



NNN INVESTMENT BRICKELL RETAIL

RETAIL PROPERTY FOR SALE

801 BRICKELL BAY DRIVE



- + **PROPERTY TYPE**
Retail Condo
- + **SIZE OF THE UNIT**
5,203 SF
- + **TENANT**
Sunkissed
- + **NOI**
\$364,210
- + **NNN INVESTMENT**
Long term lease

PROPERTY HIGHLIGHTS

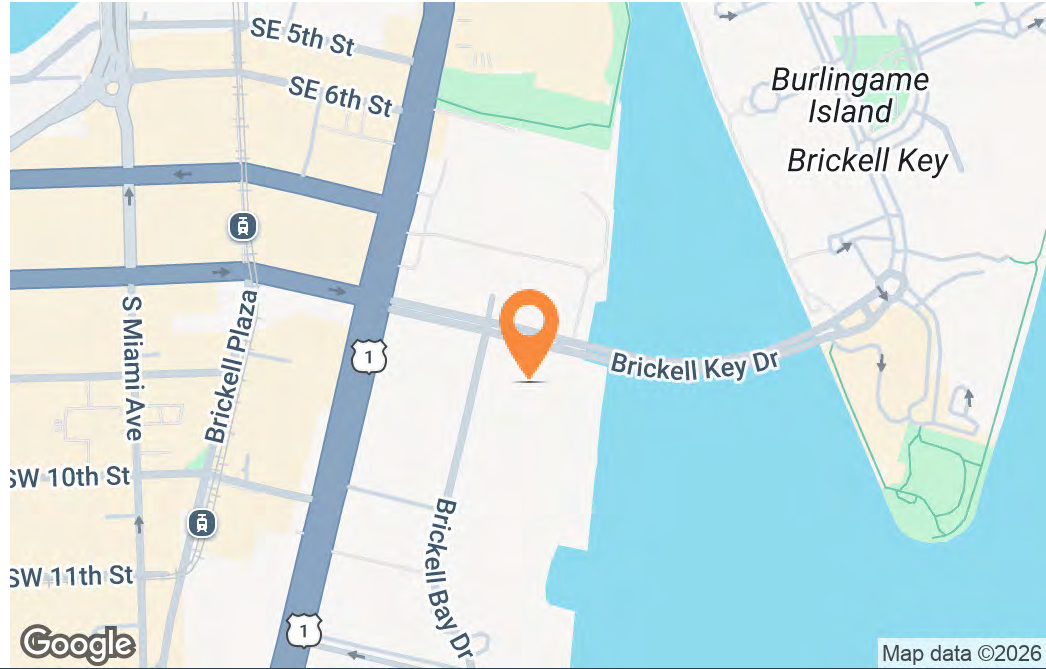
- Price: \$5,495,000
- Cap Rate: 6.63%
- Property Tax: \$27,289
- Insurance: \$2,724
- HOAs: \$47,062
- Total Expenses: \$77,075 annually
- Lease Term: 10-year lease with two 5-year renewals options and rent Increases by 3.5% annually
- **New retrofit completed in 2026**
- Co-tenant: Delilah by H Wood Group

 **YouTube**

 **WATCH OVERVIEW PROPERTY VIDEO**

 **Matterport®**

 **WALK 3D VIRTUAL PROPERTY TOUR**





SUNKISSED

Sunkissed Brickell is a vibrant, Miami-born dining concept that brings together locally sourced seafood, bold Miami-driven flavors, and the warm, effortless glow that defines the city's nightlife. Designed to transition seamlessly from dinner into late night, Sunkissed offers an elevated yet approachable experience rooted in local culture and energy. Crafted by locals and built for late nights.

INVESTMENT HIGHLIGHTS

- **Stabilized Restaurant Investment:** Fully leased 5,203 SF asset with NOI of \$364,210.
- **Long-Term Lease:** 10-year lease with renewal options.
- **Built-In Rent Growth:** 3.5% annual rent increases.
- **Turnkey Space:** Fully built out, furnished, and equipped restaurant.
- **Prime Brickell Location:** Located on the Brickell Boardwalk, one block from Brickell City Centre.
- **Strong Co-Tenancy:** Adjacent to Delilah and other top dining destinations.

LEASE ABSTRACT

Tenant Name	Sunkissed
Lease Term	10-year lease
Base Rent	\$70/SF
Increases	3.5% Annually
Renewal Options	Two , 5-year
Lease Type	NNN

CHIP PAUCEK

Seasoned entrepreneur & CEO, Co Founder & CEO Pro Athlete Community, former CEO & Co-Founder of 2U, Inc, Standard Deviants (PBS), and CEO of Hooked on Phonics

DAVID CEDENO

Veteran Hospitality entrepreneur, Co Founder & Owner minibar Miami & minibar El Salvador, former food and beverage director Urbanica hotel group, former beverage director baby jane Brickell, over a decade in hospitality



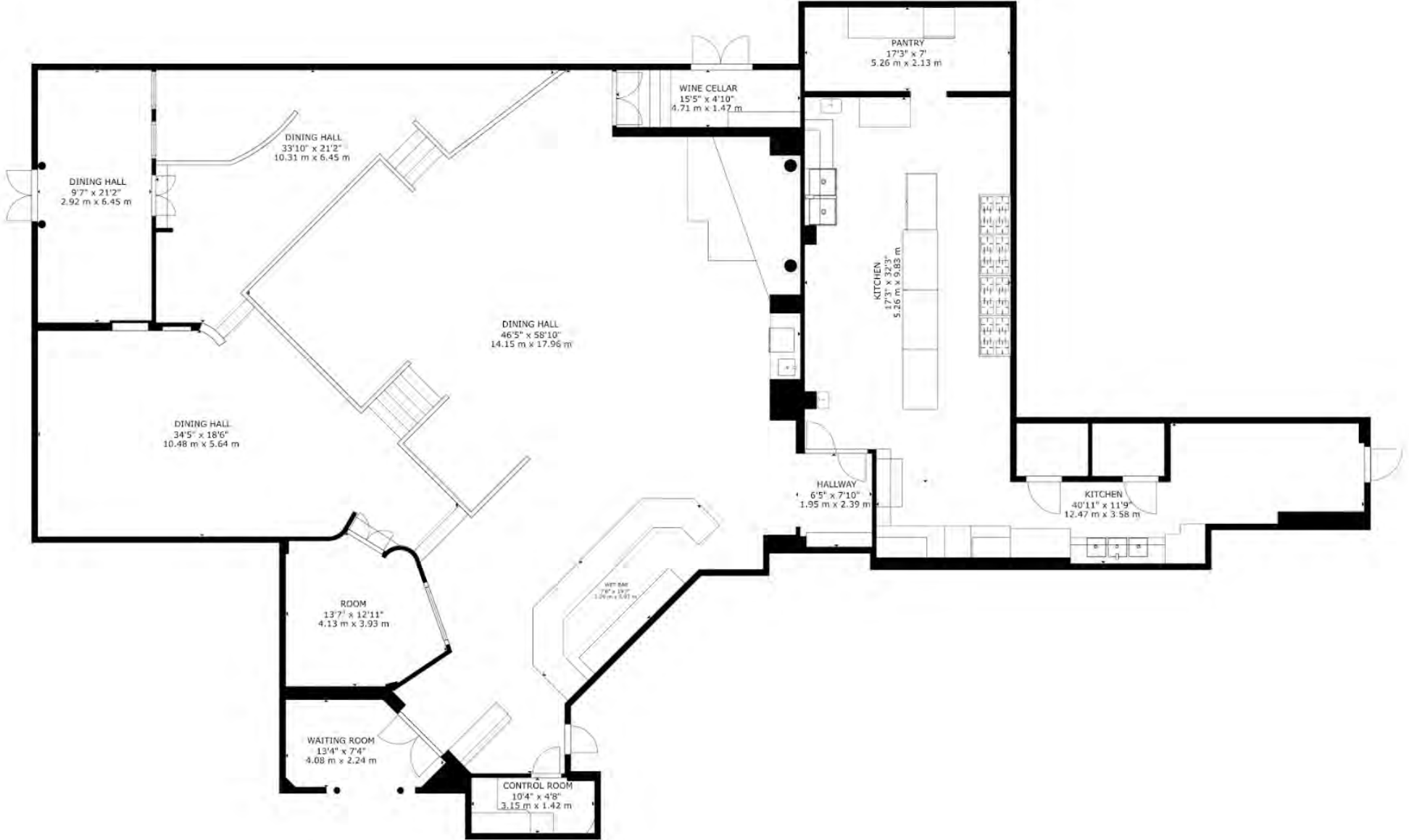
RENT SCHEDULE										
	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
Base Rent	\$ 364,210	\$ 376,957	\$ 390,151	\$ 403,806	\$ 417,939	\$ 432,567	\$ 447,707	\$ 463,377	\$ 479,595	\$ 496,381





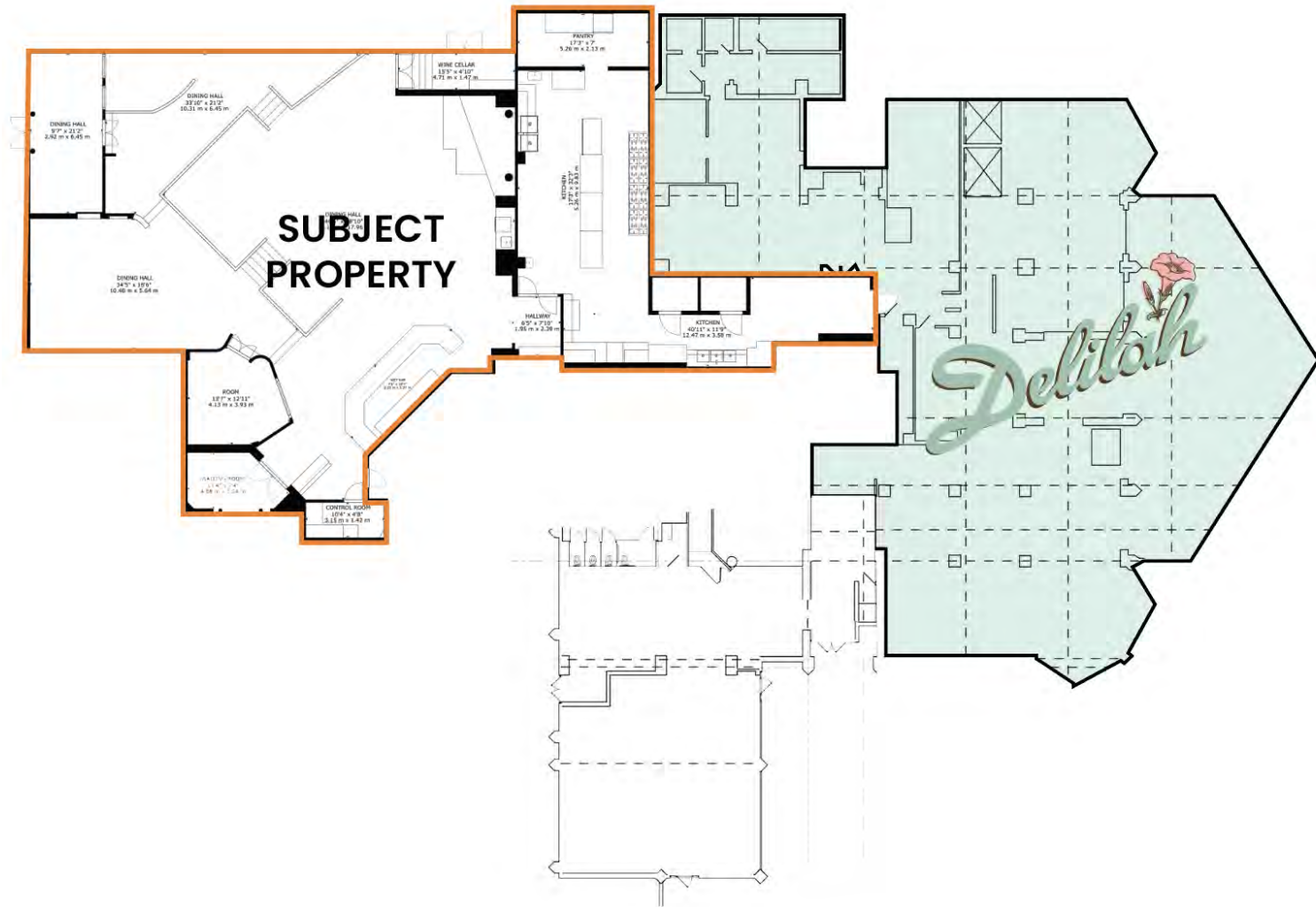






8th Street

Brickell Bay Drive



Boardwalk (not owned by landlord)



SUBJECT PROPERTY

Delilish

Delilish
ENTRANCE



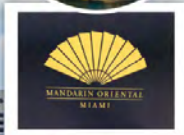

BANK OF AMERICA
OFFICE BUILDING

iconbrickell
1718 UNITS

SUBJECT PROPERTY

Delilah

LAVINTE
CANTINA CIPRIANI



BRICKELL KEY

SUBJECT PROPERTY

Brickell Key Dr



VIRGINIA KEY

SUBJECT PROPERTY

Valet Parking Entrance

Brickell Key Dr

Brickell Bay Dr



CITADEL
80-STORY
OFFICE TOWER

JADE
338 UNITS

Brickell House
Oaks

1450 Brickell
OFFICE BUILDING

Aimco
Future 80-story
residential development

PANORAMA
821 UNITS

SLS BRICKELL
GRUPO
ROSANEGRA
TITOS

1060 Brickell
314 UNITS

Plaza on Brickell
560 UNITS

BRICKELL FLATIRON
527 UNITS
DANI GARCÍA
COCINA CON TRADICIÓN

801
BRICKELL
KOMODO

SUBJECT PROPERTY









**Mast Capital
Development**



DEVELOPER SUBMITS PLANS FOR THREE BRICKELL TOWERS, INCLUDING ONE ON VERGE OF SUPERTALL STATUS

Developer Mast Capital has submitted plans for a three-tower project on the former Capital at Brickell site for review, and announced a construction timeline.

For now, the project is simply being called 1420 S. Miami Avenue. There will be three towers at the development, with the following heights:

80 stories, 939 feet (405 condo units)

59 stories, 691 feet (425 rental apartment units)

50 stories, 604 feet (425 rental apartment units)

There will also be 1,255 parking spaces – exactly the minimum required under the Miami 21 zoning code. In addition, there will be a very small amount of retail (18,969 square feet) on the ground floor.





CASA TUA HOSPITALITY

In 2001, Casa Tua Miami Beach was created as a welcoming place for friends, family and guests from around the world, where simplicity would meet sophistication, and individuals with a zest for life would come together. Casa Tua has since expanded with locations in Aspen and Paris, as well as our Italian kitchen, Casa Tua Cucina.

From a curated art program, an exclusive event calendar and incredibly personal service, Casa Tua provides an intimate environment for a life well-lived. However, the heart of Casa Tua will always be the intimate community which our members and guests create every day. With that community, we at Casa Tua hope to create something of lasting value.

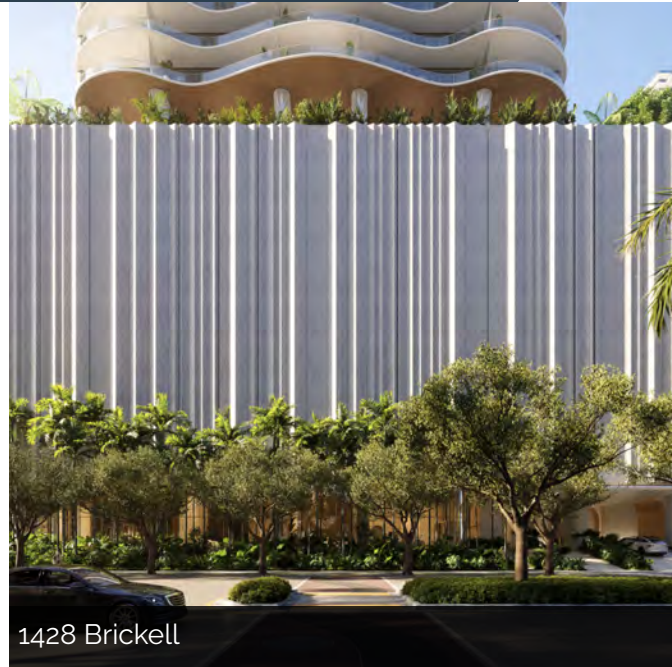
ORA BY CASA TUA

The newest high-rise, mixed-use development located at 1210 Brickell Avenue in Miami's Brickell neighborhood will be built by developer Fortune International Group.

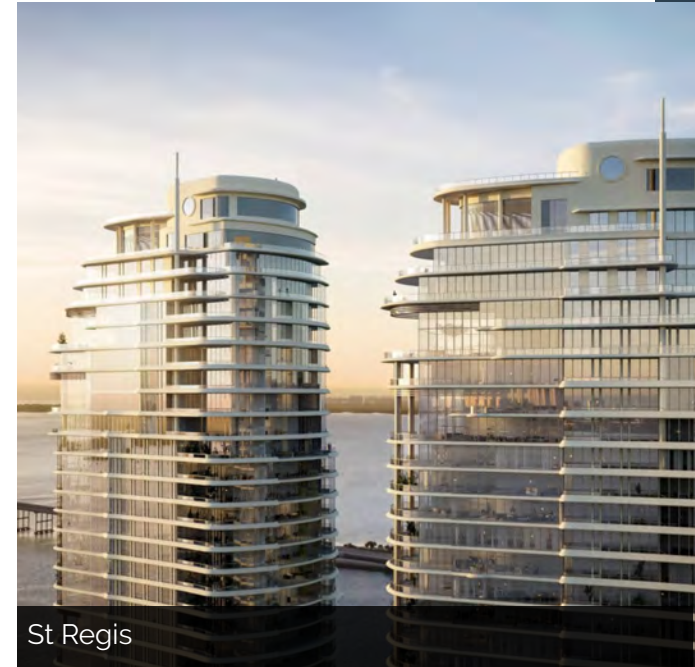
Ora by Casa Tua will include roughly 460 units, two new restaurant concepts by Casa Tua, a rooftop lounge with pool, sky lounge and bar, a 24-hour gourmet market, an entertainment lounge and a fitness and wellness center. These amenities along with a poolside restaurant, staffed wine bar and activated lobby are designed to appeal to a younger demographic.



Ora By Casa Tua



1428 Brickell



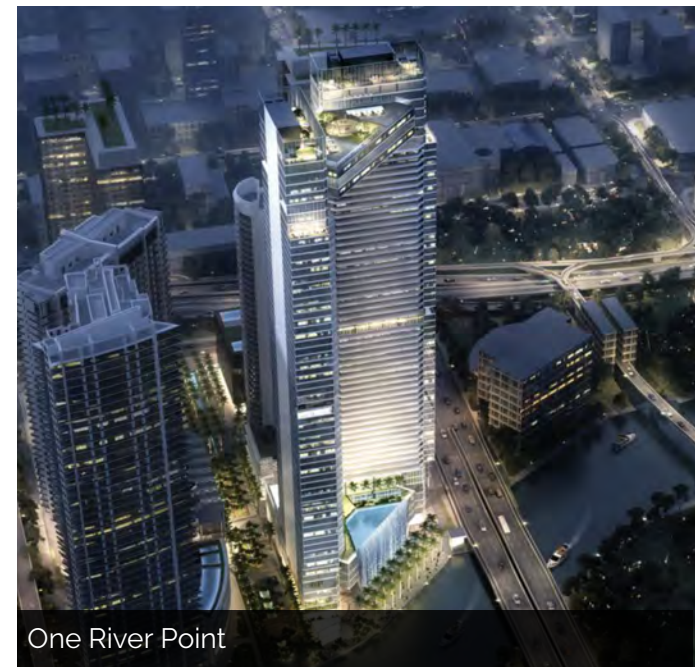
St Regis



One Brickell City Centre



Una Residences



One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



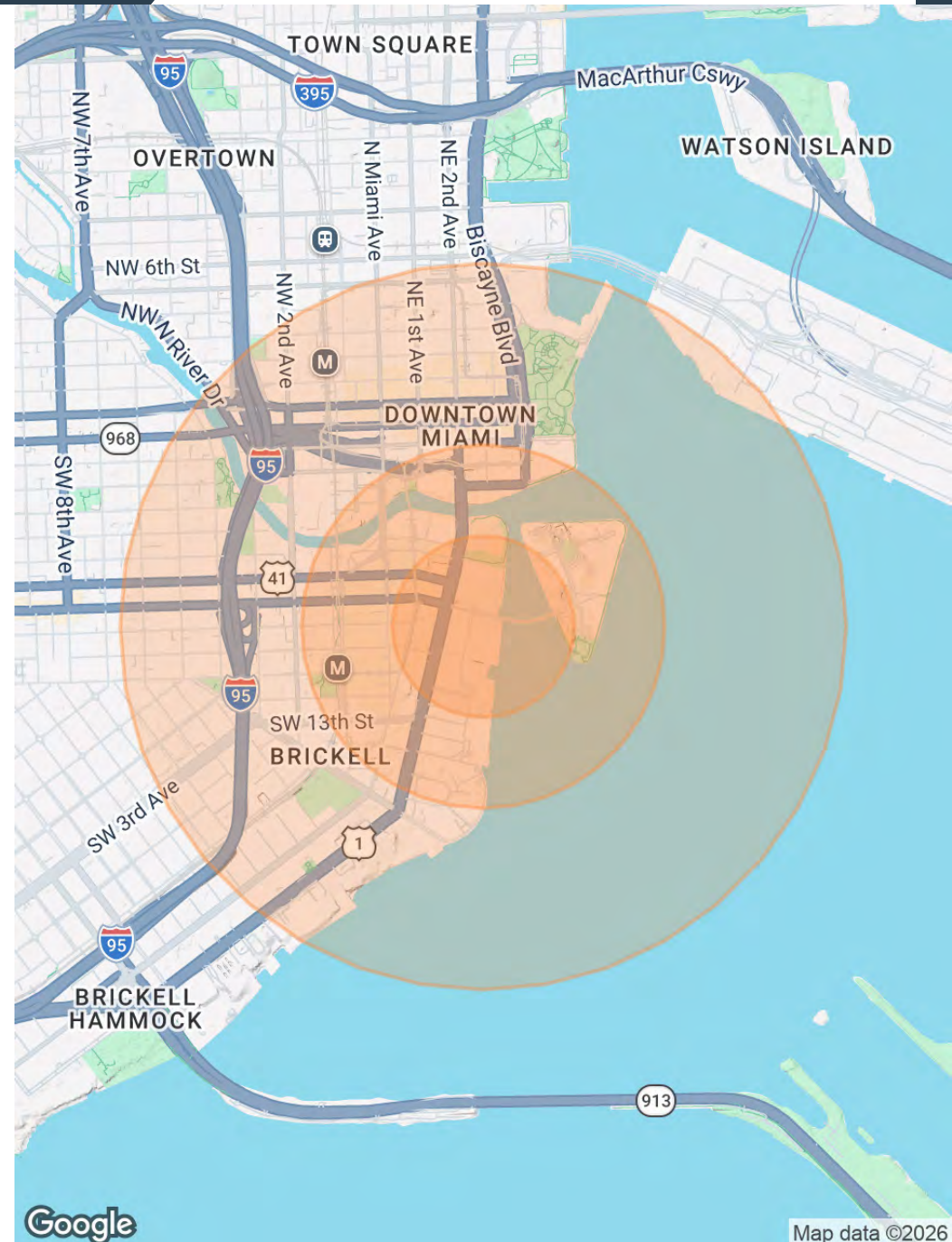
Lofty Brickell



The Shops at Mary Brickell Village

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,483	26,097	50,502
Average Age	34.4	35.6	38.3
Average Age (Male)	35.4	37.5	39.1
Average Age (Female)	33.4	34.6	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,650	20,454	36,081
# of Persons per HH	1.3	1.3	1.4
Average HH Income	\$107,794	\$101,134	\$90,429
Average House Value	\$390,034	\$324,494	\$305,908
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	52.2%	56.1%	63.1%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	6,080	19,705	39,210
Total Population - Black	162	524	2,001
Total Population - Asian	467	1,010	1,555
Total Population - Hawaiian	0	0	0
Total Population - American Indian	62	145	162
Total Population - Other	237	944	1,846

2020 American Community Survey (ACS)



Google

Map data ©2026

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.**



FORTUNE
INTERNATIONAL
GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE
DEVELOPMENT
GROUP

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.





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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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