



OFFERING MOMORANDUM



ONE COMMERCIAL  
REAL ESTATE

Turnkey Bistro For Sale with 10-Years Lease  
1,700 SF Indoor + Private Terrace

5700 Biscayne Blvd, 33137, Miami, Florida



## EXECUTIVE SUMMARY

This Memorandum presents the opportunity to acquire a brand-new, fully built, turnkey French Bistrot Café located in Miami, Florida. Opened only two months ago, the restaurant is being sold due to personal reasons unrelated to business performance.

The Owner invested approximately \$1,300,000 into the complete build-out, equipment, design, branding, and operational setup.

The Buyer will acquire a **fully operational, high-end restaurant** with an optimized operational model requiring no chef and benefiting from **35% cost of goods thanks to a centralized production kitchen**.

Additionally, the concept has been fully structured for future master franchising, with operational manual, branding assets, training, and an FDD draft already prepared.

Key money is negotiable, and a payment plan can be arranged.





oui

oui

## 1. INVESTMENT HIGHLIGHTS

- Premium build-out Bakery - Bistrot - Café Included :  
New grease trap, HVAC, kitchen, FF&E
- Central kitchen supply :  
Consistent quality, reduced labor &  
Guaranteed 30% cost on food, dry goods, 5% Labor/prep
- Franchise-ready concept with **Kiosk model ready**
- High-end décor and branding (All included - turkey ready)
- 6 months training for the new owner



## 2. CONCEPT OVERVIEW

- Authentic French Bistrot menu
- Wines & Beers license
- Fresh pastries delivered daily
- Specialty coffee and beverages
- Standardized recipes and SOPs



### 3. OPERATIONAL ADVANTAGES

- No chef required
- Reduced BOH labor
- Guaranteed 35% cost on food, dry goods, and prep.
- Strong margins and consistency
- Manager-friendly operations

### 4. FRANCHISE POTENTIAL

- Operations manual included
- Training program provided
- Branding package and menu replicable
- FDD draft prepared
- Kiosk concept ready for rollout

### 5. KIOSK CONCEPT

- Small footprint, lower CAPEX
- Ideal for malls, airports, hotels
- Supplied by central kitchen
- Fast replication potential

### 6. ASSETS INCLUDED

- Full FF&E
- All kitchen equipment (new)
- Branding & marketing assets
- Menu + SOPs + recipes
- Training + franchise package

### 7. GROWTH OPPORTUNITIES

- Multi-unit expansion
- Franchise territories
- Catering & wholesale
- Digital ordering & delivery

### 8. REASON FOR SALE

- The current operating partner needs to relocate to Chicago.
- The principal owner wishes to refocus on B2B activities.
- These reasons are strictly personal and not related to the business's operations or performance.

### 9. TRANSACTION DETAILS

- Type: Asset Sale
- Included: Full FF&E, equipment, branding, SOPs, franchise-ready documents
- Asking Price: To be discussed and negotiable
- Training: Provided by current ownership
- Transition Period: Negotiable

### 10. OPENING BACKGROUND

- After 22 months of construction and multiple permits from City of Miami and Miami-Dade County, OUI BISTRÔT opened on September 1st, 2025.



## 11. DESIGN & OPERATIONAL MODEL

- Daily deliveries from GK2090 Production Center: menu items, pastries, baked goods, dry goods. Option to change or redesign the menu
- Eliminates need for chefs; only assemblers/preparers
- Minimal storage needed; optimize customer space
- Manager-friendly; non-chef management possible
- Guaranteed food and labor costs for clear operational visibility



## 12. BUSINESS & OPERATIONAL HIGHLIGHTS

- \$1.3M build-out completed after 22 months of construction and permitting
- Opened September 1, 2025
- Prime location: 5700 Biscayne Blvd, Suite 109 – The Boulevard, MiMo
- Dense immediate population: 284 units (~500 residents) + Morningside (~1,500 residents)
- High visibility: 75,000+ DTC, easy highway access
- Turnkey operational model; no chef required
- Daily deliveries from GK2090 (MENU)
- Guaranteed cost structure: The Seller guarantees that the cost of goods sold, including dry goods and preparations, shall not exceed thirty-five percent (35%) of total sales. This guarantee shall be binding upon execution of an Agreement by the parties.
- Minimal storage; customer-focused space
- Manager-friendly operations
- Franchise-ready; kiosk format and FDD draft ready
- Strong community traction: 250 members in 2 months

• Digital presence:  
[www.ouibistrot.com](http://www.ouibistrot.com)  
Instagram @oui.bistrot (15.1k followers)

INDOOR BISTROT CAFÉ  
42 SEATS





### 13. LEASE STRUCTURE & KEY FIGURES

- Trademark “OUI BISTROT” registered in Florida (transfer from NBVD LLC to POLOSHORES LLC) - The proposed sale includes the company and the operation of the bistro.

• Lease term: 10 years (Oct 2024 – Sept 2034)

• Monthly Rent:

**\$7,791.67 + CAM \$1,907 = \$9,698.67 total**

• Size: 1,700 SF

**Interior (42 seats) + Private terrace (24 seats)**

• Neighborhood: The Boulevard (**500 people**)

+ Morningside (**1,500 people**)

Community: 250 members, full customer data



### 14. EQUIPMENT, SYSTEMS & LICENSING

- ADT Alarm & Video Monitoring (8 cameras + control panel)
- Audio-video: 2 screens + SONOS system + microphone
- POS CLOVER + YOURMENU + UberEats & DoorDash
- **Active licenses:** Restaurant CU/CO, Seating, 2COP, Terrace, Grease Trap, Hood - Kitchen Equipment: new with warranties (hood, gas 6 burners, speed oven, microwave, salad bar, fridge, freezer, wine cellar, pastry display)
- Coffee Equipment: PRIME LINE partnership (supply + maintenance in exchange for coffee/tea purchases)
- GK2090 Central Kitchen Partnership
- Daily deliveries: baked goods, pastries, menu items, cleaning products, dry goods
- **Fixed monthly billing: 30% COGS + 5% labor**
- Catering: OUI BISTROT retains 25% of revenue, GK2090 retains 75%
- Allows OUI BISTROT to operate with only assemblers/preparers, reducing payroll
- MENU click [here](#)



STREET  
ENTRANCE #1



BUILDING & PRIVATE TERRACE  
ENTRANCE #2





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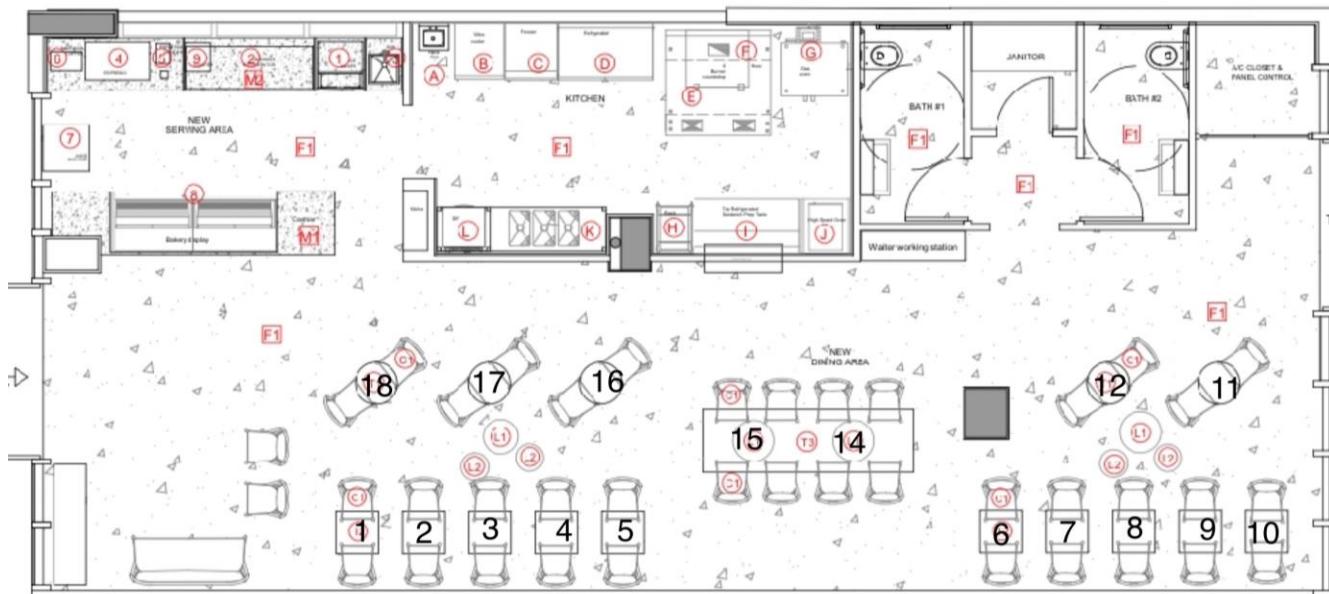




PRIVATE TERRACE  
22 SEATS

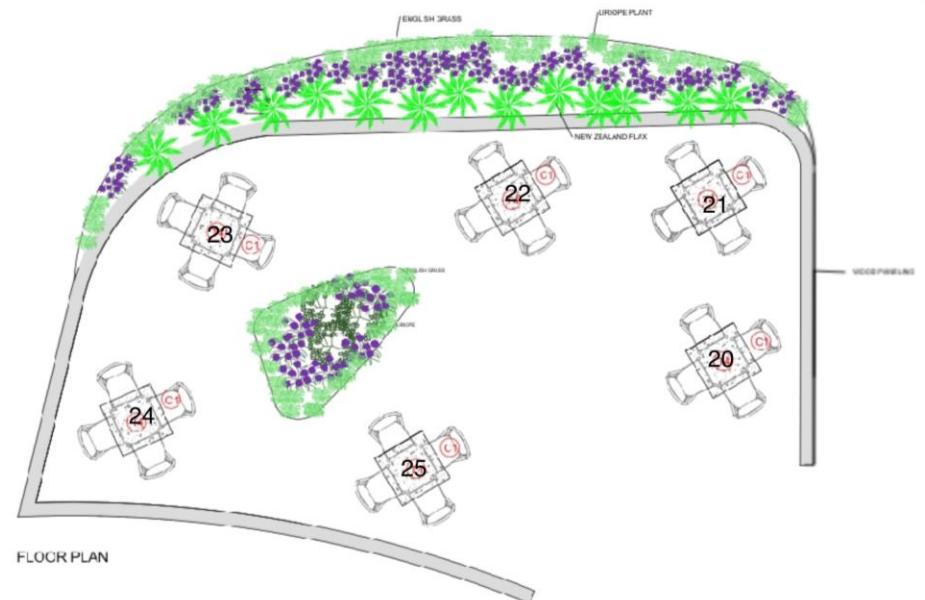
2 ENTRANCES



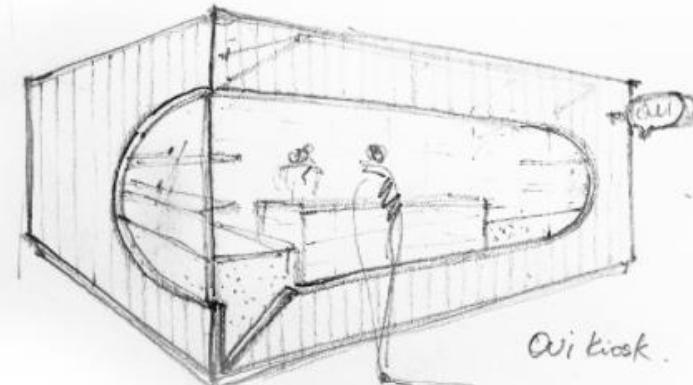
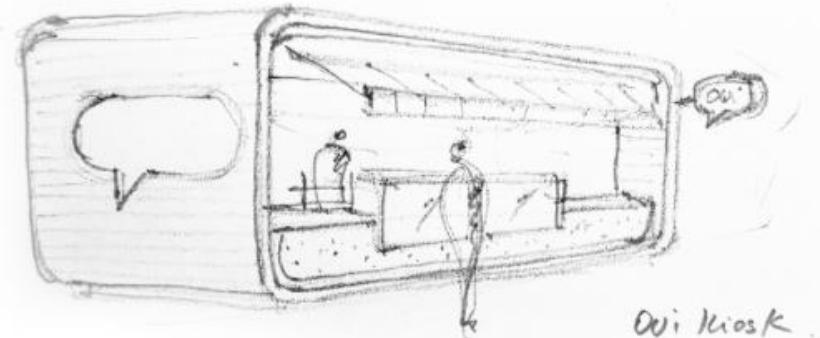


**1,700 SF - INDOOR  
42 SEATS**

**PRIVATE TERRACE  
22 SEATS**



## KISOK CONCEPT READY



5700 BISCAYNE BLV  
MIAMI, FLORIDA



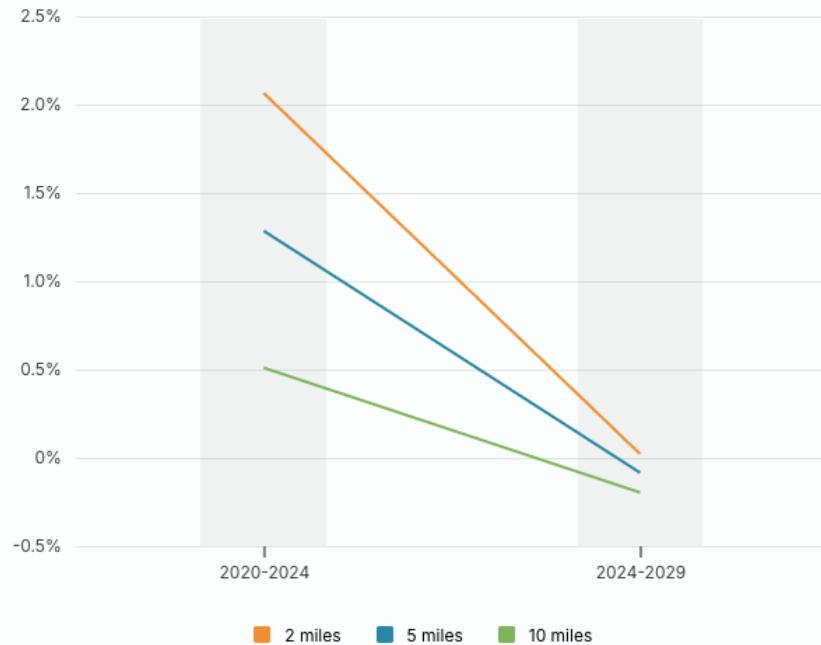
## DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	76,575	550,494	1,401,426	2020 Households	32,465	229,453	542,693
2024 Population	82,903	578,785	1,429,956	2024 Households	35,268	243,296	556,555
2029 Population Projection	82,997	576,355	1,415,942	2029 Household Projection	35,325	242,635	551,591
Annual Growth 2020-2024	2.1%	1.3%	0.5%	Annual Growth 2020-2024	2.1%	1.5%	1.0%
Annual Growth 2024-2029	0%	-0.1%	-0.2%	Annual Growth 2024-2029	0%	-0.1%	-0.2%
Median Age	38.3	40.1	42	Owner Occupied Households	9,122	76,584	227,629
Bachelor's Degree or Higher	29%	32%	31%	Renter Occupied Households	26,202	166,050	323,962
U.S. Armed Forces	13	479	1,086	Avg Household Size	2.2	2.2	2.5
Population By Race				Avg Household Vehicles	1	1	1
	2 miles	5 miles	10 miles	Total Specified Consumer Sp...	\$829.9M	\$6.1B	\$14.8B
White	17,622	157,242	394,915	Income			
Black	31,773	134,069	283,577	2 miles	5 miles	10 miles	
American Indian/Alaskan Native	238	2,585	4,560	Avg Household Income	\$74,920	\$79,313	\$81,369
Asian	1,069	8,572	19,401	Median Household Income	\$48,251	\$51,594	\$53,897
Hawaiian & Pacific Islander	25	144	327	< \$25,000	10,305	66,270	139,441
Two or More Races	32,176	276,173	727,175	\$25,000 - 50,000	7,842	52,575	122,781
Hispanic Origin	37,105	330,609	880,824	\$50,000 - 75,000	5,814	39,298	92,302
Housing				\$75,000 - 100,000	3,339	25,504	60,244
	2 miles	5 miles	10 miles	\$100,000 - 125,000	2,200	16,303	39,990
Median Home Value	\$445,026	\$407,849	\$386,995	\$125,000 - 150,000	1,525	10,090	23,931
Median Year Built	1978	1974	1973	\$150,000 - 200,000	1,527	12,657	30,027
				\$200,000+	2,717	20,598	47,840

## Population

	2 miles Population	5 miles Population	10 miles Population
2000	72,073	488,342	1,265,008
2020	76,575	550,494	1,401,426
2024	82,903	578,785	1,429,956
2029	82,997	576,355	1,415,942

## Annual Population Growth



## Population Travel To Work

	5 miles 2024 Population	5 miles 2029 Population
< 30 Min	139,030	136,804
30 - 60 Min	110,238	108,640
60+ Min	25,065	24,869

## Population By Age

	5 miles 2024 Population	5 miles 2029 Population
<19	120,086	123,974
20 - 24	30,747	28,637
25 - 34	87,925	71,225
35 - 44	93,850	90,738
45 - 54	77,339	81,711
55 - 64	71,989	71,279
65 - 84	83,744	93,144
85+	13,105	15,647

## Population By Race

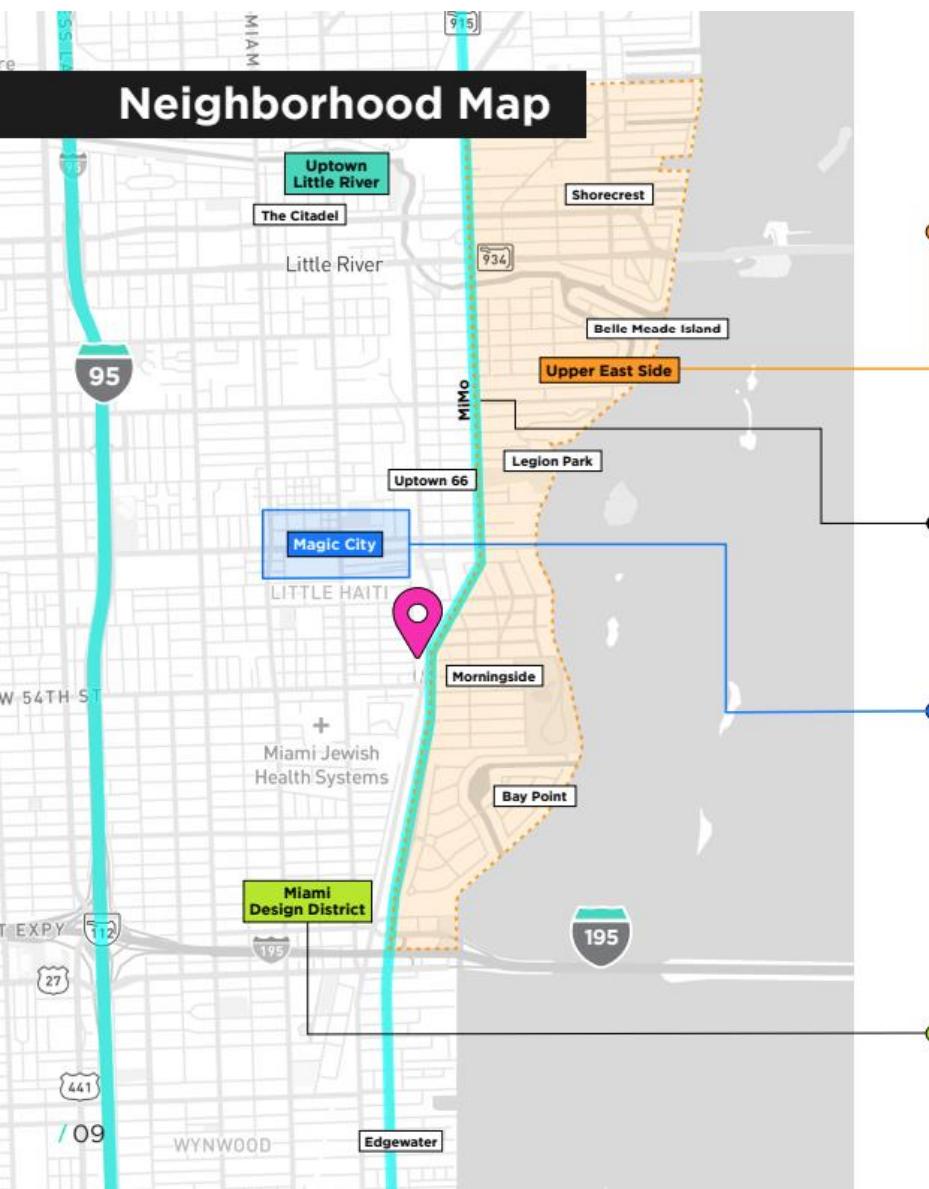
	5 miles 2024 Population	5 miles 2029 Population
White	157,242	156,889
Black or African American	134,069	132,278
American Indian & Alaskan	2,585	2,573
Asian	8,572	8,641
Native Hawaiian & Pacific Islander	144	142
Two or More Races	276,173	275,831

Households			
	2 miles	5 miles	10 miles
2000	25,879	184,366	460,487
2020	32,465	229,453	542,693
2024	35,268	243,296	556,555
2029	35,325	242,635	551,591

Household Size	
	5 miles 2024 % of Households
1-Person	38%
2-Person	31%
3-Person	14%
4-Person	10%
5-Person	4%
6-Person	2%
7-Person	1%

Household Income		
	5 miles 2024 Households	5 miles 2029 Households
< \$25K	66,270	65,869
\$25K - 50K	52,575	52,627
\$50K - 75K	39,298	38,658
\$75K - 100K	25,504	25,131
\$100K - 125K	16,303	16,338
\$125K - 150K	10,090	10,031
\$150K - 200K	12,657	13,140
\$200K+	20,598	20,840

	5 miles 2024 Avg Household Income	5 miles 2024 Median Household Income
15 - 24	\$41,769	\$31,073
25 - 34	\$68,980	\$51,536
35 - 44	\$94,767	\$67,239
45 - 54	\$100,595	\$64,740
55 - 64	\$77,143	\$51,957
65 - 74	\$72,938	\$45,010
75+	\$53,568	\$30,320



## Neighborhood Map



Miami's Upper East Side is a rapidly evolving submarket known for its blend of historic charm, waterfront appeal, and emerging commercial vibrancy. Anchored by the MiMo District, the area has seen significant investment and redevelopment, attracting a mix of young professionals, creative entrepreneurs, and high-net-worth residents. With rising property values and a growing demand for boutique hospitality, experiential retail, and wellness-focused businesses, the neighborhood has become a hub for upscale dining, specialty retail, and curated commercial spaces. Proximity to Downtown Miami, Wynwood, and the Design District enhances its appeal, while limited commercial supply and increasing tenant interest position the Upper East Side as a prime market for long-term real estate appreciation.



The **MiMo District** (short for Miami Modern) is a historic and architecturally significant area along Biscayne Boulevard, spanning from 50th Street to 77th Street in Miami's Upper East Side. Known for its mid-century modern architecture, the district flourished in the 1950s and 1960s as a hub for stylish motels, restaurants, and entertainment venues.



One of the most unique aspects of the **Magic City Innovation District** – Little Haiti® is how it has been designed as a master planned community with the future in mind. Instead of simply creating a single new property, the District lays out a plan for long-term growth across multiple verticals. This not only attracts new interest from local residents, but also national and global businesses, cultural icons, start-ups and entrepreneurs, and others who will soon become leaders in their industries.



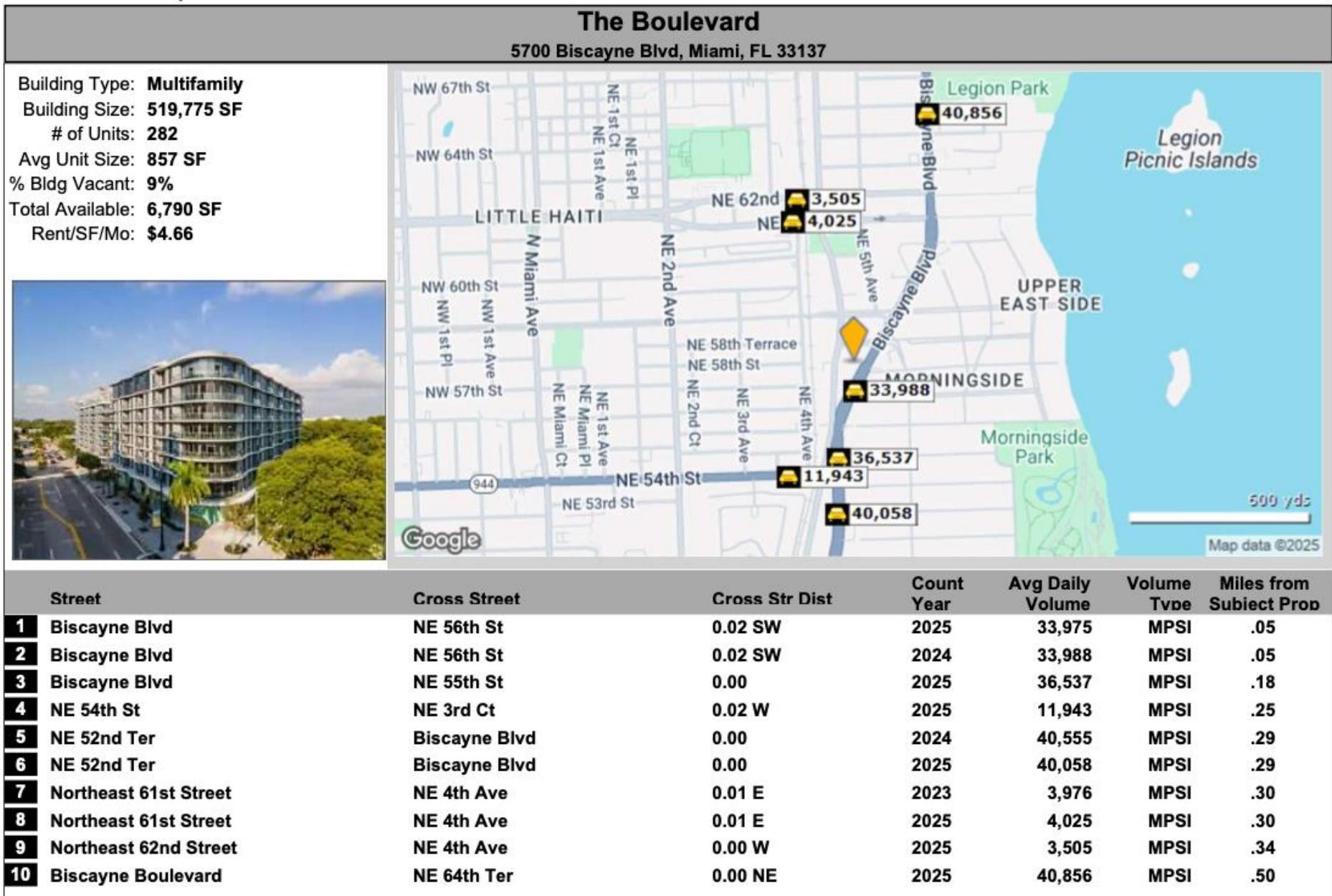
Spanning 18 square blocks north of the Wynwood neighborhood, this lively shopping and arts district is a treasure trove of high-end, luxury fashion shops, edgy galleries, Instagrammable public art and trendy restaurants.

The brainchild of visionary developer and art collector Craig Robins, the Miami Design District has grown into a sophisticated and inviting international destination for art and design.

- 284 residential units (approx. 500 people) in building + opposite Morningside Gated village (1,500 people)
  - Easily accessible via Biscayne Blvd, NE 4th Ct, I-195, I-95
- Minutes to Miami Design District, Wynwood, Midtown, Magic City Innovation District, Miami Beach



## TRAFFIC COUNT



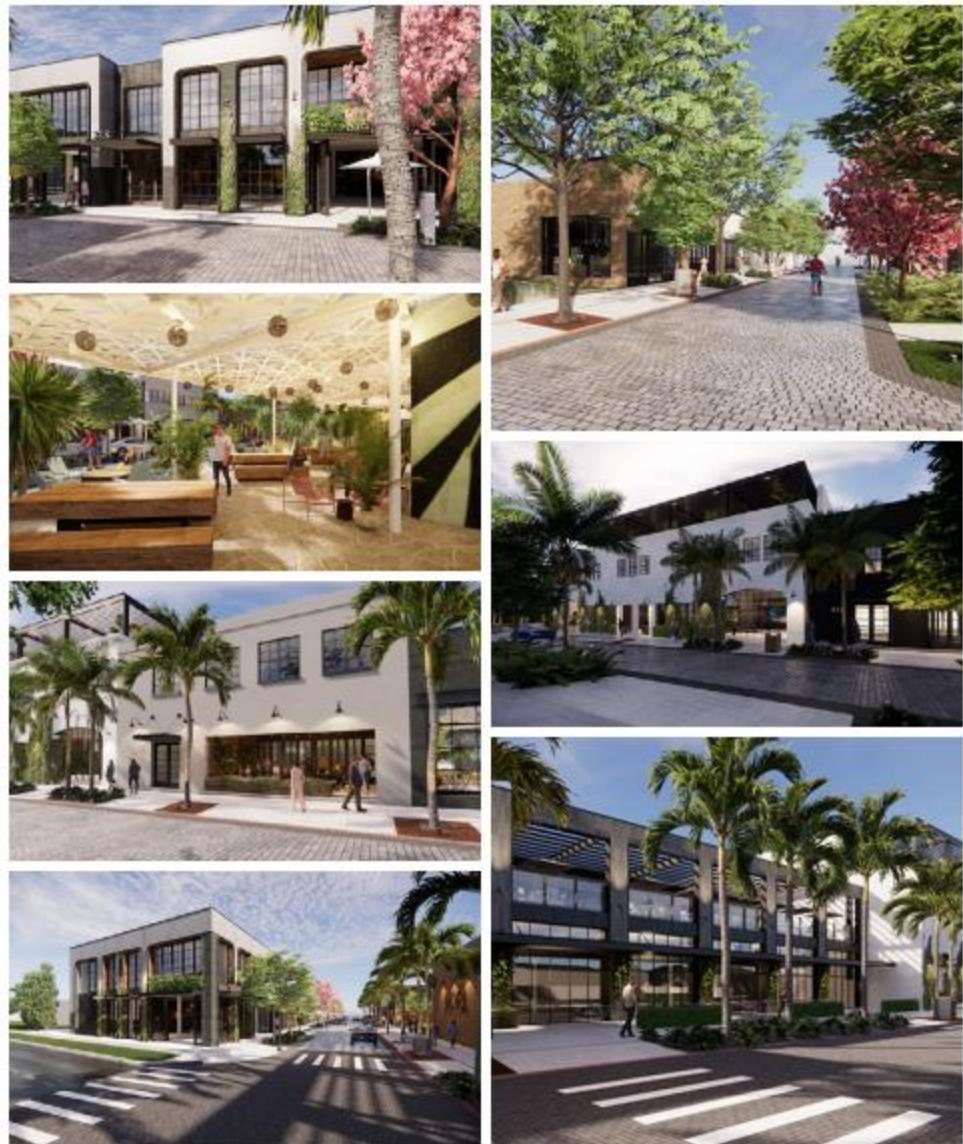
# A *Boutique* Brokerage With *Institutional* Quality Support

ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing intelligence as well as applying our knowledge, experience, competence and technical skills.

The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing and understanding change allows us to better serve our clients.

Adaptability defines us at ONE Commercial. We distinguish ourselves by our essence: a deep caring for our client's business and a dedication to accelerating their success. We listen thoroughly then offer solutions that deliver excellence. Our team members have experienced several cycles that have taught valuable lessons. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all aspects of commercial real estate. That leads us to a better and faster execution.

*Are you ready for what's next?*



1,300+  
AGENTS

30 OFFICES  
ALONG FLORIDA'S  
EAST COAST

34  
COUNTIES AND  
TERRITORIES

\$8.1B  
IN ANNUAL SALES



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Let's have a conversation.

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