

FOR LEASE • RETAIL PROPERTY

RETAIL / RESTAURANT | SOUTH OF 5TH

📍 1 Collins Avenue • Miami Beach, FL



FA
Commercial

FOR VISUAL PURPOSES ONLY

GROUND FLOOR RETAIL

Multiple Lease Options | South of 5th

FA Commercial presents a rare **ground floor leasing opportunity** at **One Ocean, 1 Collins Avenue**. The property spans **11,263 SF** of retail space across **six divisible units**, **3,710 SF** of outdoor area, facing the Continuum, Catch, and Nikki Beach, suitable for a **wide range of concepts and end users**.

STATUS: FOR LEASE



TOTAL SIZE

11,263
SF

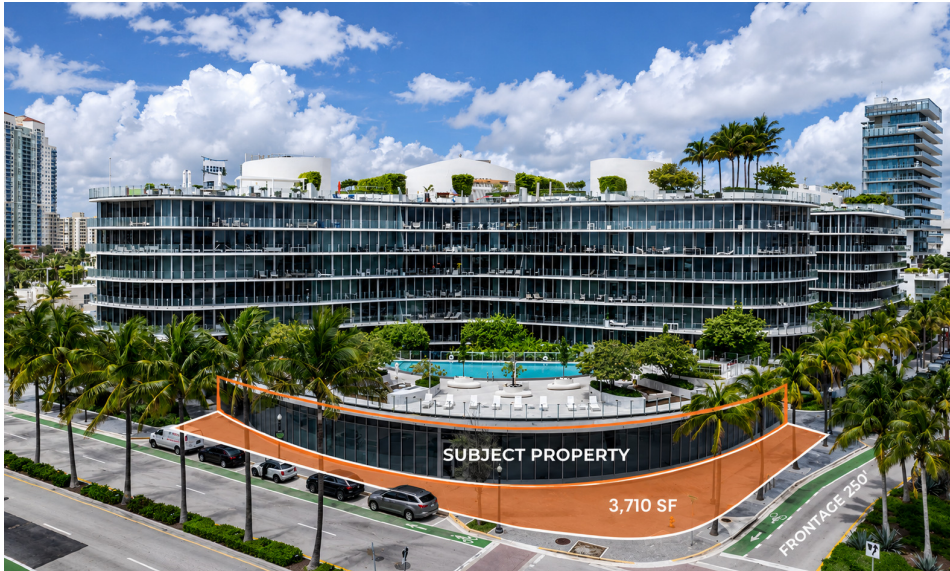
LEASE TYPE

NNN
TRIPLE NET

NNN

\$23 SF
ANNUALLY

INVESTMENT HIGHLIGHTS



01

Multiple Lease Options: 6 Units Available

Units can be leased all together or separate

02

3,710 SF Outdoor Area

250' of frontage facing prestigious towers like the Continuum

03

Ideal For Restaurant Use

Equipped with a grease trap

04

Versatile For Various End Users

Property can be subdivided into multiple spaces

05

Facing New Concept By Major Food Group

& Other High-End tenants like Pura Vida, Carbone, Lucky Cat, Planta



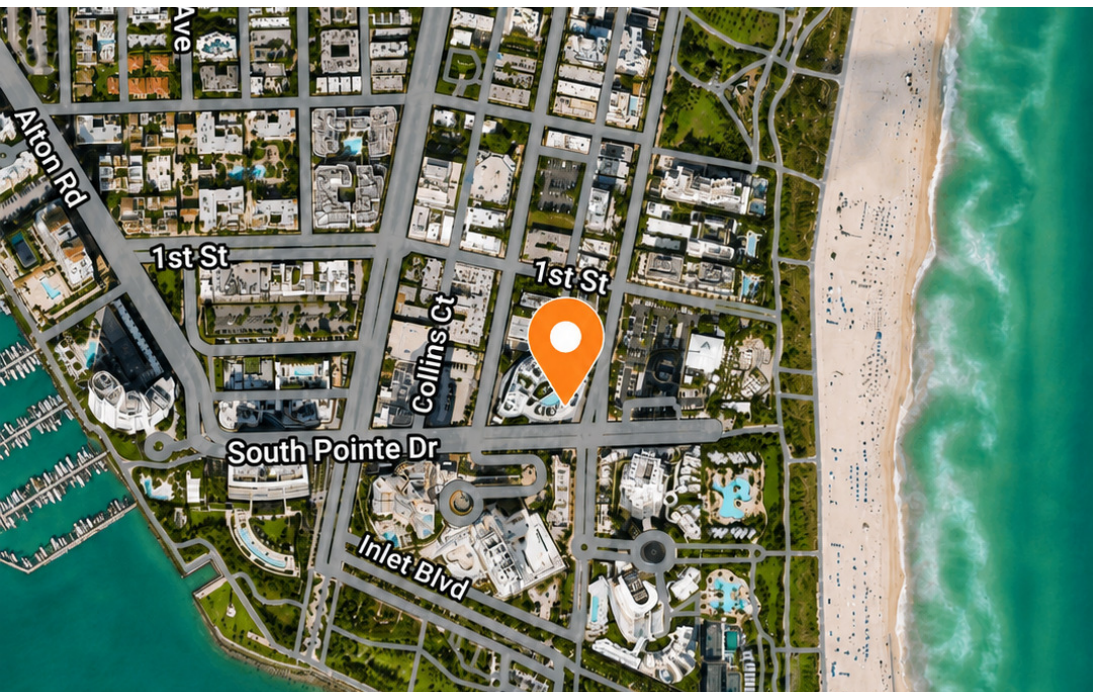


PROPERTY DETAILS

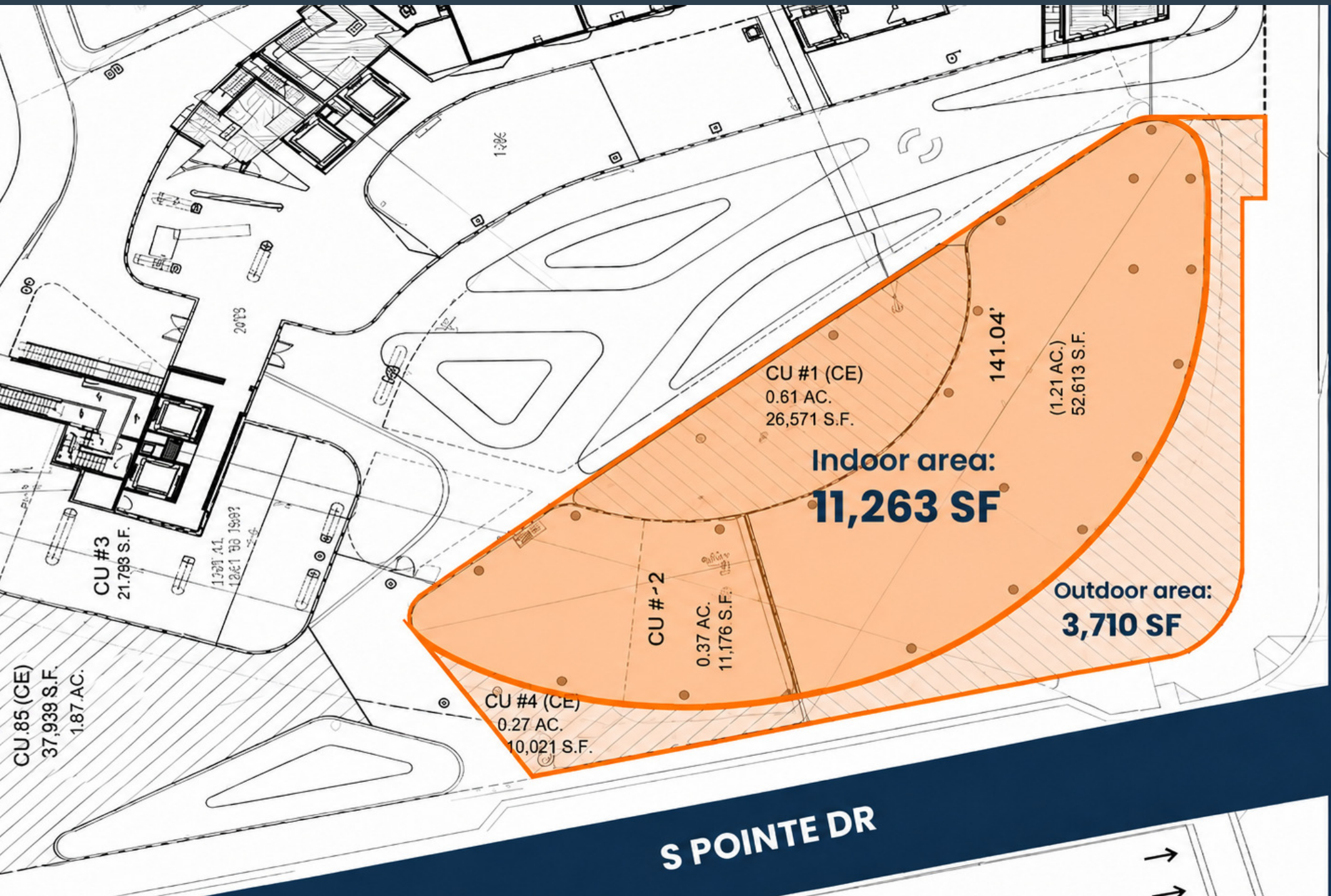
TOTAL SPACE AVAILABLE:	11,263 SF
CU 1:	8,000 SF
CU 2:	3,263 SF
OUTDOOR AREA:	3,710 SF
AVAILABLE UNITS:	6 Units
YEAR BUILT:	2016

UNIT DETAILS

UNIT	Size
UNIT 1	1,500 SF
UNIT 2	2,500 SF
UNIT 3	3,500 SF
UNIT 4	4,500 SF
UNIT 5	6,000 SF
UNIT 6	8,100 SF
TOTAL: 6 UNITS	1,500 SF - 8,100 SF



- Address: 1 Collins Avenue, Miami Beach FL
- View Location: <https://maps.app.goo.gl/FAsnjjiTfHS7qMs28>



OCEAN DRIVE

S POINTE DR

CU #1 (CE)
0.61 AC.
26,571 S.F.

141.04'

(1.21 AC.)
52,613 S.F.

Indoor area:
11,263 SF

Outdoor area:
3,710 SF

CU #2

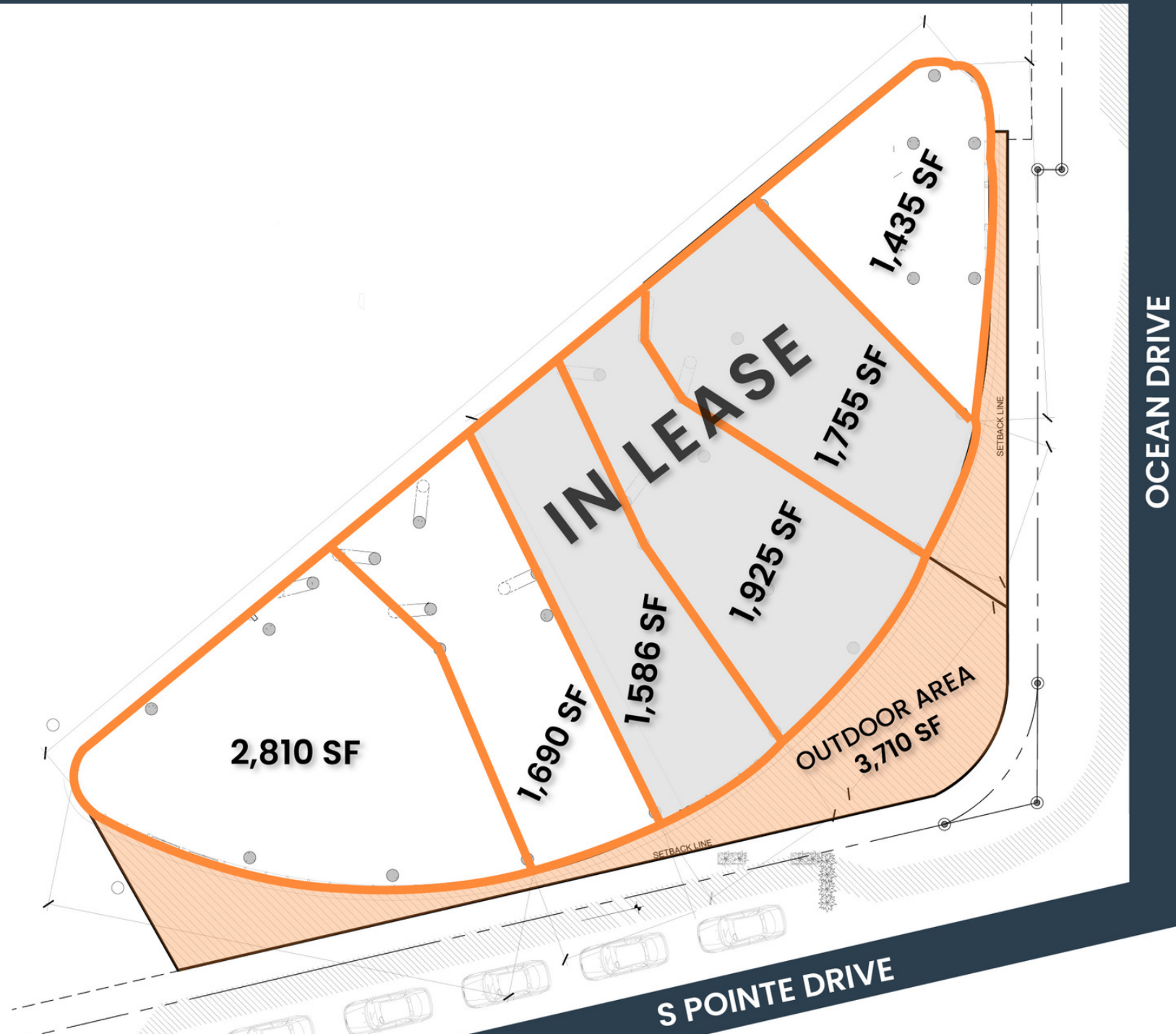
0.37 AC.
11,176 S.F.

CU #4 (CE)
0.27 AC.
10,021 S.F.

CU #3
21,793 S.F.

1301 A1
1201 B0 1903

CU #5 (CE)
37,939 S.F.
1.87 AC.



KEY BISCAYNE

DOWNTOWN MIAMI

FISHER ISLAND

Murano
189 units

Portofino Towers
215 units

Continuum
594 units

Apogee
67 units

GAIA KOSUSH

MAREA
801 South Pointe Dr



ONE OCEAN
1 Collins Ave

Papi Steak



estiatorio Milos

MIAMI BEACH

CARBONE

NEW CONCEPT COMING SOON!

MAJOR FOOD GROUP

STUBBORN SEED
BY JEREMY FORD

PRIME ONE TWELVE

MOTEK



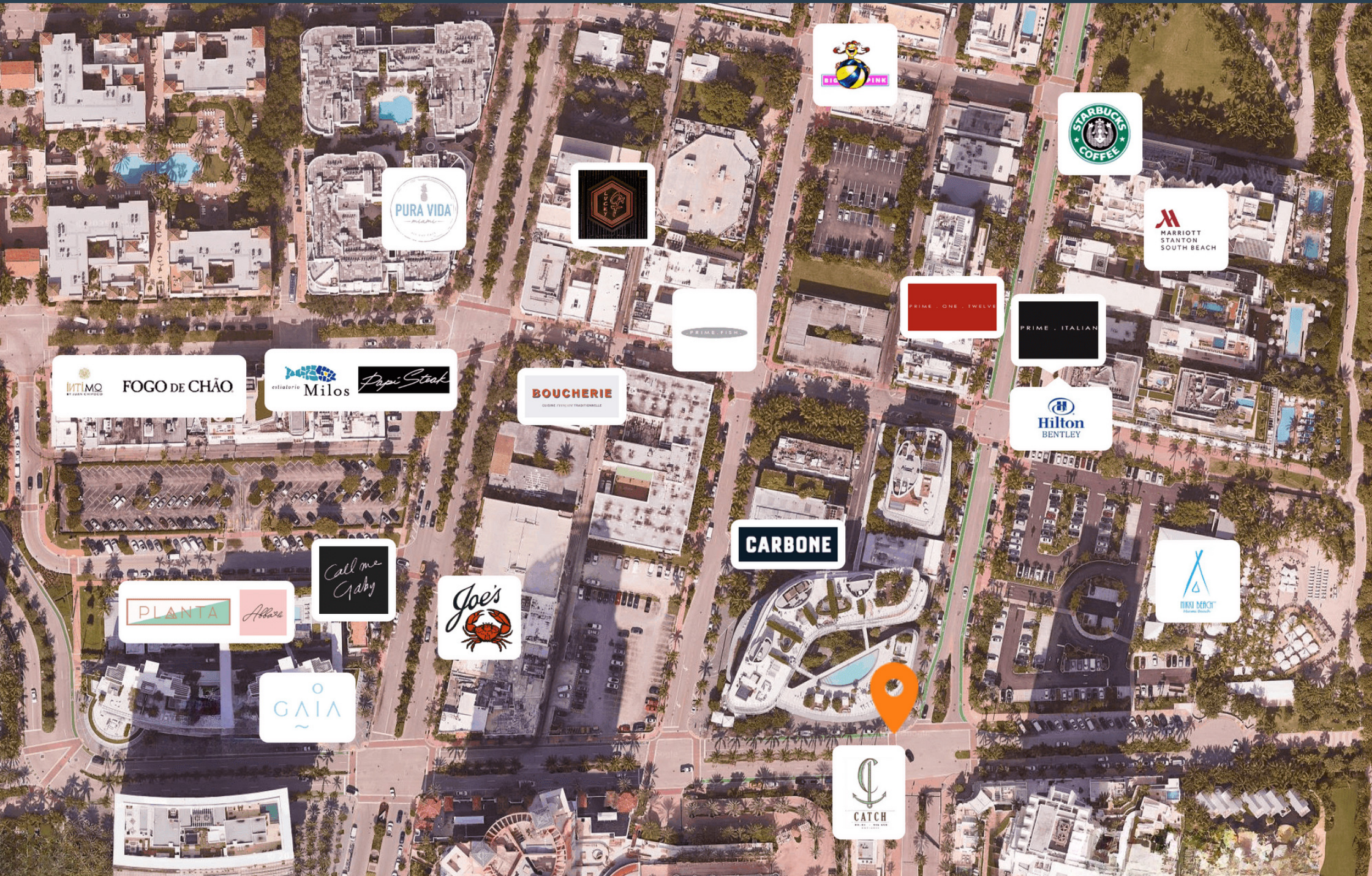
Continuum
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67 units

SUBJECT PROPERTY
One Ocean







SUBJECT PROPERTY

3,710 SF













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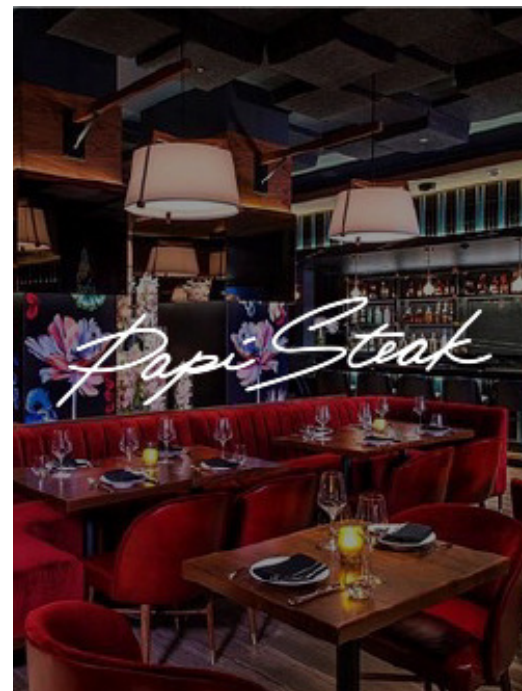
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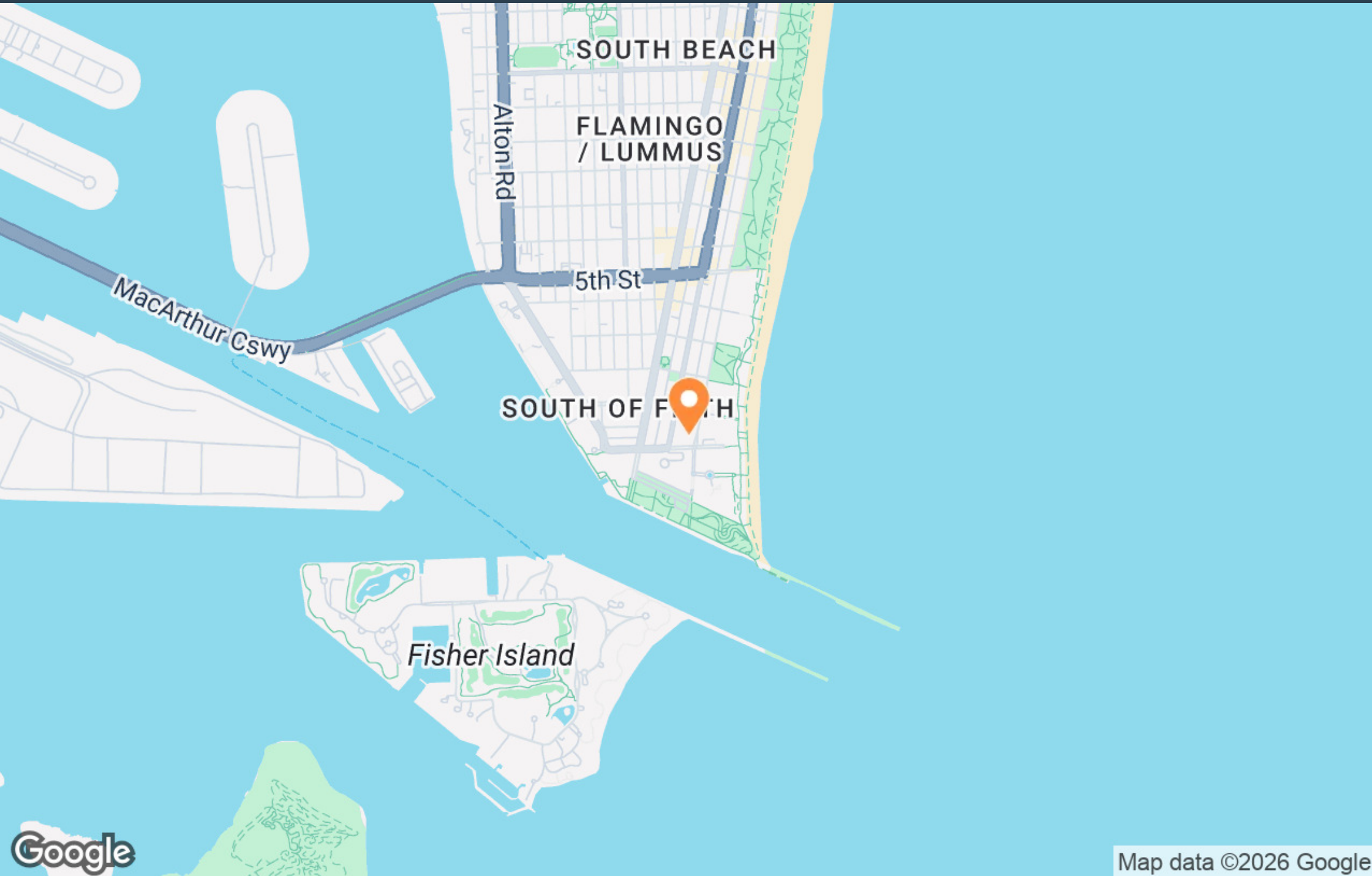
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SOUTH BEACH

FLAMINGO / LUMMUS

SOUTH OF FIFTH

Fisher Island

Alton Rd

5th St

MacArthur Cswy



Map data ©2026 Google

POPULATION

0.25 MILES 0.5 MILES 1 MILE

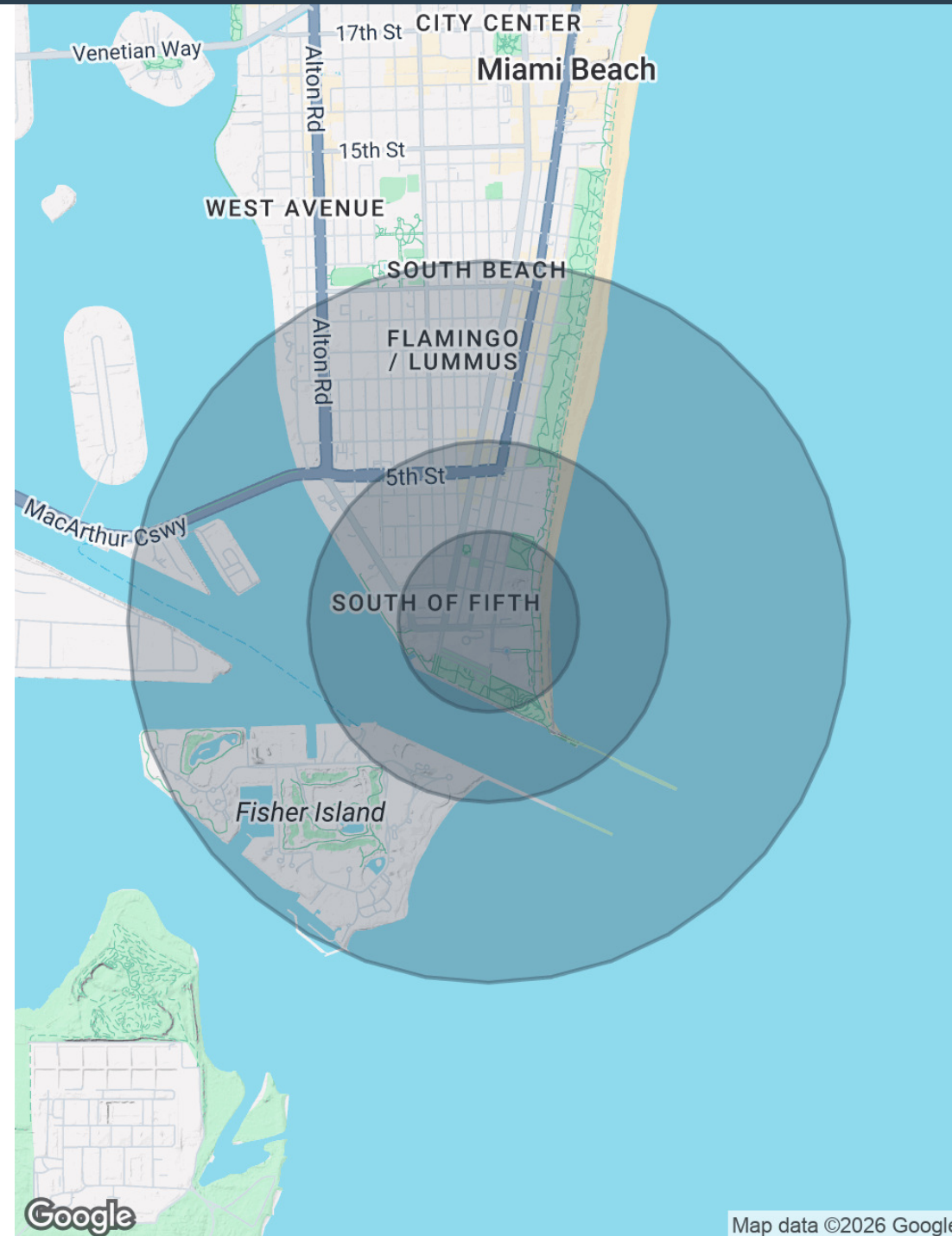
TOTAL POPULATION	2,213	6,594	18,940
AVERAGE AGE	50.3	46.5	43.5
AVERAGE AGE (MALE)	50.6	46.6	43.0
AVERAGE AGE (FEMALE)	48.1	45.0	44.5

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

2020 American Community Survey (ACS)



Google

Map data ©2026 Google

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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