



**NNN INVESTMENT BRICKELL RETAIL**

*RETAIL PROPERTY FOR SALE*

801 BRICKELL BAY DRIVE



## + SIZE OF THE UNIT

5,203 SF

## + NOI

\$364,210

## + TENANT

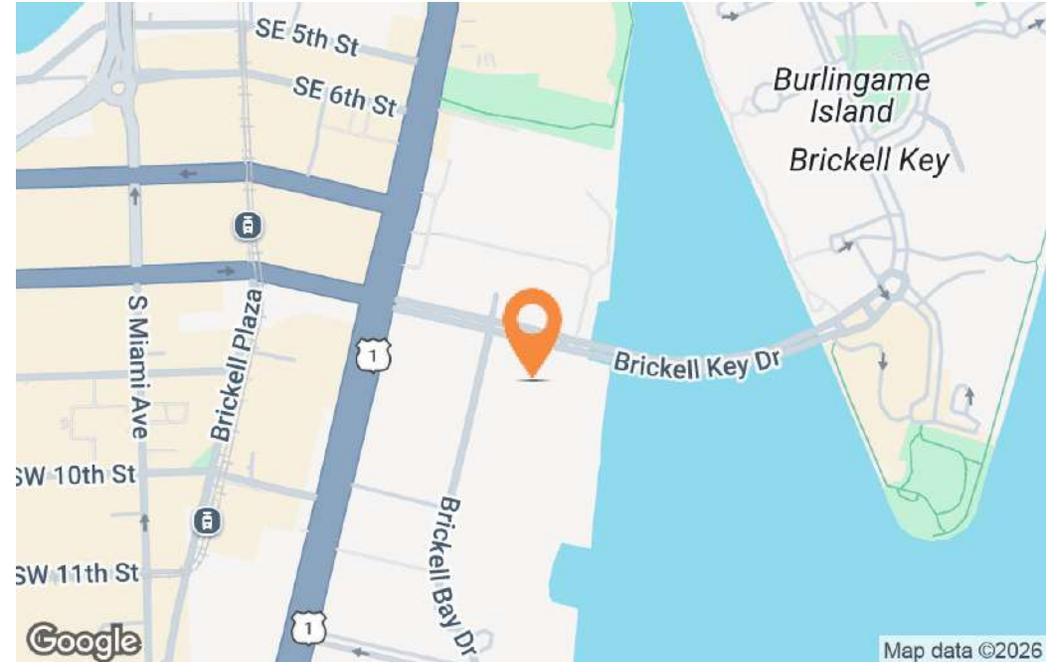
Sunkissed

## PROPERTY OVERVIEW

FA Commercial is pleased to present this 5,203 SF restaurant investment opportunity, fully leased to Sunkissed Brickell, a dining concept bringing Miami-inspired flavors and a vibrant late-night atmosphere to the neighborhood. The space is fully built out, furnished, and equipped, and is ideally located along the Brickell Boardwalk, just one block from Brickell City Centre, Komodo, and Mandarin Residences & Hotel. The asset offers an income-producing restaurant property backed by a 10-year lease, annual 3.5% rent increases, and renewal options, providing long-term stability in one of Miami's most dynamic and walkable submarkets.

## PROPERTY HIGHLIGHTS

- Property Tax: \$27,289
- Insurance: \$2,724
- HOAs: \$47,062
- TOTAL: \$77,075 annually
- Lease Term: 10-year lease with two 5-year renewals options and rent increases by 3.5% annually
- **New retrofit completed in 2026**
- Co-tenant Delilah by H Wood Group





## SUNKISSED

Sunkissed Brickell is a vibrant, Miami-born dining concept that brings together locally sourced seafood, bold Miami-driven flavors, and the warm, effortless glow that defines the city's nightlife. Designed to transition seamlessly from dinner into late night, Sunkissed offers an elevated yet approachable experience rooted in local culture and energy. Crafted by locals and built for late nights.

## INVESTMENT HIGHLIGHTS

- **Stabilized Restaurant Investment:** Fully leased 5,203 SF asset with NOI of \$364,210.
- **Long-Term Lease:** 10-year lease with renewal options.
- **Built-In Rent Growth:** 3.5% annual rent increases.
- **Turnkey Space:** Fully built out, furnished, and equipped restaurant.
- **Prime Brickell Location:** Located on the Brickell Boardwalk, one block from Brickell City Centre.
- **Strong Co-Tenancy:** Adjacent to Delilah and other top dining destinations.

## LEASE ABSTRACT

<b>Tenant Name</b>	Sunkissed
<b>Lease Term</b>	10-year lease
<b>Base Rent</b>	\$70
<b>Increases</b>	3.5% Annually
<b>Renewal Options</b>	Two 5-year
<b>Lease Type</b>	NNN

**CHIP PAUCEK**

Seasoned entrepreneur & CEO, Co Founder & CEO Pro Athlete Community, former CEO & Co-Founder of 2U, Inc, Standard Deviants (PBS), and CEO of Hooked on Phonics

**DAVID CEDENO**

Veteran Hospitality entrepreneur, Co Founder & Owner minibar Miami & minibar El Salvador, former food and beverage director Urbanica hotel group, former beverage director baby jane Brickell, over a decade in hospitality

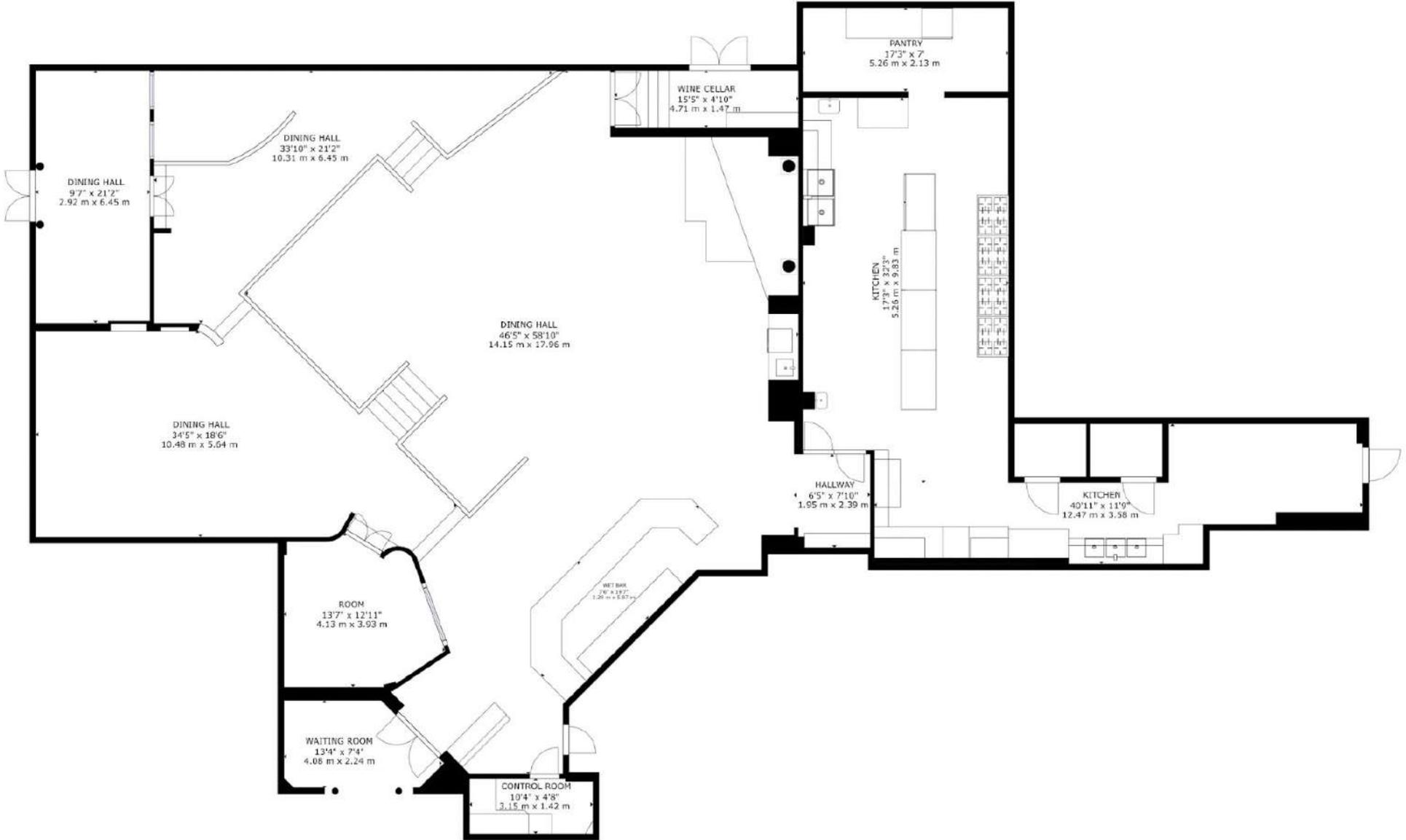


RENT SCHEDULE										
	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
Base Rent	\$ 364,210	\$ 376,957	\$ 390,151	\$ 403,806	\$ 417,939	\$ 432,567	\$ 447,707	\$ 463,377	\$ 479,595	\$ 496,381



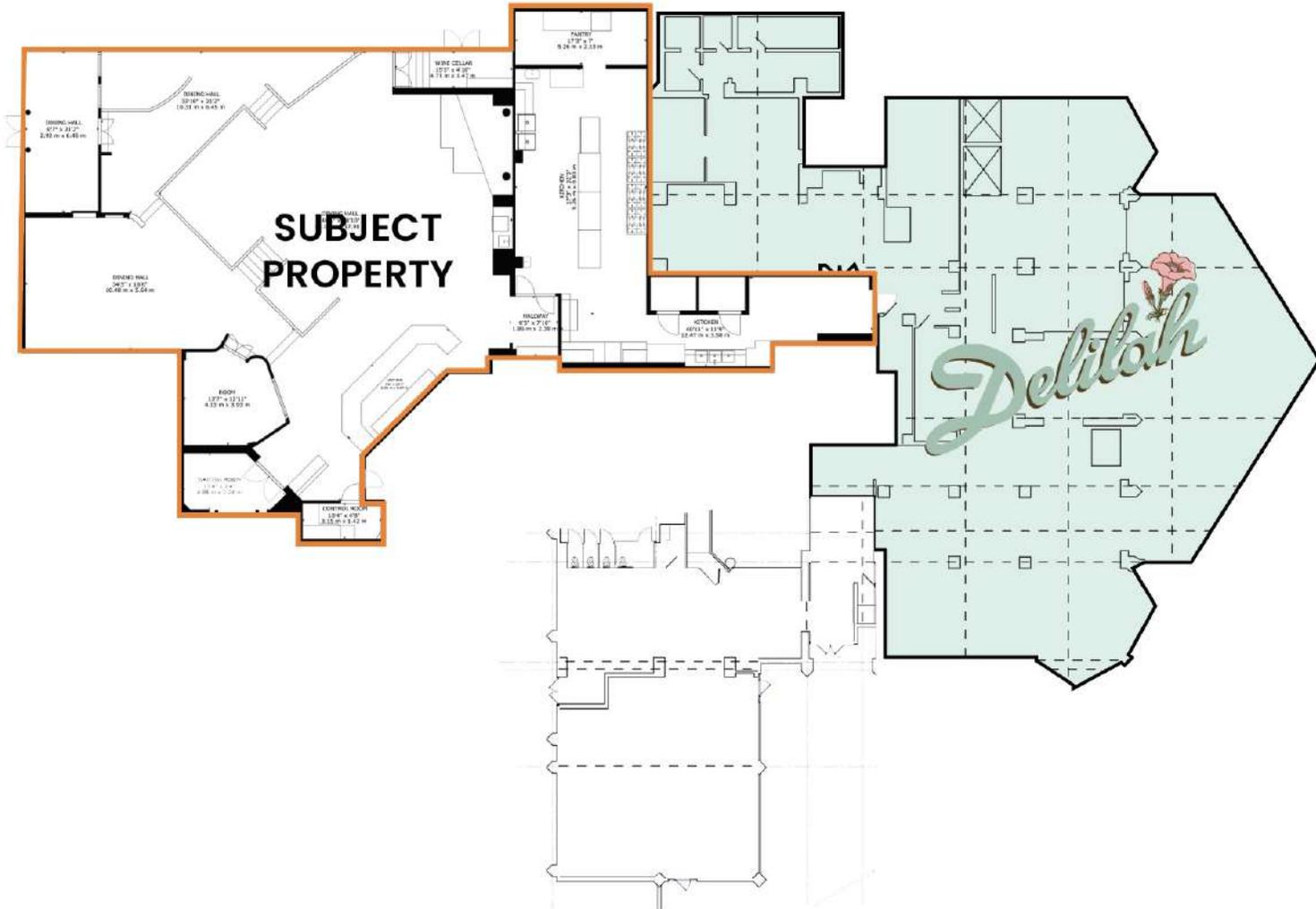






8th Street

Brickell Bay Drive



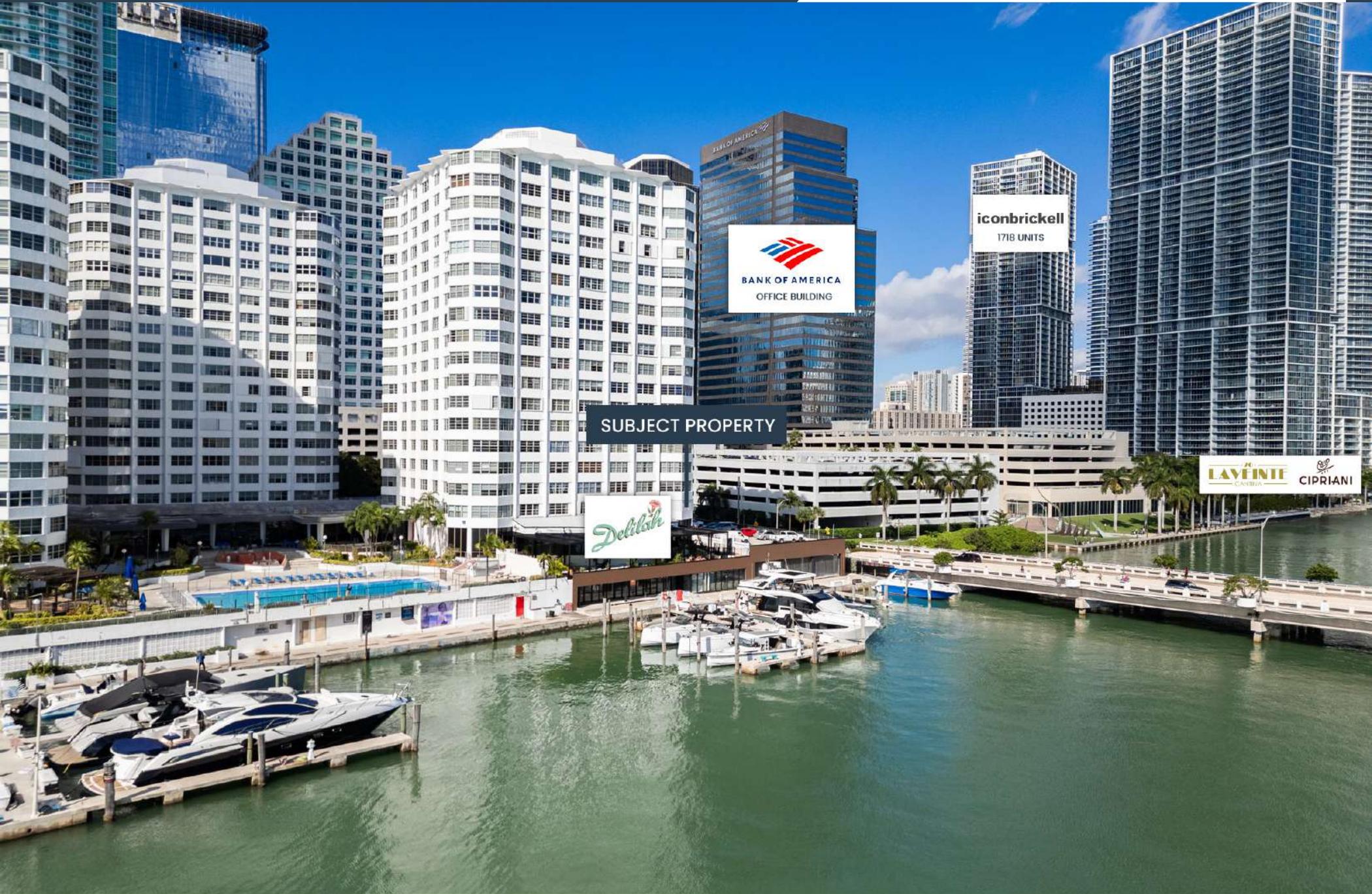
Boardwalk (not owned by landlord)



SUBJECT PROPERTY

*Delish*

*Delish*  
ENTRANCE



  
BANK OF AMERICA  
OFFICE BUILDING

iconbrickell  
1718 UNITS

SUBJECT PROPERTY

*Delish*

LAVINTE  
CIPRIANI



BRICKELL KEY



SUBJECT PROPERTY

Brickell Key Dr



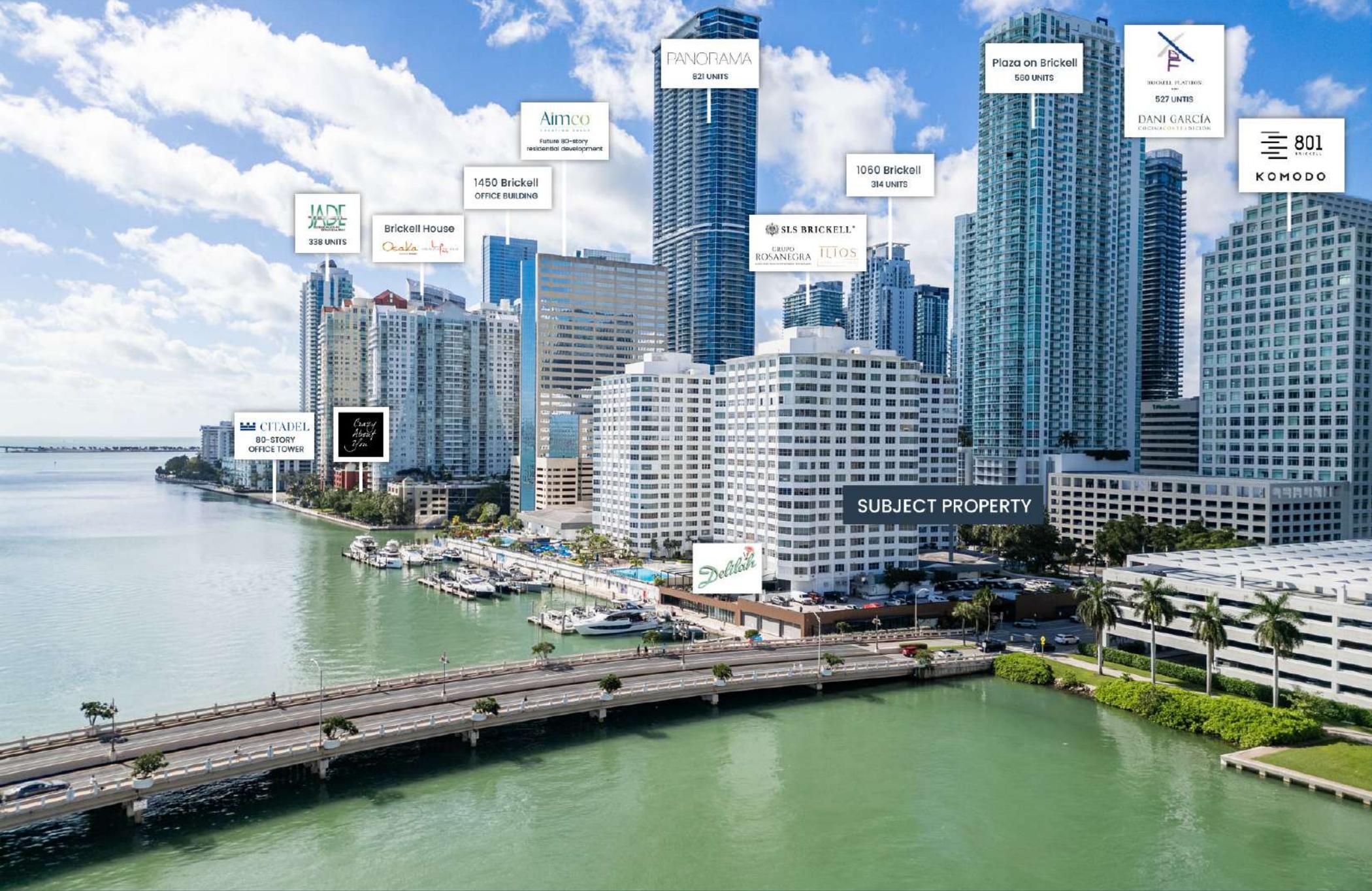
VIRGINIA KEY

SUBJECT PROPERTY

Brickell Key Dr

Valet Parking Entrance

Brickell Bay Dr



PANORAMA  
521 UNITS

Plaza on Brickell  
560 UNITS

BRICKELL PLATFORM  
527 UNITS  
DANI GARCÍA  
CONSTRACCIONES Y BIENES

801  
BRICKELL  
KOMODO

Aimco  
Future 90-story  
residential development

1060 Brickell  
314 UNITS

JADE  
338 UNITS

Brickell House  
Ocala

1450 Brickell  
OFFICE BUILDING

SLS BRICKELL  
GRUPO ROSANEGRA  
TUTOS

CITADEL  
80-STORY  
OFFICE TOWER

Crazy  
About  
You

SUBJECT PROPERTY

Delish









**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.

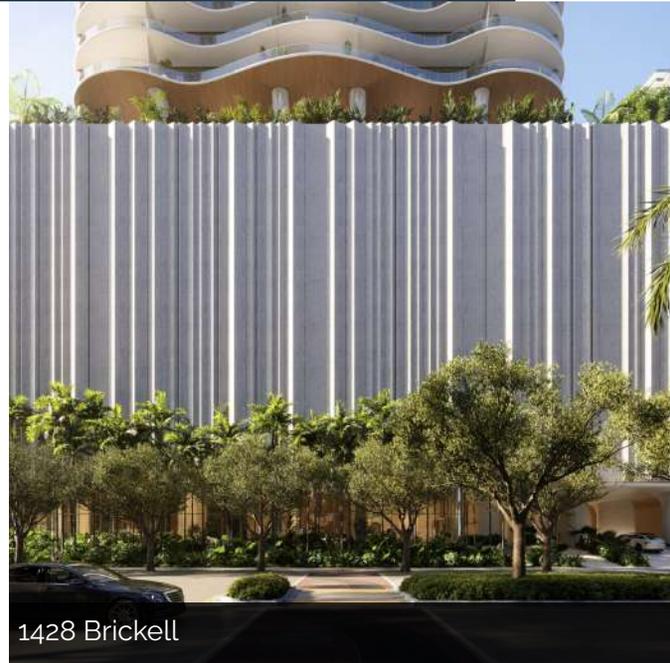
**ORA BY CASA TUA**

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.

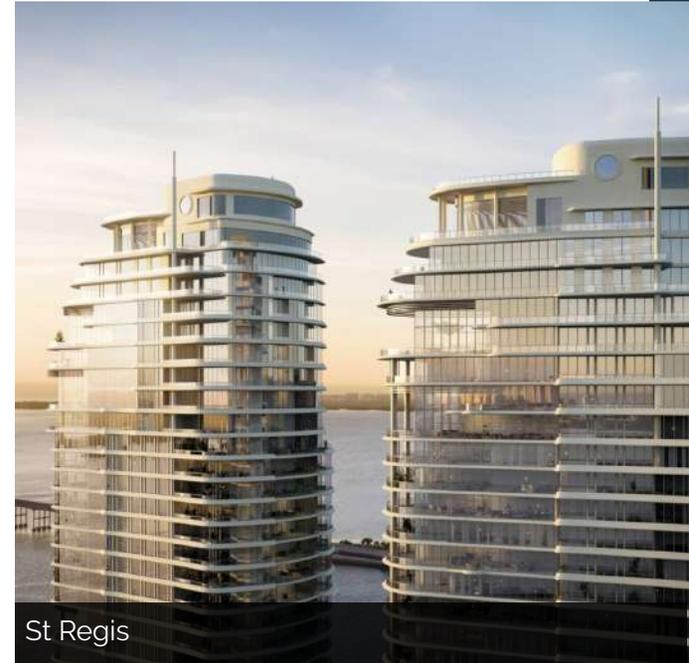
Ora by Casa Tua will include roughly 460 units, two new restaurant concepts by Casa Tua, a rooftop lounge with pool, sky lounge and bar, a 24-hour gourmet market, an entertainment lounge and a fitness and wellness center. These amenities along with a poolside restaurant, staffed wine bar and activated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



Ora By Casa Tua



1428 Brickell



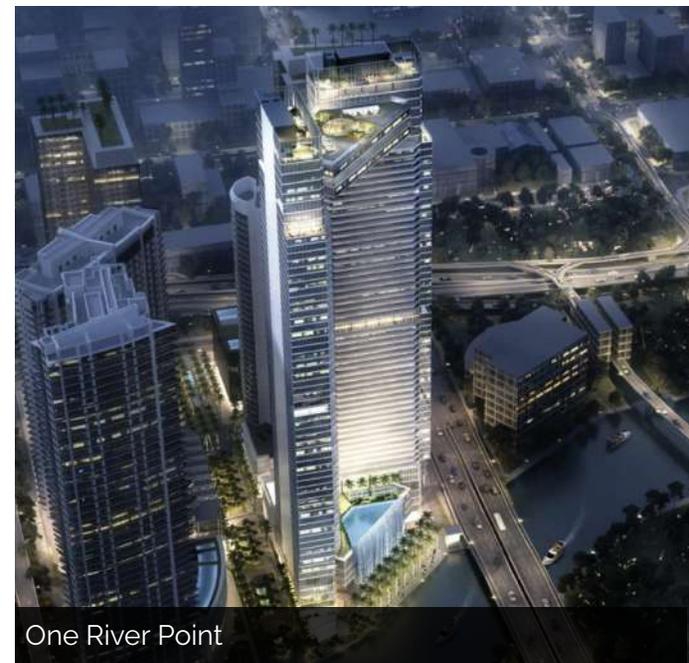
St Regis



One Brickell City Centre



Una Residences



One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



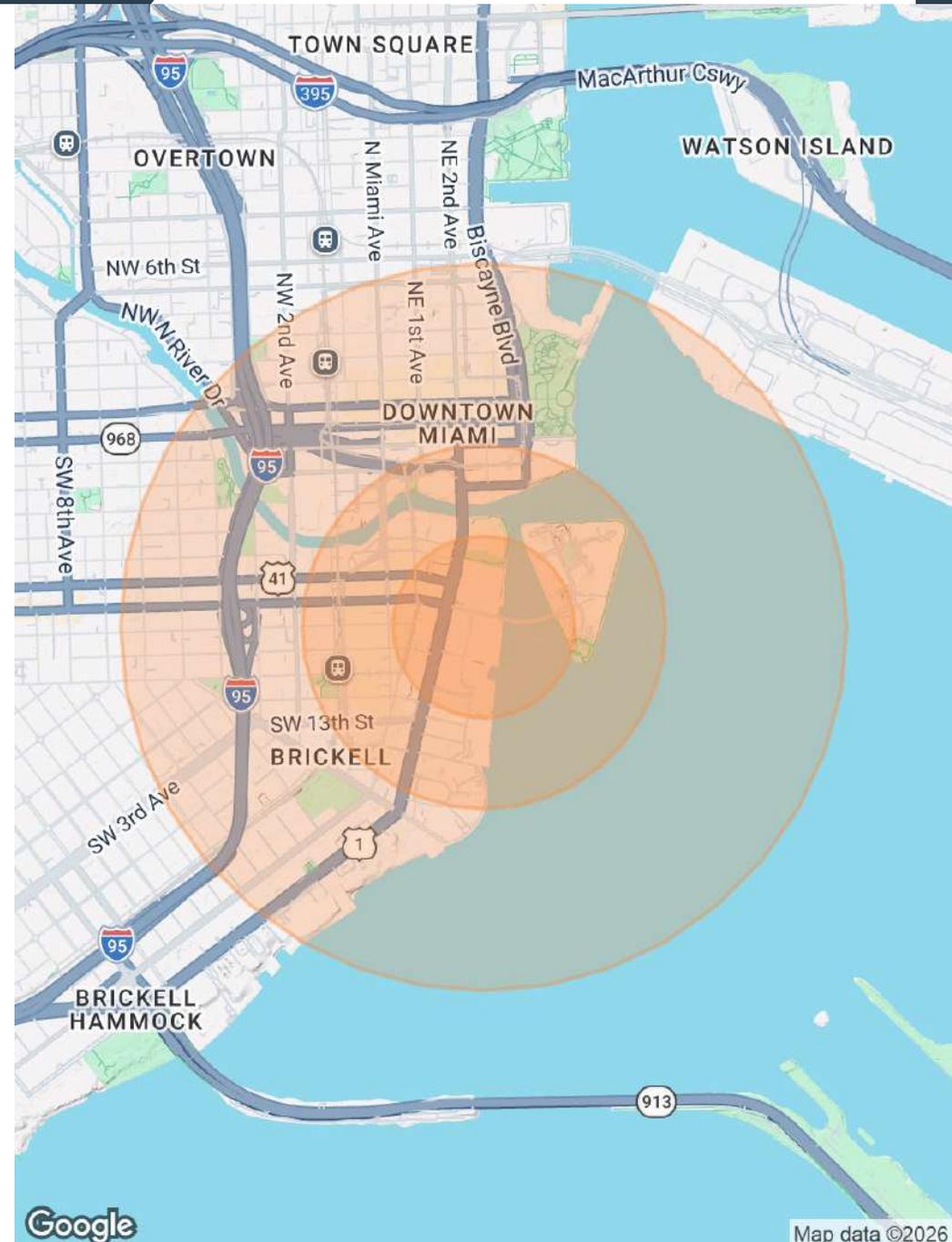
Lofty Brickell



The Shops at Mary Brickell Village

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>ETHNICITY (%)</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Hispanic	52.2%	56.1%	63.1%
<b>RACE</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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)



Google

Map data ©2026

**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**

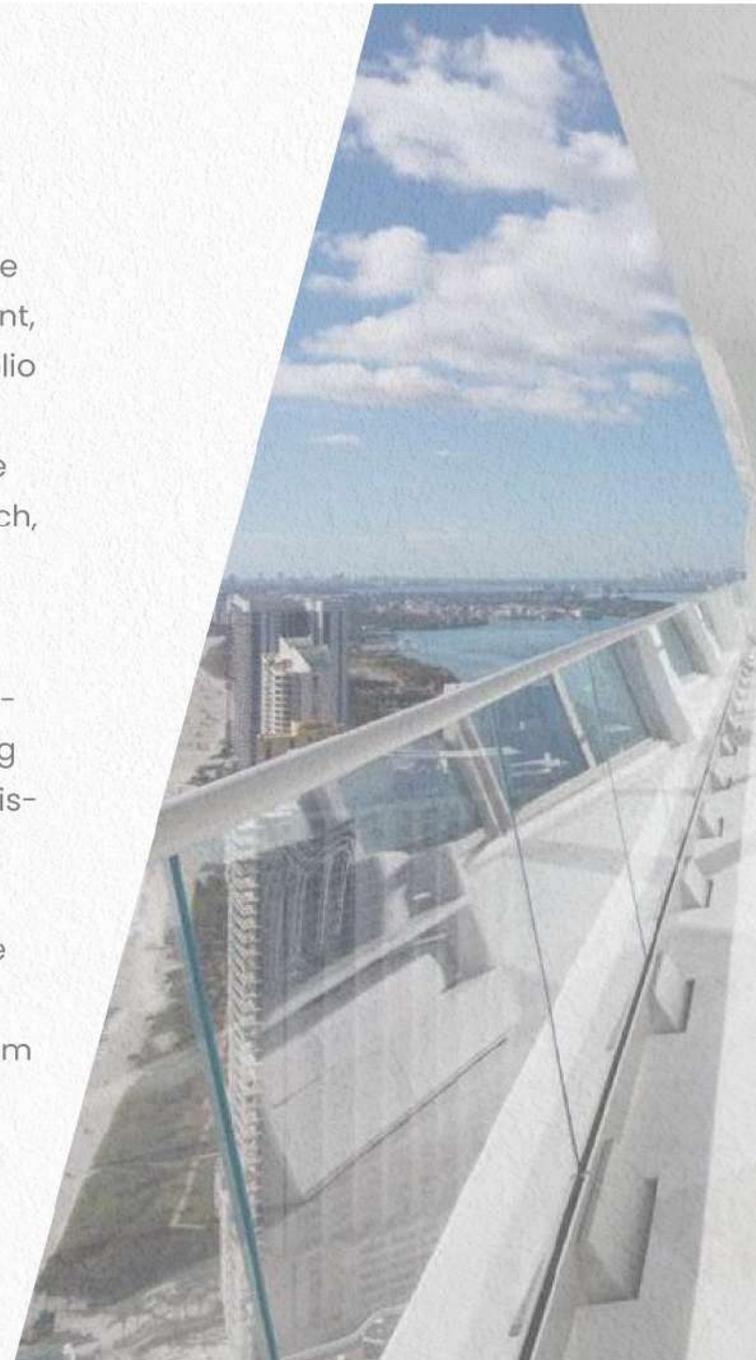
Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation.**



**FORTUNE** International Group 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** 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.





**FABIO FAERMAN, CCIM, MBA**  
Broker Associate  
fff@facommercial.com  
+1 786 262 9966



**SEBASTIAN FAERMAN**  
Sales Associate  
sf@facommercial.com  
+1 786 262 3771

**CONFIDENTIALITY & DISCLAIMER**

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

*Presented By:*

FABIO FAERMAN, CCIM

 786.262.9966

 [info@facommercial.com](mailto:info@facommercial.com)

**FA**  
Commercial

