



RETAIL/RESTAURANT | SOUTH OF 5TH

RETAIL PROPERTY FOR LEASE
1 COLLINS AVENUE

FA
Commercial

+ PROPERTY TYPE

Retail

+ TOTAL SIZE

11,201 SF

+ LEASE TYPE

NNN

+ NNN

\$23 SF/yr

+ UNITS

2

PROPERTY OVERVIEW

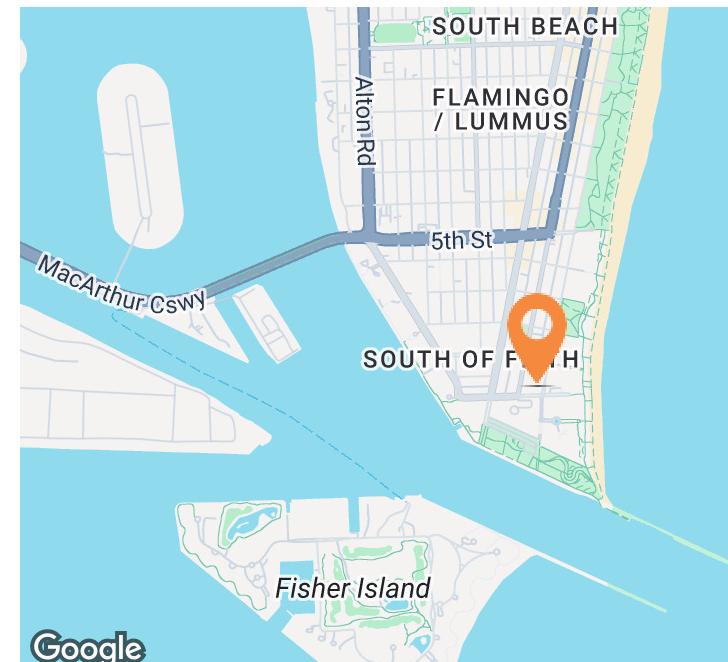
Introducing GENERATIONAL ASSET at 1 COLLINS AVENUE, a **prime retail property** in the heart of Miami Beach. The property can be **subdivided into multiple spaces** making it **versatile for various end users**. Equipped with a grease trap, it **stands out with 250' of frontage facing prestigious towers**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

PROPERTY HIGHLIGHTS

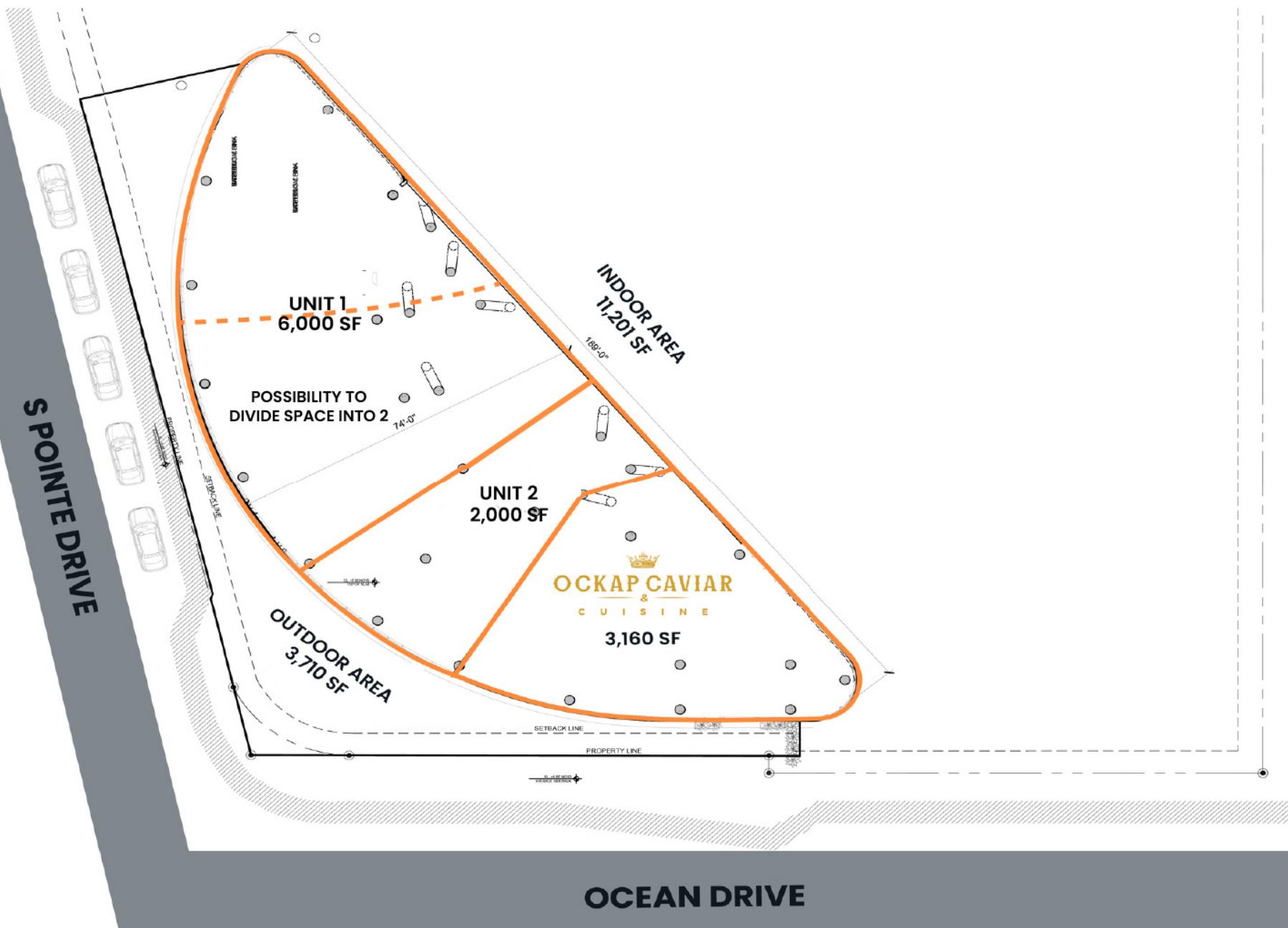
- **Unit 1 - 6,000 SF (can be divided into two)**
- **Unit 2 - 2,000 SF**
- **Units can be leased all together or separate**
- **Total Space Available: 8,000 SF**
- Space Leased: 3,160 SF (29%)
- Tenant: Ockap Caviar & Cuisine
- Ideal for restaurant use



YouTube

[WATCH OVERVIEW PROPERTY VIDEO](#)


Map data ©2026 Google



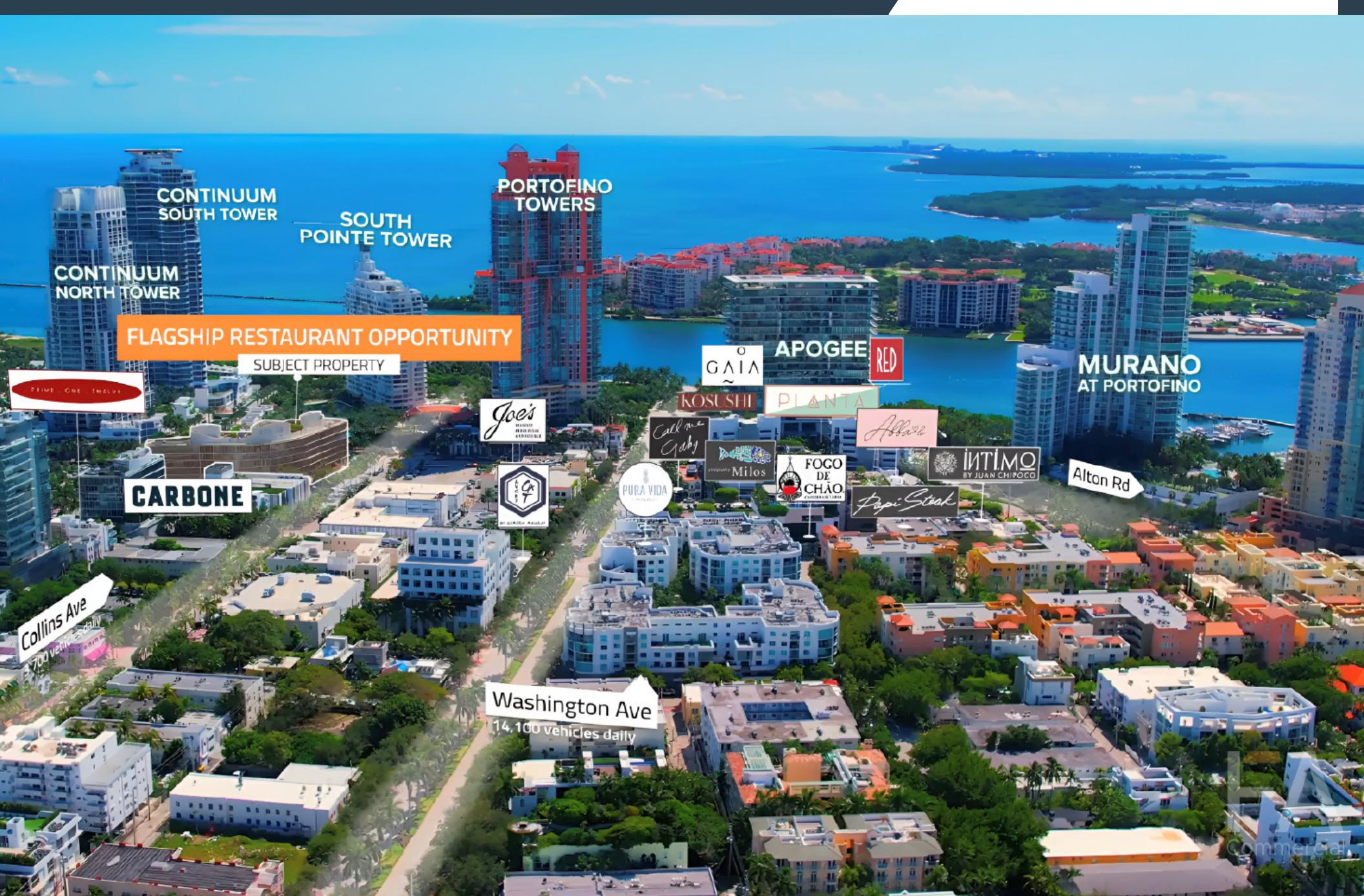




PROPERTY PHOTO

RETAIL PROPERTY FOR LEASE





PROPERTY PHOTO

RETAIL PROPERTY FOR SALE



PROPERTY PHOTO

RETAIL PROPERTY FOR SALE



FACOMMERCIAL.COM

FA
Commercial

INFO@FACOMMERCIAL.COM | 786.262.9966

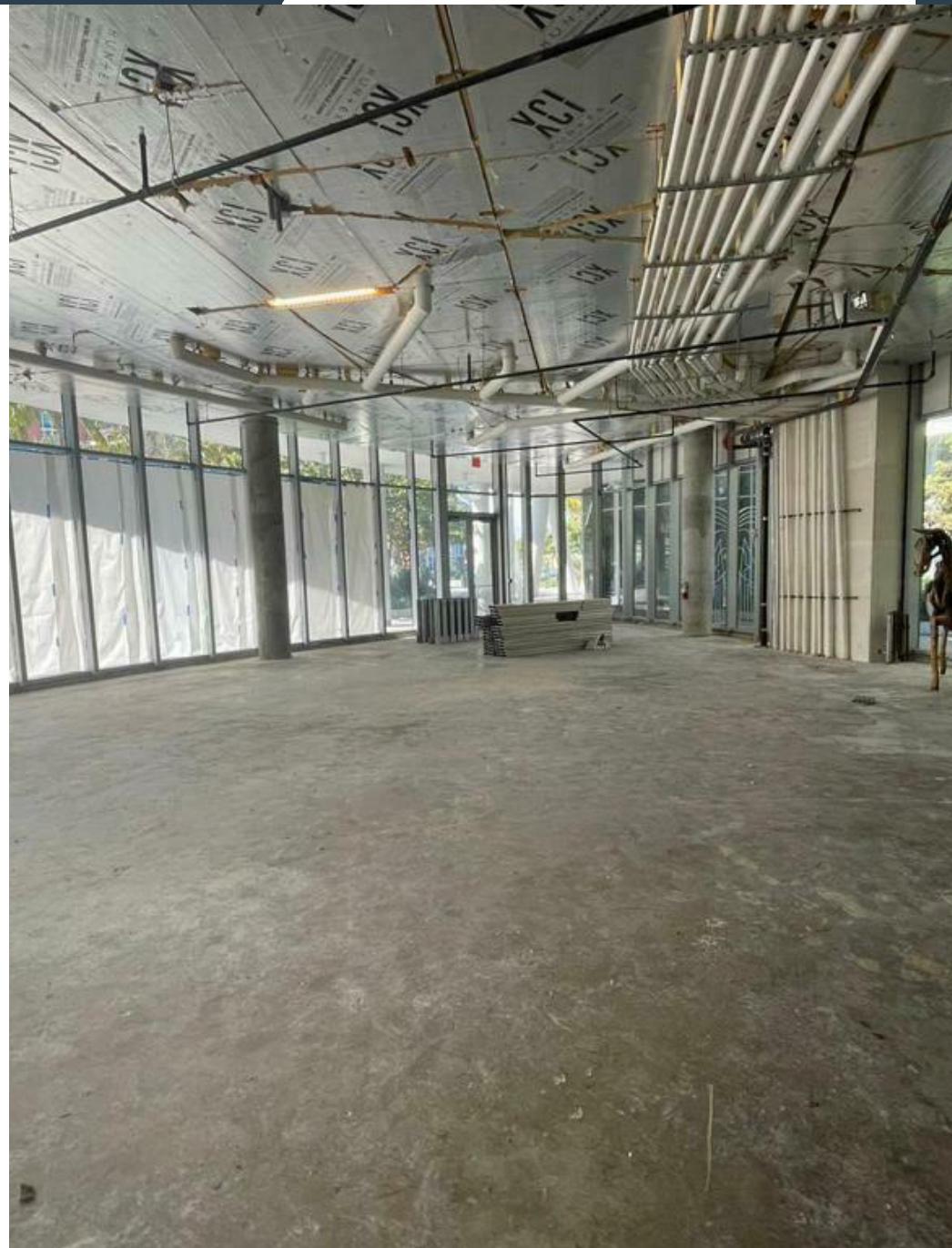
OUTDOOR PHOTOS

RETAIL PROPERTY FOR LEASE



INTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE



RENDERS

RETAIL PROPERTY FOR LEASE



FACOMMERCIAL.COM

FA
Commercial

INFO@FACOMMERCIAL.COM | 786.262.9966



1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAID)



1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAIID)



WHERE ELEGANCE MEETS FLAVOR

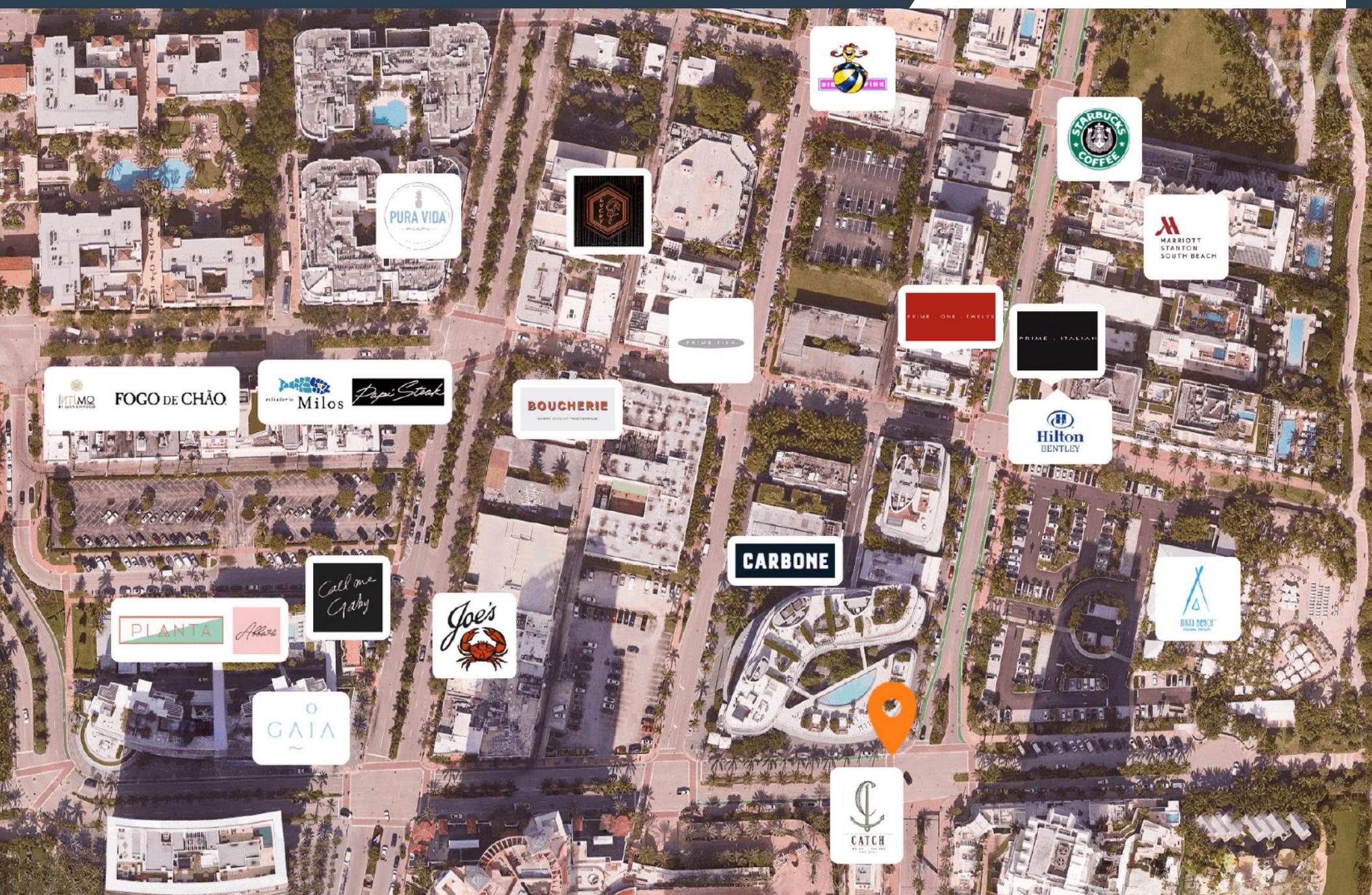
Step into a world of refined elegance at Ockap Caviar Cuisine, a dining destination where sophistication and flavor converge. Known for its premium caviar selections and masterfully prepared dishes, Ockap offers an experience that transcends the ordinary. Each plate is thoughtfully curated, blending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

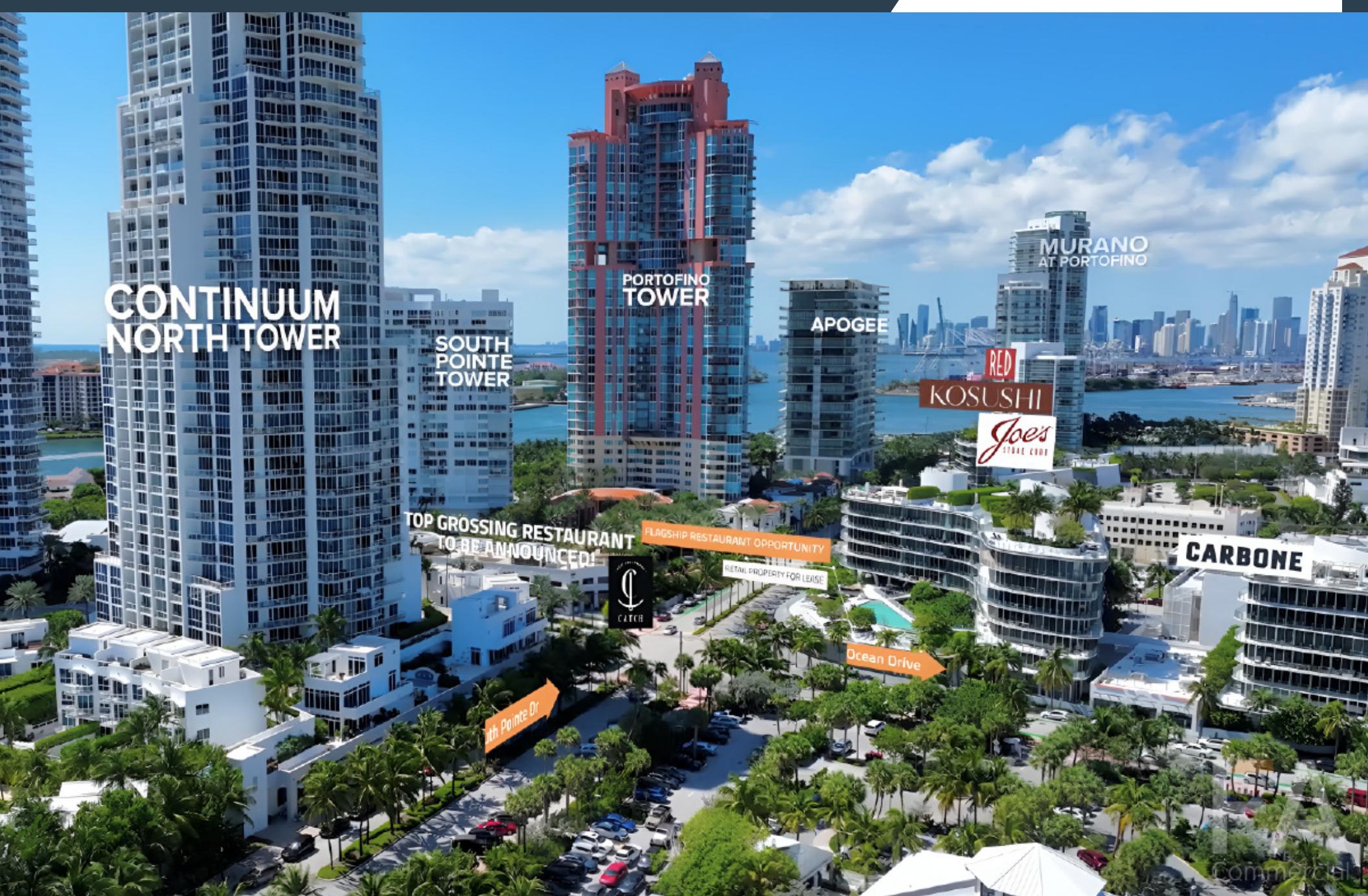
The ambiance is both polished and welcoming, perfect for intimate evenings, business dinners, or celebratory occasions. With impeccable service, a stylish atmosphere, and a menu that delights even the most discerning palate, Ockap sets the standard for indulgence.



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

1 CLOUD ONE
Keyah Real Estate Group 7 stories 238 keys

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

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

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

5 DELANO RENOVATION
Cain 7 stories 202 keys

6 RALEIGH & ROSEWOOD
SHVO 17 stories 60 keys 42 units

7 SHORE CLUB
Witkoff & Monroe Capital 7 stories 238 keys

8 GRAND HYATT
Terra & Turnberry 17 stories 800 keys

9 ESSEX HOUSE EXPANSION
Jeta Group 3 stories 45 keys

10 THE CLEVALENDER
Jeta Group 3 stories 45 keys

11 THE GOODTIME
550 9thLLC 7 stories 110 keys

12 CELINO EXPANSION
Optimum Group 7 stories 202 keys

13 FIVE PARK
GFO/ Terra 48 stories 98 units

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

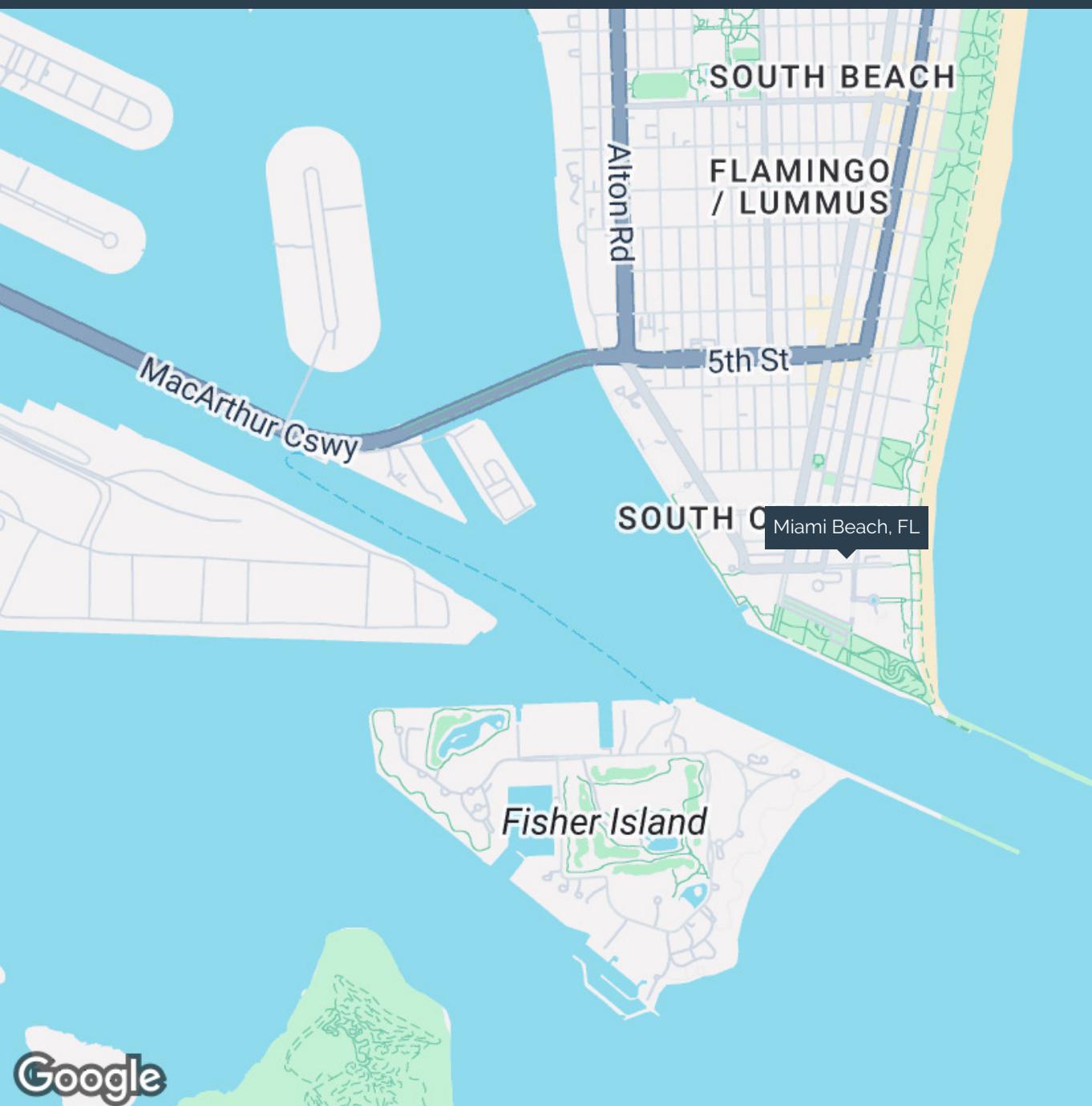
15 HOHAUSER HOTEL
Fernandez Hotel 7 stories 64 keys

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

NEARBY RESTAURANTS

RETAIL PROPERTY FOR LEASE





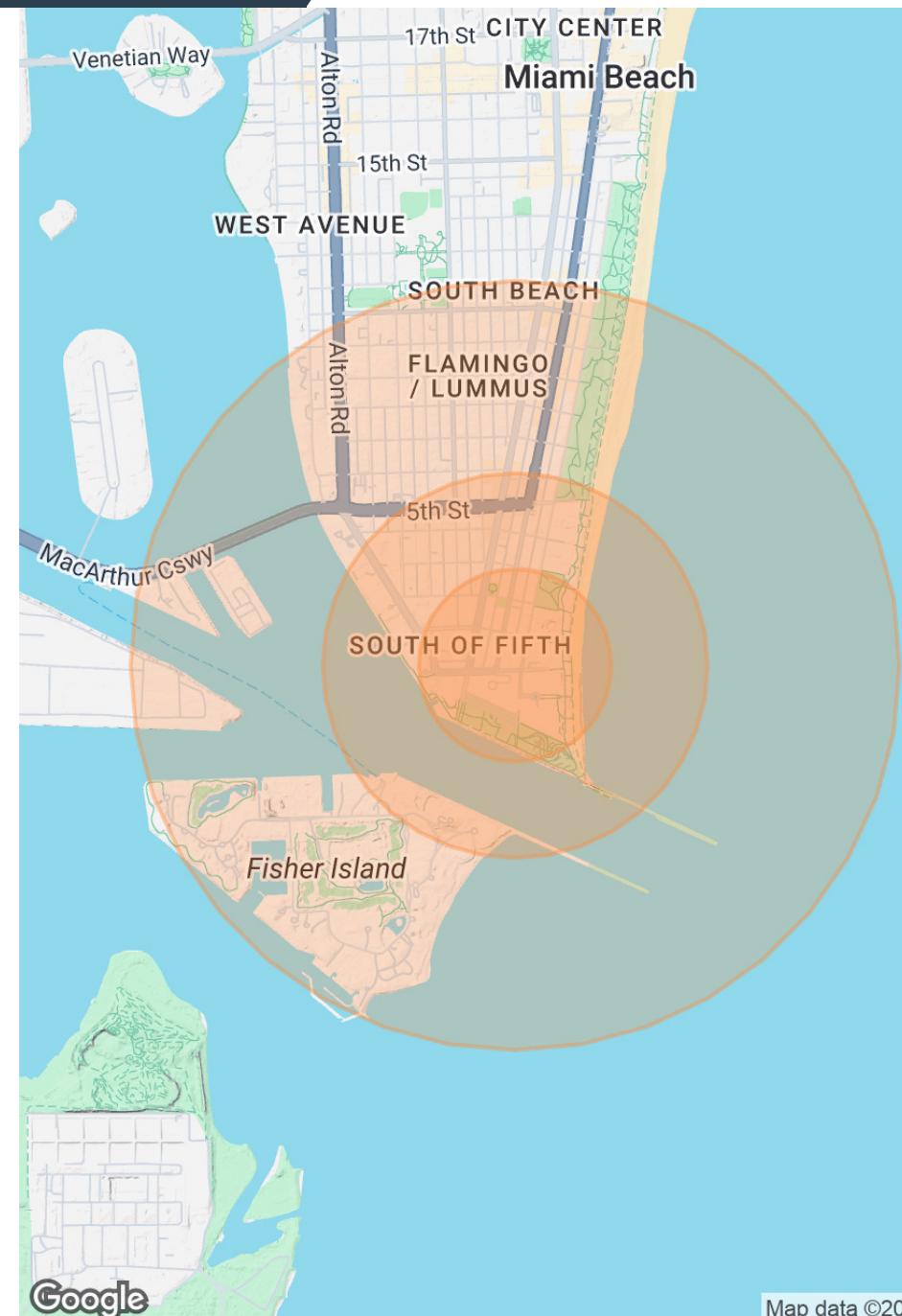
Google

DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE

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)



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**.





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

