



3,710 SF

RETAIL/RESTAURANT | SOUTH OF 5TH

RETAIL PROPERTY FOR LEASE

1 COLLINS AVENUE

PROPERTY TYPE
Retail

TOTAL SIZE
11,201 SF

LEASE TYPE
NNN

NNN
\$23 SF/yr

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.

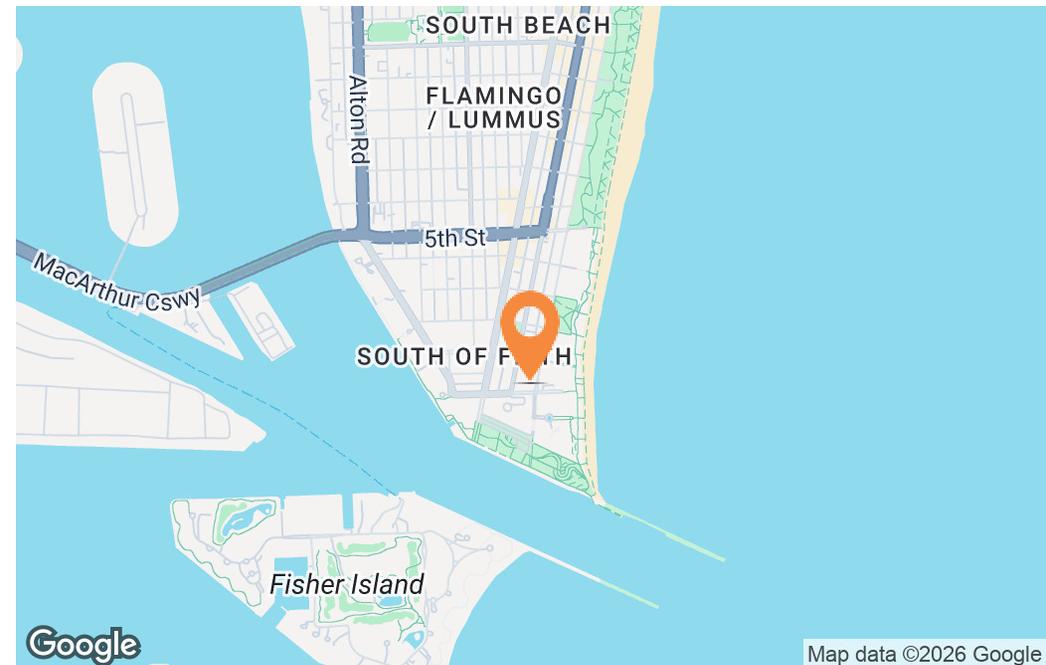
PROPERTY HIGHLIGHTS

- **CU1 - 8,000 SF**
- **CU2 - 3,263 SF**
- **Total Space Available: 11,201 SF**
- Units can be leased all together or separate
- Ideal for restaurant use

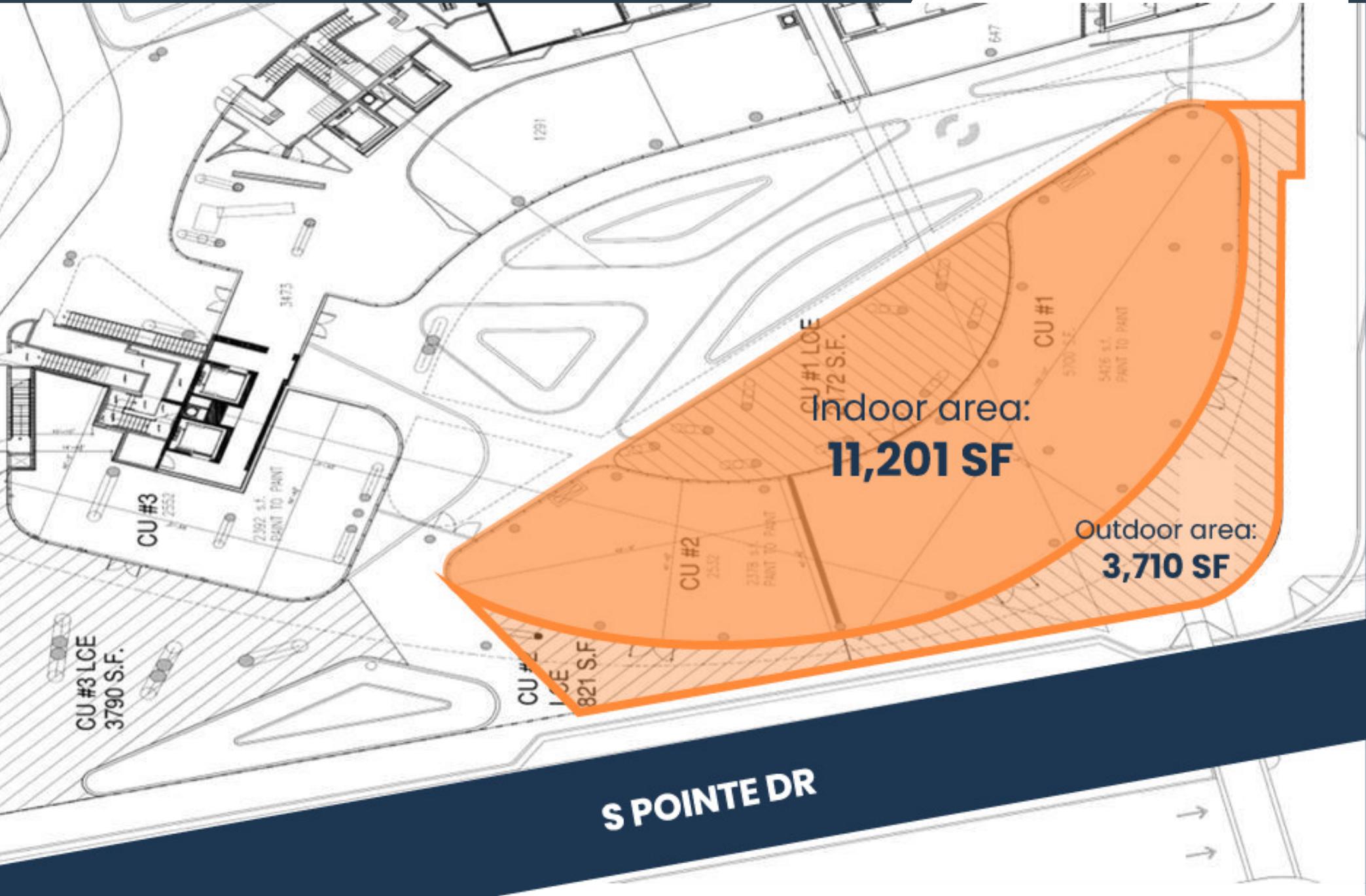
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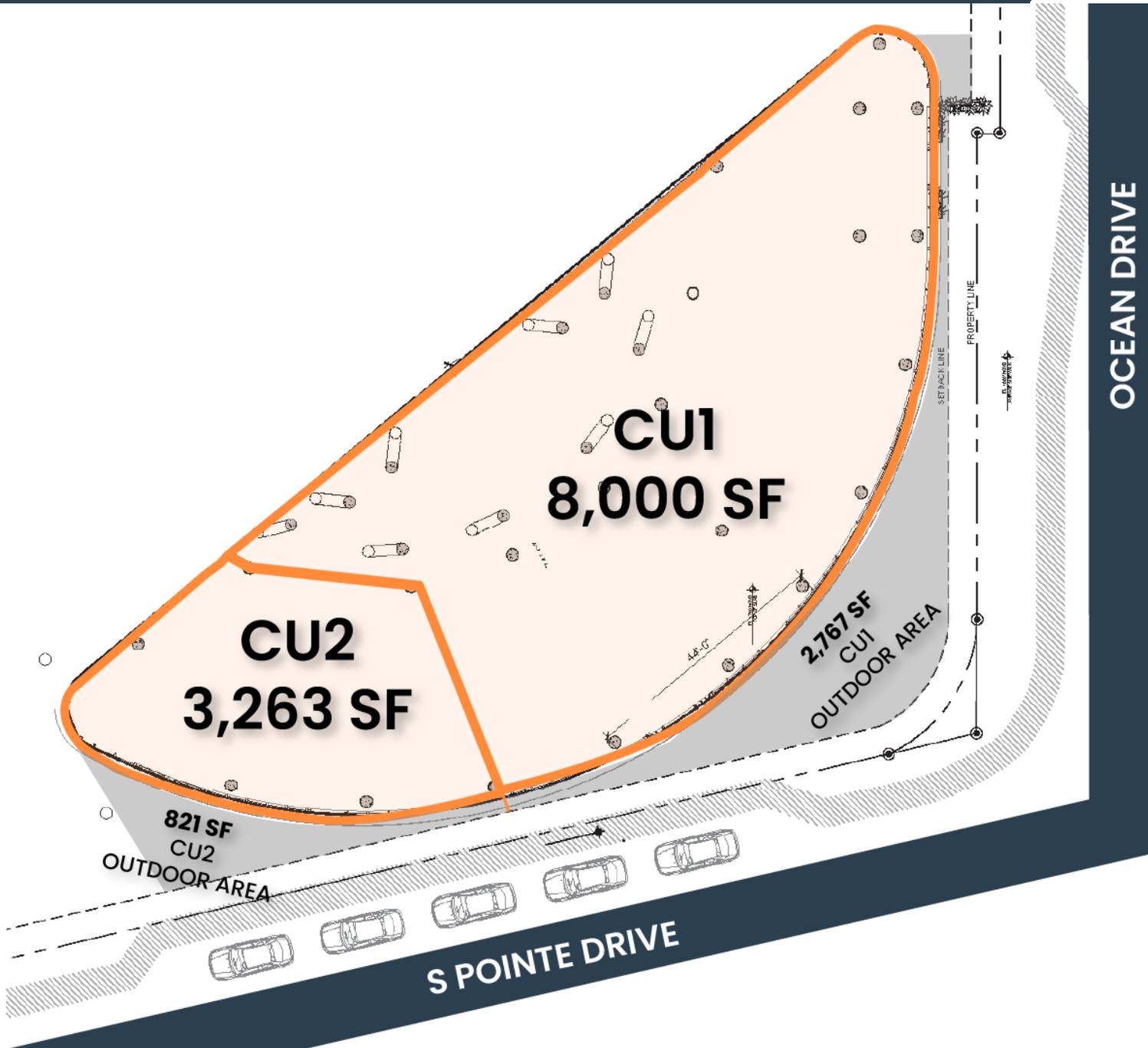


**WATCH OVERVIEW
PROPERTY VIDEO**



Map data ©2026 Google





NEW CONCEPT BY



COMING SOON!



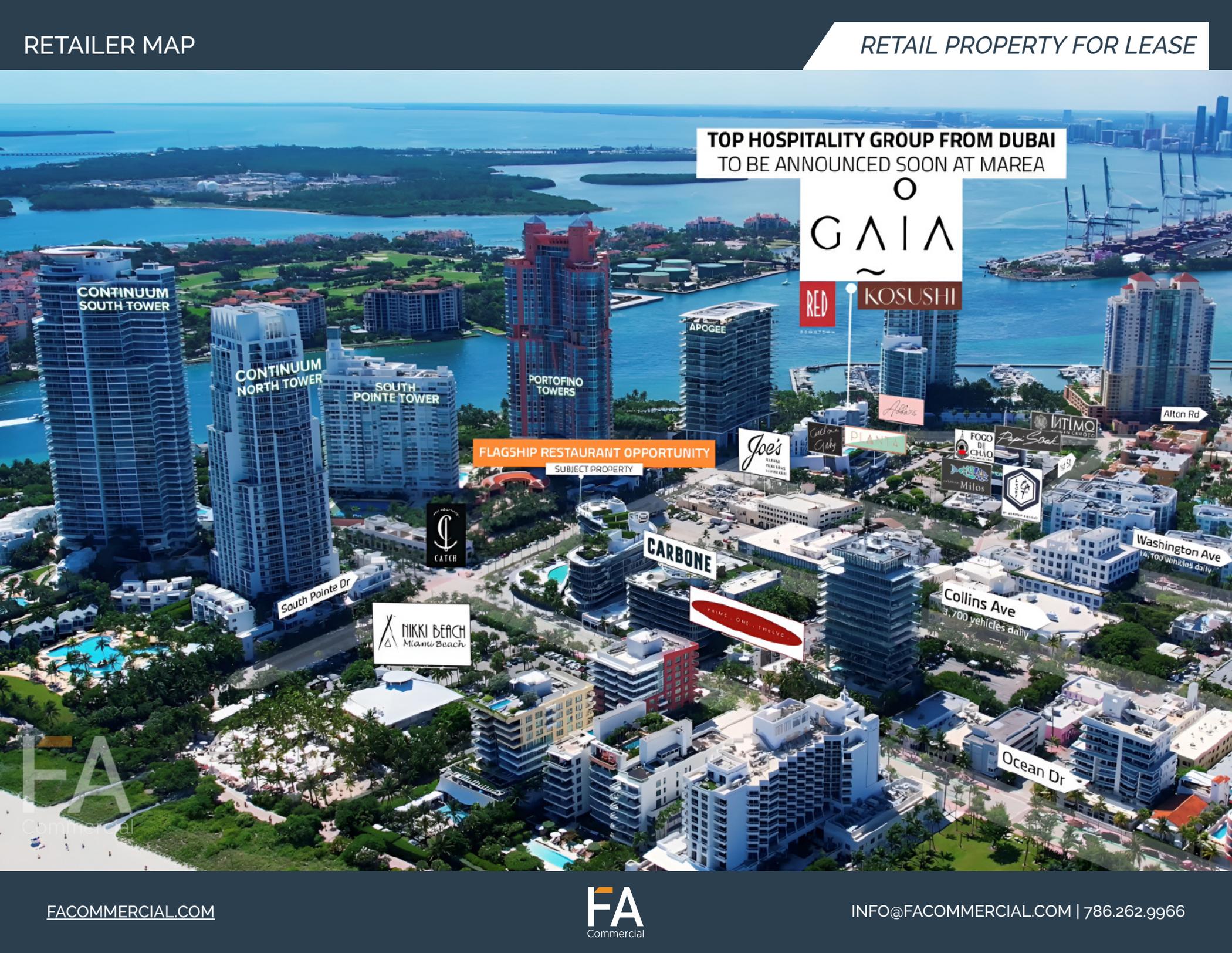
SUBJECT PROPERTY

FRONTAGE 250'

TOP HOSPITALITY GROUP FROM DUBAI
TO BE ANNOUNCED SOON AT MAREA



FLAGSHIP RESTAURANT OPPORTUNITY
SUBJECT PROPERTY



CONTINUUM SOUTH TOWER

CONTINUUM NORTH TOWER

SOUTH POINTE TOWER

PORTOFINO TOWERS

APOGEE

Alton Rd

Washington Ave
14,100 vehicles daily

Collins Ave
3,700 vehicles daily

Ocean Dr

South Pointe Dr



CARBONE





SUBJECT PROPERTY

3,710 SF



FLAGSHIP RESTAURANT OPPORTUNITY

SUBJECT PROPERTY

CONTINUUM SOUTH TOWER

SOUTH POINTE TOWER

PORTOFINO TOWERS

CONTINUUM NORTH TOWER

APOGEE

MURANO AT PORTOFINO

CARBONE

Joe's

GAIA

KOSUSHI

PLANTA

RED

Allure

INTIMO BY JUAN CHICO

Alton Rd

Logo with 'G' and 'A' in a circle

PURA VIDA

Miles

FOGO DE CHÃO

Papi Steak

Collins Ave

Washington Ave

14,100 vehicles daily













1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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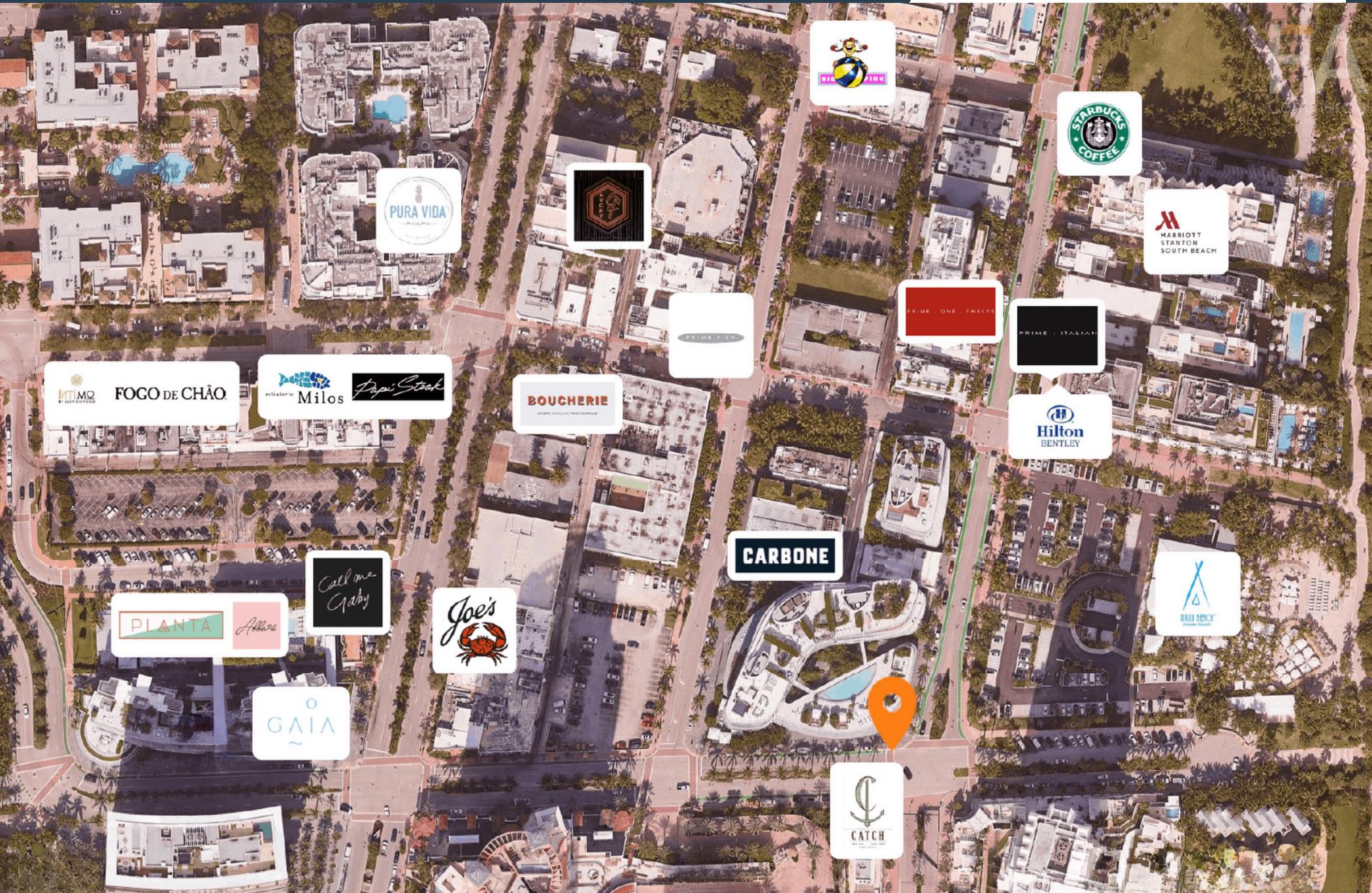




1 OCEAN CONDO - RESTAURANT - MIAMI BEACH, FLORIDA

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CONTINUUM
NORTH TOWER

SOUTH
POINTE
TOWER

PORTOFINO
TOWER

APOGEE

MURANO
AT PORTOFINO

RED
KOSUSHI

Joe's
STONE CRAB

CARBONE

TOP GROSSING RESTAURANT
TO BE ANNOUNCED!

FLAGSHIP RESTAURANT OPPORTUNITY

RETAIL PROPERTY FOR LEASE



South Pointe Dr

Ocean Drive



CONTINUUM
NORTH TOWER



SOUTH POINTE
TOWER



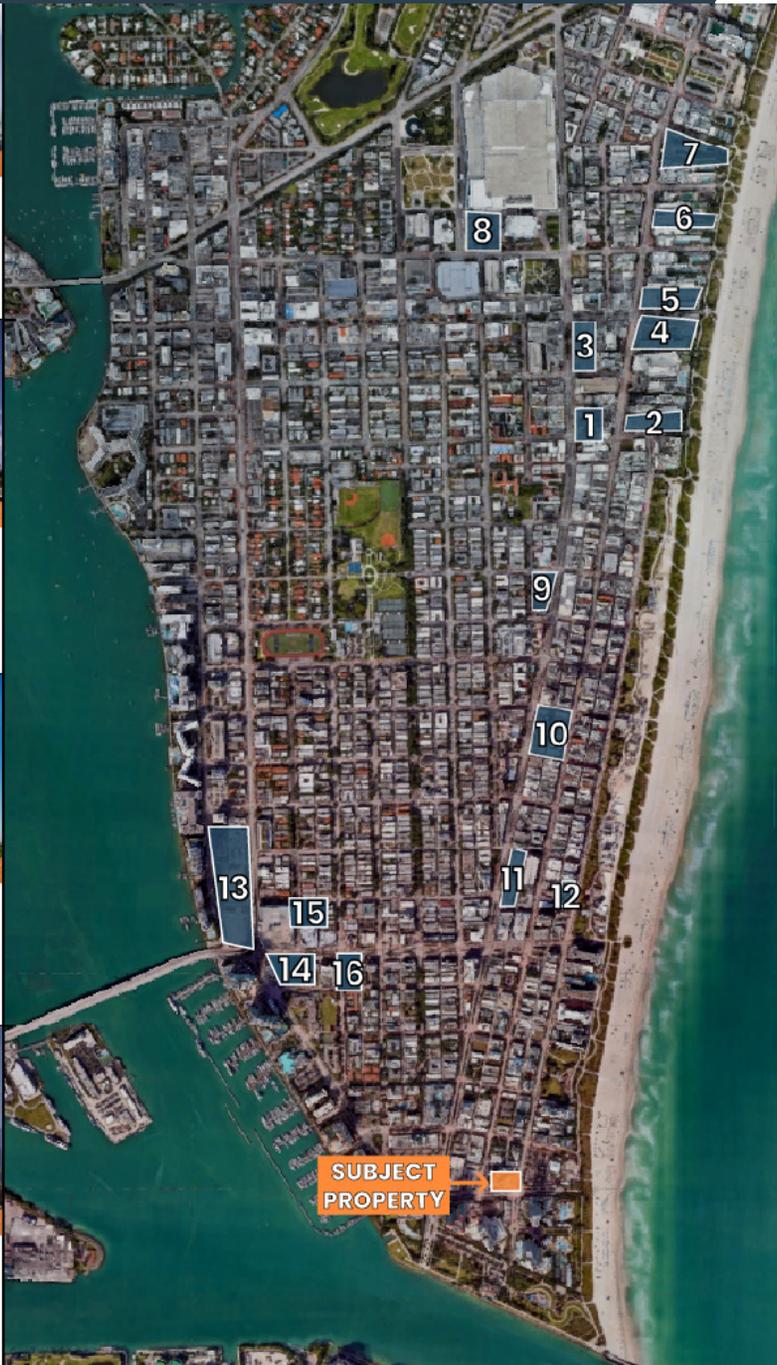
PORTOFINO TOWER



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

9 ESSEX HOUSE EXPANSION
Jeta Group
3 stories
45 keys

10 THE CLEVELANDER
Jeta Group
3 stories
45 keys



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

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

11 THE GOODTIME
550 9th LLC
7 stories
110 keys

12 CELINO EXPANSION
Optimum Group
7 stories
202 keys



5 DELANO RENOVATION
Cain
7 stories
202 keys

6 RALEIGH & ROSEWOOD
SHVO
17 stories
60 keys
42 units

13 FIVE PARK
GFO/Terra
48 stories
98 units

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



7 SHORE CLUB
Witkoff & Monroe Capital
7 stories
238 keys

8 GRAND HYATT
Terra & Turnberry
17 stories
800 keys

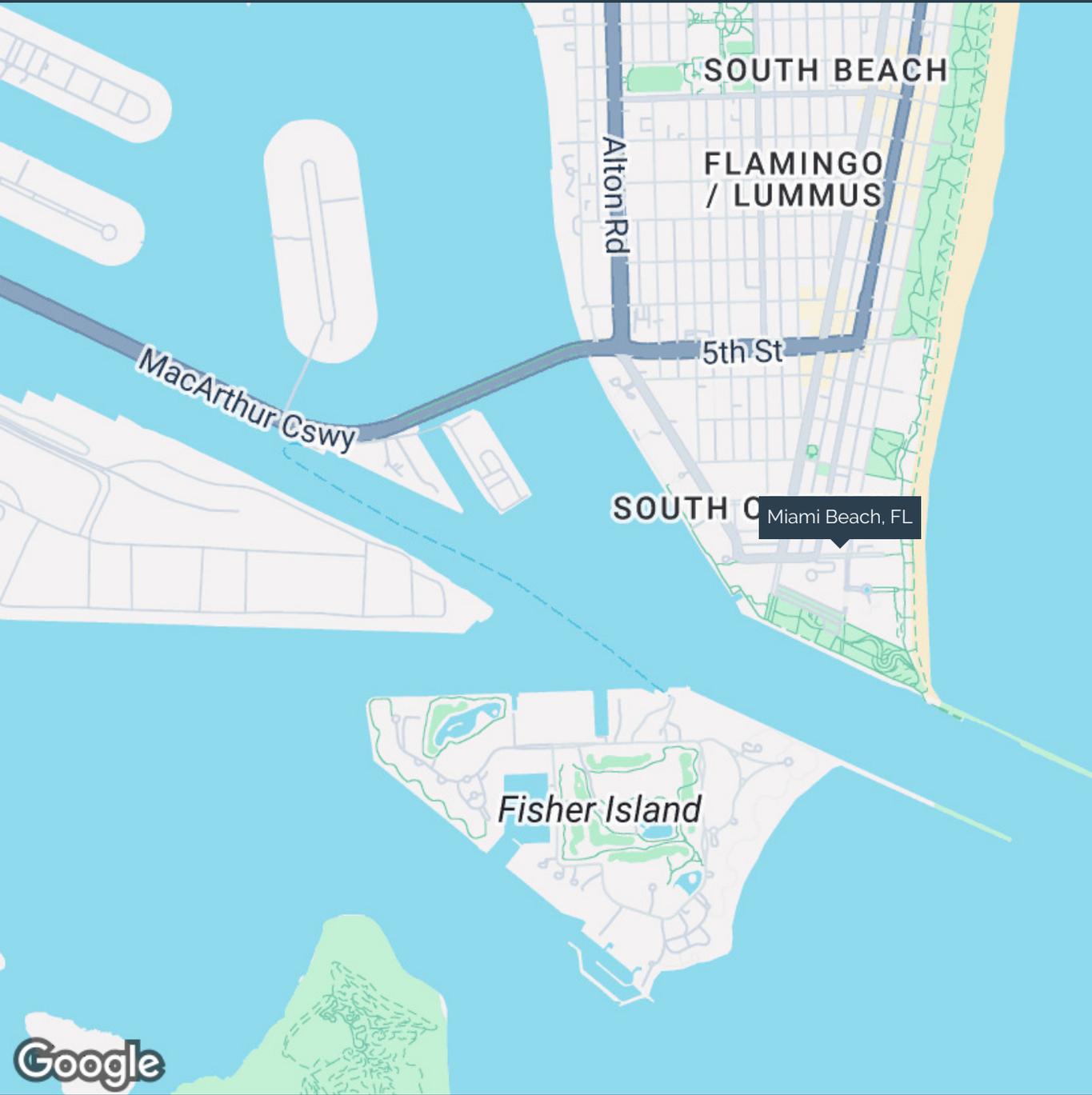
15 HOHAUSER HOTEL
Fernandez Hotel
7 stories
64 keys

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

NEARBY RESTAURANTS

RETAIL PROPERTY FOR LEASE

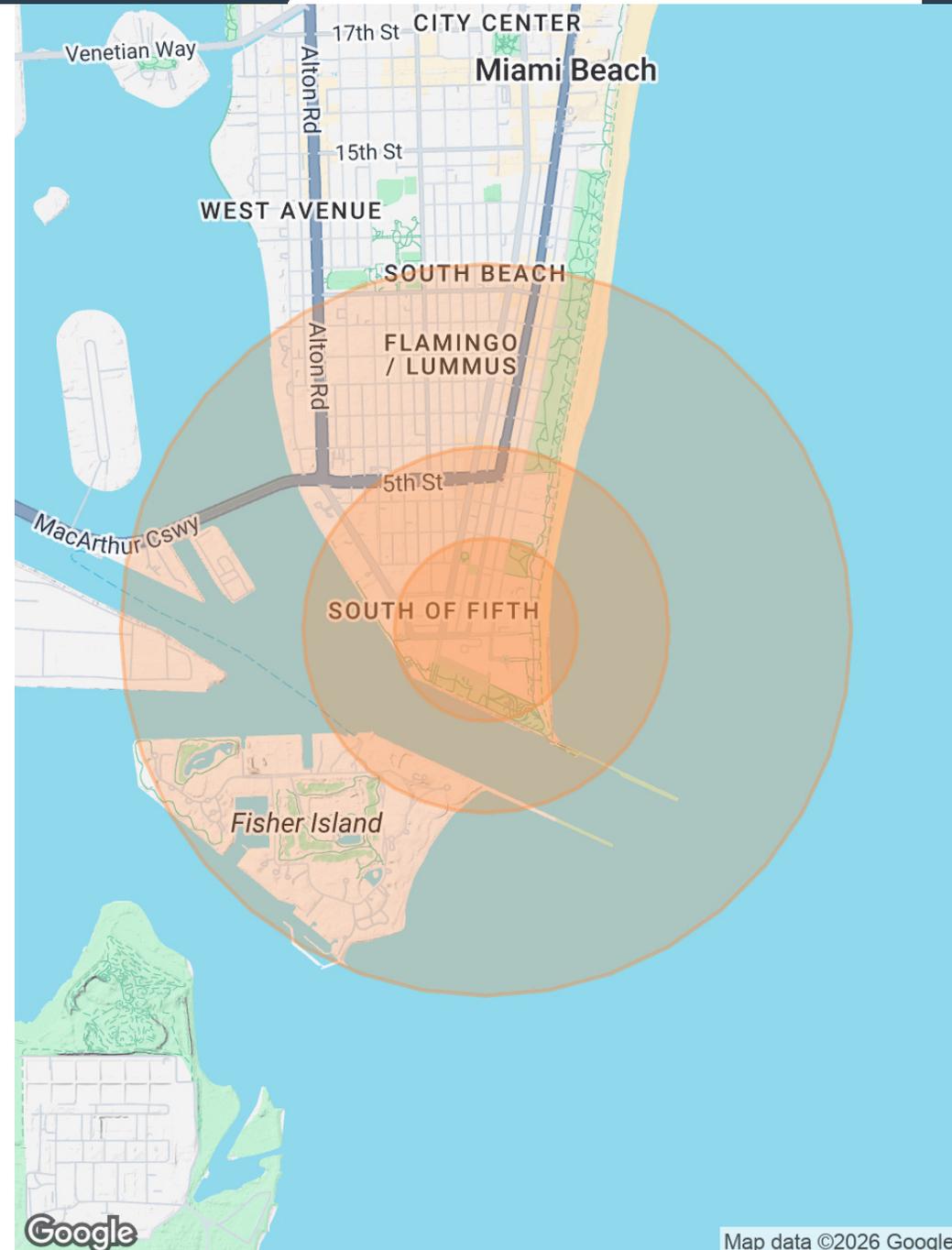




Map data ©2026 Google

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)



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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