



RETAIL PROPERTY FOR LEASE
1 COLLINS AVENUE

+ **PROPERTY TYPE**
Retail

+ **TOTAL SIZE**
11,201 SF

+ **LEASE TYPE**
NNN

+ **NNN**
\$23 SF/yr

+ **UNITS**
2

PROPERTY OVERVIEW

Introducing **GENERATIONAL ASSET** at 1 COLLINS AVENUE, a **prime retail property** in the heart of Miami Beach. The property can be **subdivided into multiple spaces** making it **versatile for various end users**. Equipped with a grease trap, it **stands out with 250' of frontage facing prestigious towers** like the Continuum, Catch & Nikki Beach.

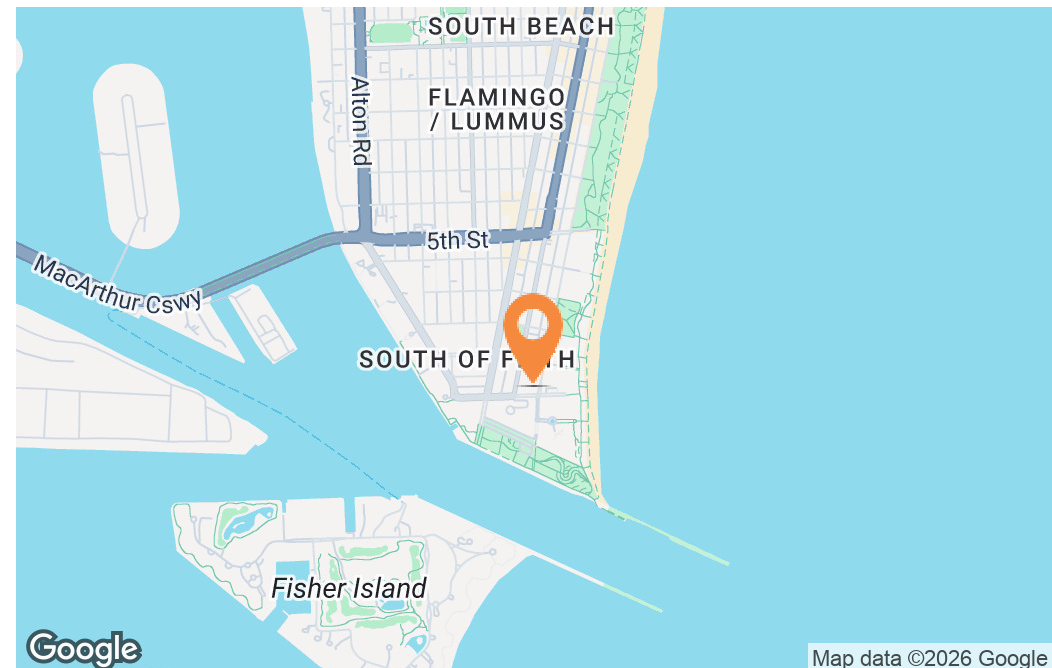
PROPERTY HIGHLIGHTS

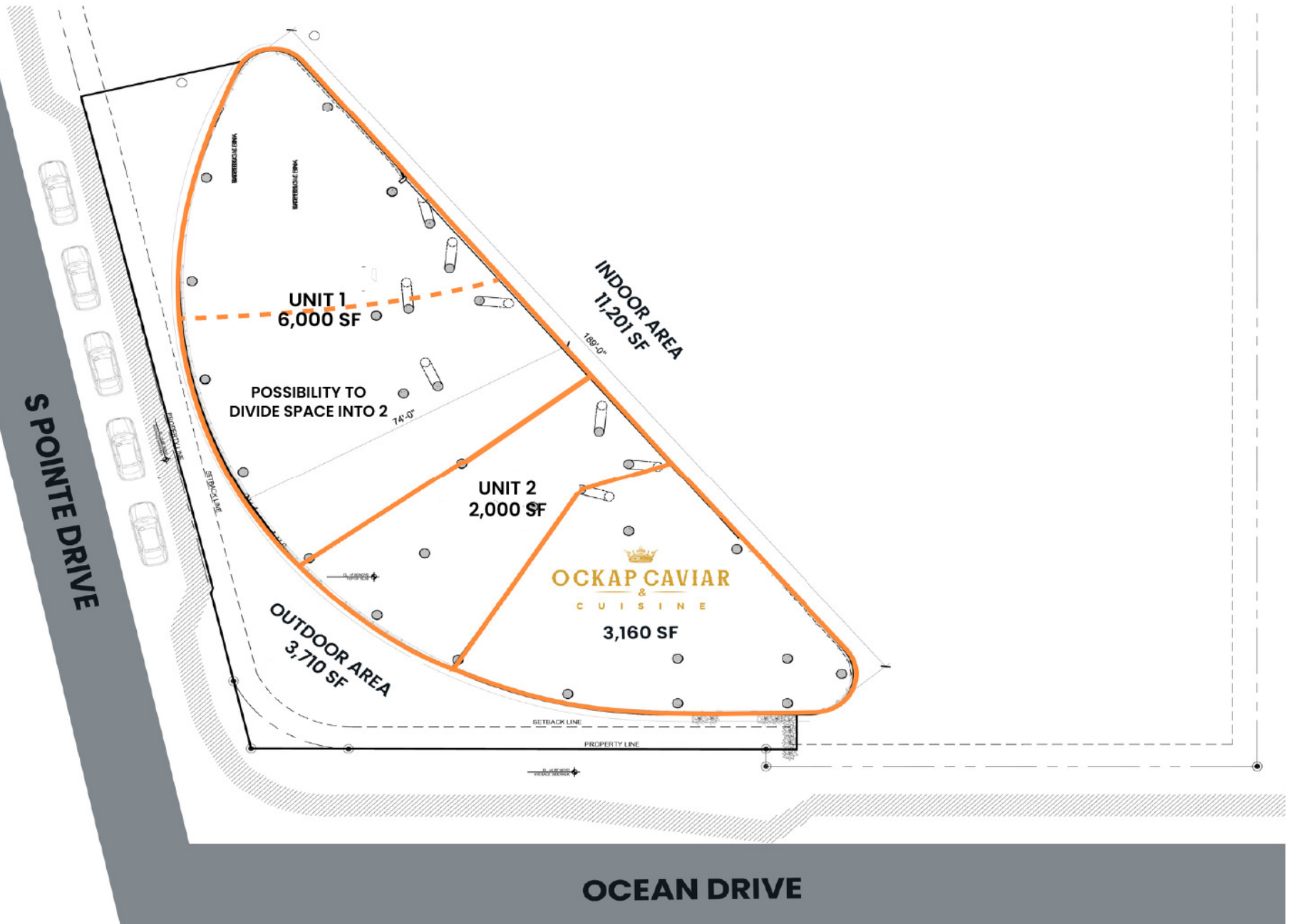
- **Unit 1 - 6,000 SF** (can be divided into two)
- **Unit 2 - 2,000 SF**
- **Units can be leased all together or separate**
- **Total Space Available: 8,000 SF**
- Space Leased: 3,160 SF (29%)
- Tenant: Ockap Caviar & Cuisine
- Ideal for restaurant use

 YouTube



**WATCH OVERVIEW
PROPERTY VIDEO**









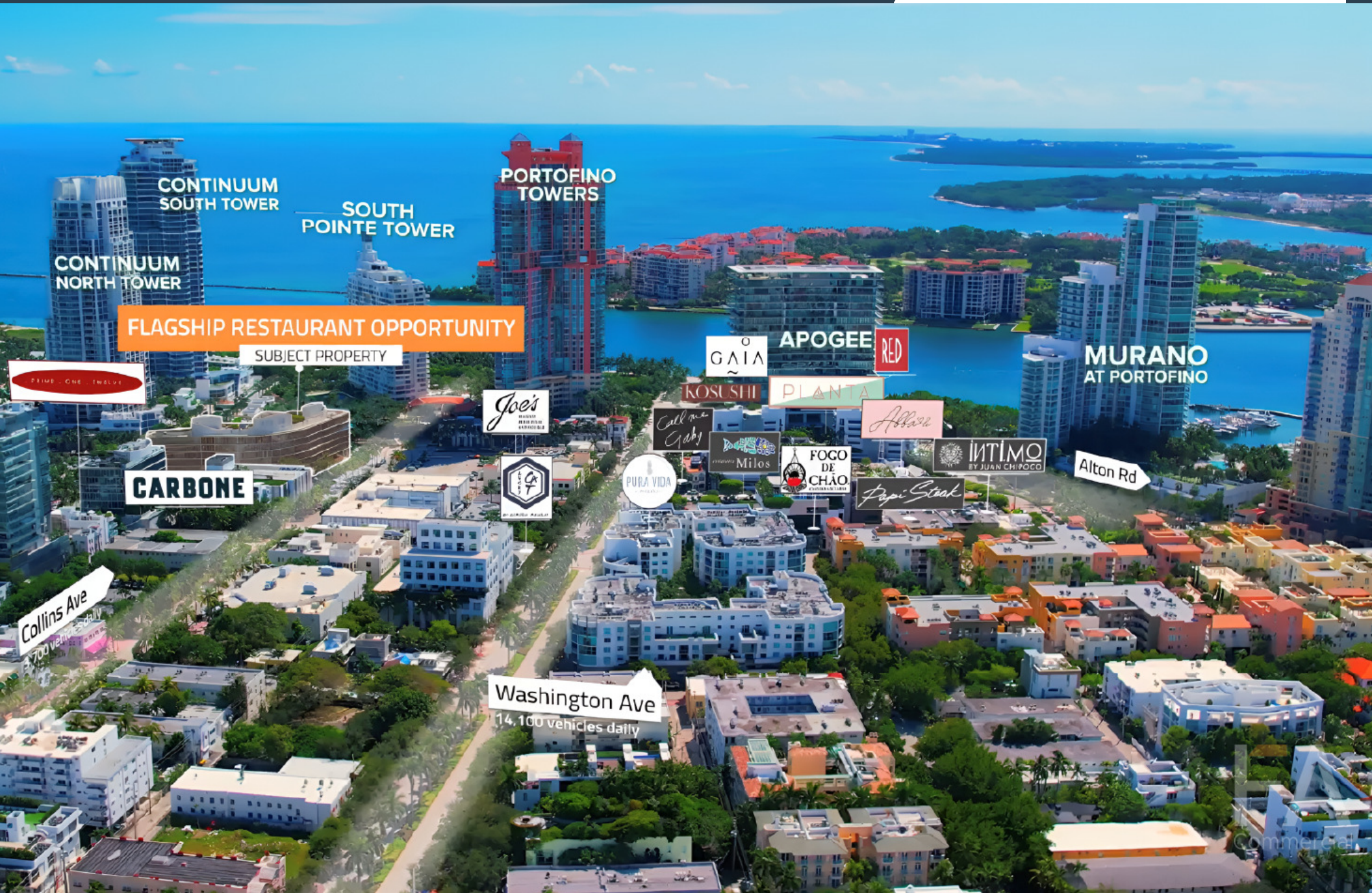
TOP HOSPITALITY GROUP FROM DUBAI
TO BE ANNOUNCED SOON AT MAREA



CATCH
A SEAFOOD RESTAURANT
NO. 121 - 914.378

SUBJECT PROPERTY

3,710 SF















1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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WHERE ELEGANCE MEETS FLAVOR

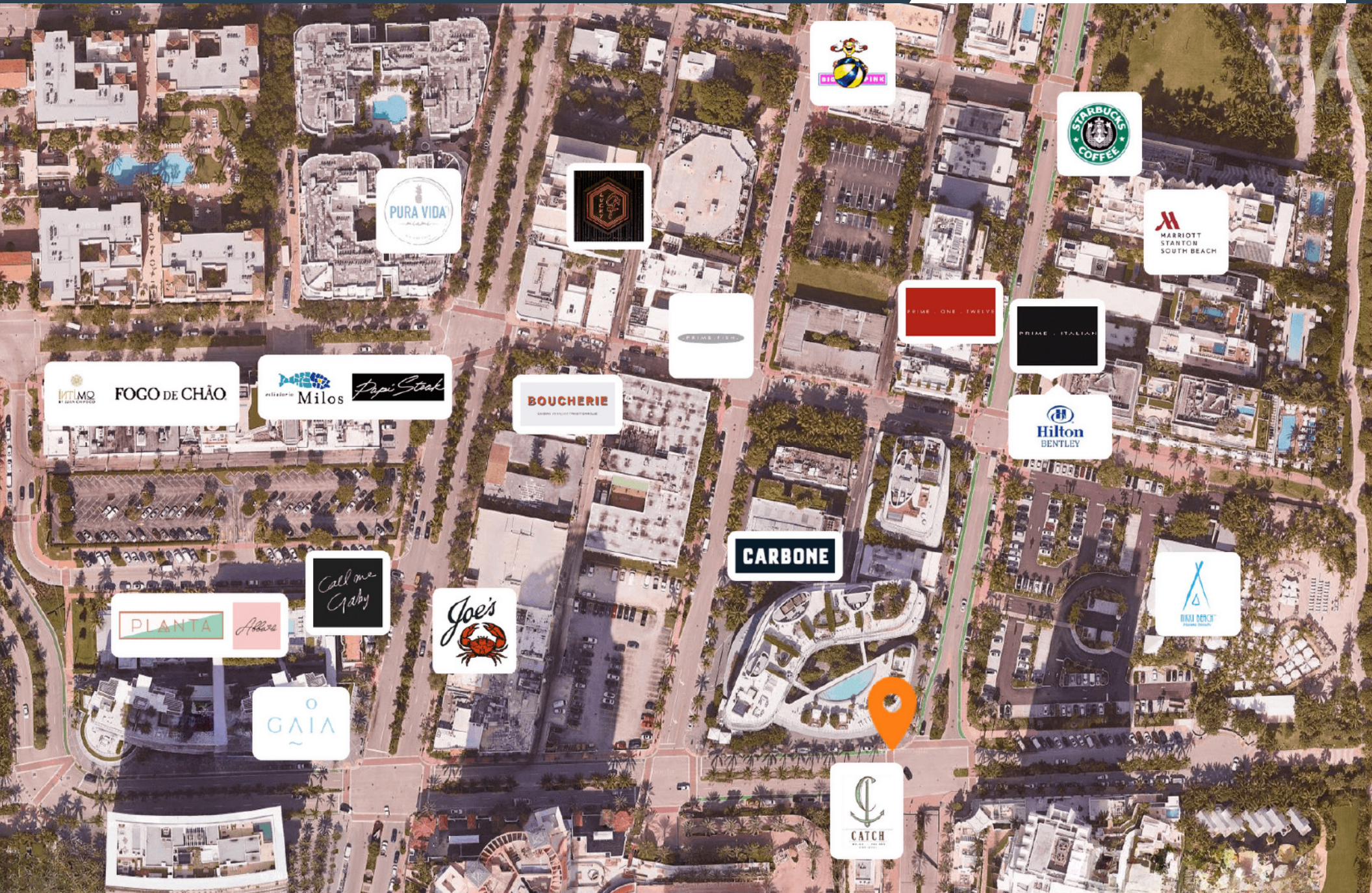
Step into a world of refined elegance at Ockap Caviar Cuisine, a dining destination where sophistication and flavor converge. Known for its premium caviar selections and masterfully prepared dishes, Ockap offers an experience that transcends the ordinary. Each plate is thoughtfully curated, blending 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.





CONTINUUM
NORTH TOWER

PORTOFINO TOWER

SOUTH POINTE
TOWER

APOGEE

MIAMI BEACH DEVELOPMENTS

RETAIL PROPERTY FOR LEASE



HOTEL

1 CLOUD ONE
Keyah Real Estate
Group 7 stories
238 keys



MIXED-USE

2 1501 COLLINS AVE
Pebb Capital & Maxwell
Real Estate Office & Retail
145,000 SF



OFFICE

3 THE RIVANI
Black Lion & Massa
Investments 8 stories
145,000 SF



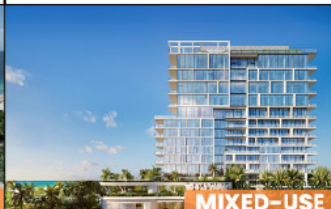
MIXED-USE

4 RITZ-CARLTON
Di Lido Beach 17 stories
50 units
60 keys



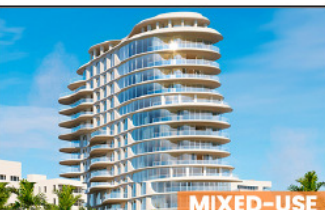
HOTEL

5 DELANO RENOVATION
Cain 7 stories
202 keys



MIXED-USE

6 RALEIGH & ROSEWOOD
SHVO 17 stories
60 keys
42 units



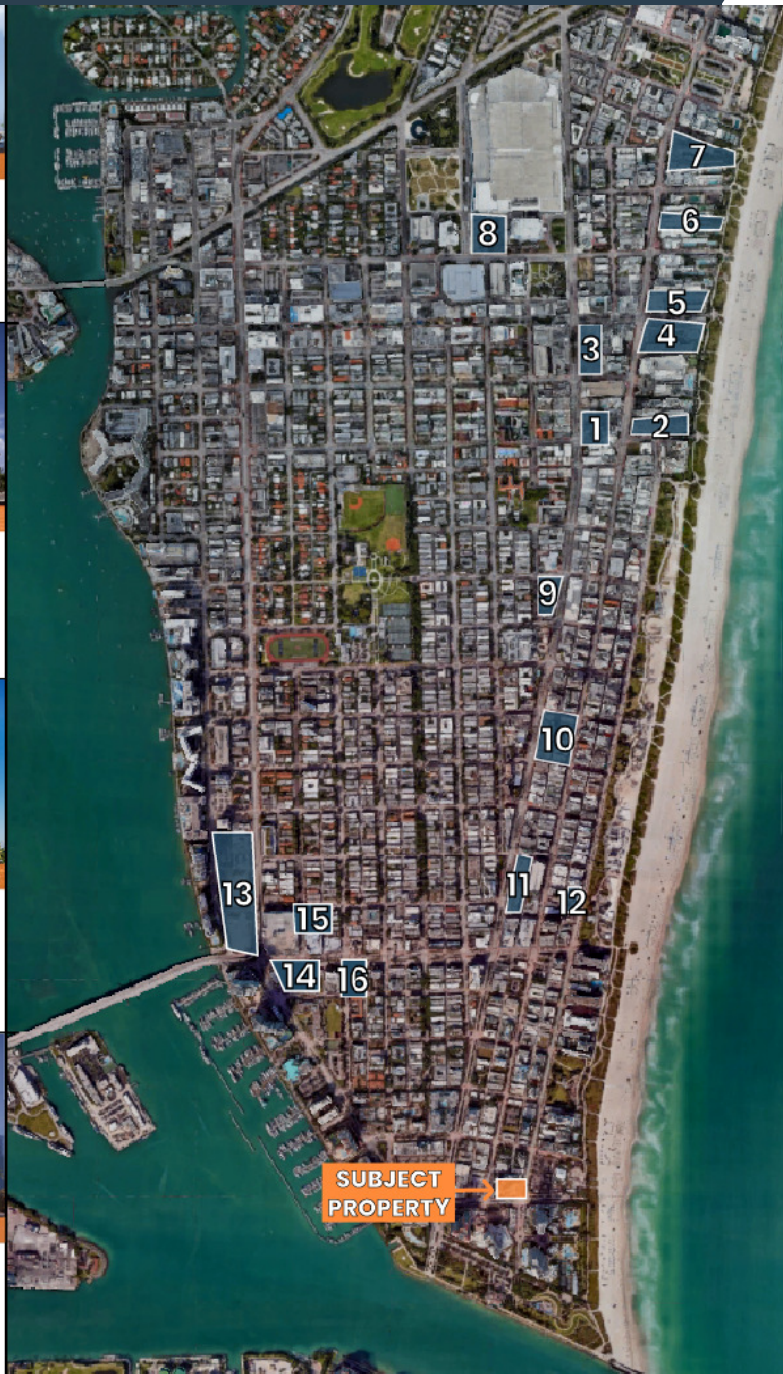
MIXED-USE

7 SHORE CLUB
Witkoff & Monroe
Capital 7 stories
238 keys



MIXED-USE

8 GRAND HYATT
Terra & Turnberry 17 stories
800 keys



HOTEL

9 ESSEX HOUSE EXPANSION
Jeta Group 3 stories
45 keys



MIXED-USE

10 THE CLEVELANDER
Jeta Group 3 stories
45 keys



HOTEL

11 THE GOODTIME
550 9th LLC 7 stories
110 keys



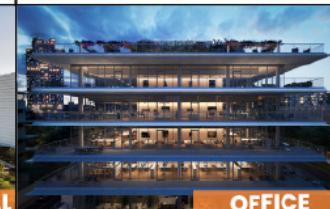
HOTEL

12 CELINO EXPANSION
Optimum Group 7 stories
202 keys



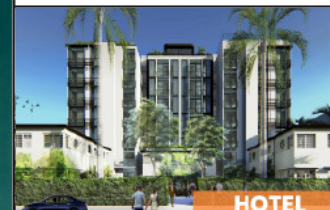
RESIDENTIAL

13 FIVE PARK
GFO/ Terra 48 stories
98 units



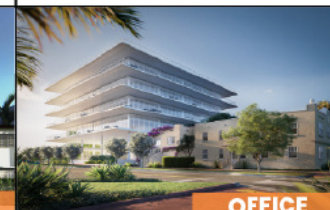
OFFICE

14 1100 FIFTH AVENUE
Sumaida + Khurana 5 stories
76,000 SF



HOTEL

15 HOHAUSER HOTEL
Fernandez Hotel 7 stories
64 keys



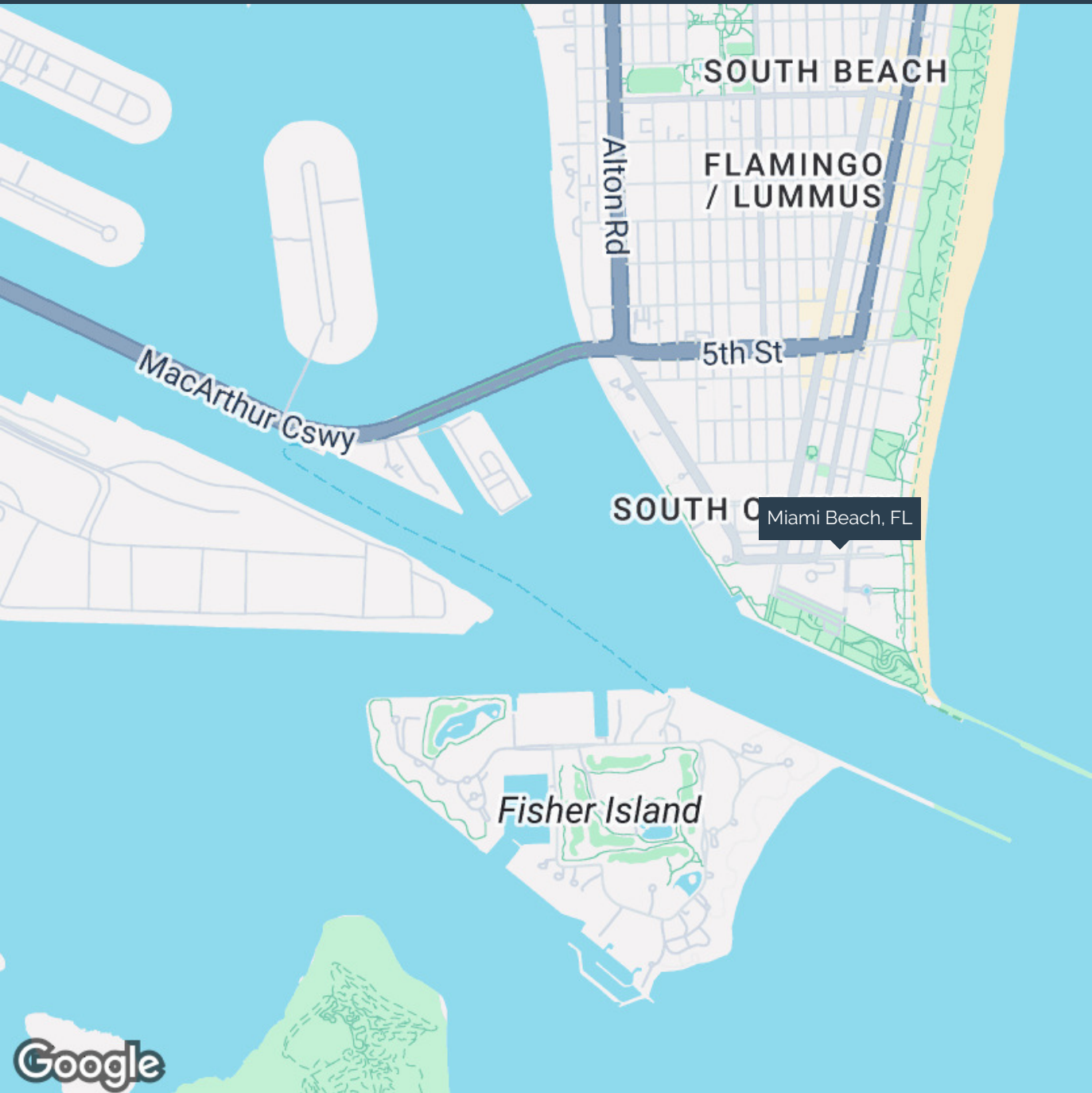
OFFICE

16 THE FIFTH
Sumaida + Khurana 5 stories
60,000 SF

NEARBY RESTAURANTS

RETAIL PROPERTY FOR LEASE

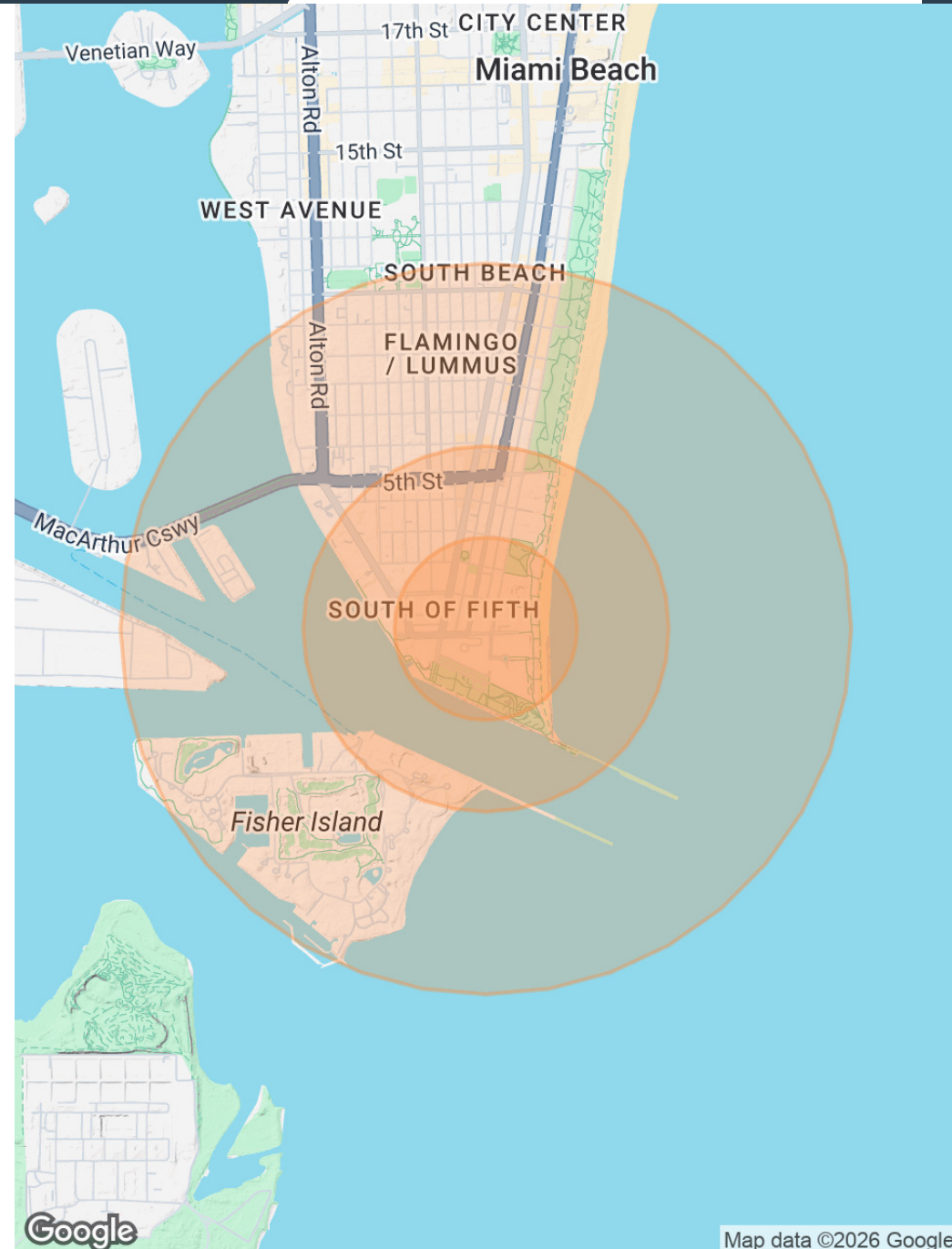




Map data ©2026 Google

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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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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