

TURN- KEY RESTAURANT IN MIAMI BEACH WITH HIGH VISIBILITY AVAILABLE FOR LEASE

1680 Meridian Avenue | Miami Beach, FL

OFFERING MEMORANDUM

VALOROS PIZZERIA



ONE

Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	1680 Meridian Avenue Miami Beach, FL 33139
County	Miami Dade
APN	02-3234-007-0590
Square Feet	2,687
Annual Rent PSF	\$95.00
Lease Type	NNN

Notes The space is fully equipped with a walk-in freezer, full commercial kitchen infrastructure including a hood system and grease trap, a pizza oven, tables, chairs, and additional restaurant equipment, making it an ideal plug-and-play option for operators looking to enter the market or expand their footprint with minimal downtime. The layout is efficient and welcoming, with excellent frontage and exposure on Meridian Avenue, offering strong visibility to both pedestrian and vehicle traffic.

HIGHLIGHTS

- Rate: \$95 PSF.
- NNN: \$25 PSF
- SFT: 2,687.
- Turn-Key 2nd generation restaurant.
- One block away from the famous Lincoln Rd.
- High visibility with strong foot and vehicle traffic.
- 800 SQFT outside terrace.
- Prominent signage.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
27,898	50,078	274,575

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$119,869	\$143,617	\$125,645

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
16,505	27,788	137,228



PROPERTY FEATURES

BUILDING SF	54,903
LAND SF	11,250
YEAR BUILT	1957
YEAR RENOVATED	2021
ZONING TYPE	6600 COMMERCIAL - LIBERAL
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	6
NUMBER OF BUILDINGS	1

Lease Summary

- ONE Sotheby's International Realty is proud to present a prime 2,687-square-foot second-generation restaurant space located at 1680 Meridian Avenue, just one block from world-renowned Lincoln Road in the heart of Miami Beach. This is a rare opportunity to secure a fully built-out restaurant space in one of the most high-traffic, high-visibility corridors in South Florida.
- The space is equipped with a walk-in freezer, full commercial kitchen infrastructure including a hood system and grease trap, a pizza oven, tables, chairs, and additional restaurant equipment, making it an ideal plug-and-play option for operators looking to enter the market or expand their footprint with minimal downtime.

- The layout is efficient and welcoming, with excellent frontage and exposure on Meridian Avenue, offering strong visibility to both pedestrian and vehicle traffic.
- The building is situated in the highly sought-after South Beach submarket, known for its dense year-round foot traffic driven by a mix of tourists, business travelers, and affluent local residents. Lincoln Road, just steps away, is one of the most visited retail and dining destinations in South Florida, drawing over 8 million annual visitors and surrounded by notable national retailers, boutique shops, hotels, office buildings, and entertainment venues.
- This location offers exceptional accessibility and walkability, supported by nearby public parking garages and major transit routes. The property is positioned to capture strong daytime and evening crowds, benefitting from both weekday business activity and weekend leisure traffic.
- Whether you are launching a new concept, expanding an existing brand, or seeking a flagship location in the Miami Beach market, 1680 Meridian Avenue provides the infrastructure, location, and visibility to support a thriving restaurant business in one of the most iconic dining and shopping districts in the country.



Front Entrance and Outdoor Seating



Bar and Pizza Oven



Beverage Station and Kitchen



Kitchen Area

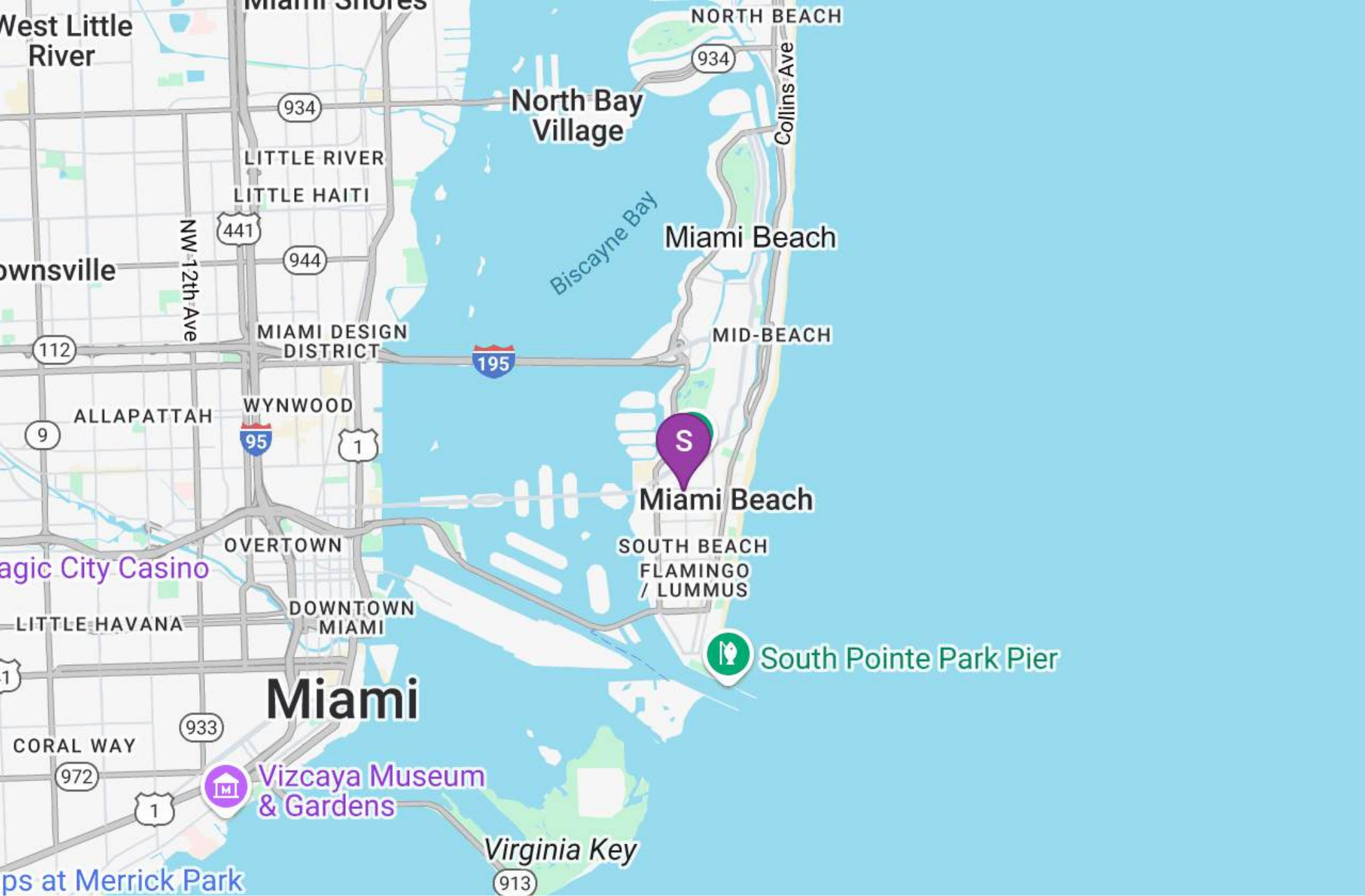


Administrative area and Walk- In Freezer



Aerial Map



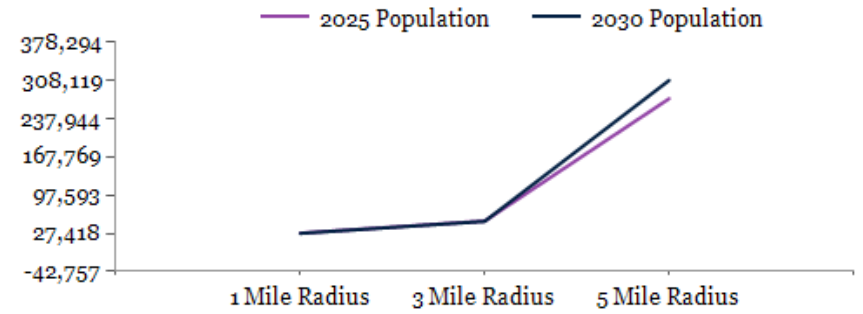


#	Property Name	Address	City
S	High Visibility Restaurant in Miami Beach	913 1680 Meridian Avenue	Miami Beach

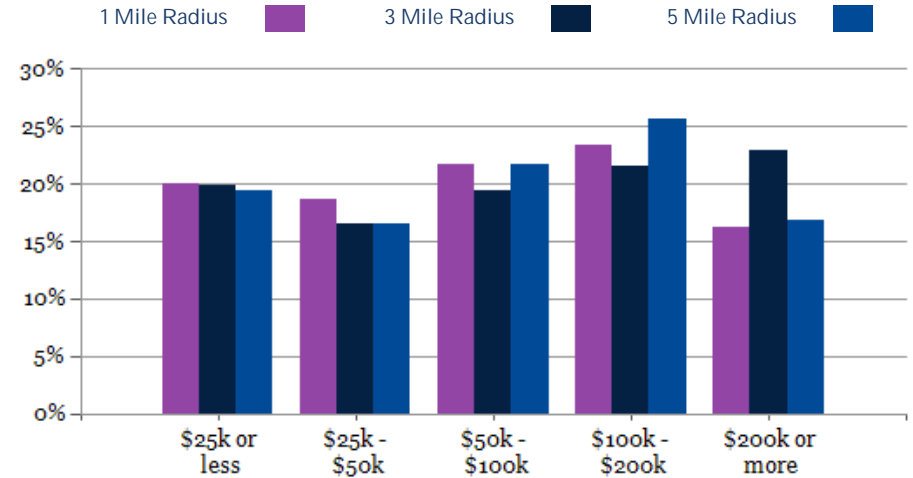
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,891	53,812	199,610
2010 Population	31,094	55,039	228,172
2025 Population	27,898	50,078	274,575
2030 Population	27,418	49,610	308,119
2025-2030: Population: Growth Rate	-1.75%	-0.95%	11.65%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,724	3,154	15,438
\$15,000-\$24,999	1,589	2,352	11,124
\$25,000-\$34,999	1,542	2,113	10,394
\$35,000-\$49,999	1,543	2,481	12,310
\$50,000-\$74,999	1,623	2,514	13,967
\$75,000-\$99,999	1,948	2,856	15,757
\$100,000-\$149,999	2,450	3,622	21,588
\$150,000-\$199,999	1,402	2,346	13,650
\$200,000 or greater	2,684	6,348	22,998
Median HH Income	\$77,324	\$84,688	\$82,120
Average HH Income	\$119,869	\$143,617	\$125,645

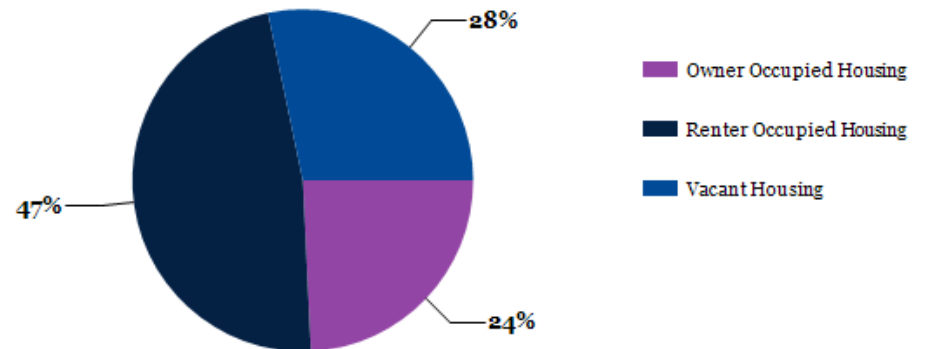
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	23,683	40,104	111,654
2010 Total Households	18,751	31,274	108,748
2025 Total Households	16,505	27,788	137,228
2030 Total Households	16,472	27,900	158,566
2025 Average Household Size	1.69	1.79	1.96
2025-2030: Households: Growth Rate	-0.20%	0.40%	14.65%



2025 Household Income



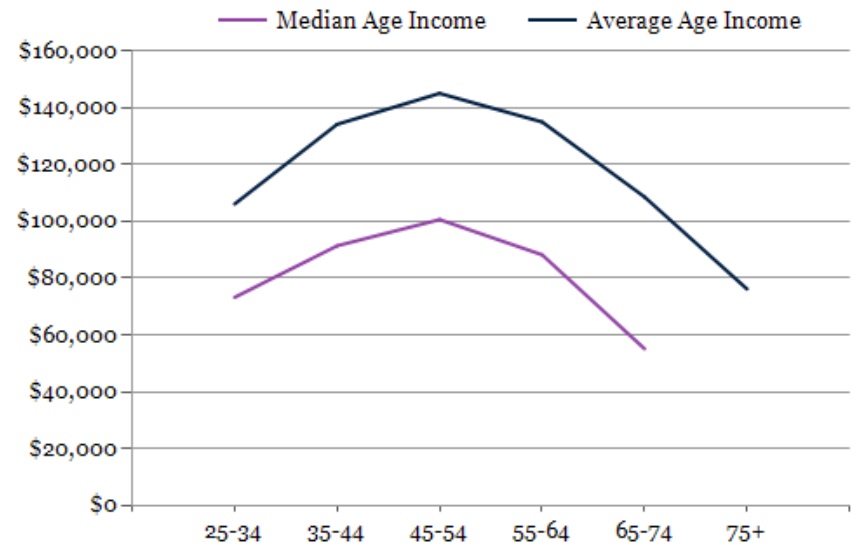
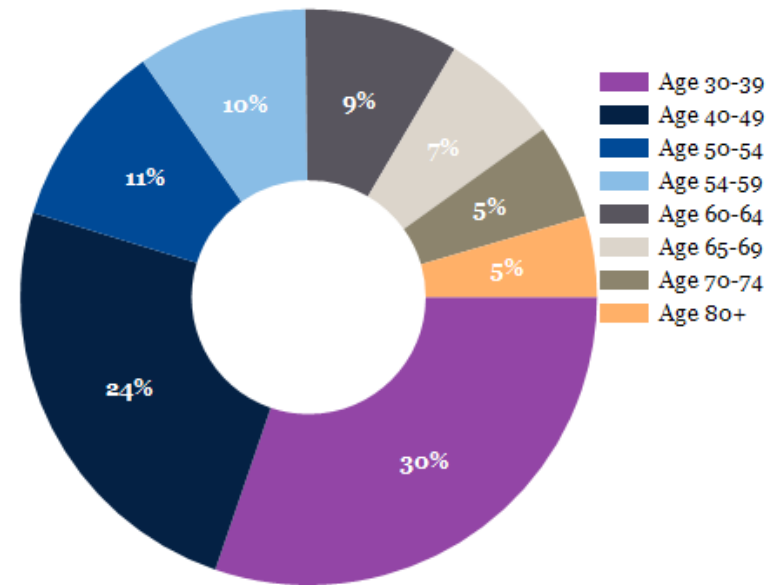
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,085	4,437	31,210
2025 Population Age 35-39	2,943	4,422	26,274
2025 Population Age 40-44	2,646	4,260	22,323
2025 Population Age 45-49	2,232	3,758	18,923
2025 Population Age 50-54	2,094	3,733	18,006
2025 Population Age 55-59	1,905	3,421	16,051
2025 Population Age 60-64	1,720	3,157	15,174
2025 Population Age 65-69	1,323	2,720	12,306
2025 Population Age 70-74	1,070	2,467	10,245
2025 Population Age 75-79	904	2,103	8,022
2025 Population Age 80-84	627	1,459	5,400
2025 Population Age 85+	636	1,468	5,403
2025 Population Age 18+	25,102	43,620	237,294
2025 Median Age	42	44	39
2030 Median Age	44	46	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,231	\$80,478	\$89,728
Average Household Income 25-34	\$106,121	\$125,433	\$125,927
Median Household Income 35-44	\$91,393	\$104,572	\$100,631
Average Household Income 35-44	\$134,197	\$160,540	\$144,814
Median Household Income 45-54	\$100,644	\$121,395	\$103,090
Average Household Income 45-54	\$145,107	\$180,926	\$150,106
Median Household Income 55-64	\$88,252	\$108,467	\$85,630
Average Household Income 55-64	\$135,069	\$169,838	\$134,657
Median Household Income 65-74	\$55,130	\$68,309	\$52,048
Average Household Income 65-74	\$108,621	\$129,834	\$101,597
Average Household Income 75+	\$76,185	\$86,443	\$72,897





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

High Visibility Restaurant in Miami Beach



MANNY CHAMIZO, III
COMMERCIAL REAL ESTATE

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"Connect with the well connected."

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Exclusively Marketed by:



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