



360
REAL ESTATE

CASA ADOSADA

CONFIDENTIAL MEMORANDUM

Go commercial with *confidence*

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CASA ADOSADA

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EXCLUSIVE: The property is exclusively listed for sale by RE/MAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

PROPERTY OVERVIEW

RE/MAX 360 proudly presents a prime redevelopment directly on Malaga Ave "**Casa Adosada**" in the Gables.

The offering is comprised of (3) single-family homes totaling +/- 24,000 feet of land. The lot(s) assemblage allows 10-11, tri-level "rowhouse" homes. This development could deliver the Highest & Best Use as a luxury rowhouse in one of South Florida's most sought after areas.

The lots benefit from favorable MF-2 zoning. There is also the possibility of up zoning to MX-1 consistent with the massive development across the street.

PROPERTY HIGHLIGHTS

- Folio: 0341170058240, 0341170058250, 0341170058270
- Sub-Division: Coral Gables "Crafts Sec"
- Primary Zone: MF-2
- (3) Single-Family Homes
- Floors: 1 | Living Units: 3
- Total Area (combined): 6,254 SF
- Lot Size (combined): 24,000 SF

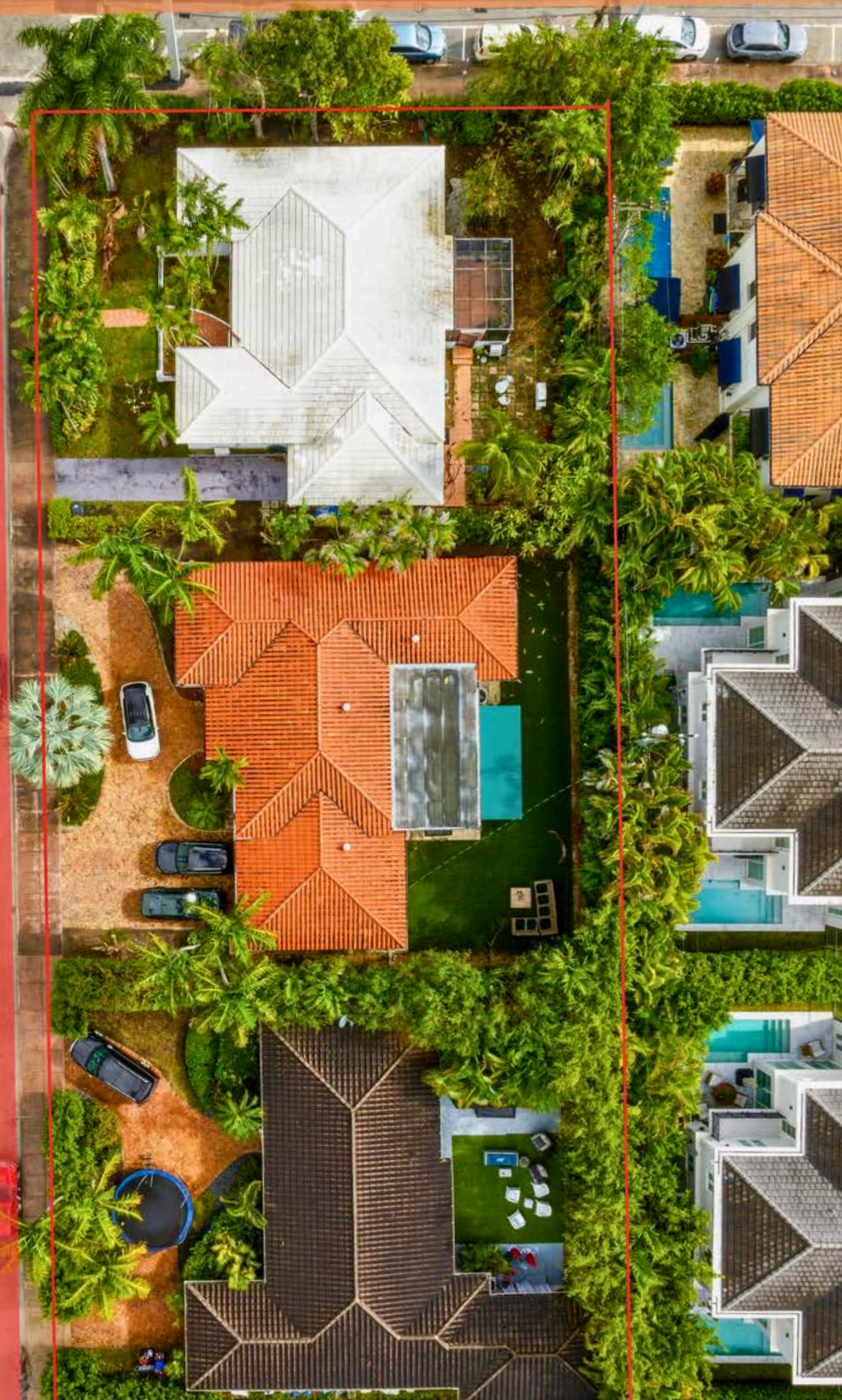
LOCATION HIGHLIGHTS

- City of Coral Gables
- Existing homes allow for rental income during entitlements
- MF-2 zoning with the possibility to upzone

Asking: \$7,500,000.00

MALAGA AVE

SALZEDO ST



THE HAMMOCKS



THE BILTMORE HOTEL

WESTCHESTER

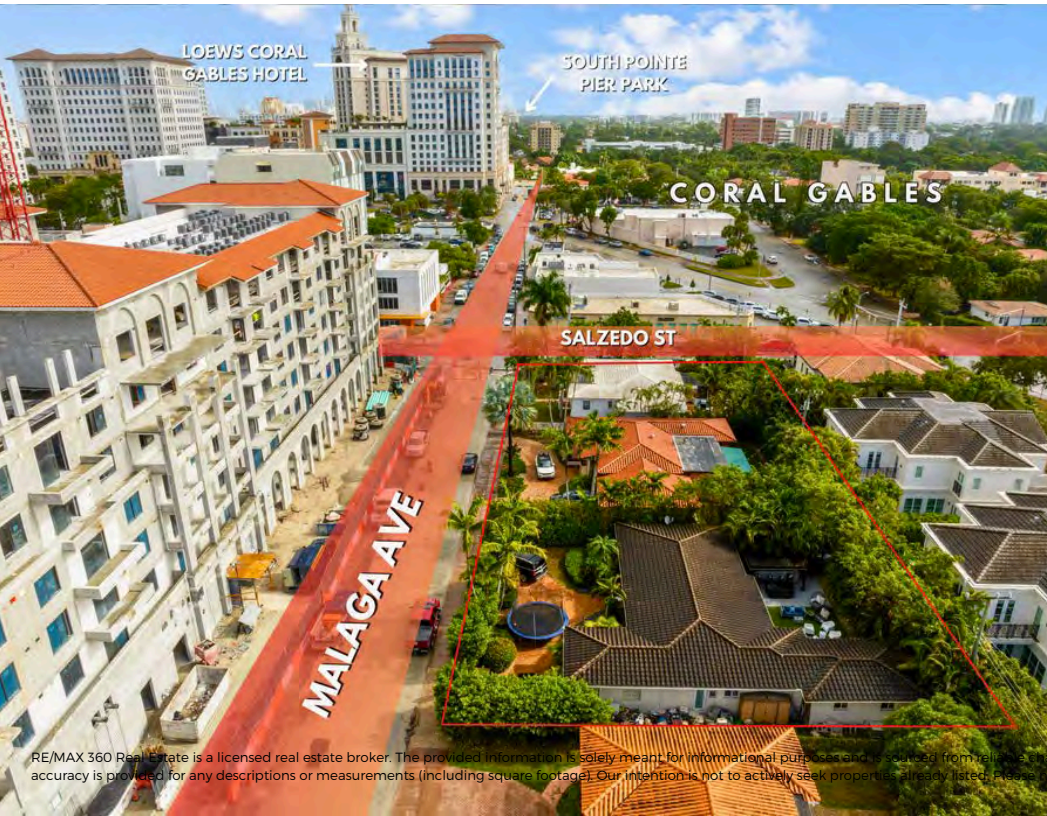


ALEXAN CRAFTS
263 UNITS
MIXED-USE
DEVELOPMENT

CORAL GABLES

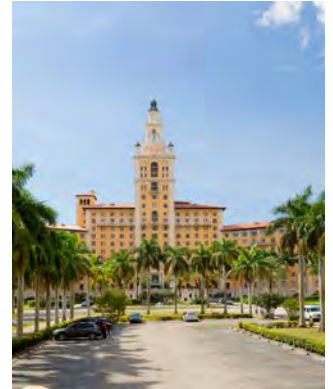
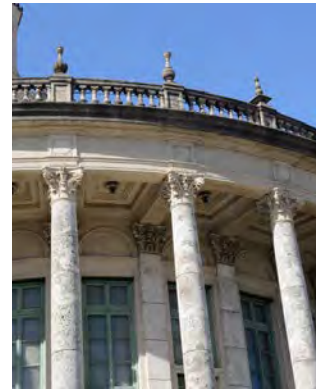
MALAGA AVE

SALZEDO ST



CORAL GABLES | THE CITY BEAUTIFUL

Coral Gables is located just southwest of downtown Miami, providing easy access to major highways like US-1 and the Palmetto Expressway. The city is well-served by public transport, including Metrobus and Metrorail services, which connect residents and businesses to greater Miami and surrounding areas. The Miami International Airport is also nearby, enhancing accessibility for businesses and tourists. Coral Gables is home to a diverse economy with a strong business presence, including multinational corporations, local businesses, and startups. The city promotes a business-friendly environment, offering incentives for development and growth. Major industries in Coral Gables include finance, healthcare, tourism, and education. Prominent companies such as Bacardi U.S.A., Visa, and the University of Miami contribute significantly to the local economy. Coral Gables' commercial real estate market has shown resilience and growth, driven by demand for office spaces, retail, and mixed-use developments. The high demand for premium office space reflects the area's growing business sector. Historically, Coral Gables has experienced steady increases in property values, making it an attractive destination for investors. The area's desirable location, amenities, and quality of life contribute to this trend. Coral Gables boasts a high median household income, with a significant percentage of residents holding advanced degrees. This demographic profile supports a robust market for upscale retail, dining, and services. The city is known for its cultural diversity, which enriches the business environment and offers a wide array of consumer preferences and opportunities. Coral Gables features Miracle Mile, a premier shopping and dining destination with both local boutiques and national brands. This bustling street attracts both locals and tourists, contributing to a vibrant retail atmosphere. The city hosts numerous cultural events, art galleries, and theaters, making it an attractive location for restaurants and entertainment venues. Coral Gables has a range of Class A office buildings that accommodate corporate headquarters and professional services. The combination of modern facilities, aesthetics, and amenities attracts top-tier tenants. The rise of coworking spaces reflects the demand for flexible office solutions, responding to evolving workforce needs. The residential submarket offers a mix of luxury condominiums and single-family homes, appealing to affluent individuals and families. This thriving residential environment supports local businesses and services. Parks, recreational facilities, and community services enhance the livability of Coral Gables, contributing to the overall attractiveness of the area for residents and businesses alike. Coral Gables is a dynamic city with a strong economic foundation, a thriving real estate market, and an exceptional quality of life. Its strategic location, affluent demographics, and diverse business environment make it an attractive opportunity for commercial real estate investment. The combination of retail, office, and residential developments positions Coral Gables as a desirable submarket in South Florida's broader commercial landscape.



REDEVELOPMENT POTENTIAL



MASSING STUDY

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NOTABLE ARTICLES

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MG Developer nabbed a \$14.5 million loan for pre-development costs associated with a planned Coral Gables boutique condominium project. Three New York-based lenders, H Equities, 141 Funding and Maxim Capital Group, provided the financing for Alhambra Parc, a planned 11-story building with 78 condos at 33 Alhambra Circle, a press release states. A Colliers team led by Jeffrey Donnelly and Dmitry Levkov arranged the mortgage on behalf of Coral Gables-based MG, led by CEO Alirio Torrealba. The loan provides MG with a full year to refine its plans and complete construction drawings for Alhambra Parc, which recently received full approval from the city of Coral Gables, Levkov said in a statement. Designed by Coral Gables-based Bellin Pratt & Fuentes Architects, Alhambra Parc would feature a mix of one-, two- and three-bedroom units ranging from 1,028 square feet to 3,366 square feet, plans filed with the city show. In 2022, MG assembled the 1.12-acre site for \$19.2 million, records show...

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MG Developer's pipeline grows after landing \$15M for Coral Gables condo project

Read more at TheRealDeal



NOTABLE ARTICLES

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The scion of a family known for its Latin food fortune sold a waterfront lot in Coral Gables' Gables Estates for \$18.5 million. Records show Francisco R. Unanue sold the 1-acre property at 1 Leucadendra Drive to Mocca Construction 1 Leucadendra LLC, a Florida entity managed by developer Alex Pirez. Vincent Pinto of Related ISG Realty had the listing, and Pirez represented himself in the deal. Unanue is a member of the Unanue family that founded and runs Goya Foods, the Secaucus, New Jersey-based food giant. In 2014, Forbes estimated the family's net worth at \$1.1 billion. In 2019 the firm's board considered a \$3 billion sale of the company, but backed out of the deal, according to published reports. Unanue bought the Leucadendra Drive property for \$4.3 million in 2001, according to property records. It spans more than an acre and 400 feet of waterfront, according to the listing. He first listed it for \$45 million in 2021, and dropped the asking price to \$25 million in 2022, Zillow shows...

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Goya Foods scion sells waterfront Gables Estates lot for \$19M

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NOTABLE ARTICLES

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FIFA expanded its South Florida office ahead of the 2026 World Cup, with plans to keep the space permanently as a base for the Americas. The international soccer governing organization now has a total of 75,000 square feet on four floors at 396 Alhambra Circle in [Coral Gables](#), after adding 15,000 square feet to its previously leased space, [Bloomberg reported](#), citing anonymous sources. The deal comes as Zurich-based FIFA ramps up preparations for the World Cup, which will be held in the summer of 2026 across Canada, the U.S. and Mexico. Miami is among the 16 host cities. FIFA President Gianni Infantino will be moving to Miami where he will stay through the World Cup, according to Bloomberg. About 350 FIFA staff members work in Coral Gables. Records show the 15-story Coral Gables office building is owned by Agave Holdings. The real estate firm is backed by the Beckmann family that owns and runs the Jose Cuervo spirits brand. Lifestyle brand Jenni Kayne opened in [Palm Beach](#), marking its second store in...

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Lease roundup: FIFA opens permanent office in Coral Gables ahead of 2026 World Cup

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305.450.5992

ADUARTE@360MIAMIREALESTATE.COM

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