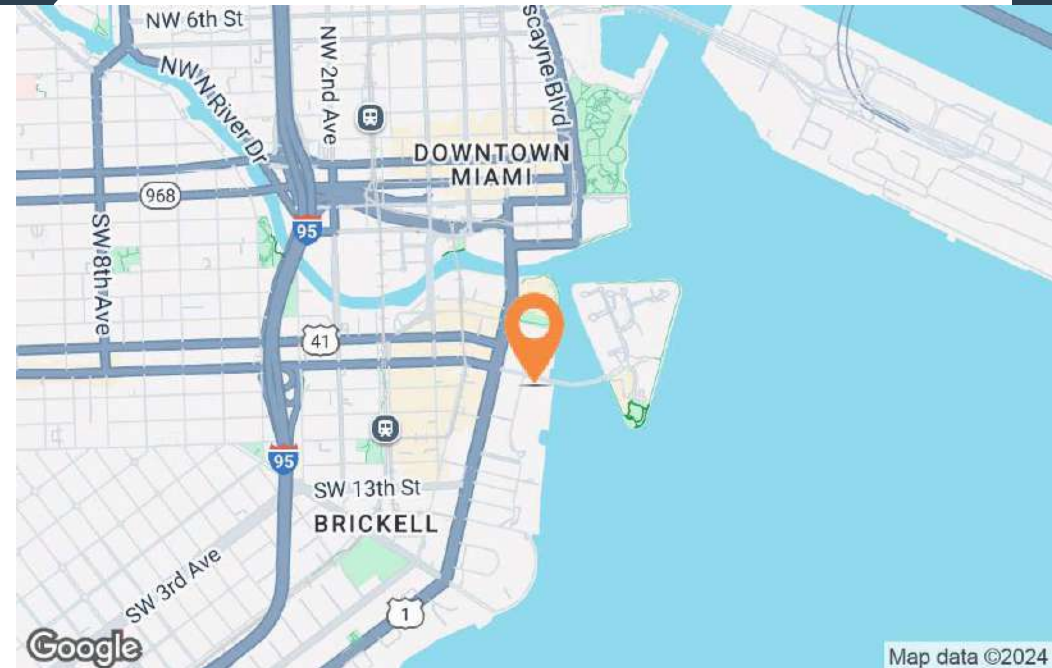


BRICKELL BAY BOARDWALK



SUBJECT PROPERTY

Delilah
ENTRANCE



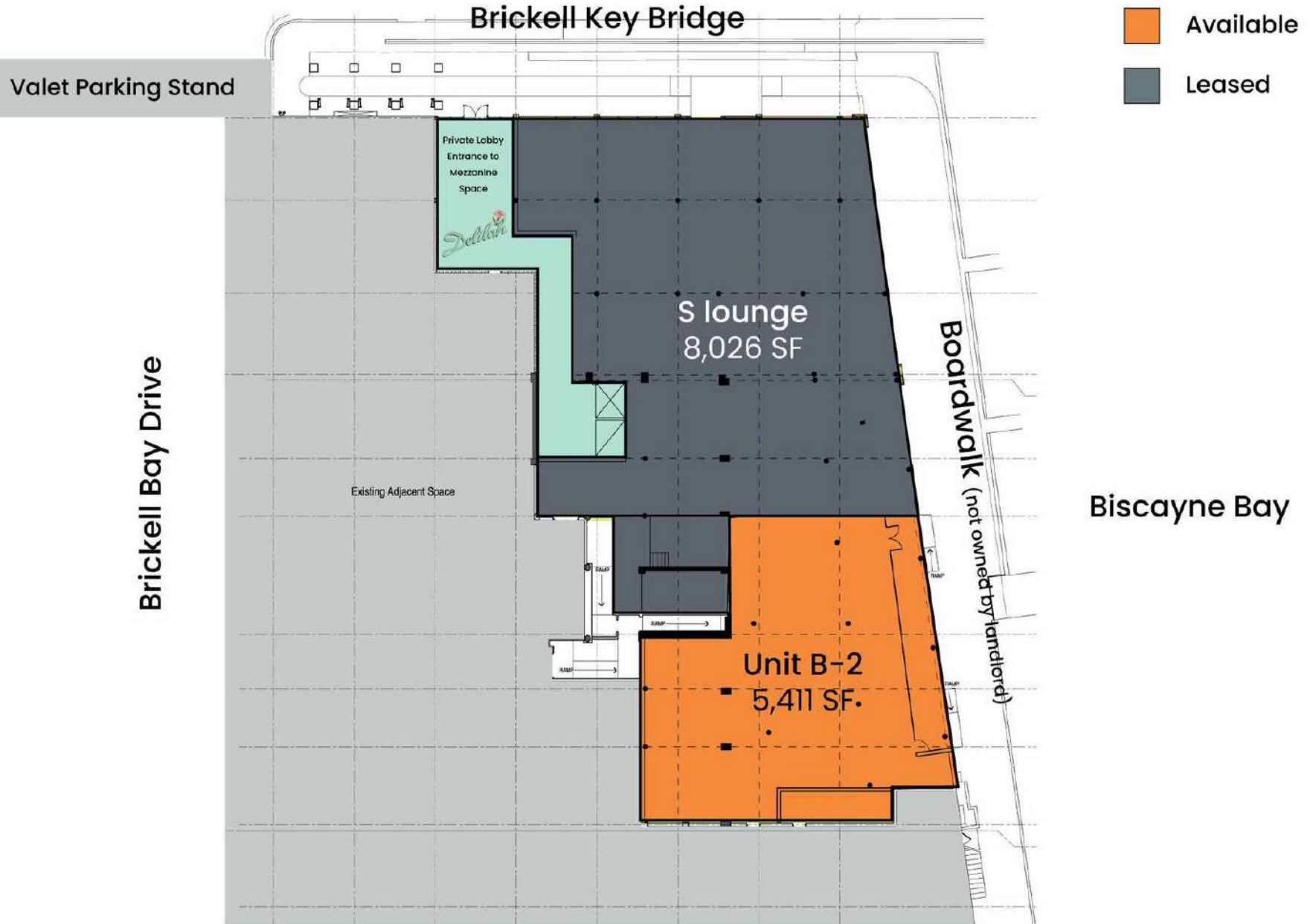
- + **SALE PRICE**
Negotiable
- + **SIZE**
5,411 SF
- + **LEASE RATE**
Contact Broker
- + **NNN EXPENSES**
\$18/ SF
(INCLUDES
WATER+ELECTRIC)

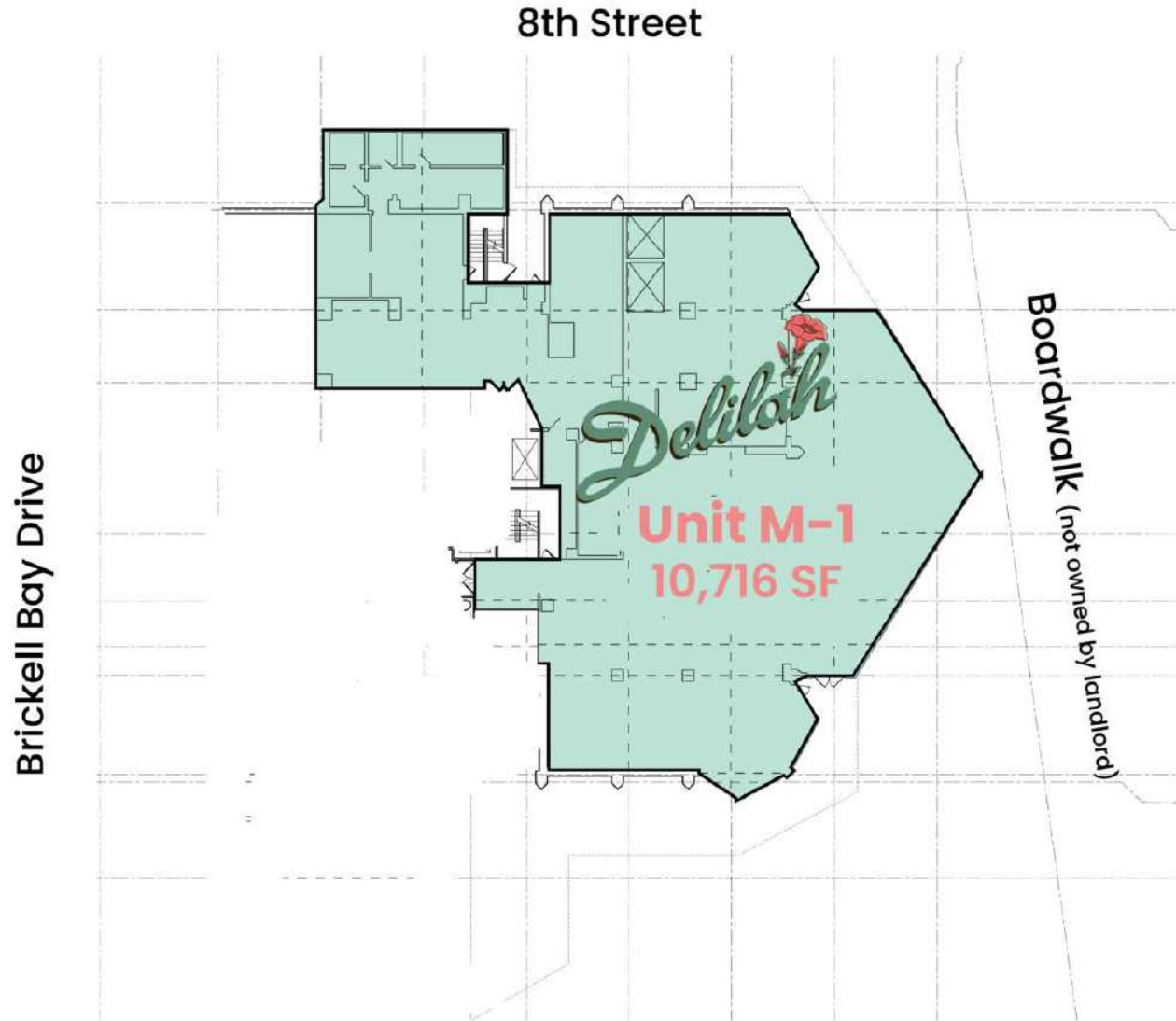
PROPERTY OVERVIEW

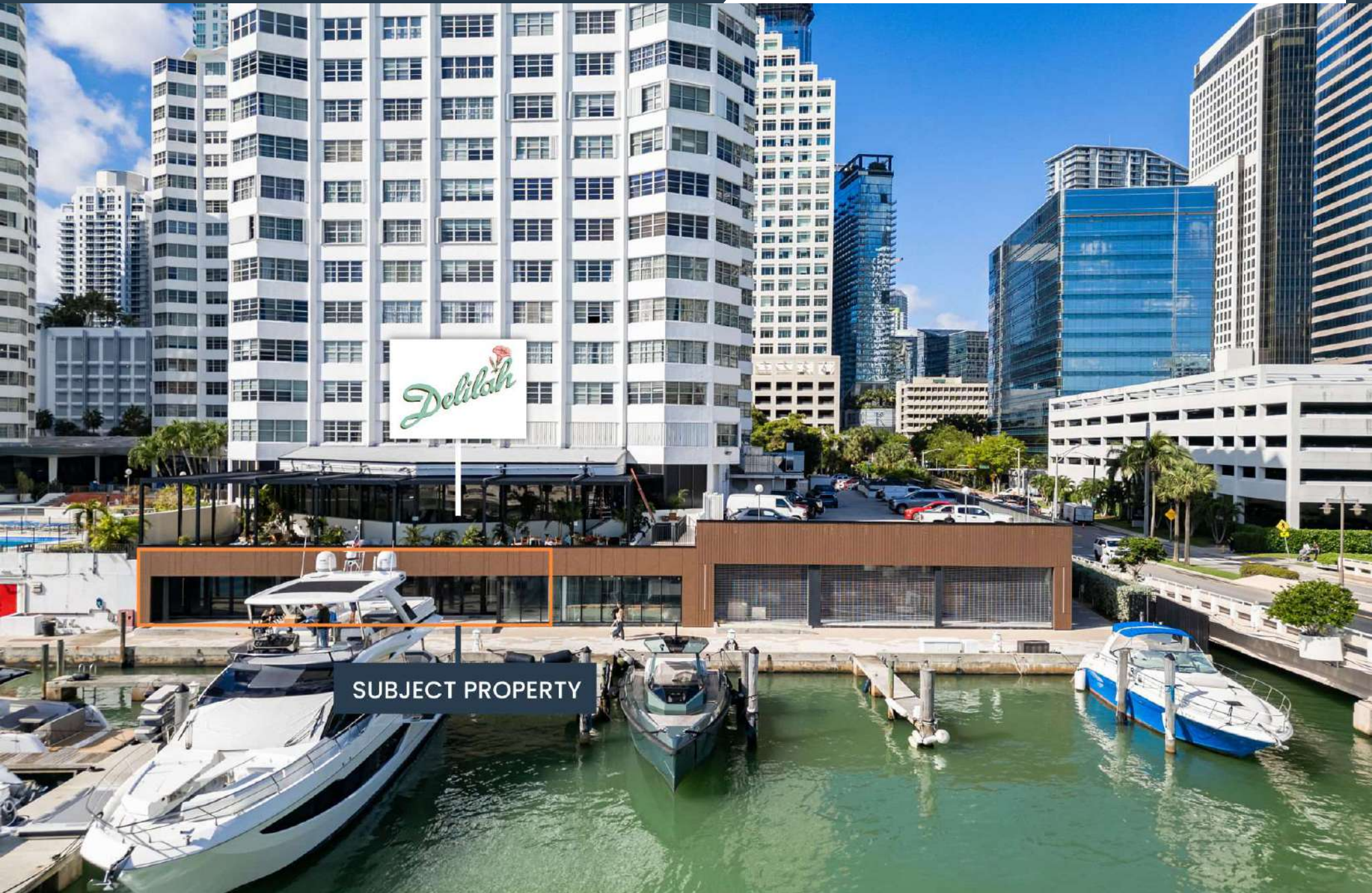
FA Commercial is pleased to exclusively list this waterfront retail space on the Brickell Bay Boardwalk! Sited directly across the Bay from Brickell Key is the only waterfront retail/restaurant space available in Brickell. The Brickell Bay Boardwalk is surrounded by over 20 million sf of office space and over 10,000 high end residential units.

PROPERTY HIGHLIGHTS

- Located in Brickell, Miami's financial and banking district.
- The only waterfront retail/restaurant available in Brickell.
- Exclusive valet parking service
- Nearby retailers: Komodo, Delilah, Cantina La Veinte, LPM, Sexy Fish, Gekko, Nusret & Cipriani
- **Grease trap in place and up to new code**
- **Utilities stubbed into the space**







SUBJECT PROPERTY





SUBJECT PROPERTY



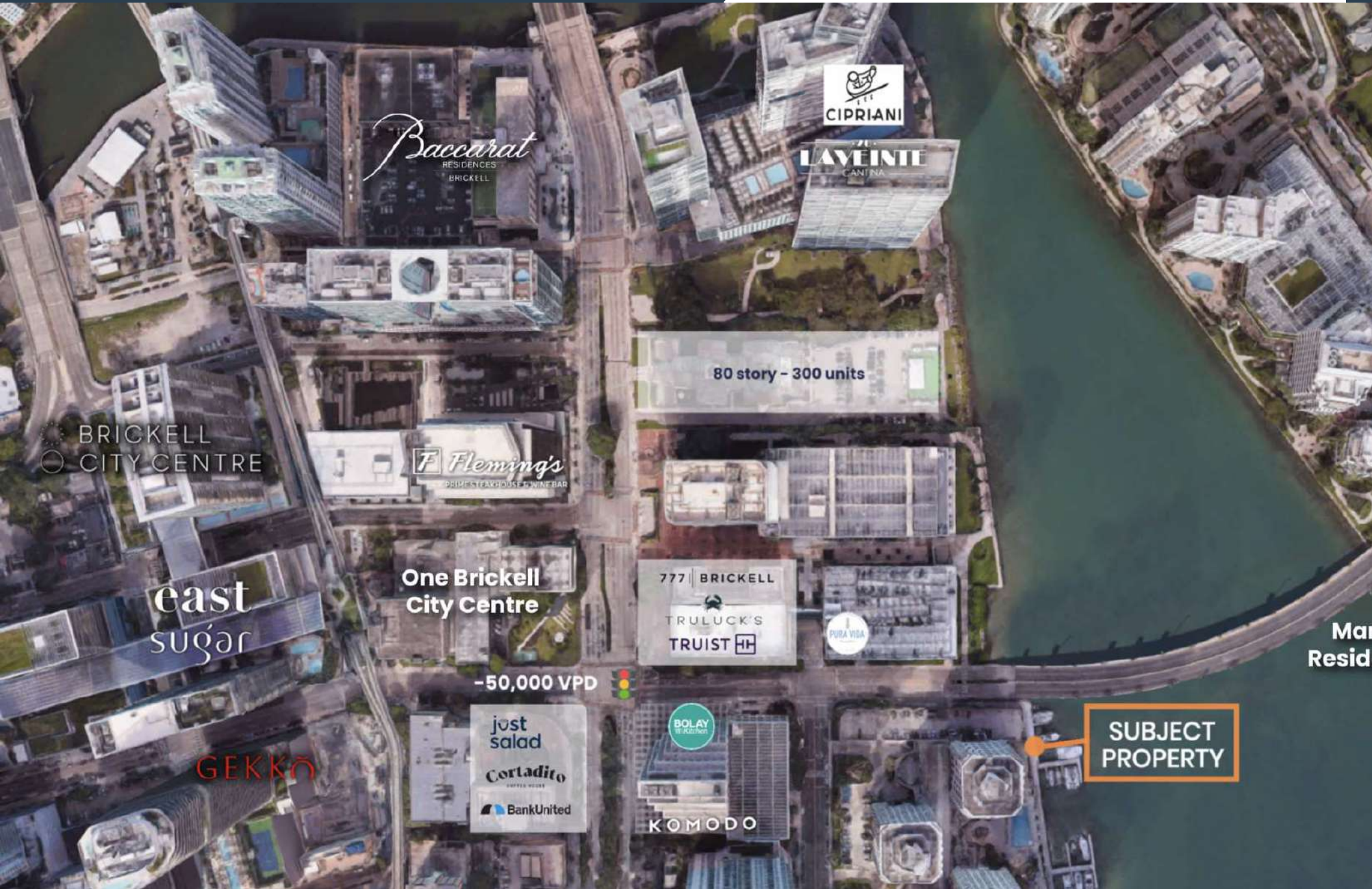
Brickell Key Dr

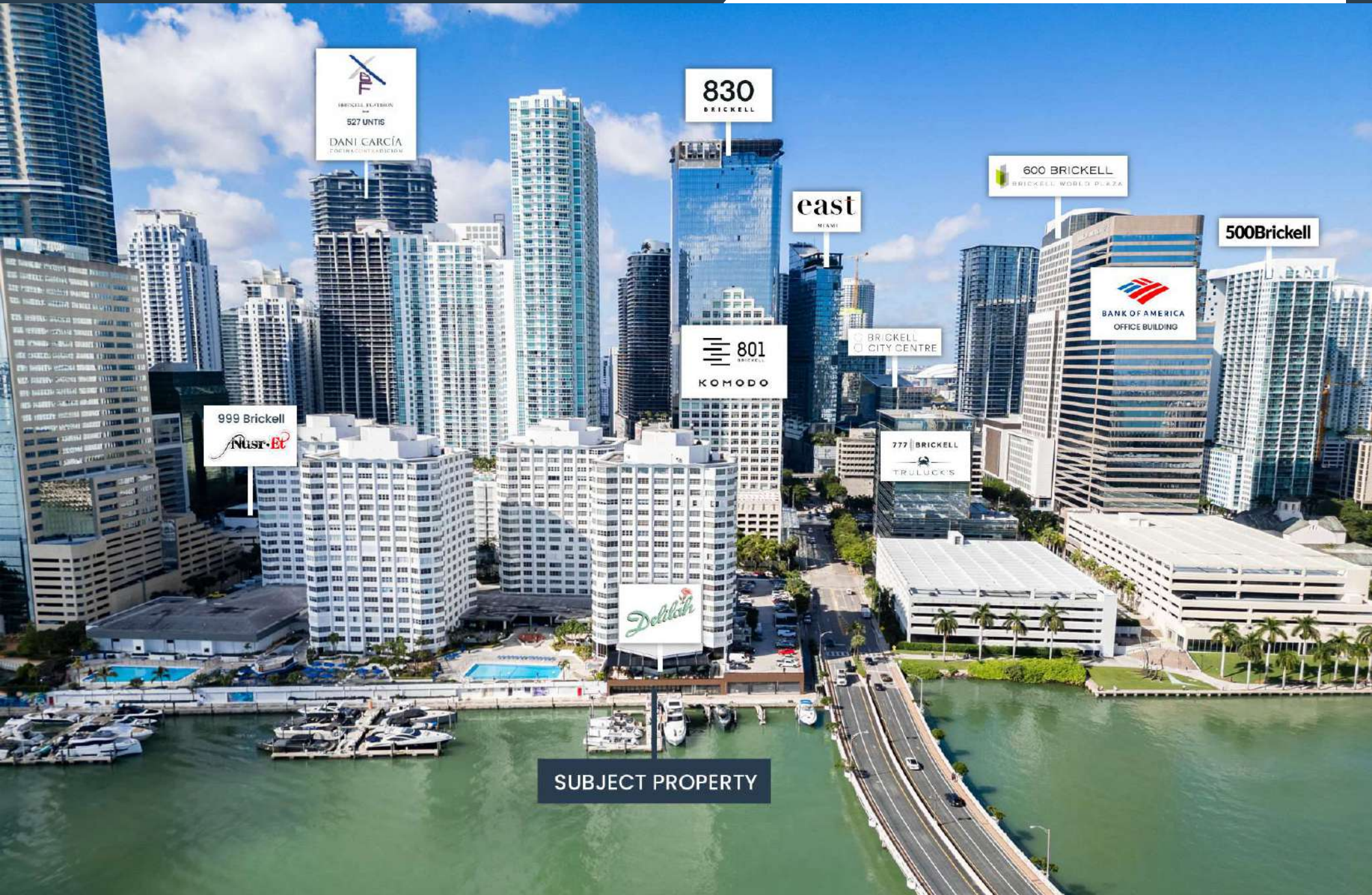
Brickell Bay Dr

valet parking



45 feet of Frontage





BRICKELL ELEVATION
527 UNTIS
DANI GARCÍA
COMMERCIAL & RESIDENTIAL

830
BRICKELL

600 BRICKELL
BRICKELL WORLD PLAZA

east
MIAMI

500Brickell

BANK OF AMERICA
OFFICE BUILDING

801
KOMODO

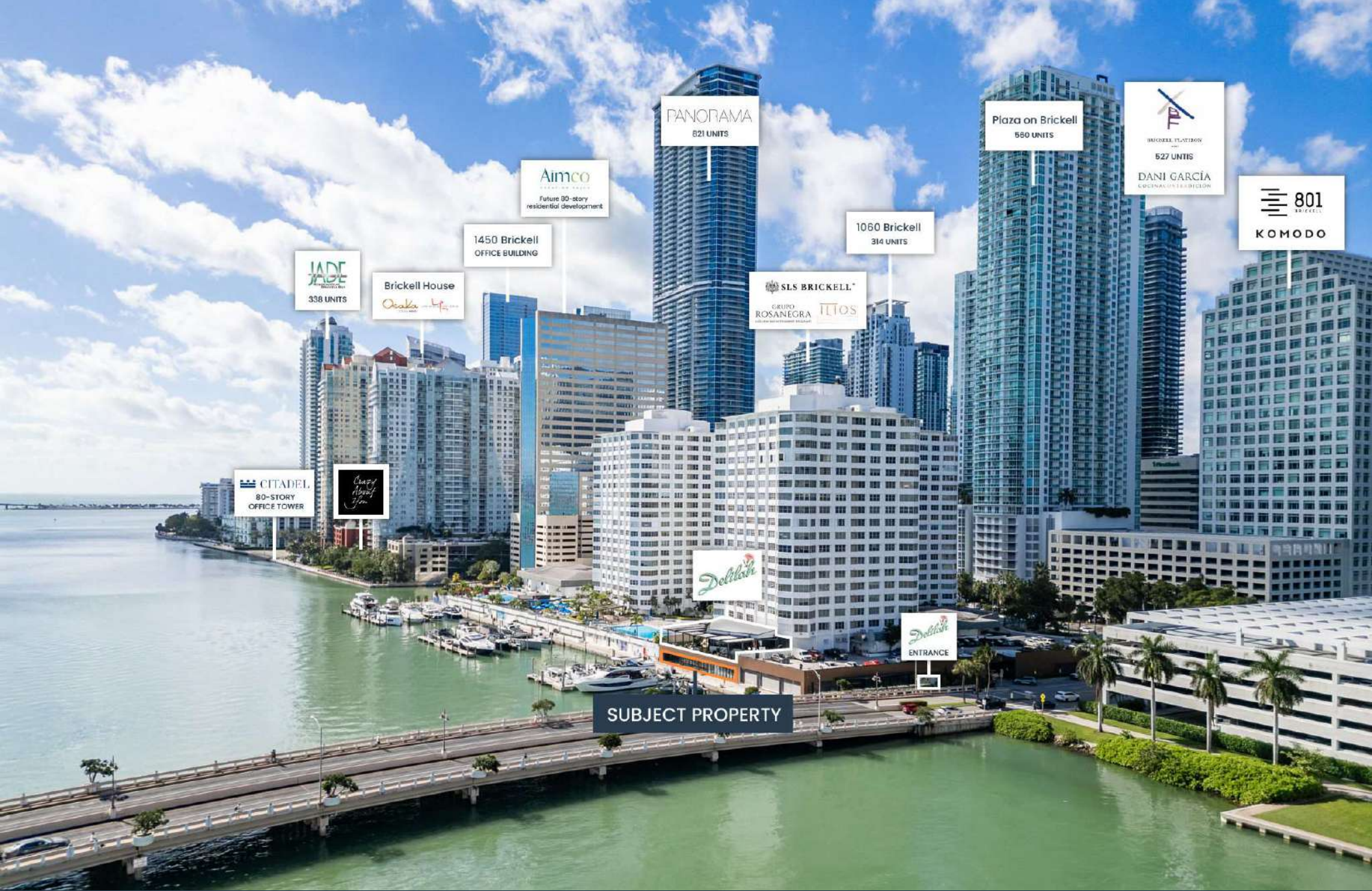
BRICKELL
CITY CENTRE

999 Brickell
Nusr-EP

777 BRICKELL
TRULUCKS

Delish

SUBJECT PROPERTY



SUBJECT PROPERTY

PANORAMA
821 UNITS

Plaza on Brickell
580 UNITS

BRICKELL PLATFORM
527 UNITS
DANI GARCÍA
COCINA Y 1ª EDICIÓN

801
KOMODO

1060 Brickell
314 UNITS

SLS BRICKELL
GRUPO ROSANEGRA
TITOS

Aimco
Future 90-story
residential development

1450 Brickell
OFFICE BUILDING

JADE
338 UNITS

Brickell House
Ocala

CITADEL
80-STORY
OFFICE TOWER

Cherry
Abney
Square

Delishious
ENTRANCE




 BANK OF AMERICA
 OFFICE BUILDING

iconbrickell
 1718 UNITS


 ASTON MARTIN
 RESIDENCES
 391 luxury residences

Delilah

LAVENTI
 CIPRIANI

SUBJECT PROPERTY



BRICKELL KEY

SUBJECT PROPERTY

Brickell Key Dr



Popular Los Angeles-based restaurant and lounge Delilah is making its way east for a Miami location set to debut in the Brickell neighborhood in early 2022. The opulent "roaring '20s" style restaurant is best known for its elaborate dinners and celebrity spottings with everyone from the Kardashians to Drake dining at the restaurant.





LOVE, DELILAH

Delilah brings a modern approach to the vibes of the roaring '20s with American cuisine and Art Deco characteristics. Swing and jive through this modern homage to the roaring '20s. Delilah is a modern-day supper club with a vintage aesthetic. Lavish chandeliers hang overhead, and plush interiors create a warm and welcoming atmosphere. Dining elevates to dancing as a troupe of female entertainers move to the sounds of a live jazz band. Eating, drinking, and dancing converge in this luxury space and are tastefully crafted so you can repeat all three without ever skipping a beat. Live performers & surprise acts with lounge-style bottle service following dinner hours. Elegant yet alluring, experience the timeless charm and vivacious energy of Delilah.



DELILAH BY THE H. WOOD GROUP

- Explore a mixture of classic and modern American cuisines that is influenced by the era's popular array of soulful food
- Private events
- Exclusive outdoor terrace overlooking Biscayne Bay/Waterfront seating and expansive Biscayne Bay views
- Private elevators, lobby and an exclusive valet parking service
- delilahla.com







OTHER RESTAURANTS BY THE HOSPITALITY GROUP

- Harriet's
- Petite Taqueria
- Mason
- The Peppermint Club
- Mama's Guy
- The Nice Guy
- Bootsy Bellows
- Shore bar



H. WOOD GROUP

The H.Wood Group is a Los Angeles based hospitality and lifestyle company with a diversified portfolio of upscale nightlife & restaurant venues. Born and raised in Los Angeles, longtime friends John Terzian and Brian Toll established The h.wood Group in 2008 after years of working independently. Their vision was born out of a need to bring high-end, thoughtful and detailed concepts to the Los Angeles market and, eventually, all over the world. With a love of catering to the friends and family whom they had grown up with, Terzian and Toll spent their time tending to their every social need. To this day, this emphasis on service remains at the core of The h.wood Group.

- hwoodgroup.com





BY SABRI

By Sabri Group is opening the "S Lounge" VIP Lounge in the corner space of the Brickell Bay Boardwalk. Located on the shores of Brickell Bay, the lounge will be front-and-center in Miami's booming financial district, bringing a variety of world cuisines with surprise shows to the area.

The Brickell Bay VIP Lounge is the first step in Miami, but it will not be the last for the By Sabri Group. "Taking risk in business means to grow," says Mr. Sabri Celebi, the founder of BySabri Group.

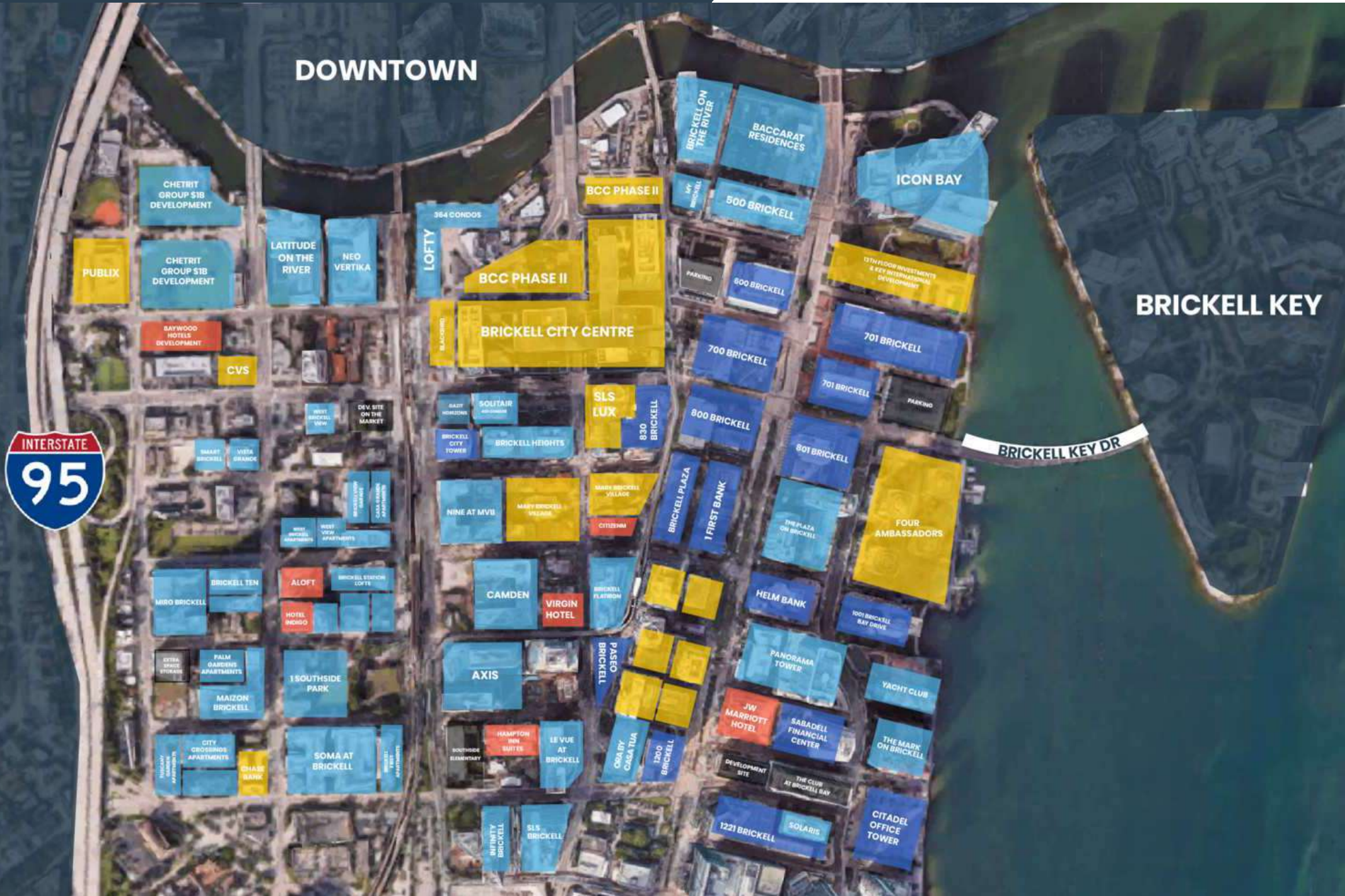


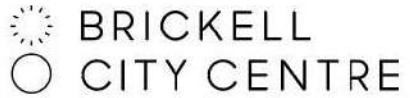


NEARBY RETAILERS

WATERFRONT RETAIL PROPERTY FOR SALE







Market Drivers - Brickell City Centre

OVERVIEW

Brickell City Centre brings three levels of unparalleled shopping, dining and entertainment anchored by a 107,000 square foot, ultra-modern Saks Fifth

SHOP

Luxury brands are rapidly opening their doors with premium, contemporary and blend of new-to-market brands in the mix. The 500,000 square foot vertical shopping experience is rounded out with a mix of premium and contemporary shops filled with beauty, home decor, jewelry, apparel and much more.

EAT + DRINK

The restaurants and bars, an integral piece of the Brickell City Centre experience, make up the third and fourth levels, an experience anchored by CMX, the VIP Cinema Experience.



| | |
|--------------------|-----------------------|
| 31,000+ Residents | \$107,000 Avg HHI |
| 3,700+ Hotel Rooms | 230,000+ Daytime Pop. |

Brickell Overview

ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group’s 830 Brickell, JDS Development’s 1 Southside Park, Related’s Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.

THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.



Market Drivers - Brickell City Centre Phase 2

THE LATEST

Developer Swire Properties has announced that it will begin focusing on developing the remaining phases at Brickell City Centre after completing a selloff of condo units there. Swire also sold two office towers at Brickell City Center in July 2020 for \$163 million, and plans to recycle the funds into new projects.

At least four new potential towers could be built by Swire at Brickell City Centre. Swire has plans for an 80-story, 1,049-foot supertower called One Brickell City Centre with a mix of uses, serving as the Brickell Avenue entrance to the complex.

The developer has also submitted plans for a 62-story tower on the Associated Photo site next to Brickell City Centre. Another 52-story tower is planned on the former Tobacco Road property



CHETRIT GROUP

Market Drivers - Chetrit \$1B Miami River Development - Miami Riverwalk Towers.

THE LATEST

Chetrit Group secured a \$310 million construction loan for its \$1 billion mixed-use mega development planned for the Miami River. Madison Realty Capital provided the loan for the first and second phases of the multi-phased project, according to a release. New York-based Chetrit has long planned to develop the 6.2-acre site, south of the river, between I-95 and Southwest Second Avenue.

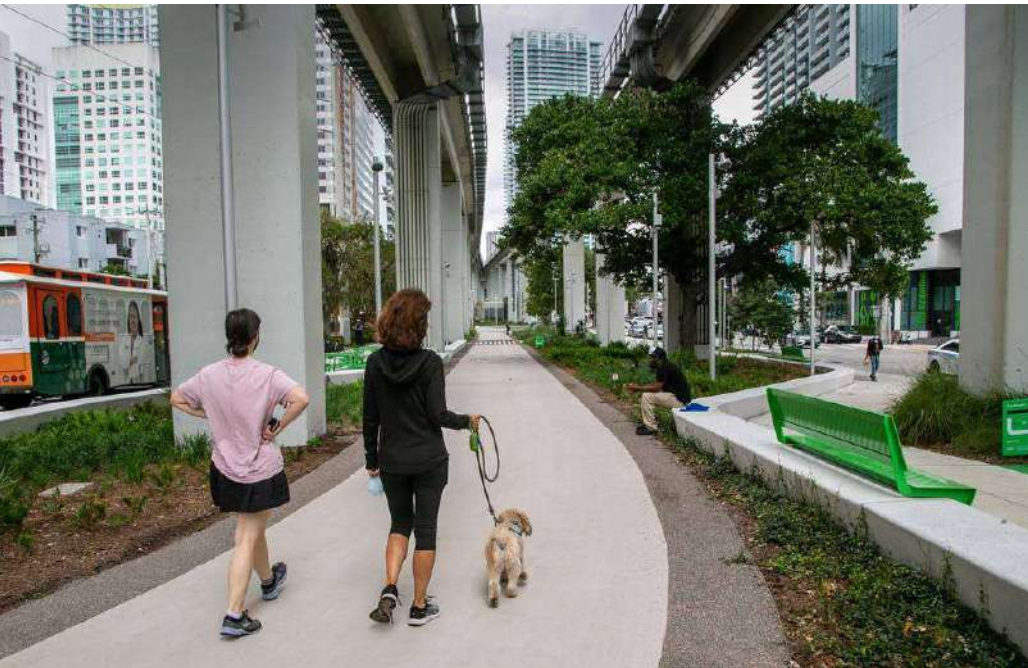
The city of Miami approved the project in October 2015, as a five-phase development with a 330-key hotel, 1,700 residential units, 266,000 square feet of retail and office, and more than 2,000 parking spaces.

The first two phases will include a 54-story, 632 unit tower, and a 24,000-square-foot, three-story two-building commercial component. The third phase will have another 1 million square feet of development.



OVERVIEW

Phase 1 of the Underline has been completed and starts right in front of the AC Element Hotel. With 0.5 miles long, from the Miami River to SW 13th Street, the Underline features biking and walking trails, an Urban Gym, a Promenade, a seating area called the Oolite Room, Dining Areas, Gaming Tables, and Soccer and Basketball Courts. Upcoming Phases 2 and 3 will complete the project all the way to South Miami and span 10 miles.





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.

**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.

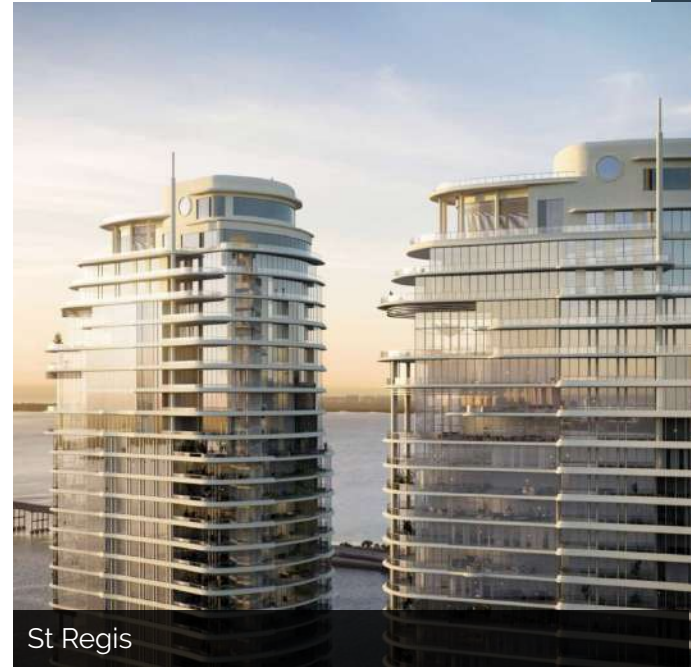




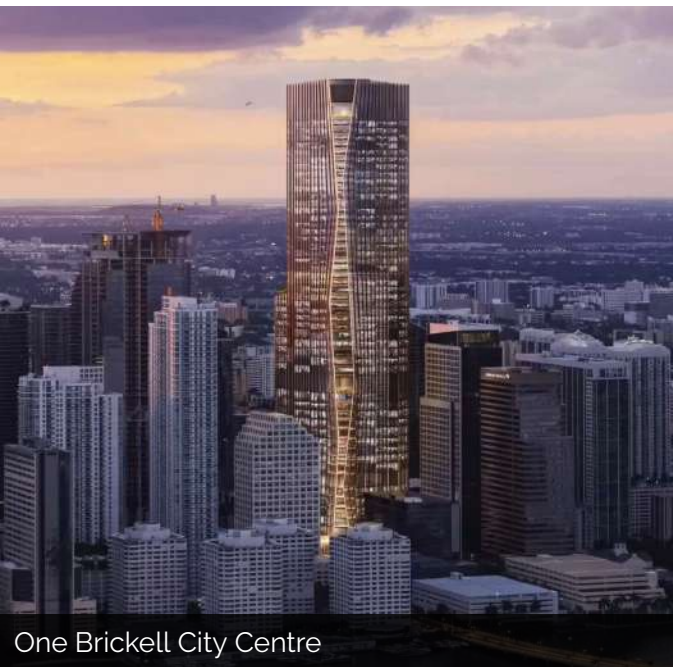
Ora By Casa Tua



1428 Brickell



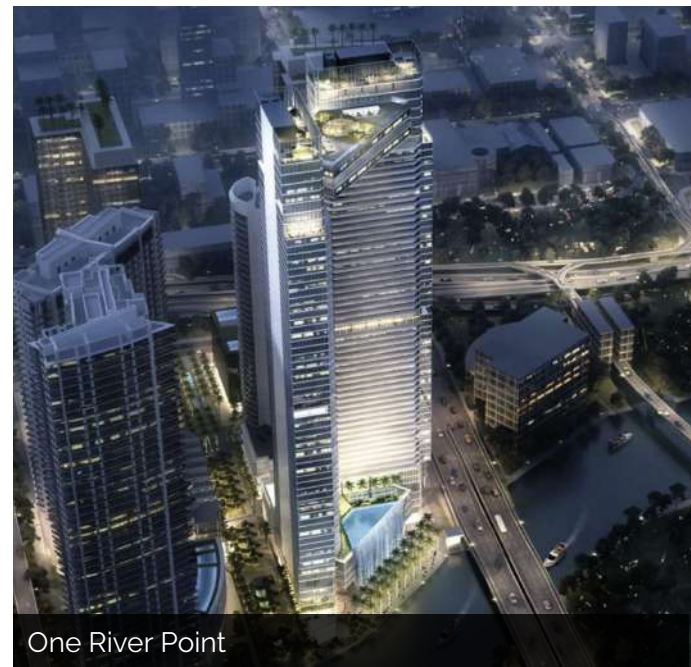
St Regis



One Brickell City Centre



Una Residences



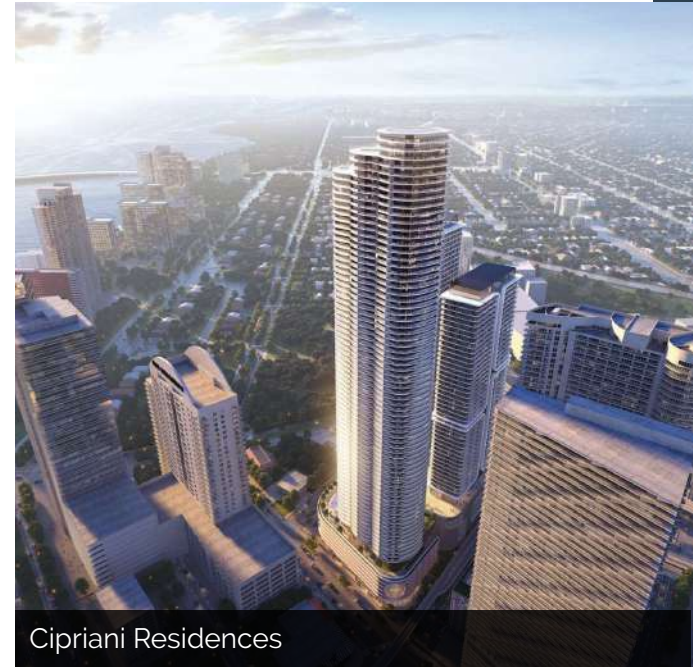
One River Point



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



Lofty Brickell



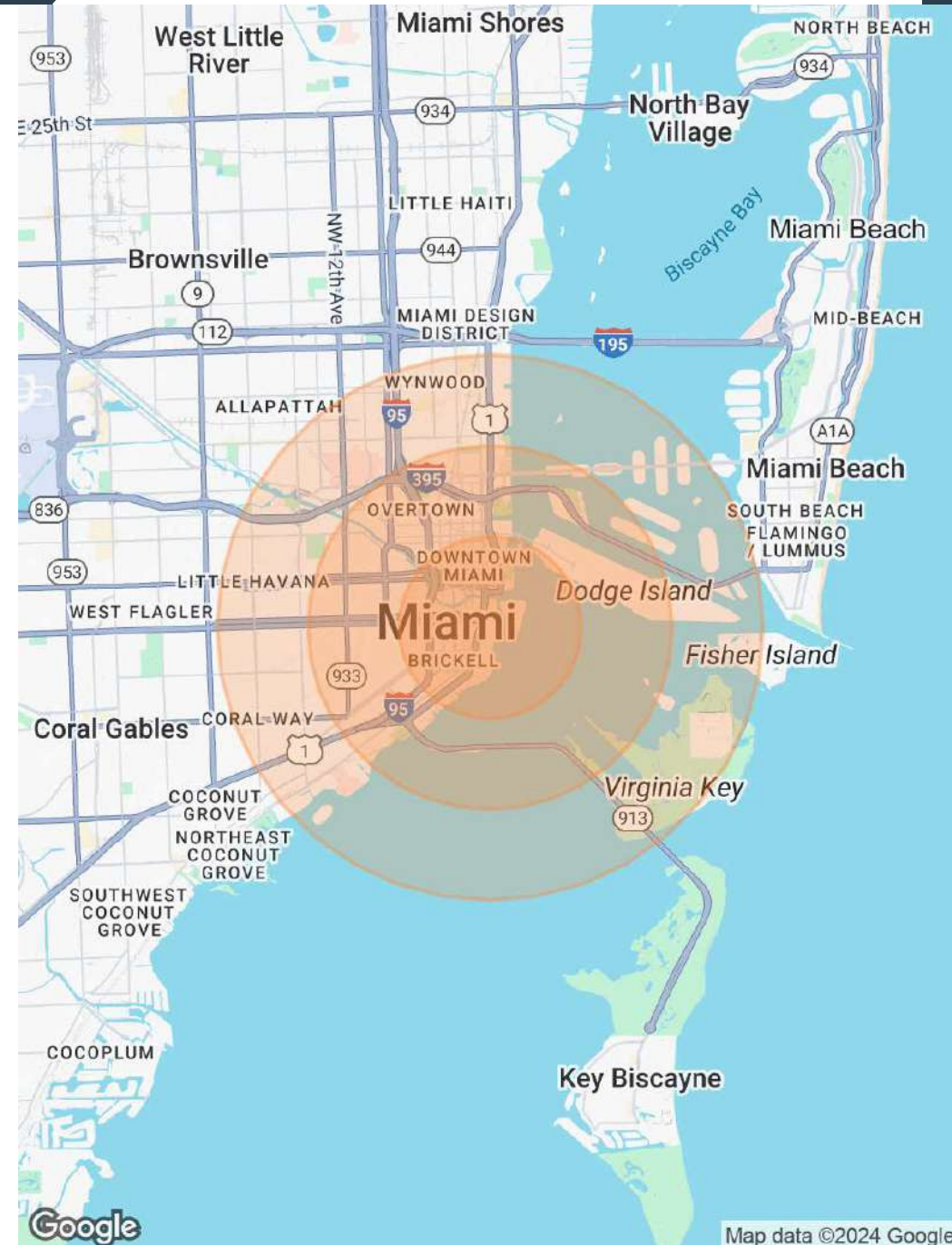
The Shops at Mary Brickell Village

DEMOGRAPHICS MAP & REPORT

WATERFRONT RETAIL PROPERTY FOR SALE

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 2,200 | 6,686 | 25,188 |
| Average age | 32.5 | 33.7 | 37.0 |
| Average age (Male) | 33.9 | 34.7 | 37.1 |
| Average age (Female) | 29.8 | 31.9 | 36.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 1,324 | 3,771 | 13,146 |
| # of persons per HH | 1.7 | 1.8 | 1.9 |
| Average HH income | \$99,224 | \$99,525 | \$82,607 |
| Average house value | \$559,319 | \$532,240 | \$498,399 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 58.6% | 55.4% | 66.0% |
| RACE | 1 MILE | 2 MILES | 3 MILES |
| Total Population - White | 1,960 | 5,848 | 21,765 |
| Total Population - Black | 14 | 155 | 1,541 |
| Total Population - Asian | 119 | 332 | 511 |
| Total Population - Hawaiian | 0 | 0 | 4 |
| Total Population - American Indian | 0 | 4 | 38 |
| Total Population - Other | 88 | 196 | 915 |

* Demographic data derived from 2020 ACS - US Census



FABIO FAERMAN

CCIM | Broker Associate



1390 Brickell Avenue.
Suite 104
Miami, FL 33131
T 786.26 2.9966
info@facommercial.com



PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



EDUCATION

CCIM, MBA, BA in Architecture.

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

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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 in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

786.262.9966

✉ info@facommercial.com

SUBJECT PROPERTY

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