

820
OCEAN DRIVE

FOR LEASE



Turnkey Ocean Drive Restaurant with Covered Patio

820 Ocean Drive | Miami Beach, Florida 33139

\pm 8,759 SF Available

CBRE

Turnkey Ocean Drive Restaurant with Patio and Private Dining

820 Ocean Drive presents a unique second-generation restaurant opportunity along one of the most recognized hospitality corridors in the world. The space features an existing restaurant build-out, covered outdoor seating fronting Ocean Drive, and a two-level layout that supports high-volume service, private dining, and events.

- ± 4,697 SF ground floor with covered outdoor patio directly fronting Ocean Drive
- Existing second-generation restaurant infrastructure reduces build-out time and cost
- ± 50 feet of Ocean Drive frontage with consistent pedestrian exposure
- ± 4,062 SF second floor ideal for private dining, events, offices, or back-of-house support
- Layout supports lunch, dinner, late-night, and event-driven programming
- Competitive Ocean Drive rental structure. Details available upon request

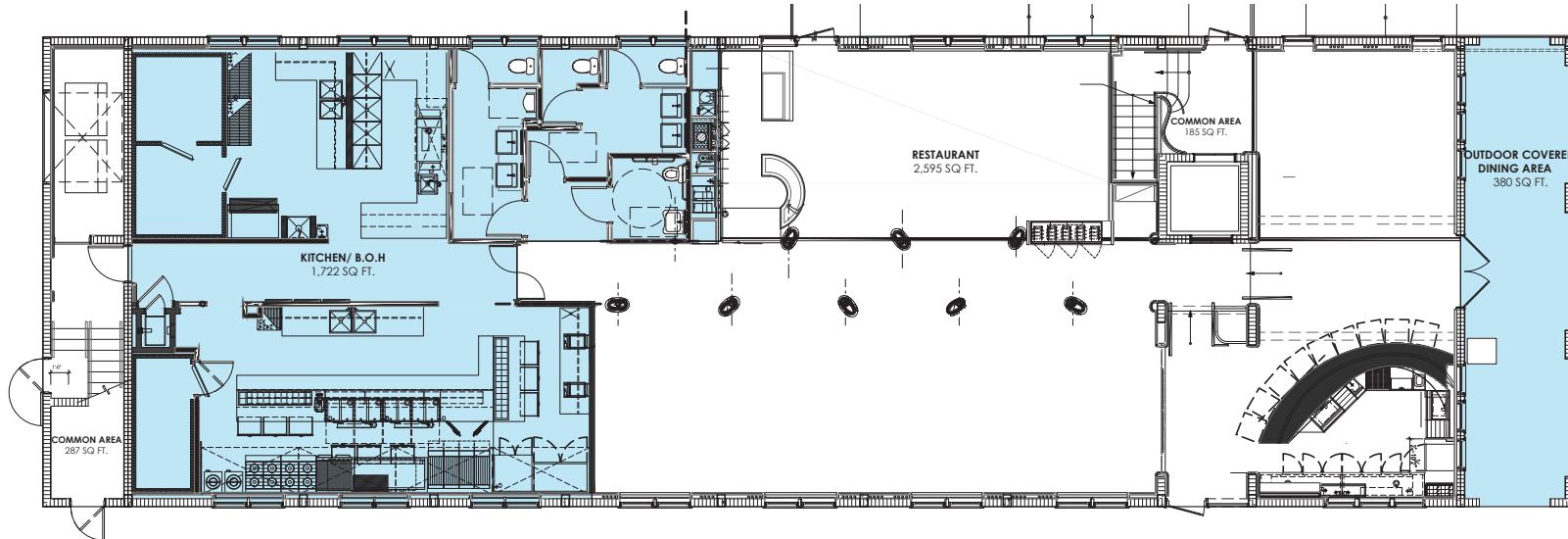
Ideal For

- » Full-service restaurant concepts
- » Hospitality-driven brands
- » Operators focused on private dining and event revenue
- » Experienced groups seeking a flagship Ocean Drive location



FLOOR PLAN

GROUND FLOOR



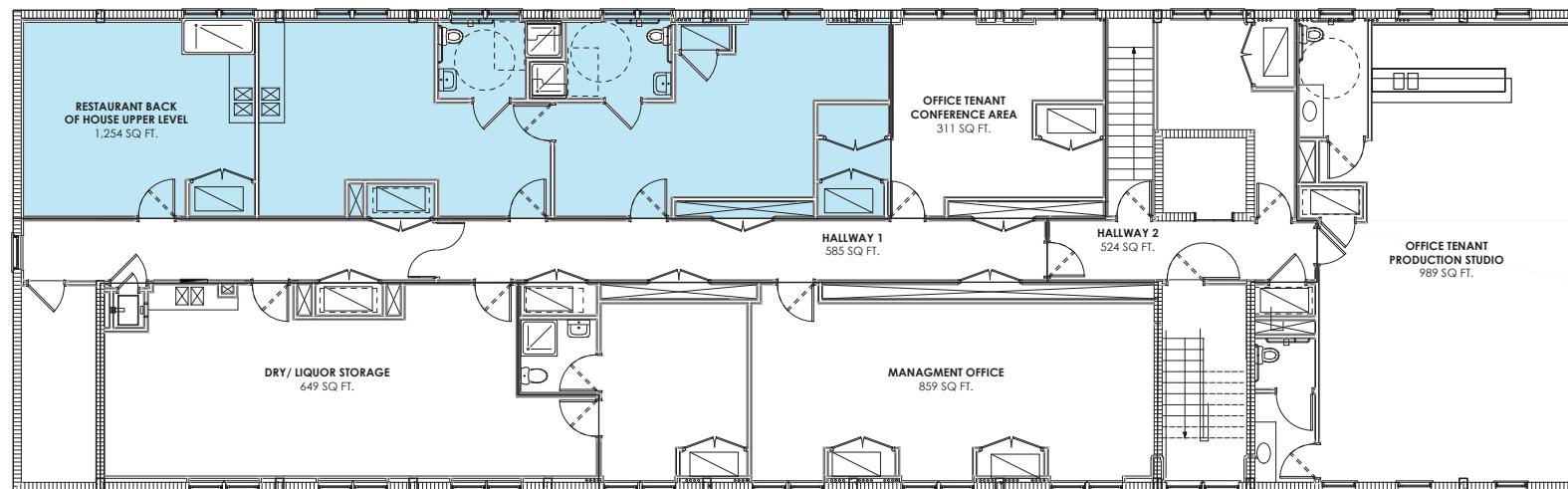
± 4,697 SF AVAILABLE

Ground Floor Overview

- Dining and restaurant areas front Ocean Drive for maximum visibility
- Kitchen and back-of-house positioned for efficient service flow
- Covered outdoor dining area enhances street presence and revenue potential
- Flexible layout supports bar-forward or dining-forward concepts

FLOOR PLAN

SECOND FLOOR



± 4,062 SF AVAILABLE

Second Floor Overview

- Multiple rooms suitable for private dining and events
 - Dedicated office and management areas
- Supports private dining, events, and operational efficiency without impacting main dining flow
 - Flexible layout adaptable to concept-specific needs

EXISTING RESTAURANT BUILD-OUT

Existing infrastructure allows for accelerated opening timelines



SITE LOCATION

MIAMI BEACH

Prime Ocean Drive Location

820 Ocean Drive is located directly across from Lummus Park and the Atlantic Ocean, placing the property within South Beach's most active pedestrian corridor.





Top Restaurants in the Area

- 1 Boali Miami
- 2 Casa Tua
- 3 Mila
- 4 Oro
- 5 Alain Ducasse
- 6 LK Steakhouse
- 7 The Villa Casa Casuarina
- 8 News Cafe
- 9 A Fish Called Avalon
- 10 Queen Miami Beach
- 11 Hasalon Miami
- 12 Forte de Mami
- 13 Prime One Twelve
- 14 Papi Steak Miami Beach
- 15 Estiatorio Milos
- 16 Joe Stone Crab
- 17 Prime Italia
- 18 Carbone
- 19 Catch
- 20 Smith and Wollensky

AREA VIEW
MIAMI BEACH



South Beach Quick Facts

- › **Over \$4 Billion in Development** on Miami Beach
- › **Estimated Population** - 78,000 Residents
- › **Average Household Income** - \$185,561
- › **25,000 Hotel Rooms**

ABOUT MIAMI BEACH

A HUB FOR HOSPITALITY, RETAIL, AND INNOVATION

Miami Beach is a prominent tourist destination with rich culture, art and history. Miami Beach spans seven miles of world-renowned beaches with vibrant parks, golf courses, and cultural destinations. It draws a diverse mix of tourists, locals, and global tastemakers year-round. The economic boom has brought refurbishment to the Art Deco Historic District, modernized transportation infrastructure and a new way of life that features arts, culture, sports, and entertainment.

This area boasts one of the strongest retail markets in Miami-Dade, driven by high visitor traffic and a mix of local and seasonal residents. Investors are increasingly focused on mixed-use properties, fueled by strong demographics, robust tourism, and ongoing urban-core redevelopment.



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MIAMI BEACH, FLORIDA 33139



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