



GENERATIONAL ASSET | RETAIL/RESTAURANT | SOUTH OF 5TH

RETAIL PROPERTY FOR SALE

1 COLLINS AVENUE

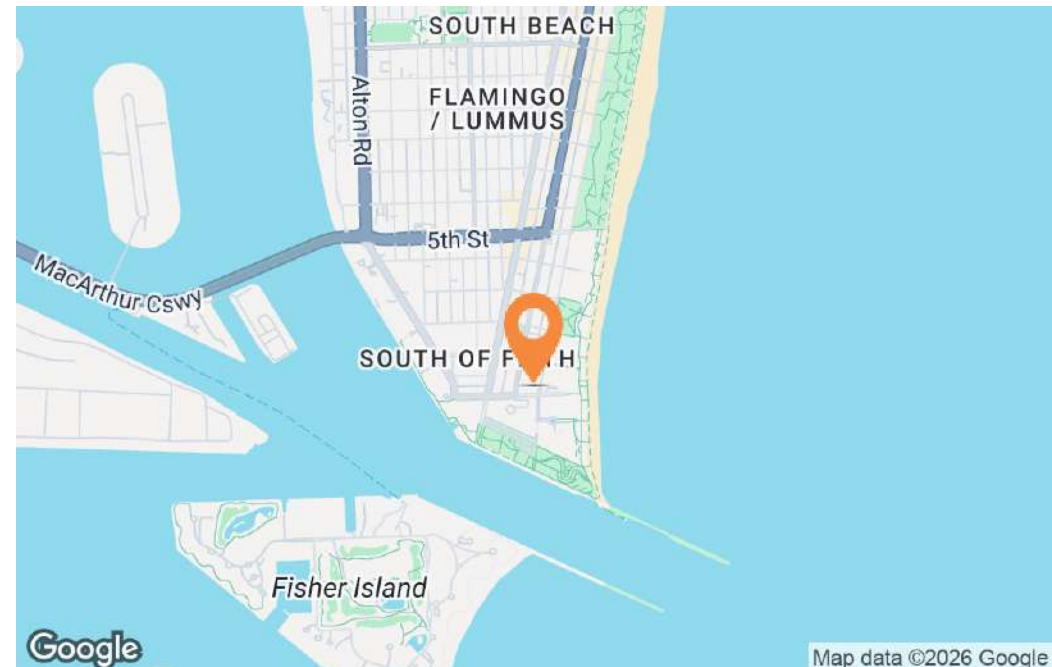
- + **PROPERTY TYPE**
Retail
- + **TOTAL SIZE**
11,201 SF
- + **INCOME IN PLACE**
\$440,580 /yr

PROPERTY OVERVIEW

Introducing GENERATIONAL ASSET at 1 COLLINS AVENUE, a prime retail property in the heart of Miami Beach. The property's flexibility to be **subdivided into multiple spaces** makes it versatile for various end users or investors. **Equipped with a grease trap, an outdoor area and approved CUP, it is ready for a restaurant business.** The property stands out with 250' of frontage facing prestigious condo towers like the Continuum, Catch & Nikki Beach.

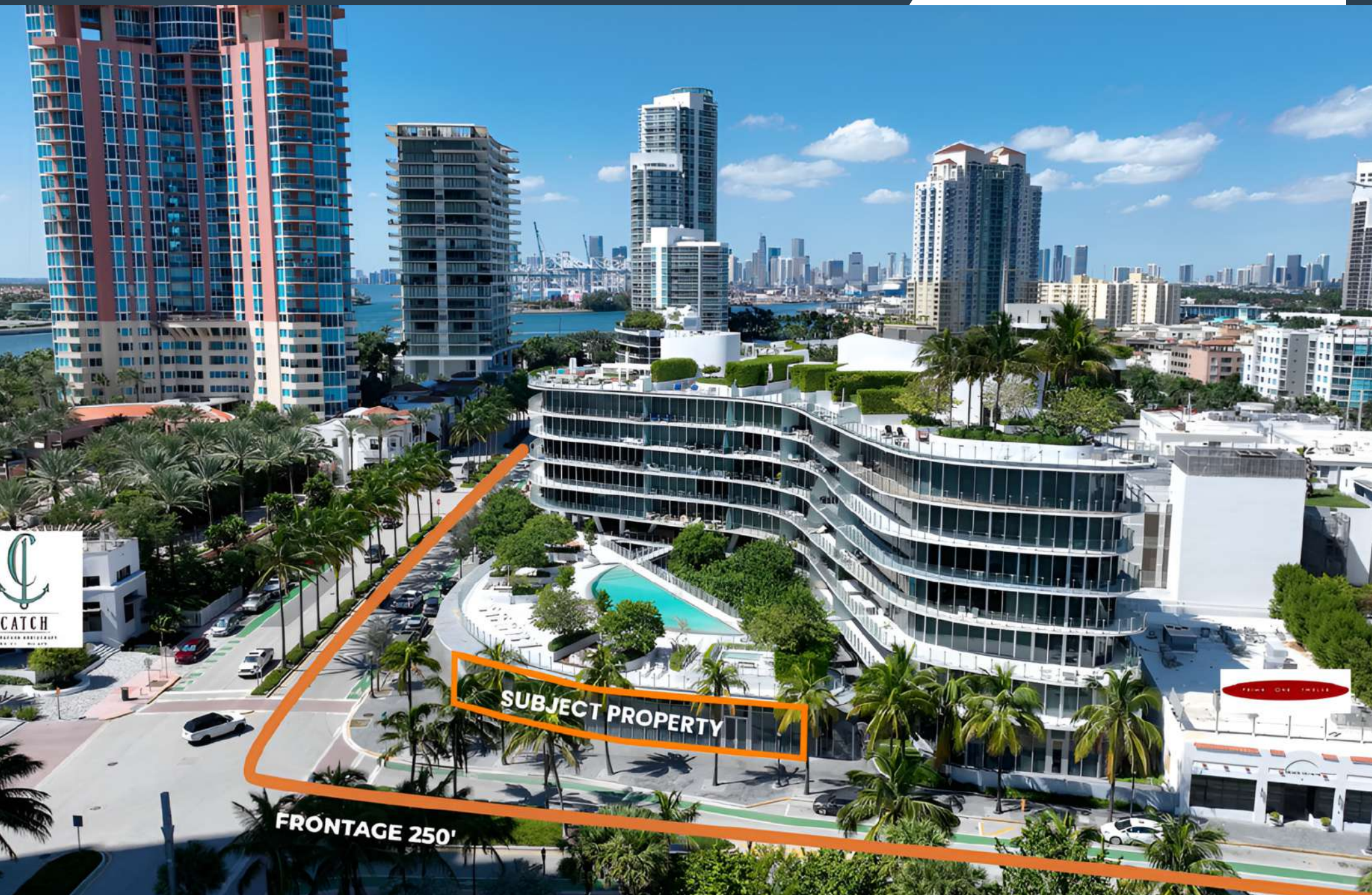
PROPERTY HIGHLIGHTS

- Units can be sold all together or separate
- Space Available: 8,067 SF
- Space Leased: 3,160 SF (29%)
- Tenant: Ockap Caviar & Cuisine
- Ideal for restaurant use with restaurant ready shell
- Equipped with a grease trap, an outdoor area and approved CUP

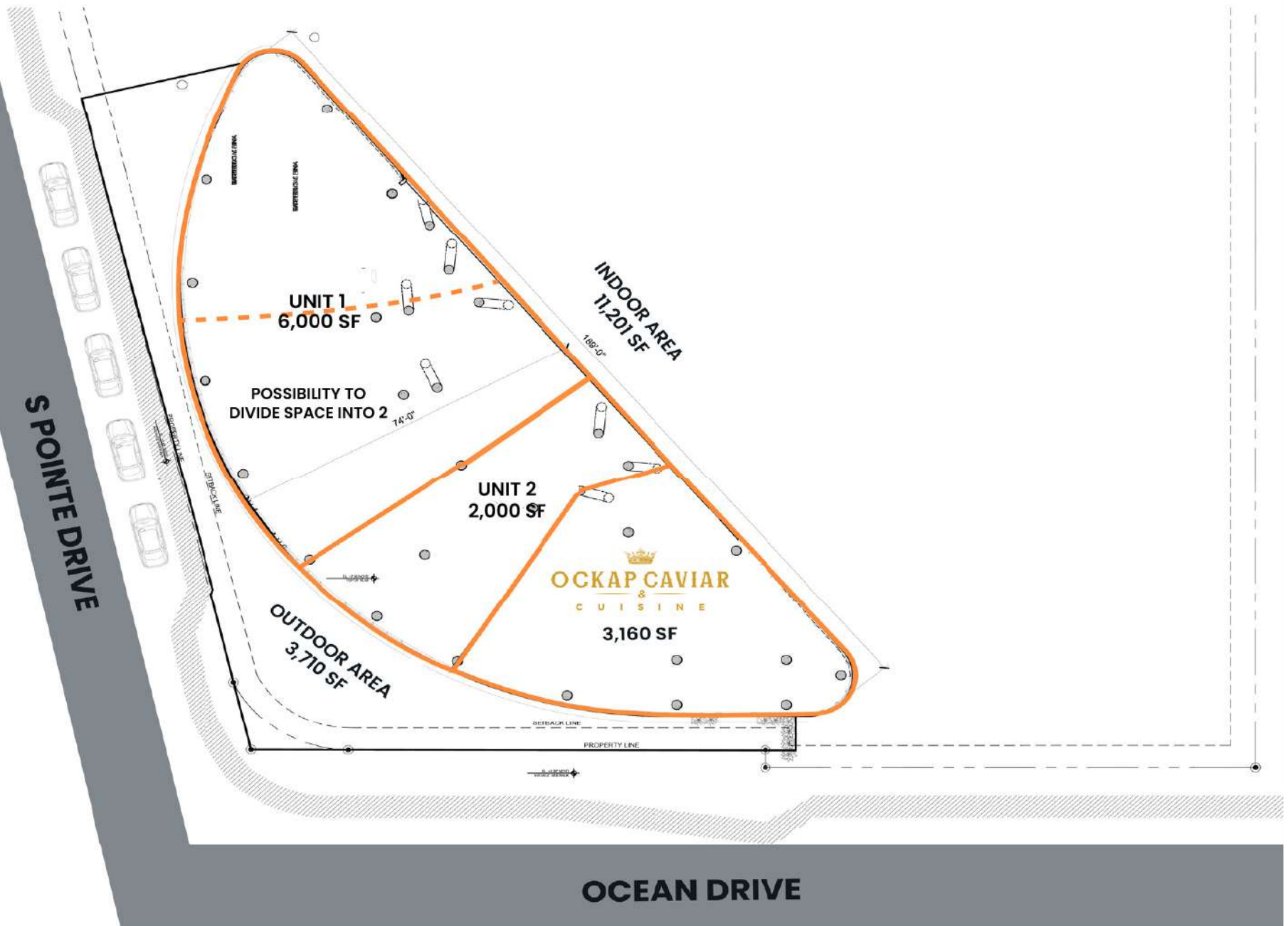


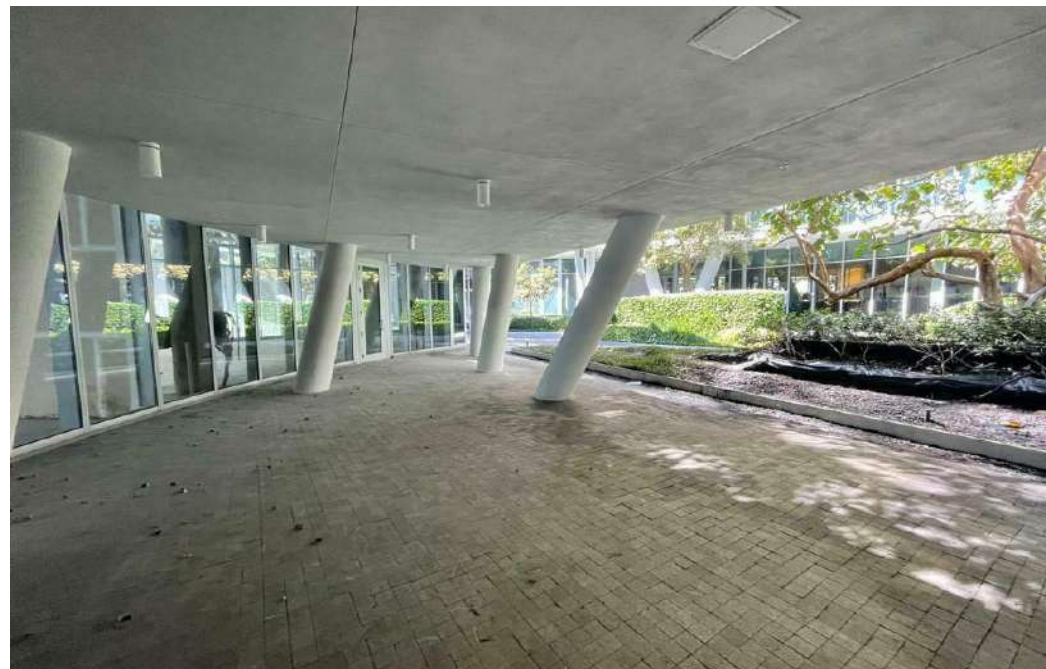
AERIAL PHOTO

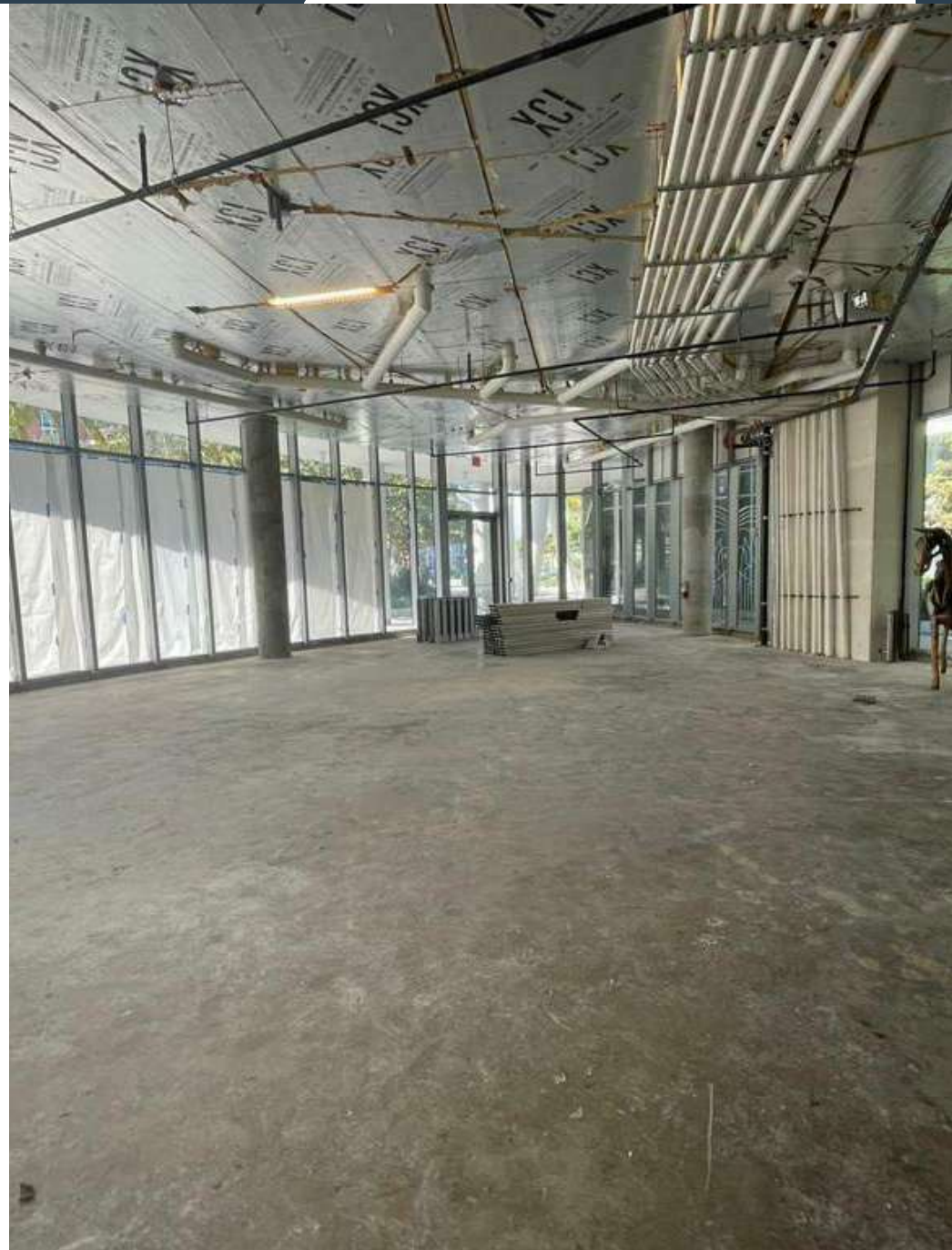
RETAIL PROPERTY FOR SALE

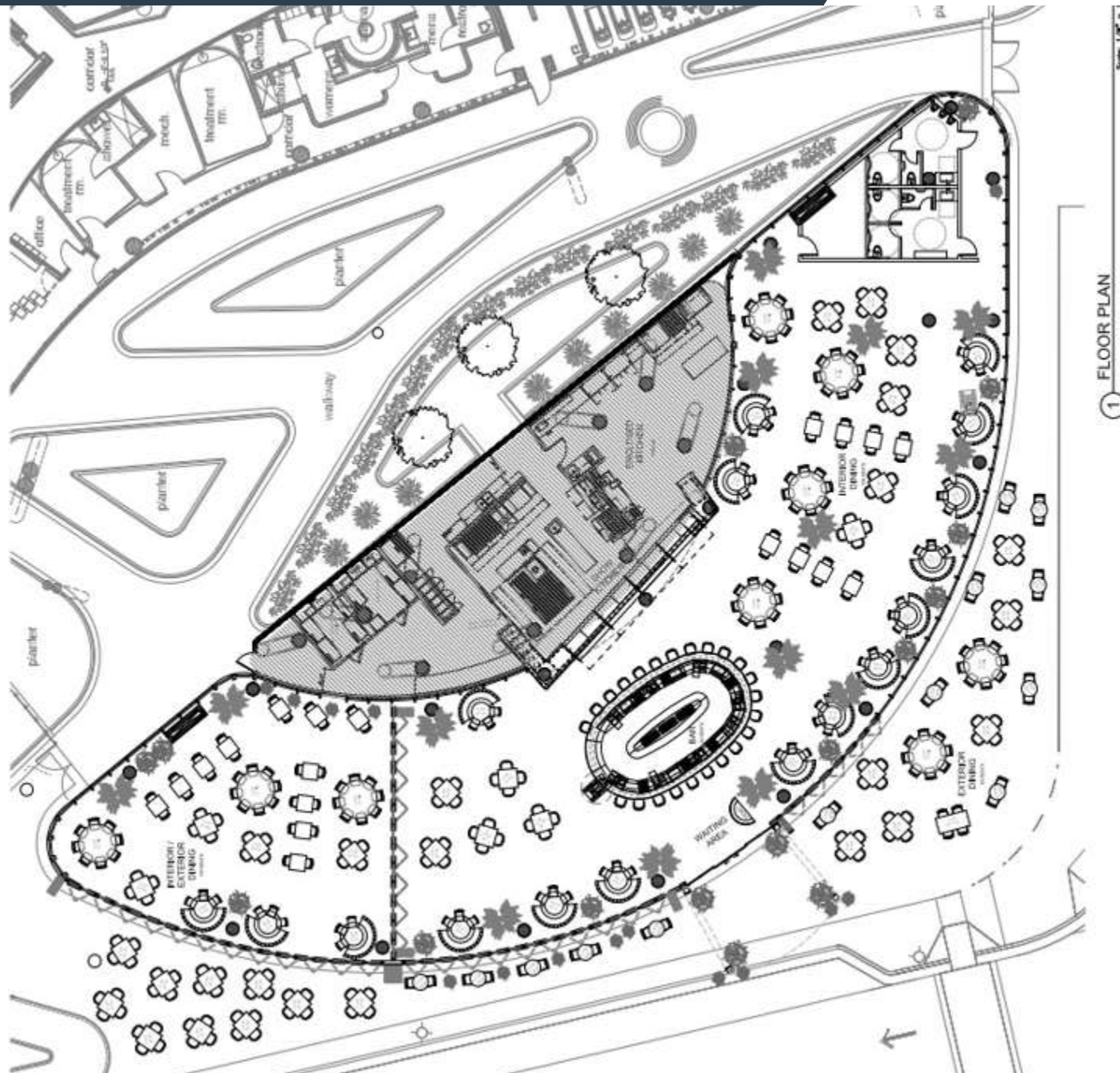
















WHERE ELEGANCE MEETS FLAVOR

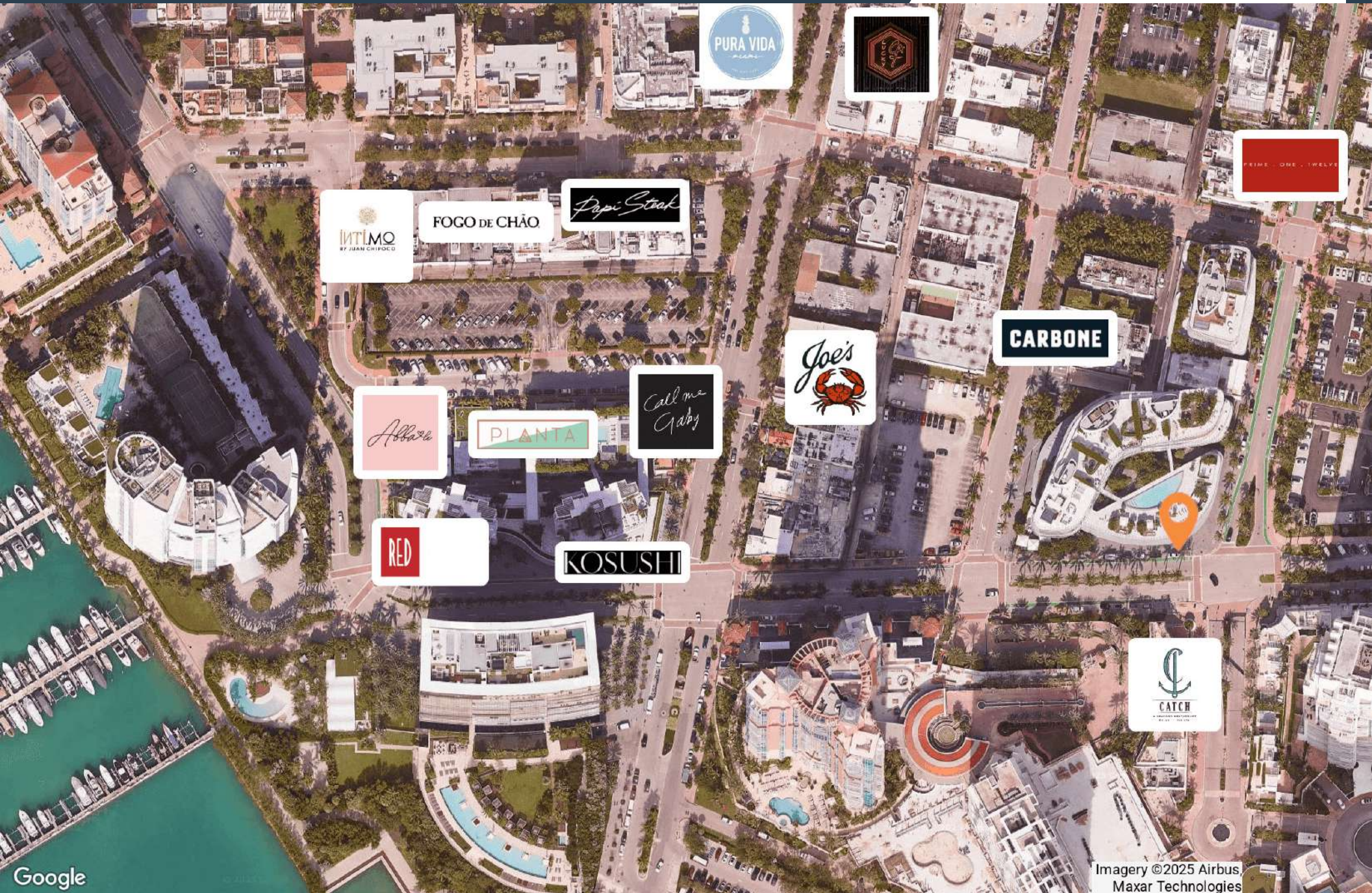
Step into a world of refined elegance at Ockap Caviar Cuisine, a dining destination where sophistication and flavor converge. Known for its premium caviar selections and masterfully prepared dishes, Ockap offers an experience that transcends the ordinary. Each plate is thoughtfully curated, blending the finest ingredients with modern culinary artistry while honoring timeless traditions of luxury dining.

The ambiance is both polished and welcoming, perfect for intimate evenings, business dinners, or celebratory occasions. With impeccable service, a stylish atmosphere, and a menu that delights even the most discerning palate, Ockap sets the standard for indulgence.



UNIQUE FLAVORS, TIMELESS SOPHISTICATION

Dining here is more than a meal—it is an expression of culture, taste, and refinement. For those who value life's most exquisite pleasures, Ockap Caviar Cuisine is a destination that elevates every occasion into a memorable culinary experience.

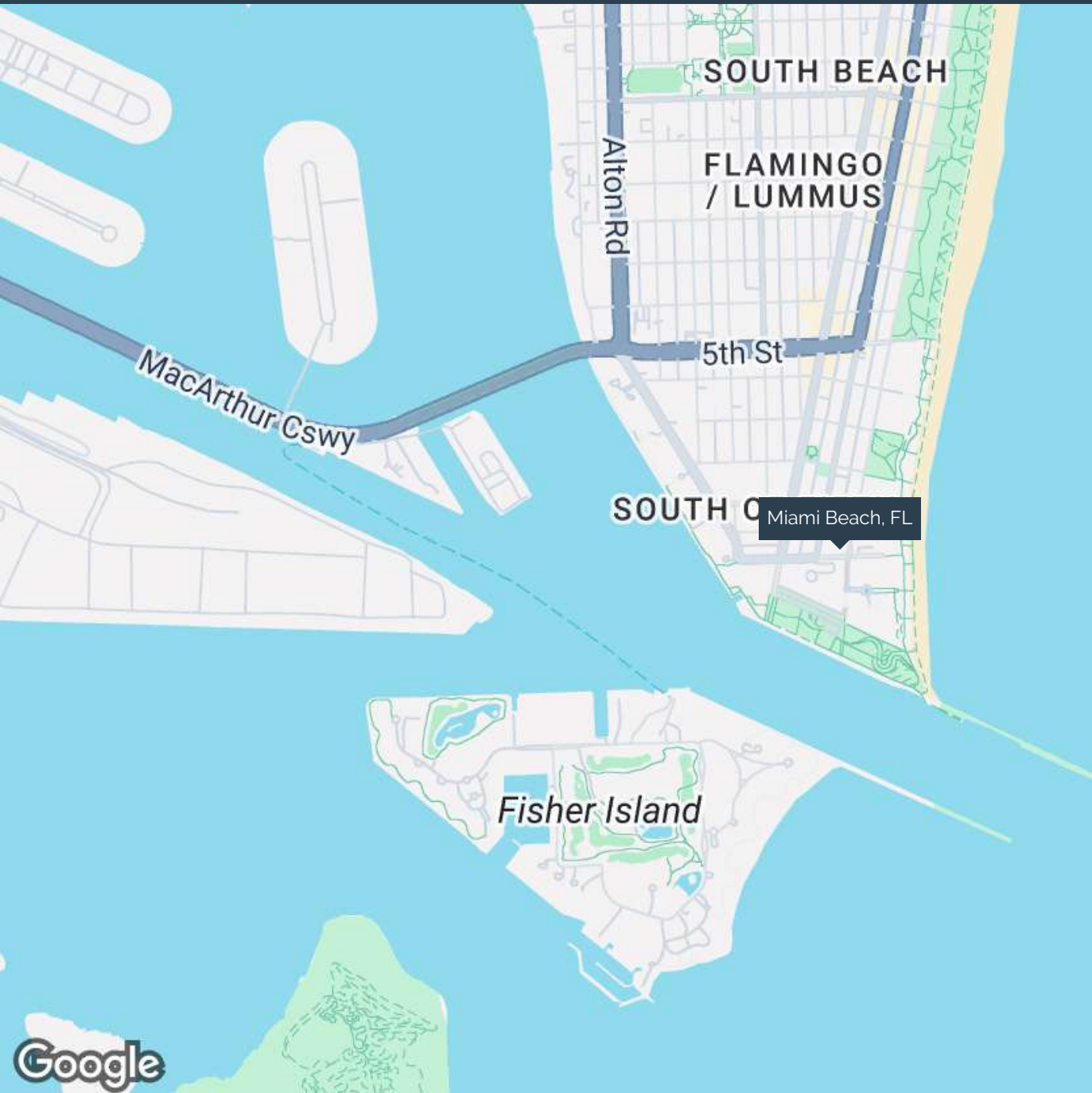


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Maxar Technologies

NEARBY RESTAURANTS

RETAIL PROPERTY FOR SALE





Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR SALE

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|------------|-----------|-----------|
| Total Population | 2,213 | 6,594 | 18,940 |
| Average Age | 50.3 | 46.5 | 43.5 |
| Average Age (Male) | 50.6 | 46.6 | 43.0 |
| Average Age (Female) | 48.1 | 45.0 | 44.5 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 2,434 | 6,321 | 15,857 |
| # of Persons per HH | 0.9 | 1.0 | 1.2 |
| Average HH Income | \$73,237 | \$68,034 | \$61,340 |
| Average House Value | \$969,108 | \$878,758 | \$560,118 |
| ETHNICITY (%) | 0.25 MILES | 0.5 MILES | 1 MILE |
| Hispanic | 49.7% | 54.5% | 57.4% |
| RACE | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Population - White | 1,379 | 4,028 | 11,920 |
| Total Population - Black | 49 | 474 | 960 |
| Total Population - Asian | 63 | 121 | 375 |
| Total Population - Hawaiian | 0 | 0 | 0 |
| Total Population - American Indian | 0 | 0 | 13 |
| Total Population - Other | 521 | 1,493 | 4,460 |

2020 American Community Survey (ACS)



Map data ©2026 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, I 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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