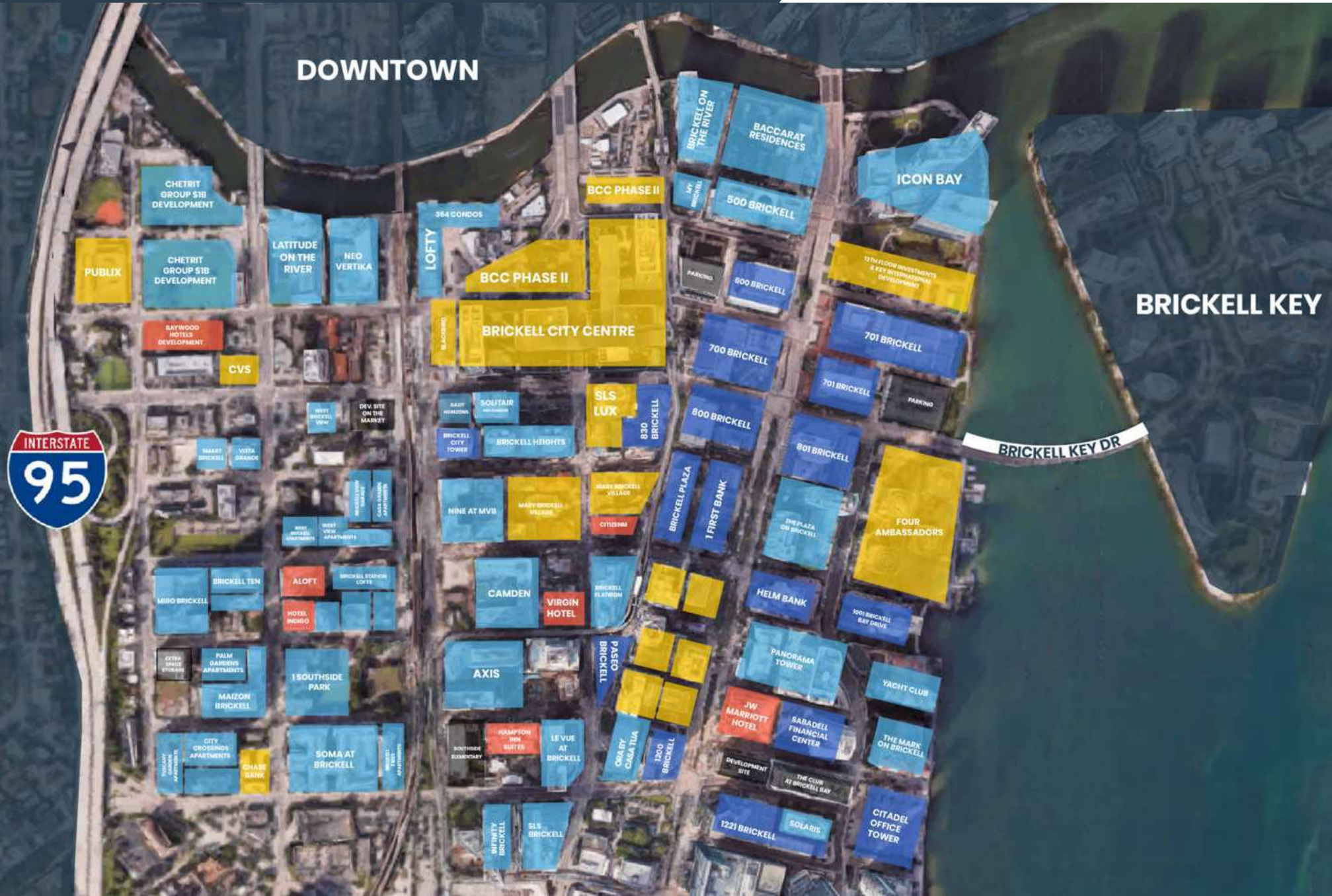
999 Brickell  
NUSP-ET

777 BRICKELL  
TRULUCK'S

SUBJECT PROPERTY







**Mast Capital  
Development**



## DEVELOPER SUBMITS PLANS FOR THREE BRICKELL TOWERS, INCLUDING ONE ON VERGE OF SUPERTALL STATUS

Developer Mast Capital has submitted plans for a three-tower project on the former Capital at Brickell site for review, and announced a construction timeline.

For now, the project is simply being called 1420 S. Miami Avenue. There will be three towers at the development, with the following heights:

80 stories, 939 feet (405 condo units)

59 stories, 691 feet (425 rental apartment units)

50 stories, 604 feet (425 rental apartment units)

There will also be 1,255 parking spaces – exactly the minimum required under the Miami 21 zoning code. In addition, there will be a very small amount of retail (18,969 square feet) on the ground floor.







**CASA TUA HOSPITALITY**

In 2001, Casa Tua Miami Beach was created as a welcoming place for friends, family and guests from around the world, where simplicity would meet sophistication, and individuals with a zest for life would come together. Casa Tua has since expanded with locations in Aspen and Paris, as well as our Italian kitchen, Casa Tua Cucina.

From a curated art program, an exclusive event calendar and incredibly personal service, Casa Tua provides an intimate environment for a life well-lived. However, the heart of Casa Tua will always be the intimate community which our members and guests create every day. With that community, we at Casa Tua hope to create something of lasting value.

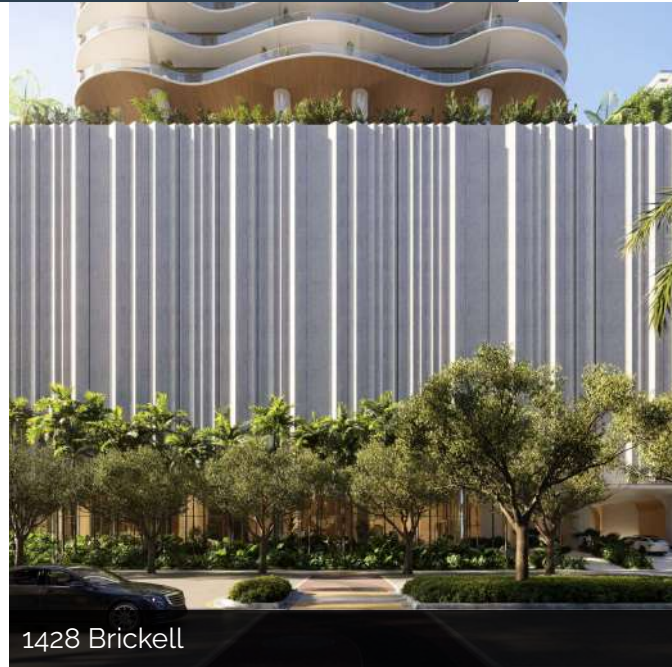
**ORA BY CASA TUA**

The newest high-rise, mixed-use development located at 1210 Brickell Avenue in Miami's Brickell neighborhood will be built by developer Fortune International Group.

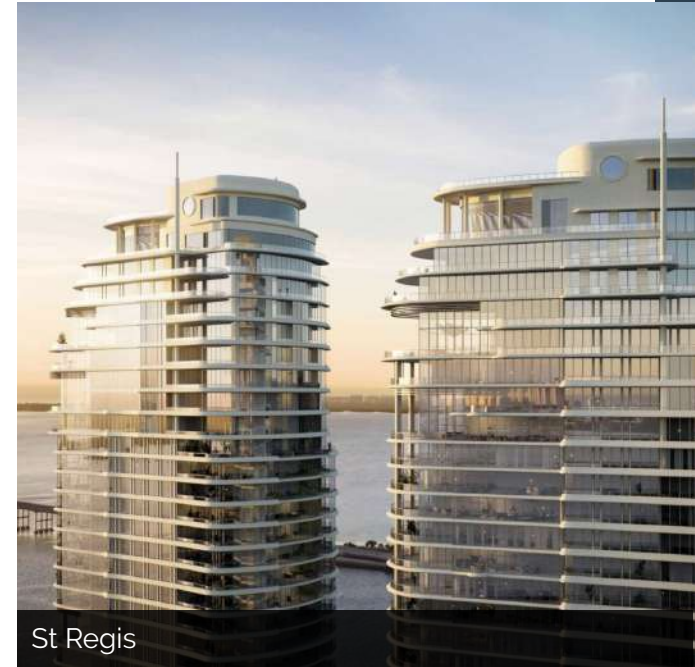
Ora by Casa Tua will include roughly 460 units, two new restaurant concepts by Casa Tua, a rooftop lounge with pool, sky lounge and bar, a 24-hour gourmet market, an entertainment lounge and a fitness and wellness center. These amenities along with a poolside restaurant, staffed wine bar and activated lobby are designed to appeal to a younger demographic.



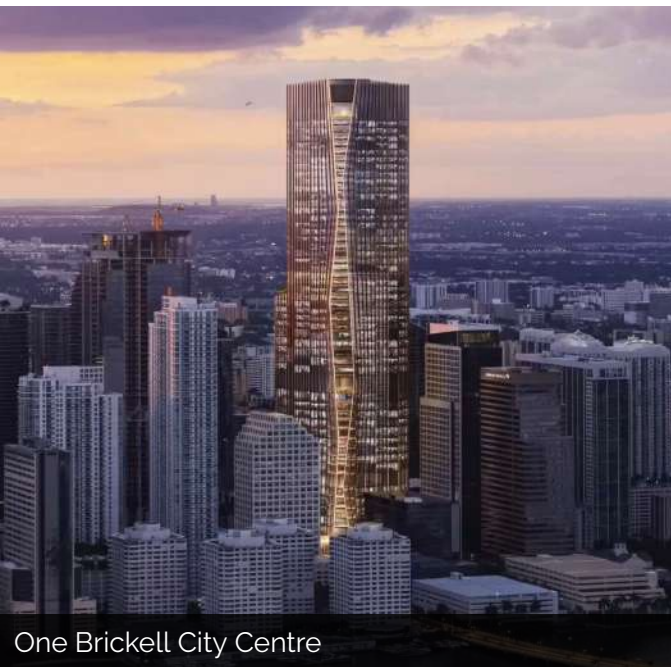
Ora By Casa Tua



1428 Brickell



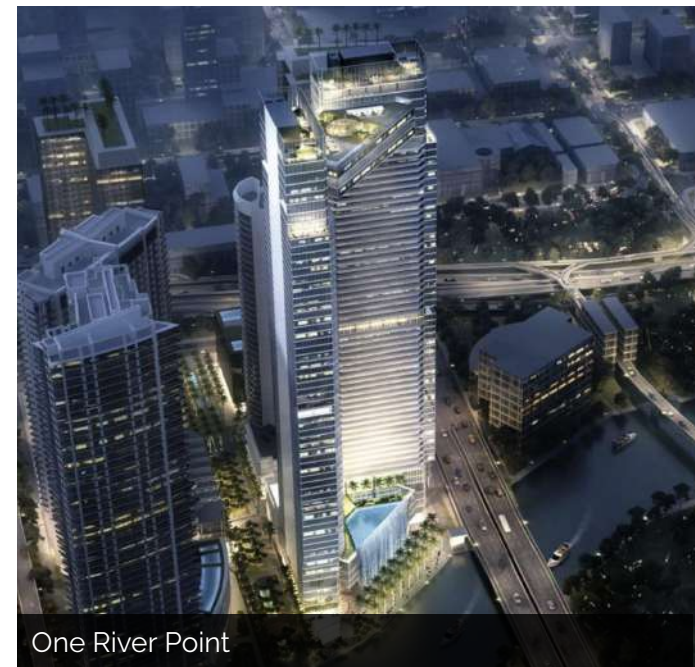
St Regis



One Brickell City Centre



Una Residences



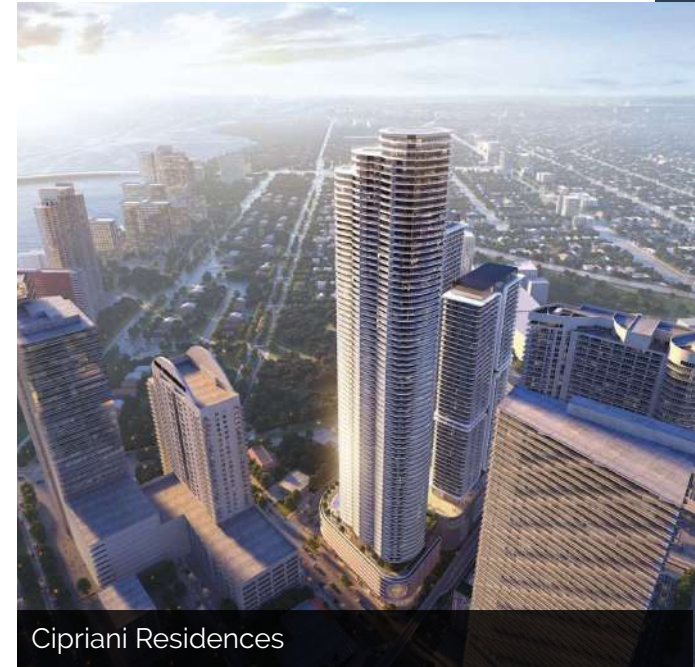
One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



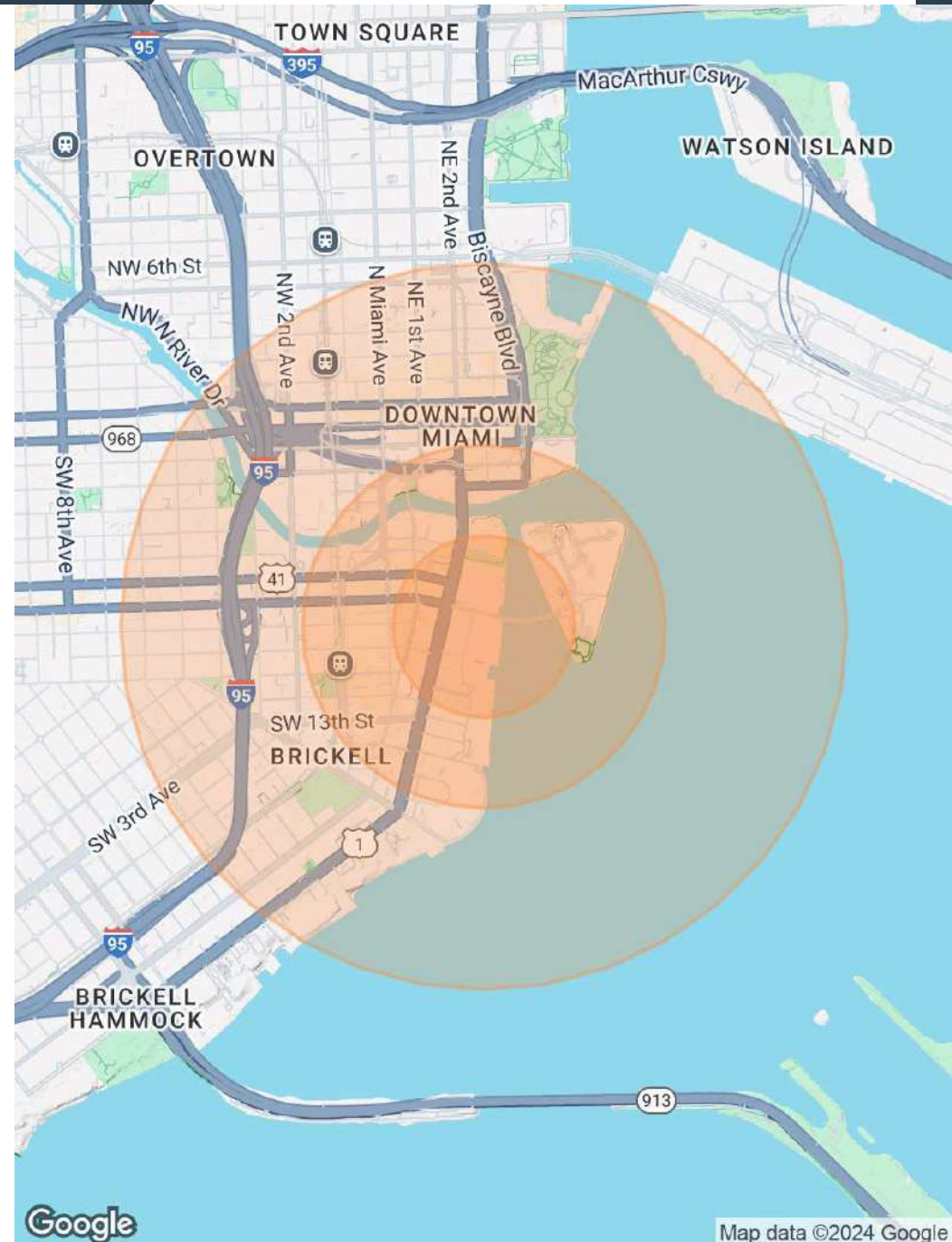
Lofty Brickell



The Shops at Mary Brickell Village

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,483	26,097	50,502
Average Age	34.4	35.6	38.3
Average Age (Male)	35.4	37.5	39.1
Average Age (Female)	33.4	34.6	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,650	20,454	36,081
# of Persons per HH	1.3	1.3	1.4
Average HH Income	\$107,794	\$101,134	\$90,429
Average House Value	\$390,034	\$324,494	\$305,908
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	52.2%	56.1%	63.1%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	6,080	19,705	39,210
Total Population - Black	162	524	2,001
Total Population - Asian	467	1,010	1,555
Total Population - Hawaiian	0	0	0
Total Population - American Indian	62	145	162
Total Population - Other	237	944	1,846

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.**



**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**  
DEVELOPMENT  
GROUP

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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
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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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**FA**  
Commercial

