

2ND GENERATION RESTAURANT



RIK RAK
SALON • BOUTIQUE

SEXY FISH
セクシーフィッシュ

Subject Property
2nd Generation Restaurant

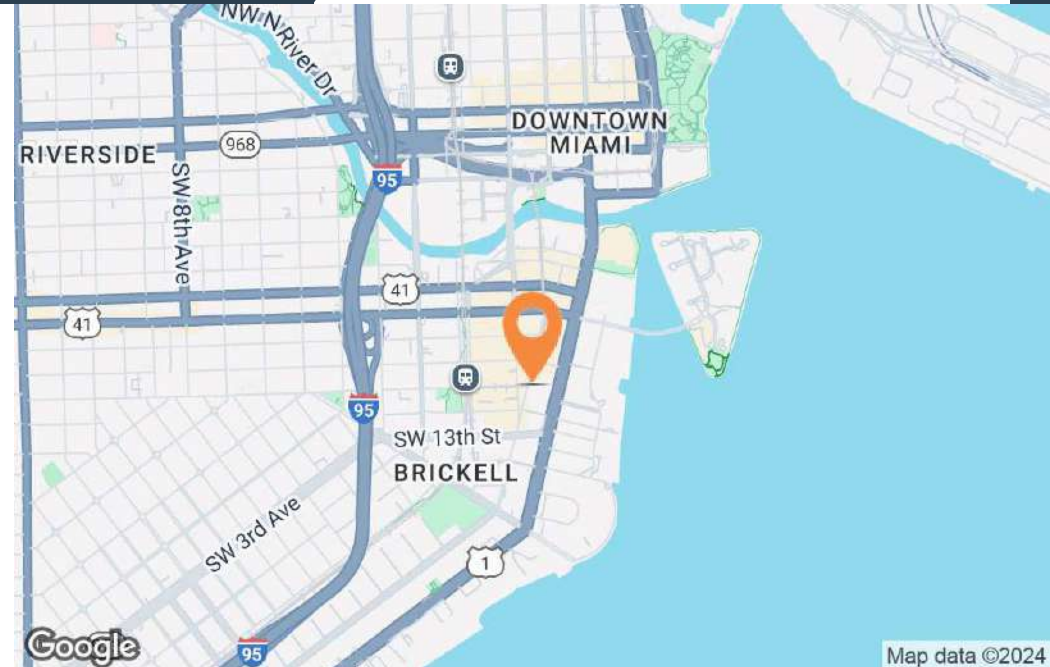
TOKYO
TUNA

Brickell Plaza

RETAIL PROPERTY FOR LEASE

FA
Commercial

1057 BRICKELL PLAZA



+ AVAILABLE SF
2,060 SF

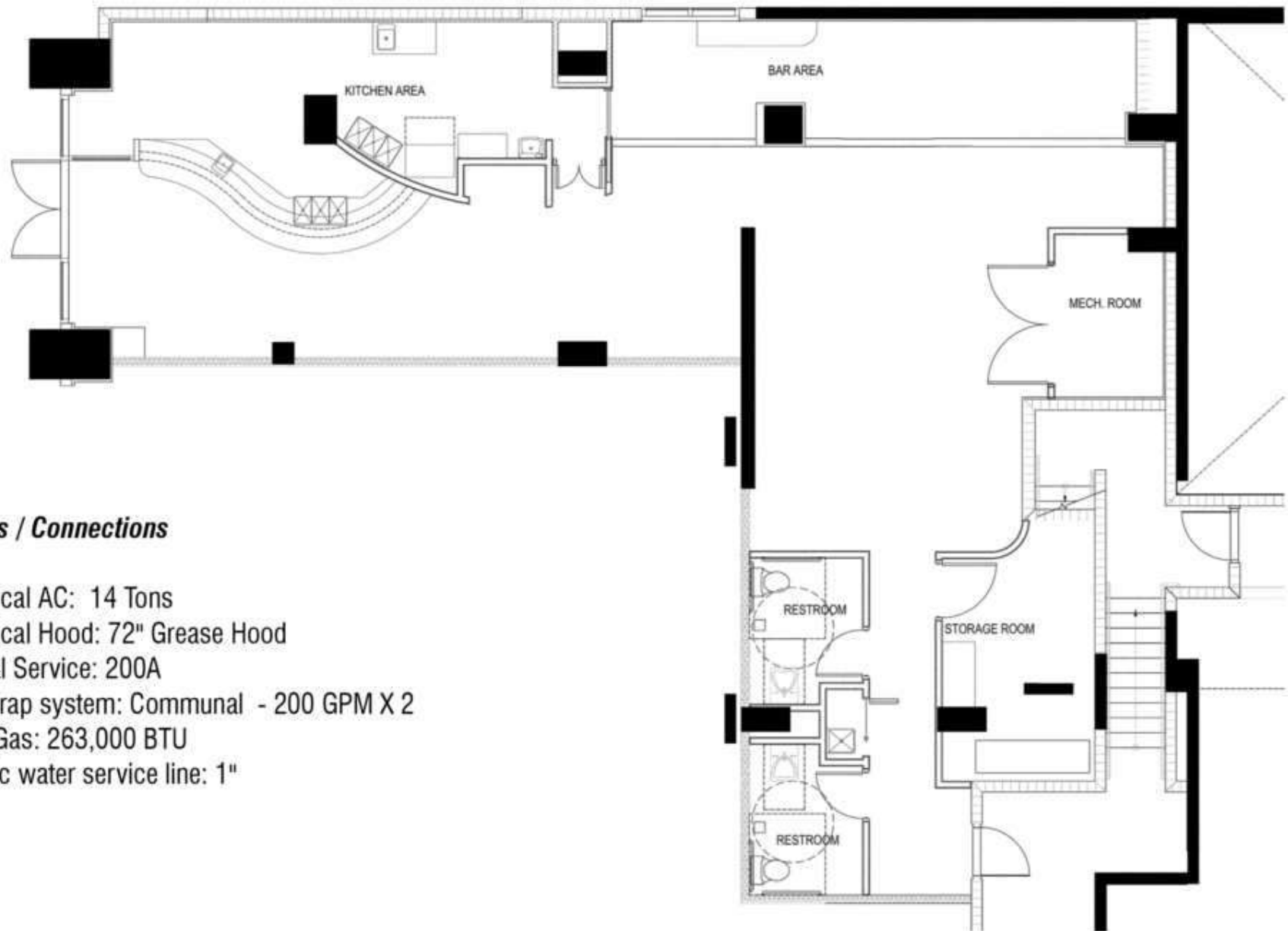
+ LEASE TYPE
NNN

PROPERTY OVERVIEW

FA Commercial is pleased to exclusively list this 2nd generation restaurant space at 1057 Brickell Plaza. This space is nestled at Brickell's main restaurant and nightlife avenue, with many bars, restaurants, and lounges. Only 2 blocks from the new Brickell City Centre, one block from Mary Brickell Village, across the street from the upcoming Brickell Flatiron Condo, and just steps away from MetroMover 10th street Station. High pedestrian foot traffic.

PROPERTY HIGHLIGHTS

- Size: 2,060 SF + Outdoor seating
- 2nd generation restaurant: space has hood extraction
- High pedestrian foot traffic
- Join co tenants of Paseo Brickell: Freddo, Pura Vida, Latin Cafe, Tremble, Tokyo Tuna, & Bondi Sushi



Services / Connections

Mechanical AC: 14 Tons

Mechanical Hood: 72" Grease Hood

Electrical Service: 200A

Grease trap system: Communal - 200 GPM X 2

Natural Gas: 263,000 BTU

Domestic water service line: 1"







Signage

ENTRANCE

LA LUPITA TAQUERIA
DONDE COMER Y COMPARTIR SIEMPRE ES UN PLACER

FOR LEASE

2060 SF

2ND GENERATION RESTAURANT

786.262.9966

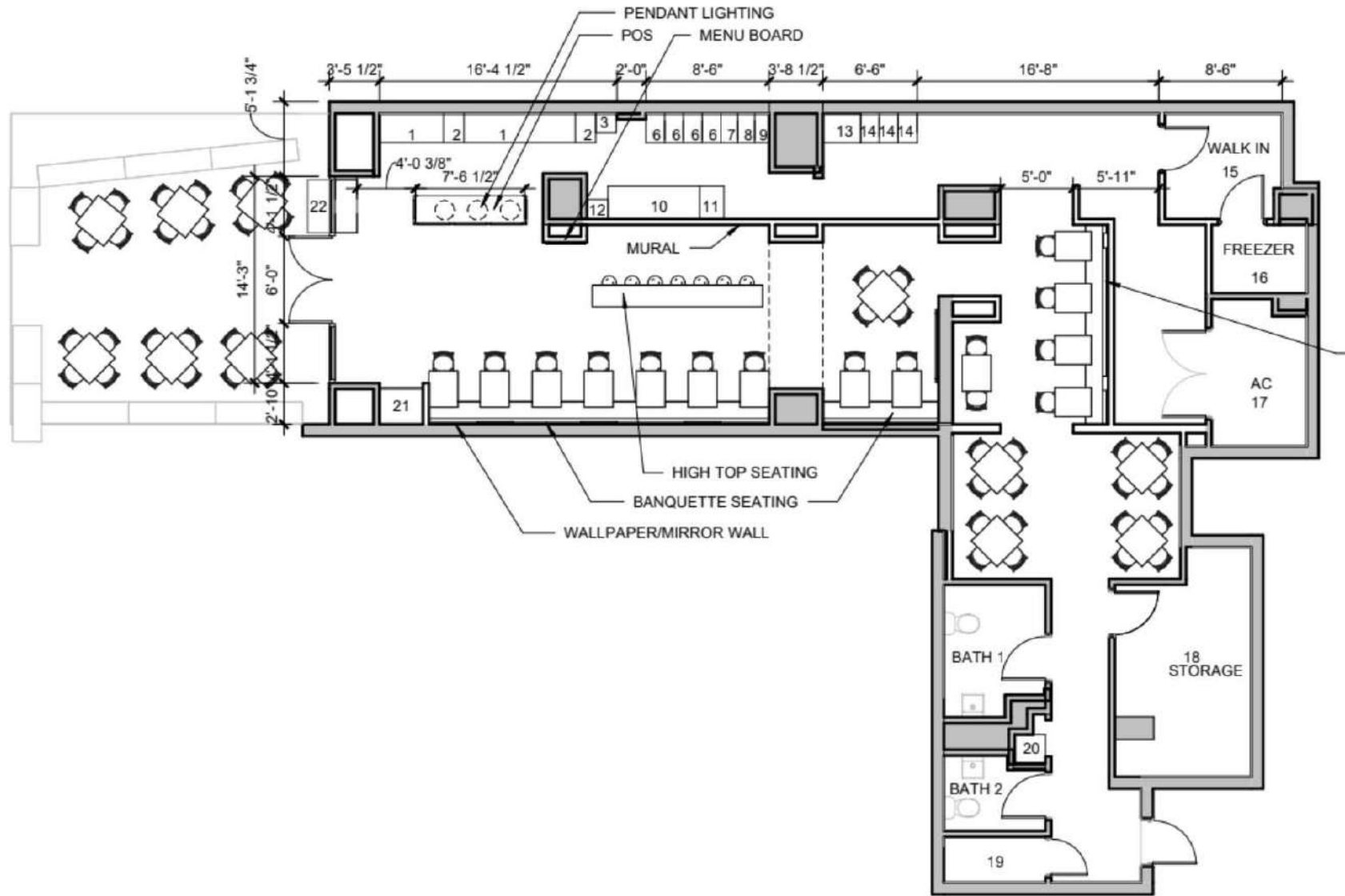
Falso Paredon, CDJM

retail@facommercial.com

FA

Unit L-3
2060 SF

Outdoor Terrace



PROPOSED FLOOR PLAN





SLICED TURKEY WRAP \$12
FIRED CHIECK WRAP \$12

CHICKEN NUGGETS \$12

SANDWICHES
LITTLE HOTTIE \$12
FLORIDA BIRD \$12
TURKEY BLT \$14
CHICKEN BLT \$14
CHICKEN + WAFFLES \$18

WEDGE SALAD \$12
COLESLAW \$4
HOUSE WAFFLES \$4

FRIES
ONION RINGS
PLAIN, CAJUN,
TRUFFLE

ADD BACON \$52 ADD AVOCADO \$52





1100 Millecento

CU-1	Freddo Gelato	1,057 SF
CU-2	Pura Vida	2,115 SF
CU-3	Available	8,750 SF
CU-4	Available	990 SF

The Hub

Ground floor: 5,000 SF
Rooftop: 5,000 SF

1060 Brickell

L-1A	Ockap Caviar	2,138 SF
L-1B	Bondi Sushi	1,004 SF
L-2	Tokyo Tuna	2,297 SF
L-3	Subject Space	2,060 SF
L-4	SnapCrack	722 SF
L-5	Latin Cafe 2000	3,250 SF



1100 Millecento

M-North	ASR Physical Therapy	3,354 SF
M-South	Empire Social	4,763 SF

The Hub

Rooftop: 5,000 SF

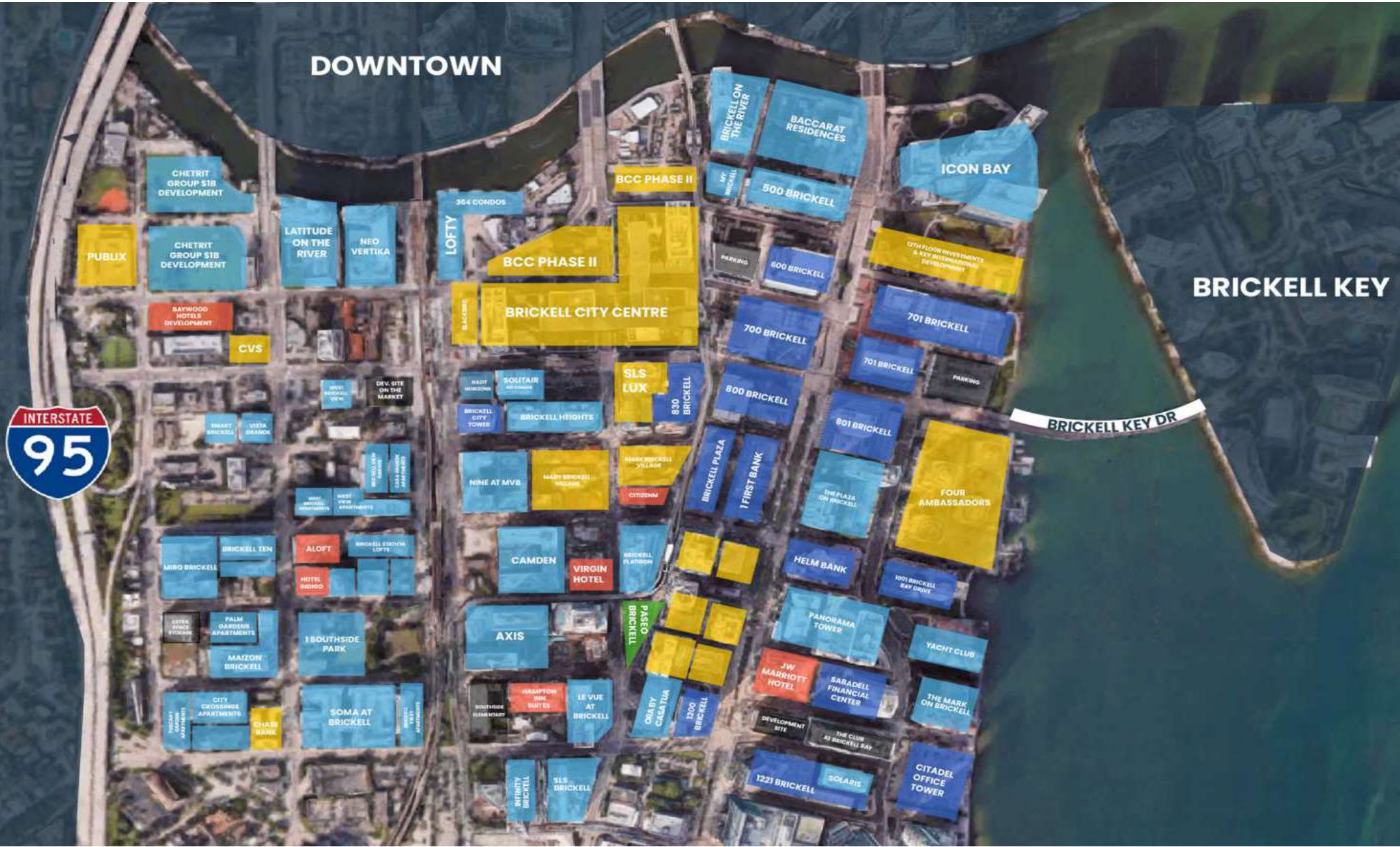
1060 Brickell

M-1	MyLocksmith	400 SF
M-2	HQ Dental	1,550 SF
M-3	TREMBLE	2,320 SF
M-4	Rik Rak & Sexy Fish HQ	5,204 SF
M-5	Champs	3,760 SF









31,000+
Residents

\$107,000
Avg HHI

3,700+
Hotel Rooms

230,000+
Daytime Pop.

Brickell Overview

ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.

THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

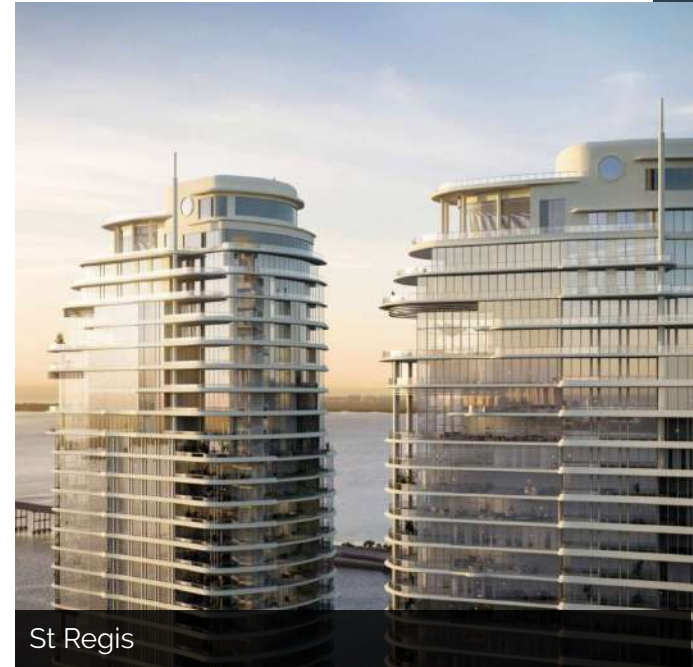




Ora By Casa Tua



1428 Brickell



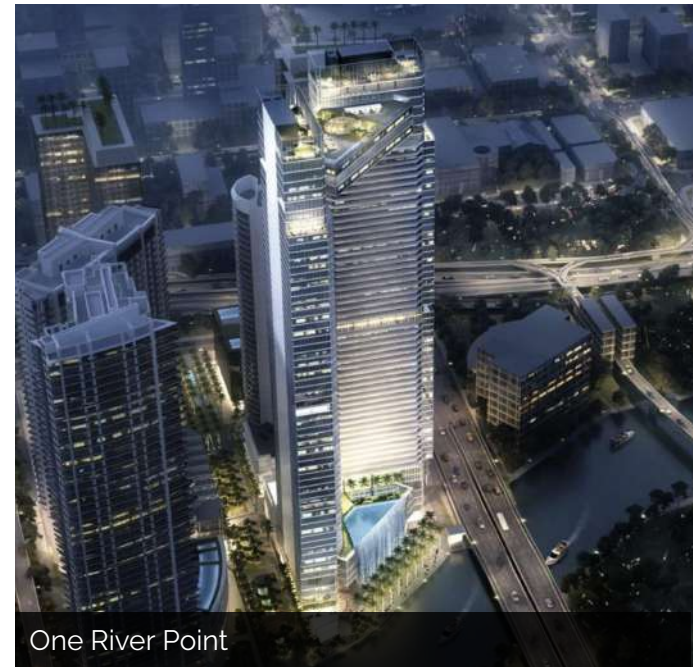
St Regis



One Brickell City Centre



Una Residences



One River Point

DISCOVER BRICKELL

RETAIL PROPERTY FOR LEASE



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



Lofty Brickell



The Shops at Mary Brickell Village

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	50,959	112,908	190,548
Average Age	38.8	40.2	40.6
Average Age (Male)	39.4	39.6	39.8
Average Age (Female)	38.9	41.0	42.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	35,724	64,928	100,988
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$92,072	\$75,393	\$71,537
Average House Value	\$360,838	\$323,195	\$330,209
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	64.5%	72.8%	74.6%
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	39,333	83,834	138,791
Total Population - Black	1,903	7,589	17,139
Total Population - Asian	1,434	2,266	2,940
Total Population - Hawaiian	0	0	0
Total Population - American Indian	165	295	642
Total Population - Other	1,762	3,853	6,188

2020 American Community Survey (ACS)



Map data ©2024 Google

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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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 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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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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