

FOR SALE

834 - 836 1ST STREET
MIAMI BEACH, FL 33139



PRIME OWNER-USER, INVESTOR, OR
DEVELOPMENT OPPORTUNITY IN MIAMI BEACH, FL

EXCLUSIVELY
REPRESENTED BY





EXECUTIVE SUMMARY

Skyview Real Estate Partners is proud to present a rare trophy asset located in Miami Beach's most highly sought after neighborhood. Situated in the heart of the prestigious South of Fifth district, the 12,480 SF free-standing single story property offers an exceptional opportunity for an owner-user, investor, or developer to capitalize on its full potential and unlock value and cash flow of the commercial property and land.

PROPERTY TYPE: Retail, Commercial, Mixed-Use

SIZE: 12,480 SF

ASKING PRICE: Inquire for details

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



SUBJECT PROPERTY

834 - 836 1ST STREET
MIAMI BEACH, FL 33139



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY





LOCATED IN THE
HEART OF MIAMI'S
SOUTH OF FIFTH
NEIGHBORHOOD

5TH STREET

SUBJECT
PROPERTY

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

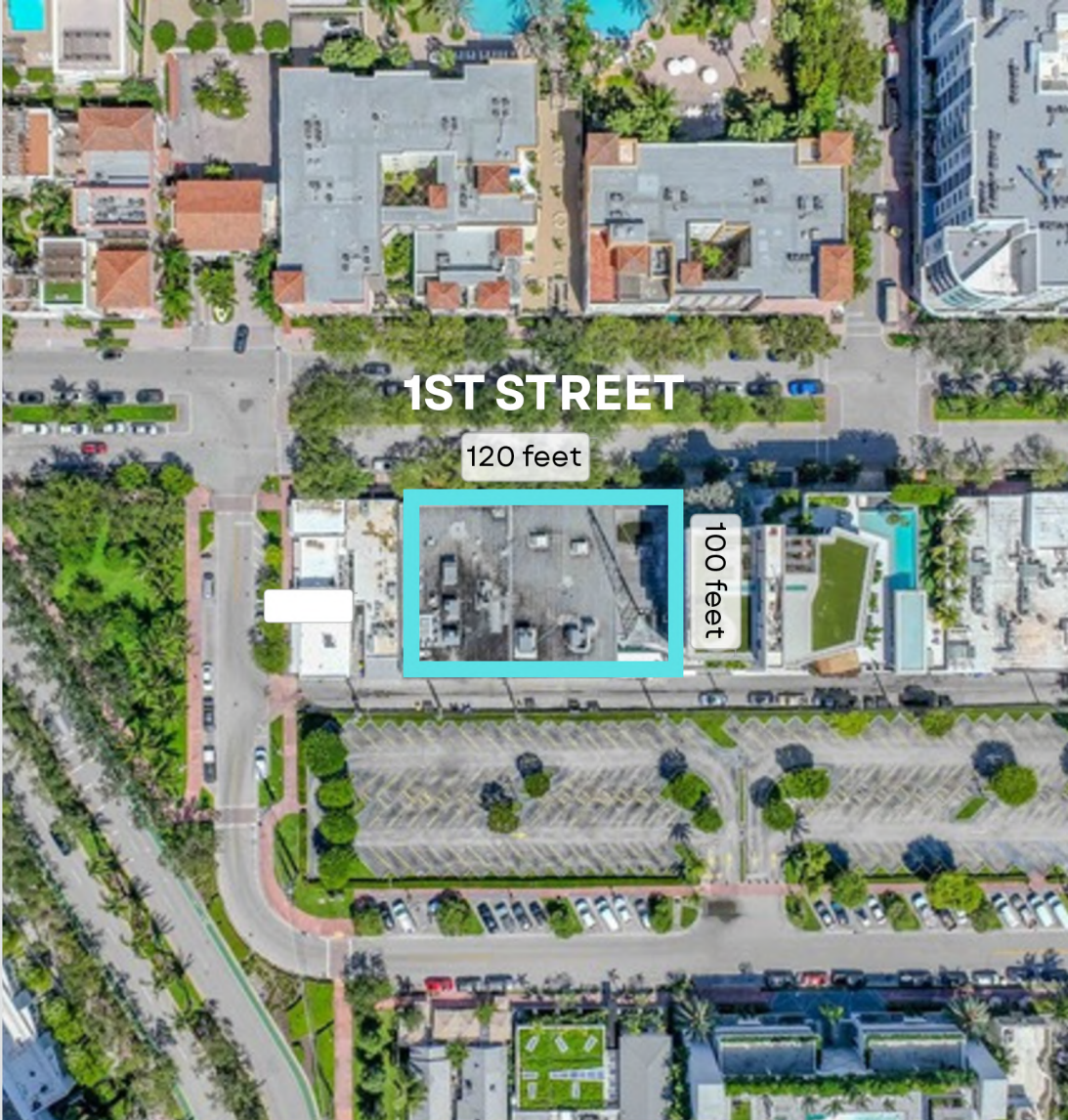
Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



PROPERTY HIGHLIGHTS

ADDRESS	834-836 1st Street, Miami Beach, FL 33139
BUILDING SIZE	12,480 SF
LOT SIZE	0.28 AC / 12,196 SF
BUILDING SPECS	Single story. 120 feet of frontage on 1st Street, 100 feet of depth. High 25' ceiling heights.
TYPE	Retail / Restaurant / Commercial
ZONING	C-PS1 FLU Residential, Office, Retail, Hospitality, or Mixed-Use
PARCEL ID	24203-009-2370
CURRENT TENANT	Fogo de Chao
SALE PRICE	Inquire with Agents



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



OPPORTUNITY HIGHLIGHTS

834-836 1st Street is positioned for a variety of value-add components with flexibility for multiple sources of increased cash flow. The property is one of the last remaining opportunities to redevelop a prime parcel in SoFi.

OWNER USER:

One of the only large format 2nd generation restaurant spaces available in Restaurant Row adjacent to South Florida's top performing dining destinations such as Joe's Stonecrab, Papi Steak, Milos, Prime 112, Call Me Gaby, Motek, and more.

INVESTORS:

The property is a perfect rectangle offering 120 feet of frontage, ideal for re-tenanting and creating a multi-tenant building, yielding higher rents. Current tenant is paying below market rent.

DEVELOPERS:

The property can function as a covered land play while a developer pursues entitlements for increased height and density on the parcel.



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



DEVELOPMENT RIGHTS



Unlock the ability to own a piece of Miami Beach's most highly desirable submarkets with stunning 360 degree water views.

Developers can capitalize on the opportunity to **increase density and height** on the parcel through existing zoning rights. Additional entitlements and height may be achieved under the Live Local Act. All zoning information to be independently verified by buyers.

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

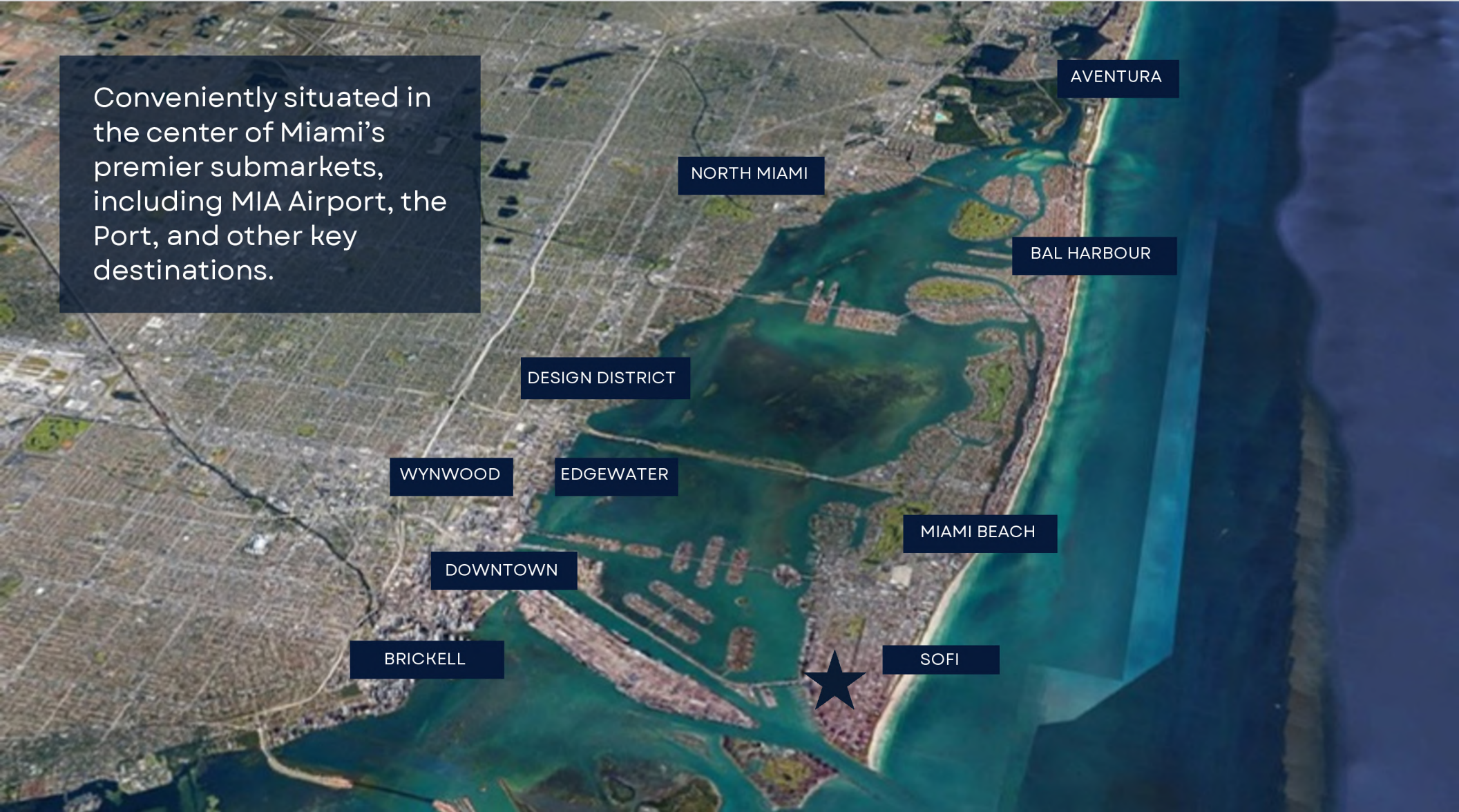
Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

Disclaimer: This Information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. Any zoning or development subject to buyer's own due diligence and investigation. Agents make no claims to the accuracy of the information provided.

SOUTH OF FIFTH

MIAMI'S MOST
PRESTIGIOUS NEIGHBORHOOD

Conveniently situated in the center of Miami's premier submarkets, including MIA Airport, the Port, and other key destinations.



MARKET HIGHLIGHTS



100k

Residents
in Miami Beach



24.5k

Hotel Rooms
In Miami Beach



Top 5

Most Visited Cities In
The US With 7M+
International
Tourists Annually



26.5M

Annual Visitors
To Miami Beach



#1

US Hotel
Market



\$26B

Generated Annually
From Tourism

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



SURROUNDING LANDMARKS



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



AREA RETAIL

Join Miami Beach's top
grossing international and
regional fine dining
restaurants in South of Fifth's
Restaurant Row.



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



SURROUNDING RESIDENTIAL



FISHER ISLAND

PORT OF MIAMI

PORTOFINO
TOWER

MURANO

YACHT CLUB

APOGEE

CONTINUUM

ONE
OCEAN

SUBJECT
PROPERTY

MAREA

THE
COSMOPOLITAN

MARRIOTT

OCEAN PLACE

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



SURROUNDING HOSPITALITY

ARLO HOTEL
NOMAD HOTEL
THE MOXY

WALDORF ASTORIA
INTERCONTINENTAL
BACARAT HOTEL
JW MARRIOTT
MANDARIN ORIENTAL

KIMPTON
CITIZEN M

SUBJECT
PROPERTY



ST. REGIS BAL HARBOUR
FOUR SEASONS SURFSIDE
NOBU HOTEL
FOUNTAINBLEAU
SOHO BEACH HOUSE
FAENA
THE EDITION
1HOTEL
W HOTEL
THE SETAI
ROSEWOOD RALEIGH
RITZ CARLTON
THE BETSY
GOODTIME HOTEL
MARRIOTT STANTON

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



ADJACENT TO THE PORT OF
MIAMI'S 8.2 MILLION ANNUAL
VISITORS

SUBJECT
PROPERTY



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY

SKYVIEW
REAL ESTATE PARTNERS



The Rosewood Raleigh Hotel



The Ritz Carlton Residences



The Grand Hyatt Convention Center



The Fifth Office Tower

MIAMI BEACH DEVELOPMENT PIPELINE

Miami continues to lead the nation in new development, fueled by record demand with over 50M square feet in development across **hospitality, multifamily, retail, and office** sectors. Join over 30,000 residential units currently under construction, alongside major luxury hotel projects and a growing pipeline of Class A office space. This robust mix of asset classes reflects Miami's explosive population growth, strong tourism economy, and rising appeal as a business hub. With unmatched lifestyle offerings, global connectivity, and investor-friendly market fundamentals, Miami remains one of the most compelling markets in the U.S. to develop, own, or invest.

Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



DEMOGRAPHICS MAP & REPORT

	1 MILES	3 MILES	5 MILES
Total Population	16,020	45,196	181,054
Average HH Income	\$140,423	\$110,648	\$100,035
Average Home Value	\$699,500	\$453,834	\$508,352

SOUTH FLORIDA STATS

#1

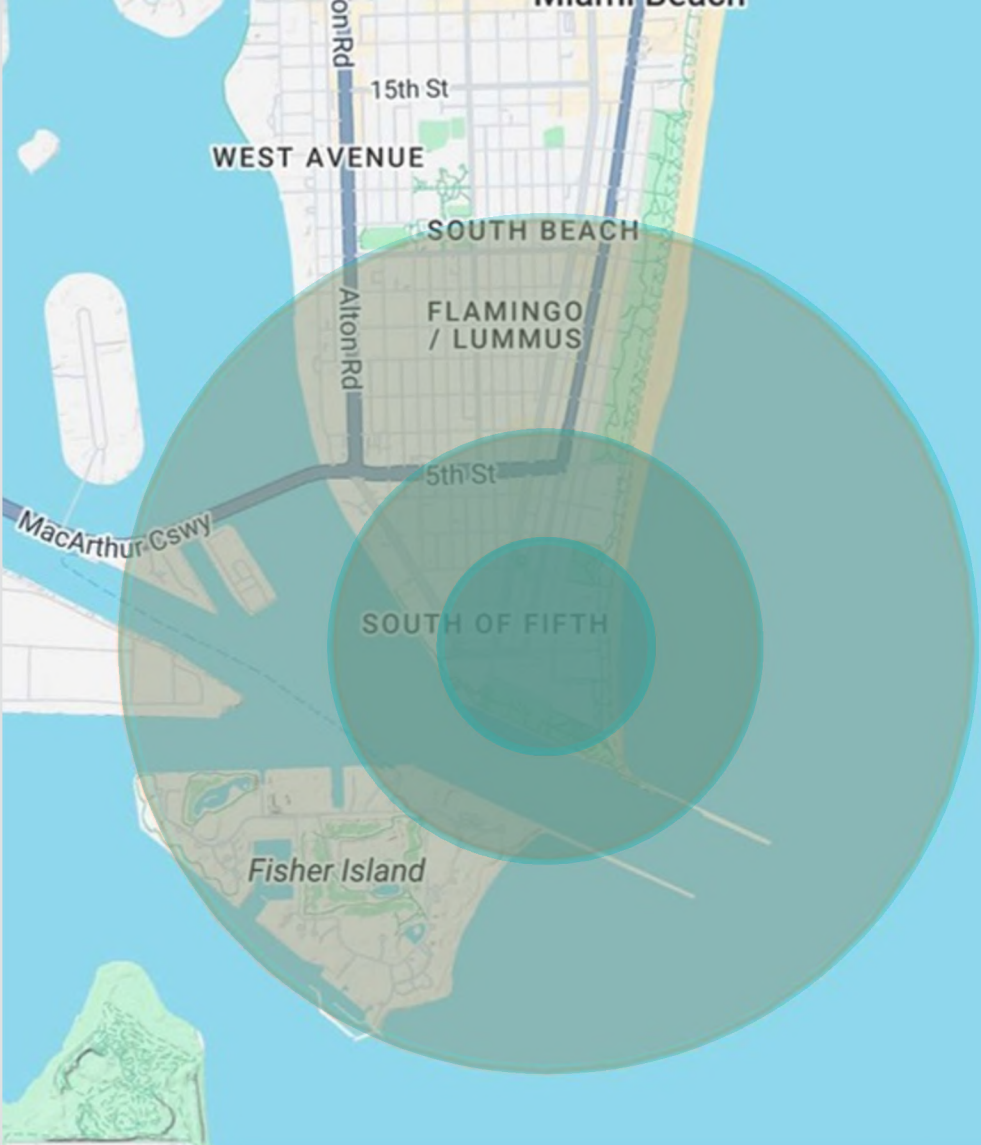
State for
Income
Migration

\$36.1B

Net Annual
Income
Migration in 2024

634K

New
residents to
FL in 2024



Shanna Naim
VP of Sales & Leasing
(310) 935-1401
snaim@skyviewrep.com

Nico Atherton
Director of Sales & Leasing
(510) 914-9668
nico@skyviewrep.com

EXCLUSIVELY
REPRESENTED BY



FOR MORE INFORMATION, PLEASE CONTACT

Shanna Naim

VP of Sales & Leasing
Skyview Real Estate Partners
(m) 310-935-1401
(e) snaim@skyviewrep.com

Nico Atherton

Director, Sales & Leasing
Skyview Real Estate Partners
(m) 510-914-9668
(e) nico@skyviewrep.com



www.skyviewrep.com

Disclaimer: All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. All information herein is confidential.