

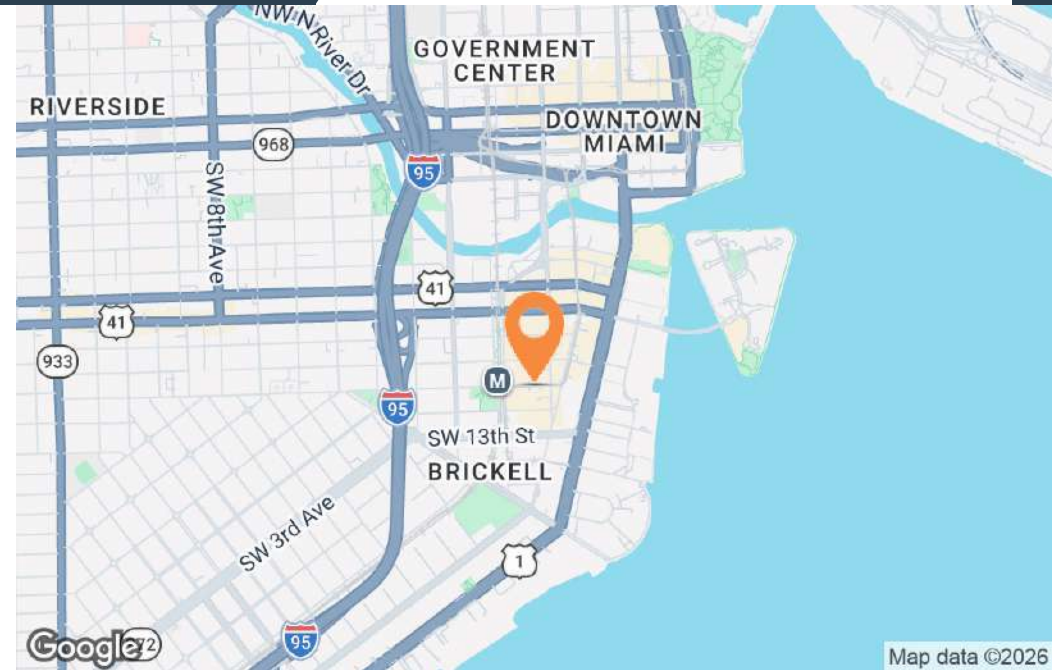
PASEO BRICKELL 2ND GEN. RESTAURANT



RETAIL PROPERTY FOR LEASE



1100 SOUTH MIAMI AVENUE

**+ AVAILABLE SF**

6,130 SF

+ LEASE TYPE

NNN

+ LEASE RATE

Negotiable

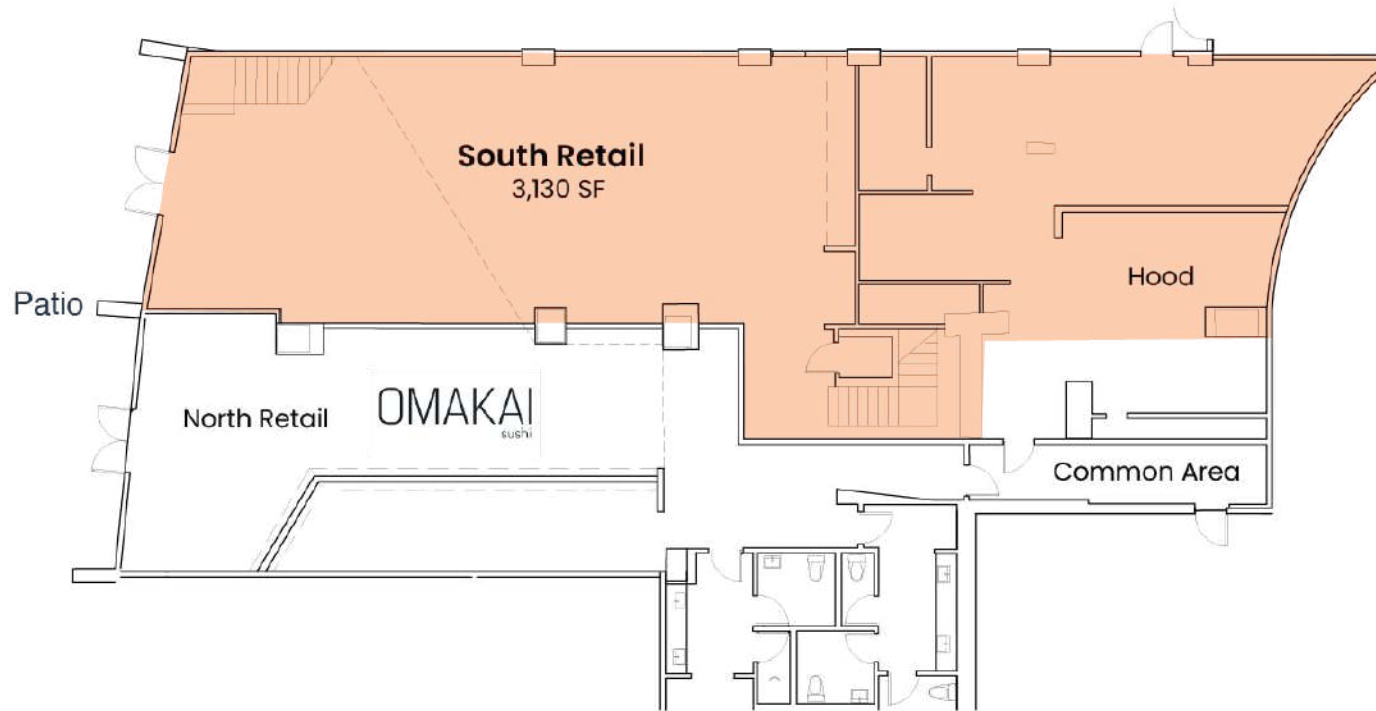
PROPERTY OVERVIEW

FA Commercial is pleased to present this prime opportunity available for lease; A 2nd generation restaurant space in the 1100 Millecento Building. The space is located on South Miami Avenue, in the hub of Miami's financial & entertainment. The subject property is only two blocks from the new Brickell City Centre & Brickell Bay Boardwalk and one-block walk to Mary Brickell Village's exciting new leisure and lifestyle center.

PROPERTY HIGHLIGHTS

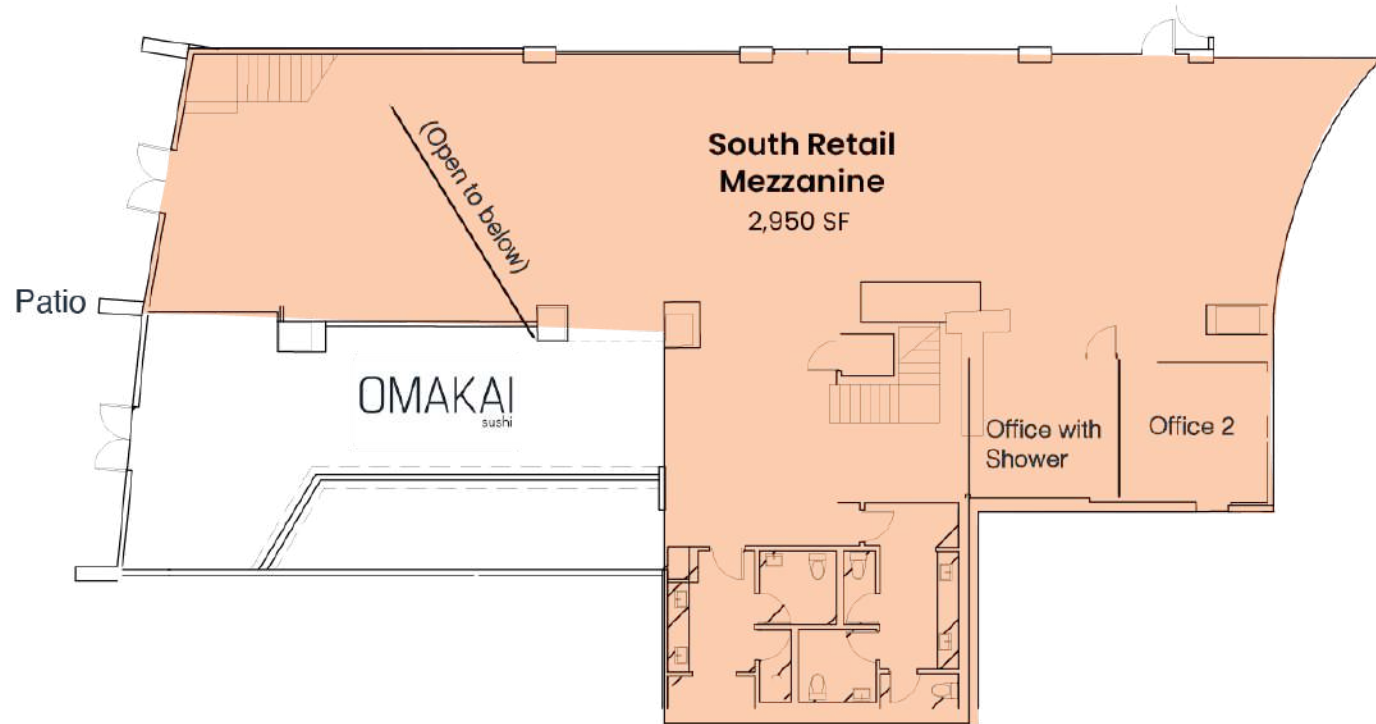
- 3,130 SF ground floor + 3,000 SF mezzanine + outdoor area.
- Fully built-out hood & grease traps in place
- Long-term lease potential: fully built out with electrical, plumbing, HVAC/AC, grease trap & hood

S Miami Ave.

**South Retail:**

- Outdoor Patio/Terrace
- Includes 3,000 SF Mezzanine
- Kitchen space with existing hook

S Miami Ave.



GROUND FLOOR

**1100 Millecento**

CU-1	Freddo Gelato	1,057 SF
CU-2	Pura Vida	2,115 SF
CU-3 S	Subject Property	3,130 SF
CU-3 N	Omakai	2,500 SF
CU-4	Tortilla Madre	990 SF

The Hub

Toca Madera
 Ground floor: 4,000 SF
 Second floor: 4,000 SF
 Rooftop: 4,000 SF

1060 Brickell

L-1A	Ockap Caviar	2,138 SF
L-1B	Bondi Sushi	1,004 SF
L-2	Tokyo Tuna	2,297 SF
L-3	Carrot Express	2,060 SF
L-4	SnapCrack	722 SF
L-5	Latin Cafe 2000	3,250 SF

MEZZANINE



1100 Millecento

M-North	ASR Physical Therapy	3,354 SF
M-South	Empire Social	4,763 SF

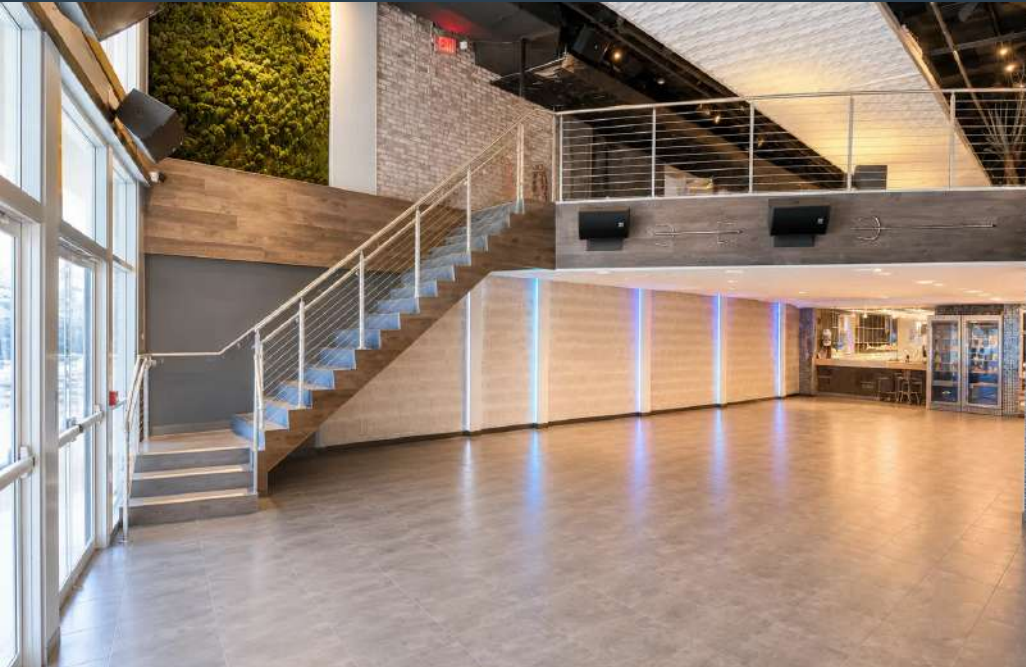
The Hub

Toca Madera
Ground floor: 4,000 SF
Second floor: 4,000 SF
Rooftop: 4,000 SF

1060 Brickell

M-1	MyLocksmith	400 SF
M-2	HQ Dental	1,550 SF
M-3	TREMBLE	2,320 SF
M-4	Rik Rak & Sexy Fish HQ	5,204 SF
M-5	Champs	3,760 SF









Outdoor Area



CO TENANTS: TOCA MADERA

RETAIL PROPERTY FOR LEASE





PASEO BRICKELL TENANTS



RETAIL PROPERTY FOR LEASE

NEARBY DEVELOPMENTS



Miami Worldcenter



Nobu Residences



Cipriani Residences



Brickell City Centre



Dolce & Gabbana Residences



The Shops at Mary Brickell Village

RETAIL PROPERTY FOR LEASE

MORE BRICKELL DEVELOPMENTS

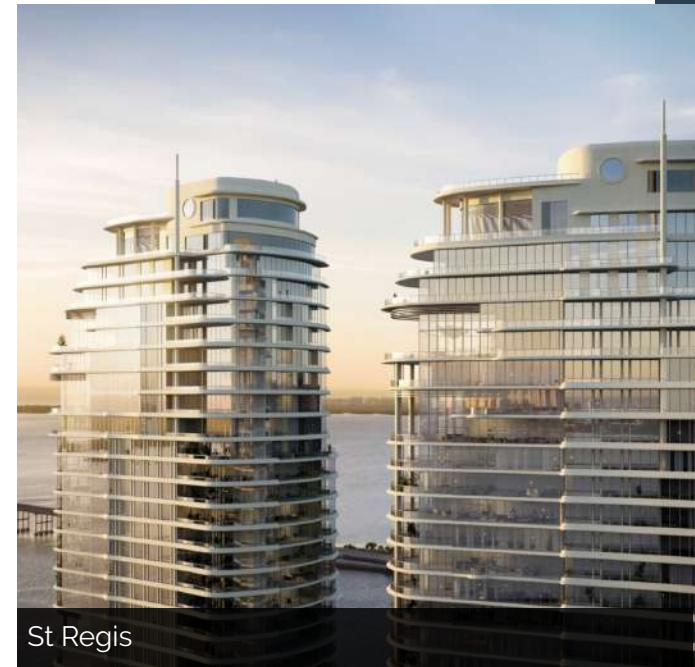
RETAIL PROPERTY FOR LEASE



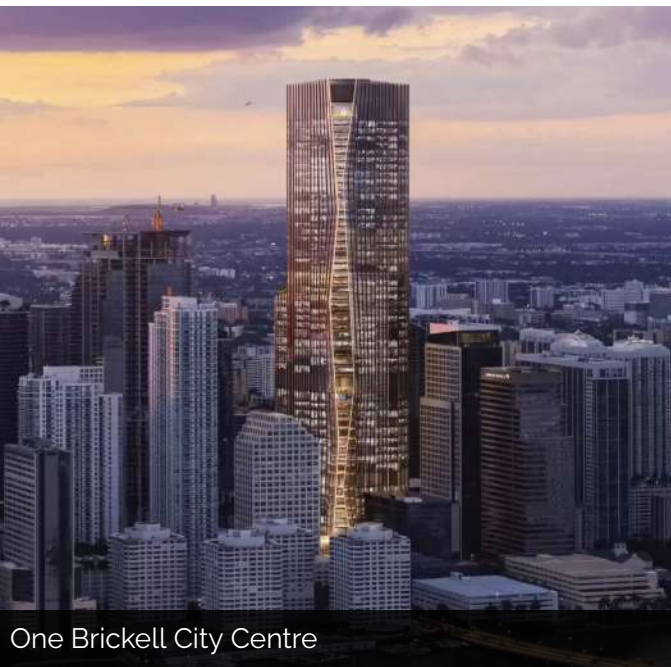
Ora By Casa Tua



1428 Brickell



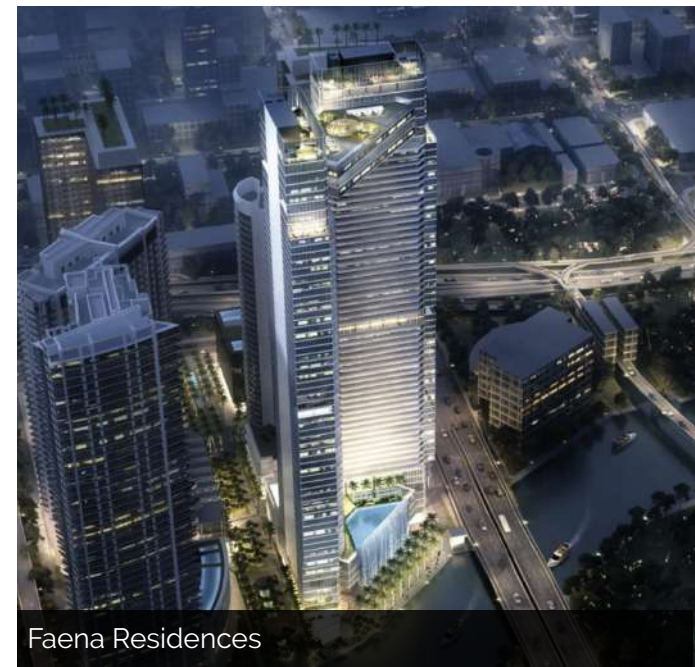
St Regis



One Brickell City Centre



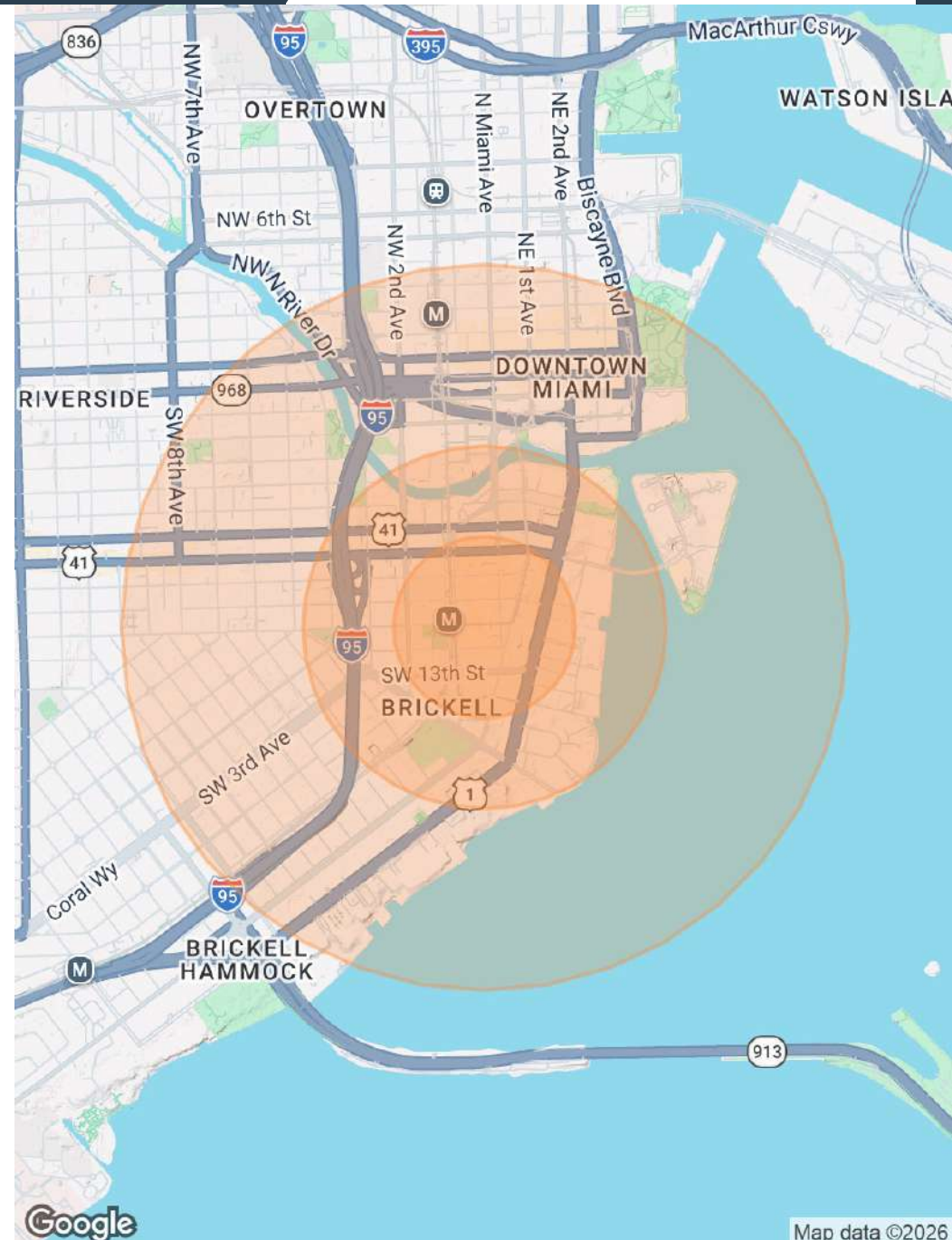
Una Residences



Faena Residences

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,388	27,582	57,493
Average Age	33.9	36.7	39.4
Average Age (Male)	37.6	38.3	40.0
Average Age (Female)	32.2	35.8	39.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,428	20,330	39,393
# of Persons per HH	1.4	1.4	1.5
Average HH Income	\$92,979	\$96,572	\$88,592
Average House Value	\$177,883	\$257,037	\$300,234
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	56.5%	60.2%	66.4%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	7,960	20,834	44,707
Total Population - Black	227	687	2,109
Total Population - Asian	491	1,013	1,496
Total Population - Hawaiian	0	0	0
Total Population - American Indian	145	146	176
Total Population - Other	414	1,168	1,990

2020 American Community Survey (ACS)



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**.





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



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

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

