

FOR SALE • RETAIL PROPERTY

TROPHY RETAIL | SOUTH OF 5TH

📍 1 Collins Avenue • Miami Beach, FL



FOR VISUAL PURPOSES ONLY

TROPHY RETAIL OPPORTUNITY

Two Commercial Units | South of 5th

FA Commercial presents a **rare trophy retail ownership** opportunity at **One Ocean, 1 Collins Avenue**. The property consists of **two commercial units totaling 11,263 SF of retail space**, plus **3,710 SF of outdoor area**, facing the Continuum, Catch, and Nikki Beach. Positioned in the heart of South of Fifth, the asset is suitable for restaurant, café, showroom, or multi-tenant retail use.

STATUS: FOR SALE



TOTAL SIZE

11,263
SF

OUTDOOR AREA

3,710
SF

UNITS

2
AVAILABLE



INVESTMENT HIGHLIGHTS

- 01** **Property Can Be Sold Jointly For 11,263 SF**
Can also be sold separately (CU 1 - 8,000 SF & CU 2 - 3,263 SF)
- 02** **3,710 SF Outdoor Area**
250' of full glass frontage facing prestigious towers like the Continuum
- 03** **Ideal For Restaurant Use**
Grease trap equipped & ready
- 04** **Approved CUP For 11,000 SF Restaurant**
Allows restaurant operation with flexible multi-tenant potential
- 05** **Facing New Concept By Major Food Group**
& Other High-End tenants like Pura Vida, Carbone, Lucky Cat, Planta

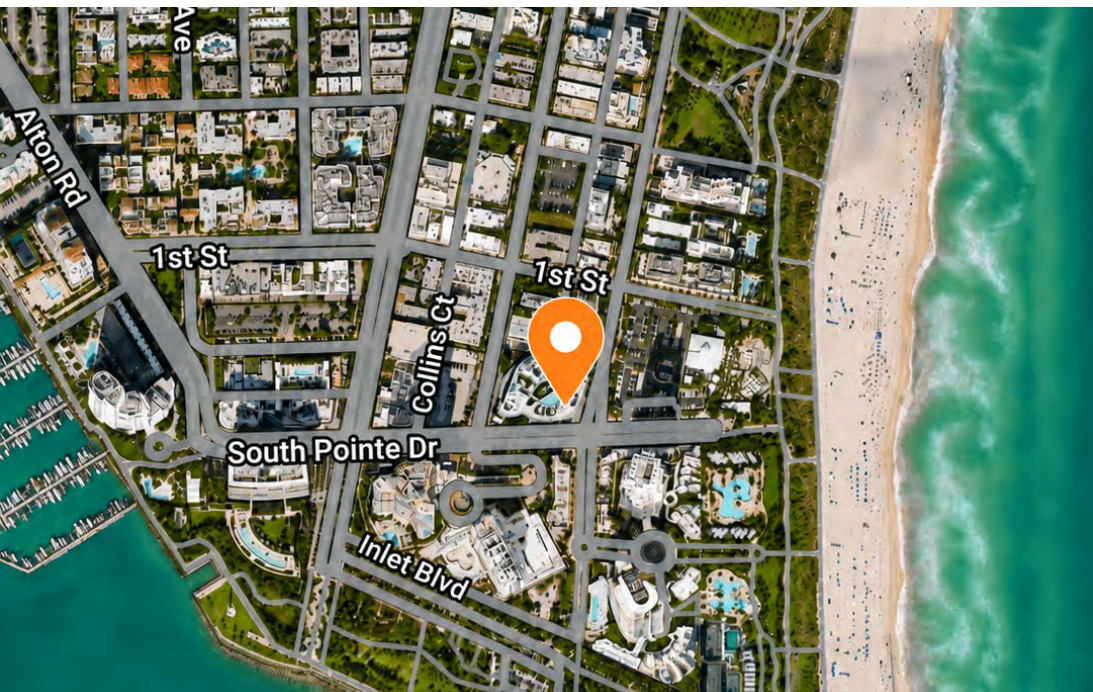


PROPERTY DETAILS

PROPERTY TYPE:	Retail
TOTAL SIZE:	11,263 SF
OUTDOOR AREA:	3,710 SF
AVAILABLE UNITS:	2 Units
YEAR BUILT:	2016

UNIT DETAILS

UNIT	Size
CU 1:	8,000 SF
CU 2:	3,263 SF
TOTAL (CU 1 + CU 2):	11,263 SF

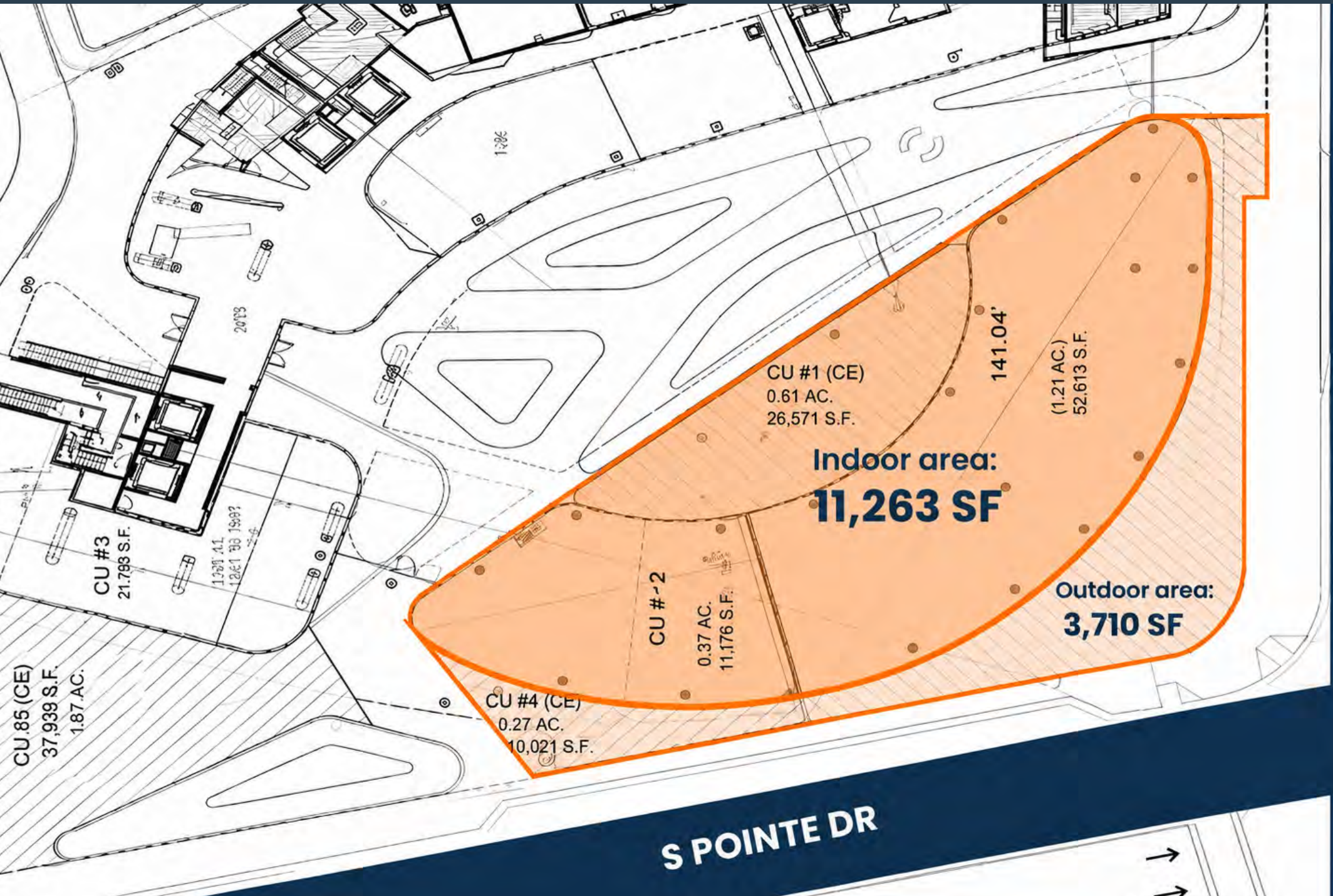


- Address: 1 Collins Avenue, Miami Beach FL
- View Location: <https://maps.app.goo.gl/FASnjjiTfHS7qMs28>

ANNUAL EXPENSES 2026

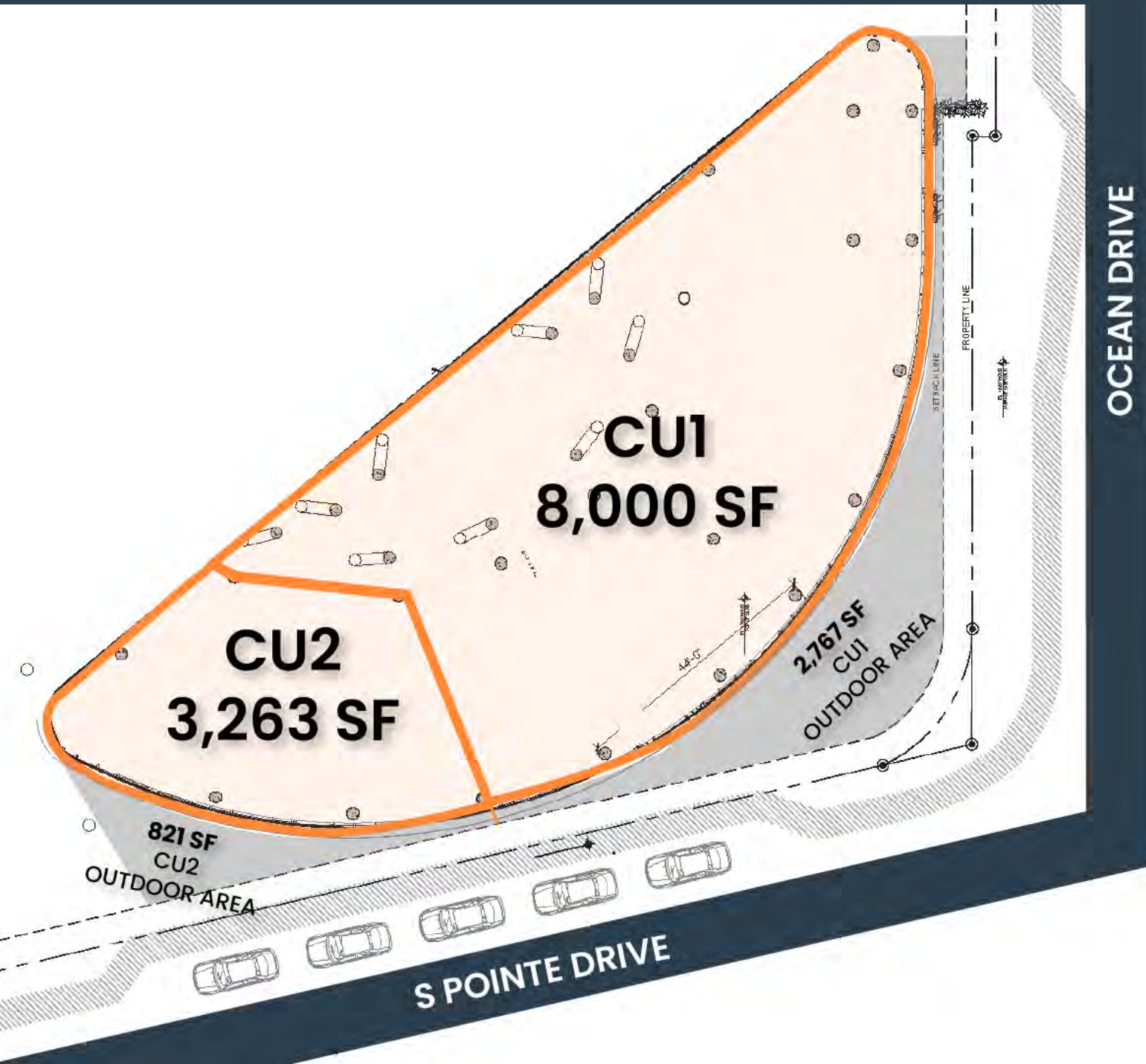
INSURANCE:	\$4,852
RET:	\$68,500
HOA:	\$183,183 (\$15,265/month)
TOTAL:	\$256,235





OCEAN DRIVE

S POINTE DR

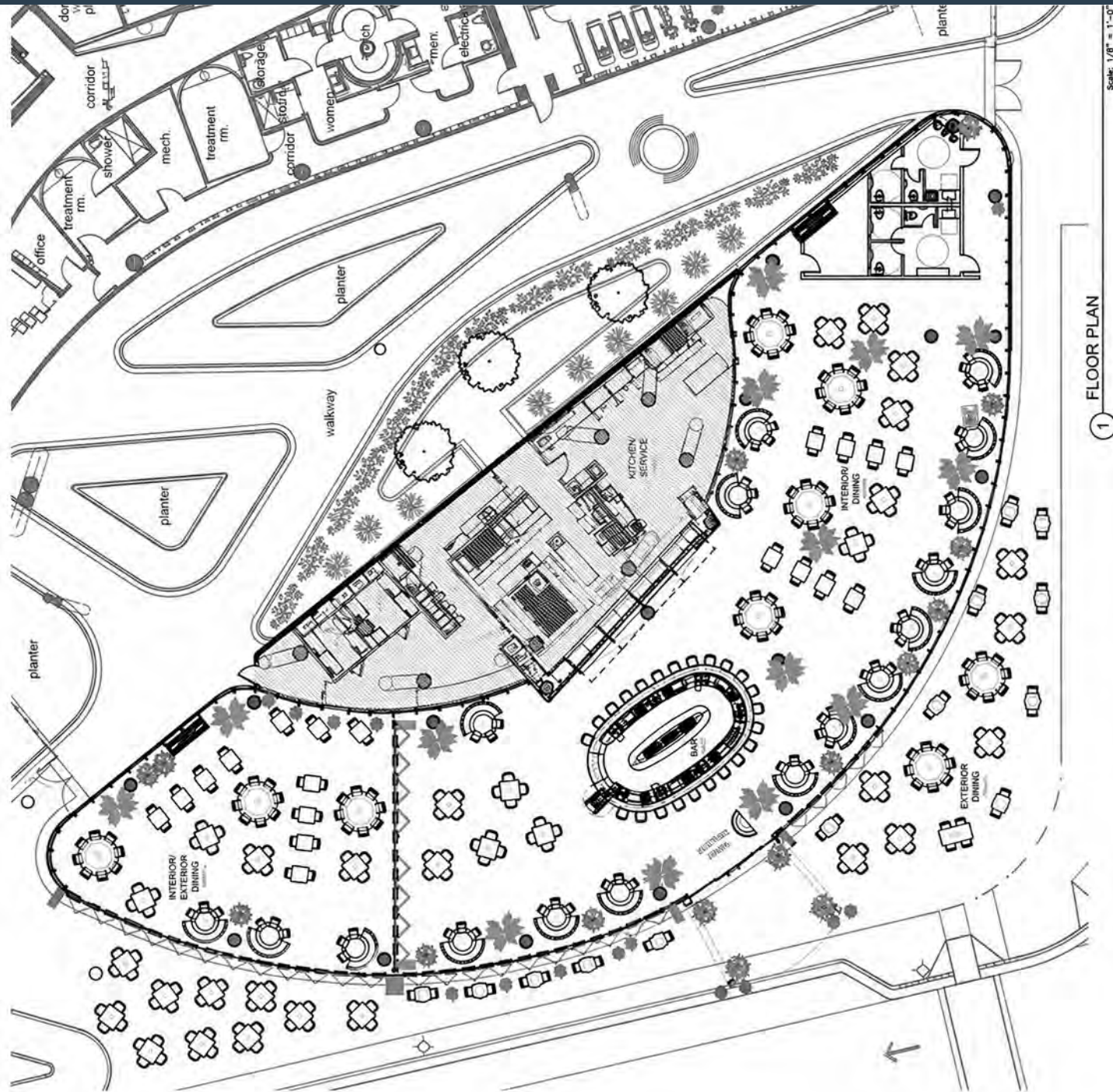


OCEAN DRIVE

NEW CONCEPT BY



COMING SOON!





KEY BISCAYNE

DOWNTOWN MIAMI

FISHER ISLAND

MIAMI BEACH

Continuum
594 units

Portofino Towers
215 units

Apogee
67 units

Murano
189 units



ONE OCEAN
1 Collins Ave

MAREA
801 South Pointe Dr

Papi Steak



estiatorio Milos

NEW CONCEPT COMING SOON!
MAJOR FOOD GROUP

CARBONE

STUBBORN SEED
BY JEREMY FORD

MOTEK



PRIME ONE TWELVE

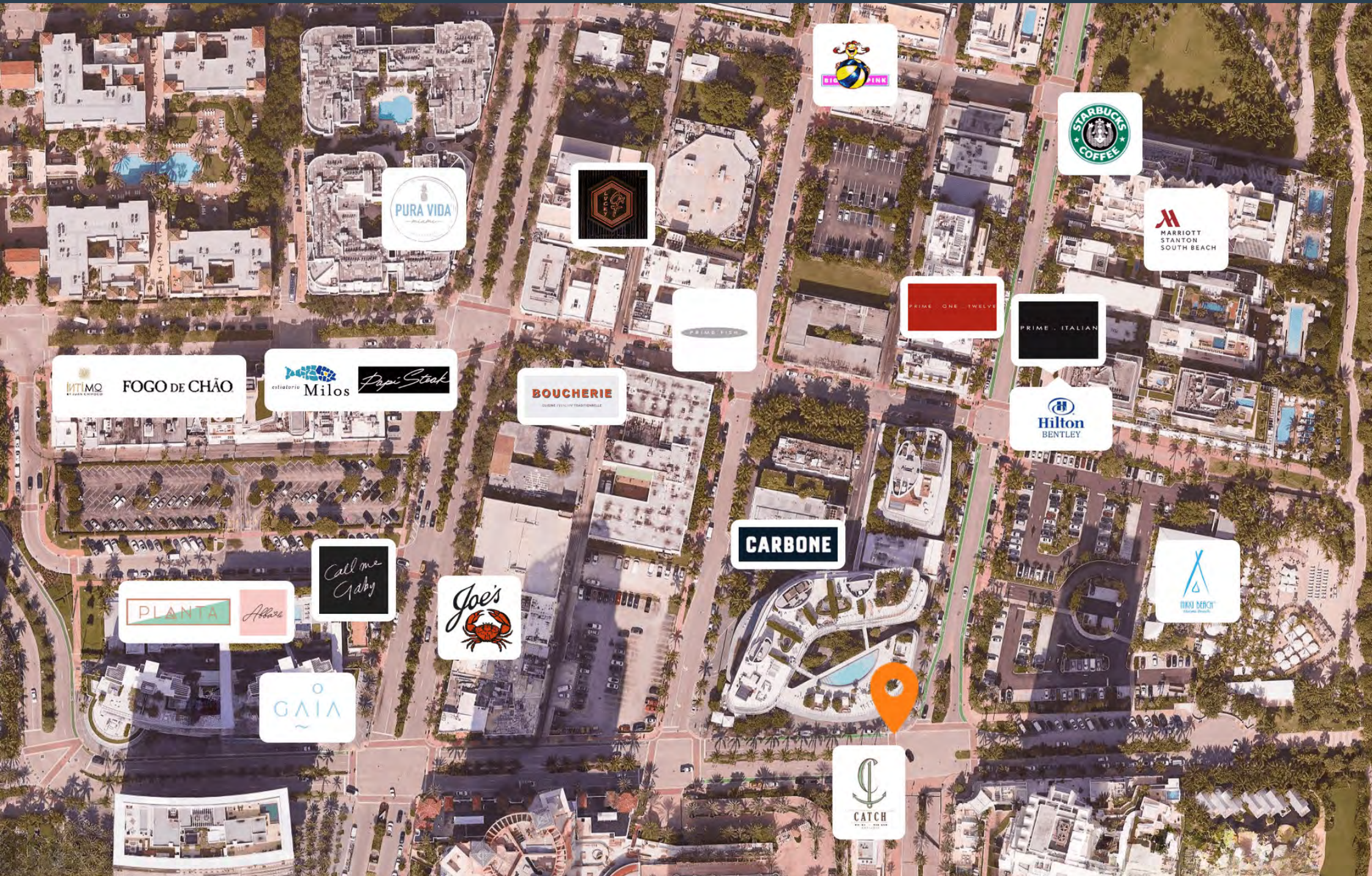
Continuum
594 units

Portofino Towers
215 units

Apogee
67 units

SUBJECT PROPERTY
One Ocean

GAIA





SUBJECT PROPERTY

3,710 SF









FOR VISUAL PURPOSES ONLY



FOR VISUAL PURPOSES ONLY

FOR VISUAL PURPOSES ONLY





FOR VISUAL PURPOSES ONLY



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 + Khurana
76,000 SF



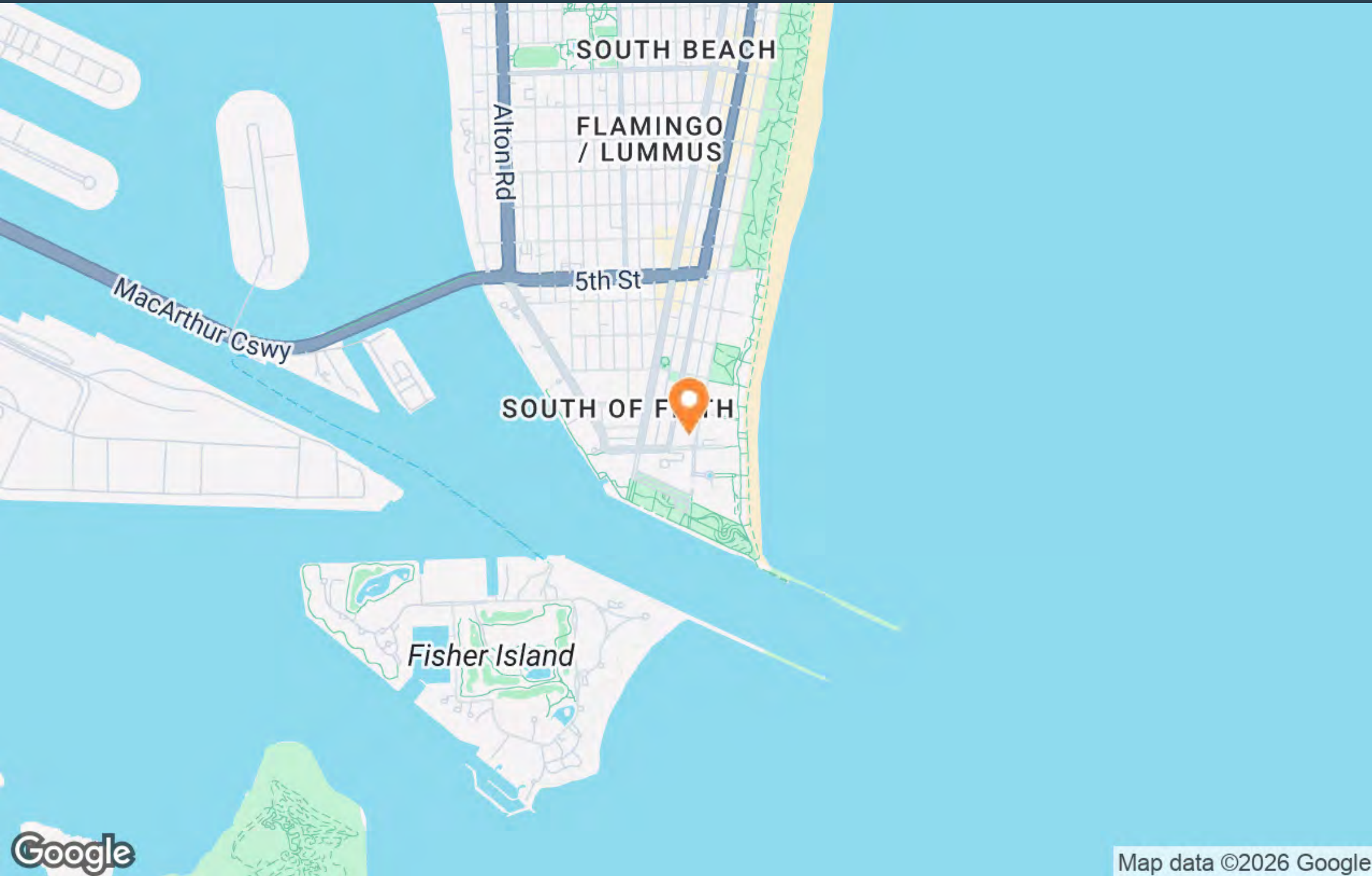
7 SHORE CLUB
Witkoff & Monroe Capital
7 stories
238 keys

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





SOUTH BEACH

FLAMINGO / LUMMUS

SOUTH OF FIFTH

Fisher Island

5th St

MacArthur Cswy

Alton Rd



Map data ©2026 Google

POPULATION

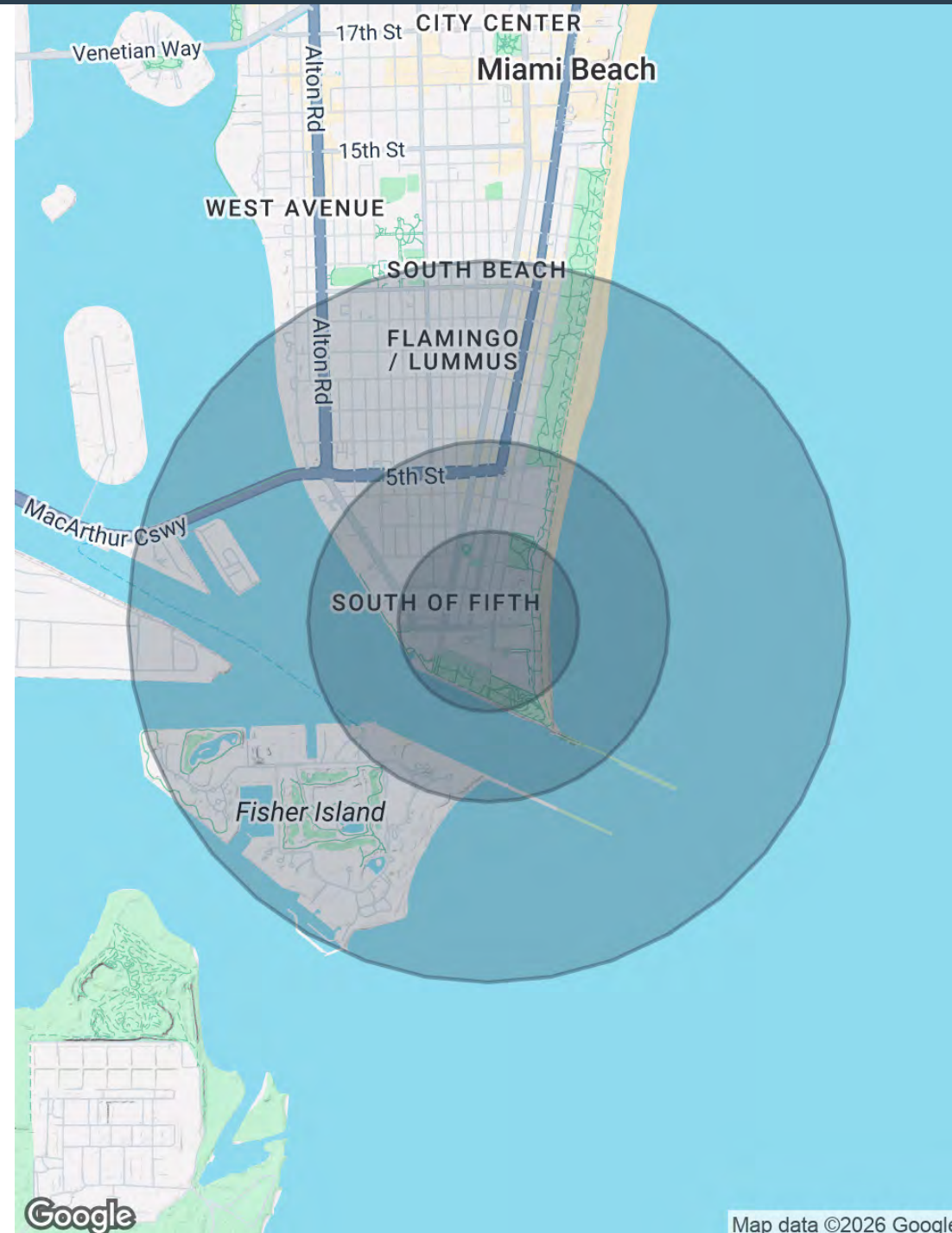
0.25 MILES 0.5 MILES 1 MILE

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)



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.





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771