

1424-1430 PONCE DE LEON BLVD +  
Lot @ 211 MENORES AVE

1424 Ponce De Leon Blvd | Coral Gables, FL  
OFFERING MEMORANDUM

For Sale : Coral Gables Retail Center  
+ Development Opportunity



ONE | Sotheby's  
INTERNATIONAL REALTY

## OFFERING SUMMARY

ADDRESS	1424-1430 Ponce de Leon Blvd Coral Gables FL 33134
COUNTY	Miami-Dade
BUILDING SF	3,997 SF
LAND ACRES	0.13
LAND SF	5,782 SF
YEAR BUILT	1956 Renovated 2022
APN	3-4108-009-3470 (1424-1430 Ponce) + 4108-009-3480 (211 Menores Ave)

## FINANCIAL SUMMARY

PRICE	<b>\$3,550,000</b>
PRICE PSF	\$888.160

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	33,506	256,799	572,067
2026 Median HH Income	\$82,604	\$70,796	\$73,270
2026 Average HH Income	\$134,092	\$118,502	\$120,903



## Property Summary

- ONE Sotheby's International Realty is proud to present a fully leased corner commercial building paired with an adjacent vacant lot at the northwest corner of Ponce de Leon Boulevard and Menores Avenue in Coral Gables — one of South Florida's most stable and sought-after markets. **1424-1430 Ponce de Leon Boulevard is a 3,997 SF building 100% occupied by two tenants, Limitless Dance Collective and Kick LLC, generating over \$180,000 in gross annual income** with leases running through early 2029. The income is there, the tenants are in place, and the corner location only gets more valuable over time.
- What sets this deal apart is 211 Menores Avenue— a 5,500 SF vacant lot sitting right next to the building, zoned multifamily. Use it for parking today, build on it tomorrow, or hold the full corner as a long-term land position. It's rare to find a deal in Coral Gables that gives you current income and that kind of flexibility in the same package.

## Location Summary

- The property is located on North Ponce de Leon Boulevard within the North Ponce Mixed-Use Overlay District — the corridor connecting Miracle Mile, Downtown Coral Gables, Coconut Grove, and Brickell. It's a stretch of road that sees consistent traffic, strong household incomes nearby, and the kind of demand that doesn't go away. Coral Gables retail vacancy sits at just 2.1% with nothing new under construction, and recent sales along this corridor have traded well above \$700 per square foot. Demand has only grown as rising costs in Brickell and Coconut Grove continue pushing businesses and residents northward along Ponce. The city's tight development controls mean supply stays limited — which is exactly why a corner assemblage like this, with income already attached, is the kind of opportunity that doesn't come around often.

## GLOBAL

NUMBER OF UNITS	3
BUILDING SF	3,997
LAND SF	5,782 + 5,000 sq ft Lot
LAND ACRES	0.13
# OF PARCELS	2
YEAR BUILT	1956 Renovated 2022
ZONING TYPE	5005 Mixed-Use 3
LOCATION CLASS	Urban Infill / Primary Commercial Corridor
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT # 1 DIMENSION	55 x 105 ft

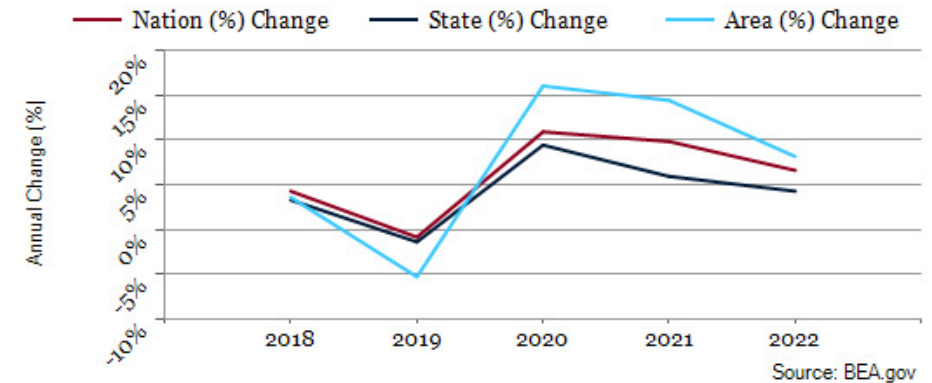
## MULTI-FAMILY VITALS

HVAC	Yes
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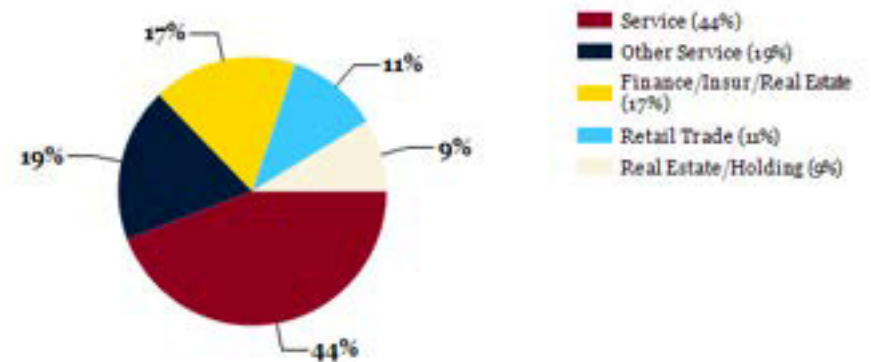
## NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Office Building
EAST	Commercial
WEST	Vacant Land

## Miami-Dade County GDP Trend



## Major Industries by Employee Count





Aerial View



West View



Exterior Facing Ponce



500 Sqft Multifamily Lot



North View



Kick Miami Studio



Kick Miami Studio



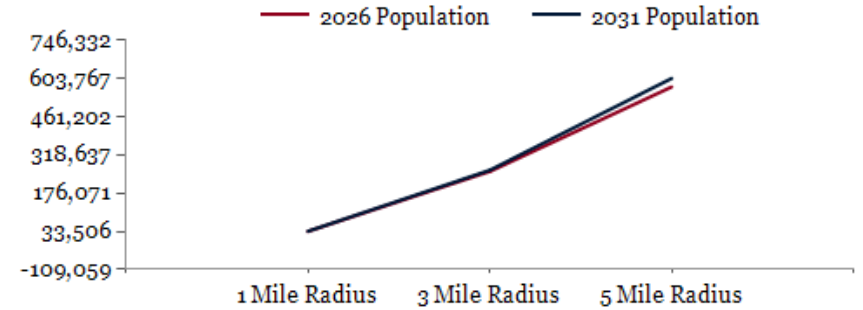
Kick Miami Studio



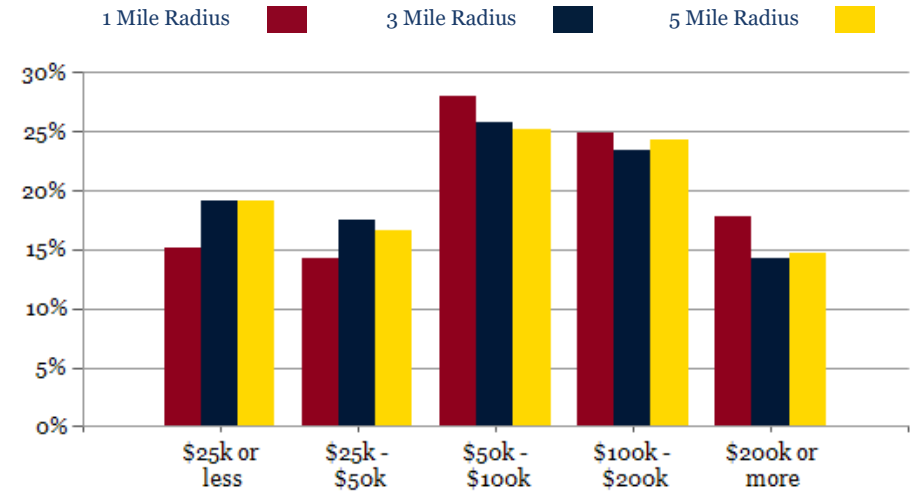
Kick Miami Lobby/Reception

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,650	230,803	467,570
2010 Population	31,420	245,887	511,626
2026 Population	33,506	256,799	572,067
2031 Population	33,991	261,775	603,767
2026 African American	372	6,986	37,940
2026 American Indian	72	876	2,403
2026 Asian	609	3,190	8,801
2026 Hispanic	26,490	210,490	435,347
2026 Other Race	3,531	33,841	75,939
2026 White	11,310	81,176	182,016
2026 Multiracial	17,604	130,675	264,826
2026-2031: Population: Growth Rate	1.45%	1.90%	5.40%

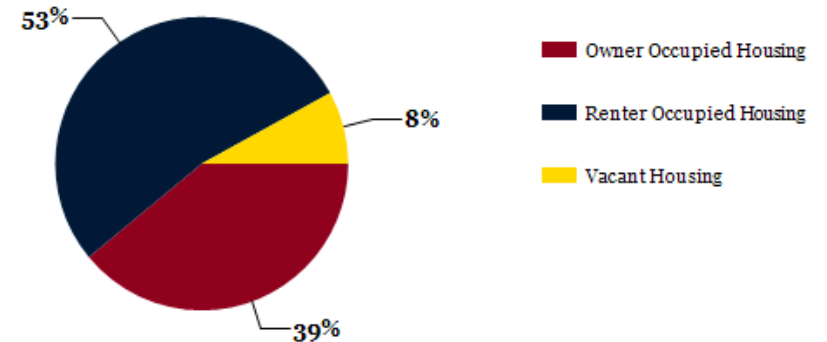
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,248	11,819	28,566
\$15,000-\$24,999	1,076	8,036	16,884
\$25,000-\$34,999	798	7,930	16,760
\$35,000-\$49,999	1,391	10,270	22,793
\$50,000-\$74,999	2,541	15,993	35,815
\$75,000-\$99,999	1,777	10,653	24,125
\$100,000-\$149,999	2,219	15,452	37,456
\$150,000-\$199,999	1,602	8,770	20,338
\$200,000 or greater	2,747	14,771	34,925
Median HH Income	\$82,604	\$70,796	\$73,270
Average HH Income	\$134,092	\$118,502	\$120,903



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

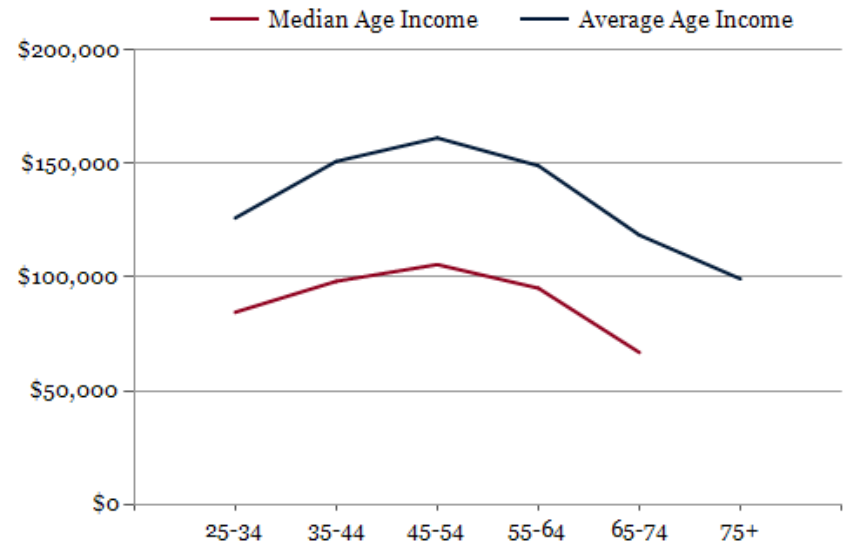
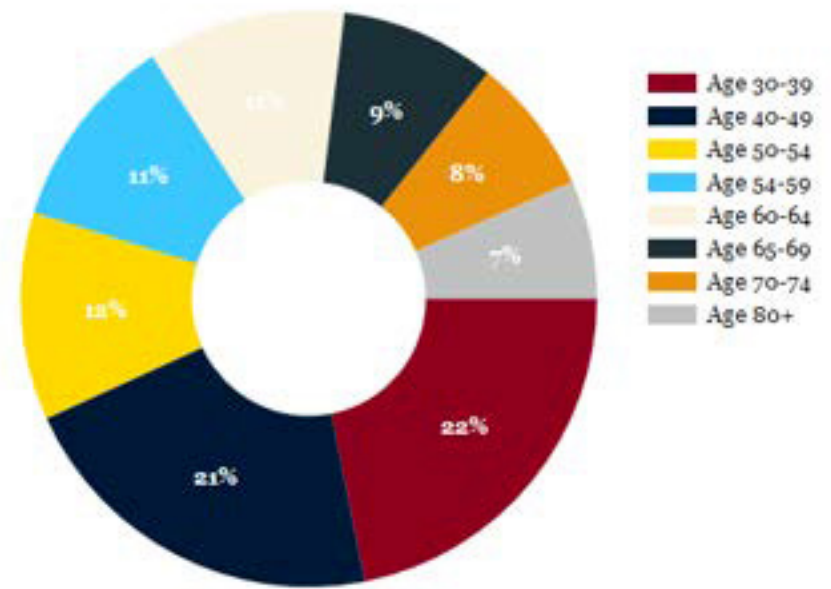


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,269	17,300	45,540
2026 Population Age 35-39	2,587	18,544	43,333
2026 Population Age 40-44	2,435	17,765	39,949
2026 Population Age 45-49	2,283	16,997	36,817
2026 Population Age 50-54	2,583	18,615	38,876
2026 Population Age 55-59	2,448	17,991	37,261
2026 Population Age 60-64	2,462	18,002	37,035
2026 Population Age 65-69	1,931	14,407	30,441
2026 Population Age 70-74	1,698	12,602	26,426
2026 Population Age 75-79	1,473	10,378	21,525
2026 Population Age 80-84	1,039	7,751	15,569
2026 Population Age 85+	1,183	8,678	16,379
2026 Population Age 18+	28,600	215,634	480,033
2026 Median Age	46	44	42
2031 Median Age	47	45	43

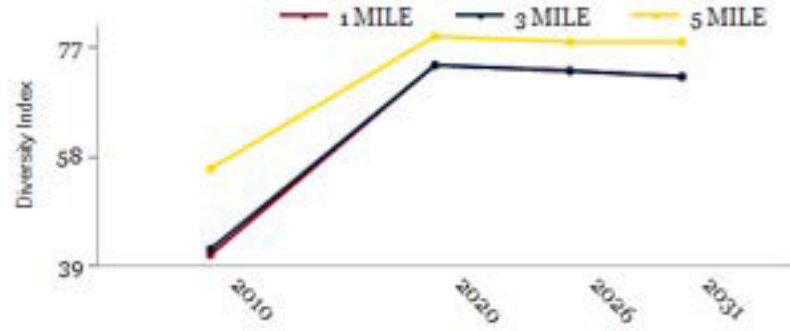
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,533	\$81,532	\$87,520
Average Household Income 25-34	\$126,035	\$118,683	\$126,766
Median Household Income 35-44	\$98,182	\$85,677	\$92,969
Average Household Income 35-44	\$151,015	\$138,235	\$144,042
Median Household Income 45-54	\$105,545	\$92,550	\$95,876
Average Household Income 45-54	\$161,323	\$145,279	\$147,280
Median Household Income 55-64	\$95,155	\$77,021	\$77,318
Average Household Income 55-64	\$149,090	\$128,397	\$129,614
Median Household Income 65-74	\$66,810	\$54,711	\$52,331
Average Household Income 65-74	\$118,531	\$103,032	\$99,587
Average Household Income 75+	\$99,241	\$76,522	\$72,726

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	72	72	78
Diversity Index (current year)	73	73	79
Diversity Index (2020)	74	74	79
Diversity Index (2010)	41	42	56

POPULATION DIVERSITY



POPULATION BY RACE

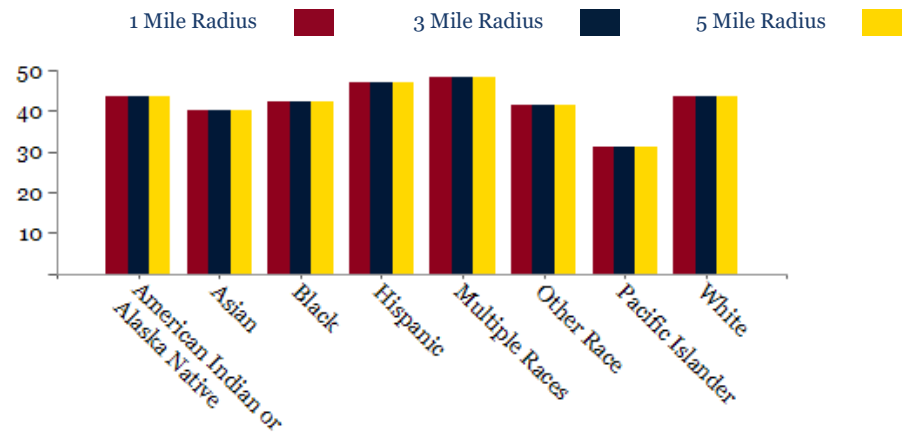


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	4%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	44%	45%	43%
Multiracial	29%	28%	26%
Other Race	6%	7%	8%
White	19%	17%	18%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	44	39	37
Median Asian Age	40	38	35
Median Black Age	42	35	36
Median Hispanic Age	47	46	44
Median Multiple Races Age	48	47	46
Median Other Race Age	42	40	39
Median Pacific Islander Age	31	36	32
Median White Age	44	42	39

2026 MEDIAN AGE BY RACE



# Our Secret Sauce: THE MARKETING CHECKLIST

## MARKETING STRATEGY & EXECUTION PLAN

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- General Offering Brochure (Electronic and Hard Copy Versions)  
Brochure to be compiled as well as a shorter form 'canvassing brochure'. Pertinent details on the building will be relayed to qualified tenants. Direct marketing via email blasts and brochures.
  - Individual Broker Presentations  
Individual top brokers to be given private tours of the property followed by a nearby restaurant lunch invitation.
  - Eblasts / Emails  
Commercial brokers in South Florida will receive 150,000 brochures of the buildings through an email blast. Follow-up calls will be made to the most active brokers. The e-brochures will be sent regularly to brokers on a consistent basis to keep them abreast of new developments and availability.
  - Property Listing Websites  
Active promotion of the buildings on web-based property listing sites such as: CoStar, MLS, and LoopNet.
  - Social Media  
Postings on social media sites: Facebook, LinkedIn, Twitter and YouTube.
  - Competitive Market Research  
Competitive market study will be conducted on a weekly basis, identifying competitive properties, sale values and terms. Focus to be given on why and how other comparable properties in the area are transacting. This system will allow us to market the property efficiently and make adjustments if needed.
  - Bi-Weekly Marketing Meetings  
With property management and ownership representatives, to ensure implementation of programs and identification of potential issues.
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# POTENTIAL PURCHASER

## BUYER TYPE OVERVIEW

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- Given that 211 Menores is a lot, there are 2 potential types of buyers:
  - Multi-Family Developers: the property is zoned for Multi-family and the neighboring space is a multi-family residential property. Buyers of 1424 Ponce who would value having the additional space for parking or potential redevelopment.
- Listing and selling the properties separately would likely increase the number of potential buyers and maximize returns, but could complicate the sale process and would not be the simplest route from the perspective of the sale proceeds.

## VALUATION ANALYSIS

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Based on residential market indicators, a vacant lot for multifamily development could yield as high as \$200–\$250/SF. While sales like these are not common and making comparables challenging to find, this would suggest a potential sale value of \$1.1M–\$1.3M.

**\$200 – \$250 / SF**

MULTIFAMILY DEVELOPMENT YIELD

**\$1.1M – \$1.3M**

SUGGESTED SALE VALUE RANGE

- We assume that there could be a discount to this valuation due to the proximity to the main road and neighboring commercial spaces — but even adjusting for this, a sale price of near \$1M should be more in line with expectations.

# POTENTIAL PURCHASERS

Owner/operators historically yield a premium on purchase, as they recognize the value in controlling long-term expense increases. Investors remain highly active in the market, seeking to build portfolios; they generally require properties pre-leased and priced to generate between 6.5% and 8%+ CAP rates.

Miami continues to benefit from significant redevelopment activity. This location sits within the highly coveted Coral Gables submarket — one of the most desirable residential markets in the country — with commercial demand accelerating due to rising costs in Brickell and Coconut Grove, making this asset of potential interest to a Developer. All three buyer types have drawn toward Coral Gables in recent years.

## BUYER PROFILE ANALYSIS

### PROFILE I OWNER OPERATOR

- Using the Comparable Sales approach, recent market transactions support the following price per SF range:
- Applying these estimates, the property would be valued within the following range:

**\$500 – \$700 / SF**

PRICE PER SQUARE FOOT

**\$2.1M – \$2.9M**

TOTAL ESTIMATED VALUATION

### PROFILE II INVESTOR

- While heightened interest in the Miami Market has compressed CAP rates, most investors are targeting the highest CAP rate achievable.
- Using current estimated rental rates and a target CAP rate range:
- Investors typically require pre-leased properties to underwrite at these return thresholds.

**6.5% – 8.0%**

TARGET CAP RATE

### PROFILE III DEVELOPER

- Developers seeking to rebuild are heavily impacted by zoning restrictions, easements, and lot size constraints.
- Of the three buyer profiles for 1424 Ponce De Leon, the developer represents the least likely acquisition scenario given the site's current characteristics.
- Coral Gables continues to attract interest from all three buyer types in recent years.

# EXECUTIVE SUMMARY

**1424–1430 Ponce De Leon Blvd & 211 Menores Ave** represents a unique infill assemblage located at the northwest corner of Ponce De Leon Boulevard and Menores Avenue, directly within the highly sought-after North Ponce Overlay District in Coral Gables. The offering combines a fully leased commercial corner building with an adjacent vacant multifamily-zoned parcel, creating a compelling covered land opportunity with both stable in-place income and meaningful long-term redevelopment upside.

**1424–1430 Ponce De Leon Blvd** consists of an existing multi-tenant retail/office building with strong frontage and visibility along one of Coral Gables' primary commercial corridors. The property contains approximately 3,997 adjusted square feet and sits on approximately 5,782 square feet of land. Adjacent to the building is 211 Menores Avenue, a ±5,500 SF vacant lot zoned Multifamily Medium Density, providing additional flexibility for future redevelopment, parking expansion, multifamily development, or a larger mixed-use repositioning strategy.

What makes this assemblage particularly attractive is the ability to generate current cash flow while maintaining future optionality as the North Ponce corridor continues to evolve. The location benefits from walkability, strong demographics, and proximity to Miracle Mile, Coconut Grove, Brickell, and the broader Coral Gables business district. The flexibility to market the properties together or separately broadens the buyer pool considerably and appeals to:

- Investors seeking covered land plays with income today and redevelopment upside tomorrow
- Owner-users looking to control a prominent corner location
- Multifamily and mixed-use developers
- Long-term infill investors targeting Coral Gables redevelopment corridors
- Local buyers seeking strategic land positions within the North Ponce Overlay

Overall, this is a well-located urban infill opportunity combining stable income, multifamily zoning flexibility, strong frontage, and long-term redevelopment potential in one of South Florida's most supply-constrained submarkets.

# EXECUTIVE SUMMARY

## ZONING

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### 1424–1430 Ponce De Leon Blvd | MX-3 Mixed-Use Zoning

- **MX-3 allows a blend of retail, office, restaurant, and residential uses in a more urban setting. The zoning is designed to support walkable mixed-use development along major corridors like Ponce De Leon Blvd and fits well within the vision of the North Ponce Overlay.**

### 211 Menores Ave | Multifamily Medium Density Zoning

- The adjacent vacant lot is zoned with Multifamily Medium Density, allowing for additional residential flexibility and future redevelopment potential. This creates value beyond the existing income-producing building and gives an investor multiple long-term options.

Together, the two properties offer a strong covered land opportunity with current income and future upside in one of Coral Gables' most active infill corridors.

## INVESTMENT HIGHLIGHTS

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- **Prime Coral Gables corridor:**  
Located within the North Ponce Overlay District, the assemblage sits in one of Coral Gables' most active urban infill corridors, directly connecting Miracle Mile, Downtown Coral Gables, Coconut Grove, and Brickell. The corridor continues to attract office, retail, mixed-use, and multifamily investment due to its walkability, limited supply, and long-term redevelopment potential. Market retail pricing in Coral Gables continues to outperform the broader Miami market, with average pricing currently estimated at around \$564/SF.
- **Strong demographics and visibility:**  
Positioned along heavily traveled Ponce De Leon Boulevard, the property benefits from exceptional visibility, strong daily traffic counts, and immediate access to some of Miami-Dade County's most affluent residential neighborhoods. The surrounding area is supported by high household incomes, strong consumer spending, and one of the most established retail and office markets in South Florida. Coral Gables retail vacancy remains extremely tight at approximately 2.1%, reflecting continued tenant and investor demand.

# DEVELOPMENT POTENTIAL

## BY-RIGHT DEVELOPMENT POTENTIAL

Based on the combined assemblage of 1424–1430 Ponce De Leon Blvd (MX-3 zoning) and 211 Menores Ave (Multifamily Medium Density), the site carries meaningful by-right development potential without requiring any rezoning or special approvals.

### Combined Site Potential (Both Parcels)

Zoning — 1424 Ponce	<b>MX-3 Mixed-Use</b>
Zoning — 211 Menores	<b>Multifamily Medium Density</b>
Total Lot Area (Combined)	<b>±11,282 SF</b>
Max Dwelling Units (MX-3)	<b>Up to 16 units</b>
Max Building Height	<b>4 Levels</b>
Max FAR	<b>3.0</b>
Max Built Area	<b>±17,073 SF</b>
Building Coverage	<b>95%</b>
Minimum Open Space	<b>5%</b>

### 211 Menores — Vacant Lot

Lot Size	<b>±5,500 SF</b>
Zoning	<b>Multifamily Medium Density</b>
By-Right Units	<b>5 Dwelling Units</b>
Use	<b>Multifamily / Parking / Redevelopment</b>

**Up to 16**

RESIDENTIAL UNITS (COMBINED)

**5**

DWELLING UNITS (211 MENORES)

**4 Levels**

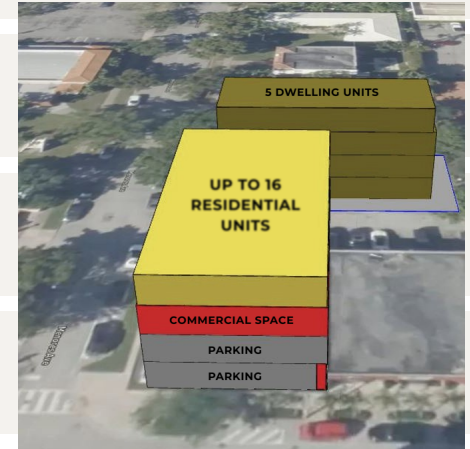
MAX BUILDING HEIGHT

**±17,073 SF**

MAX BUILT AREA (MX-3)

**\$200–\$250/SF**

VACANT LOT MULTIFAMILY YIELD



## REDEVELOPMENT SCENARIOS

### Scenario A — Hold & Lease (Near-Term)

Maintain existing commercial tenants at 1424–1430 Ponce while utilizing 211 Menores for surface parking or structured parking to increase income and tenant appeal.

### Scenario B — Partial Development (Medium-Term)

Develop 211 Menores as a standalone multifamily building with up to 5 units by-right, while retaining the income-producing commercial building at 1424 Ponce.

### Scenario C — Full Assemblage Redevelopment (Long-Term)

Combine both parcels for a mixed-use redevelopment of up to 16 residential units over ground-floor commercial, with structured parking — fully by-right under MX-3 zoning.

# ZONING ALLOWANCES

## PROPERTY IDENTIFICATION

Folio Number	0341080093470
Address	1424 Ponce De Leon Blvd, Coral Gables, FL
City	Coral Gables
Lot Area	5,691 ft <sup>2</sup>
Zoning Code	Coral Gables FL Zoning Regulations (January 2020)
Parcel Zoning	MX-3

## LOCATION CONTEXT

Corner Position	Northwest corner of Ponce De Leon Blvd & Menores Ave
Overlay District	North Ponce Mixed Use District Overlay
Primary Frontage	Ponce De Leon Boulevard (53.17 ft)
Secondary Frontage	Menores Avenue (106 ft)
Nearest Landmarks	Miracle Mile, Brickell, Coconut Grove, Downtown Coral Gables
Traffic Corridor	High-volume urban commercial corridor

## SUBMARKET OVERVIEW

The subject property is located within the North Ponce Overlay District of Coral Gables, one of the most supply-constrained and demographically strong commercial submarkets in South Florida. The corridor directly connects Miracle Mile to Brickell and benefits from consistent foot traffic, high household incomes, and strong consumer spending patterns. Retail vacancy in Coral Gables remains extremely tight at approximately 2.1%, with average retail pricing tracking around \$564/SF — significantly outperforming broader Miami-Dade averages.

**2.1%**

CORAL GABLES RETAIL VACANCY

**\$564/SF** AVG.

RETAIL PRICING

**±1/4 Mile**

TO MIRACLE MILE

# ZONING ALLOWANCES

## ALLOWED USES

The following use table reflects the permitted, conditional, and additional-regulation uses under the MX-3 Mixed-Use Zoning designation per Coral Gables FL Zoning Regulations (January 2020). P = Permitted, C = Conditional, AR = Additional Regulations, NP = Not Permitted.

P Permitted	C Conditional	AR Additional Regulations	NP Not Permitted
<b>RESIDENTIAL USES</b>		<b>NON-RESIDENTIAL — COMMERCIAL (CONT.)</b>	
Live-work	C	Vehicle sales / displays, minor	P Storage building and/or utility room <b>P</b>
Multi-family dwellings	P	Vehicle sales / displays, major	P Museum <b>P</b>
<b>NON-RESIDENTIAL — OFFICE</b>		Vehicle service, major	C Parking garages, Parking lots (principal use) <b>C</b>
Home Office	AR	Assisted living facilities	C Parking, loading or unloading in residential districts <b>C</b>
Offices	P	Community center	P Art Gallery <b>P</b>
<b>NON-RESIDENTIAL — COMMERCIAL</b>		Congregate care	P Vehicle service <b>AR</b>
		Day care	P
Camps	P	Government uses	P <b>KEY</b>
Overnight accommodations	P	Municipal facilities	P P — Permitted
TV / radio studios	P	Helistop	C C — Conditional
Veterinary offices	P	Medical clinic	P AR — Additional Regulations
Alcoholic beverage sales	C	Nursing homes	P NP — Not Permitted
Animal grooming or boarding	C	Public transportation facility	P
Auto service stations	C	Educational facilities	P
Drive-through facilities	C	Schools	C
Funeral homes	P	Swimming pool and/or spa	P
Indoor recreation / entertainment	P	Drive-throughs, walk-up windows, ATM	C
Marina facilities	C	Massage establishment	C
Mixed use buildings	P	Restaurant, open air	C
Outdoor recreation / entertainment	P	Emergency preparedness shelter	P
Restaurants	P	Antennae & telecom uses	C
Restaurants, fast food	P	Permanently installed stand-by generators	P
Retail sales and service	P		
Sales and/or leasing offices	P		
Temporary uses	P		

# ZONING ALLOWANCES

MAXIMUM LOT CAPACITY

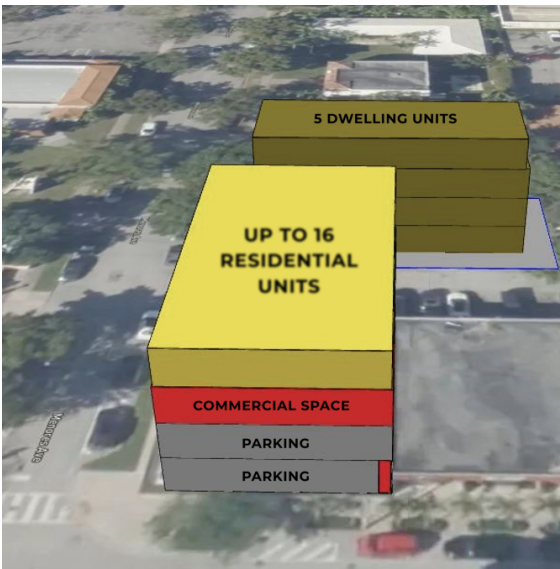
Folio: **0341080093470**  
Address: **1424 Ponce De Leon Blvd**  
Lot Area: **5,691 ft<sup>2</sup>**  
Zoning: **MX-3**

## BUILDING INTENSITY

FAR	<b>3</b>
Maximum Built Area	<b>17,073 ft<sup>2</sup></b>
Building Coverage	<b>95%</b>
Max Building Footprint	<b>5,169 ft<sup>2</sup></b>
Dwelling Units per Acre	<b>125 du/acre</b>
Dwelling Units Allowed	<b>16 units</b>
Max Commercial Area	<b>6,829 ft<sup>2</sup></b>
Max Office Area	<b>14,512 ft<sup>2</sup></b>
Minimum Open Space	<b>5%</b>

## HEIGHT LIMITATIONS

Total Building Height	<b>4 Levels</b>
Principal Building Max. Level (Podium)	<b>4 Levels</b>



### 16 Units

MAX DWELLING UNITS ALLOWED

### 4 Levels

TOTAL BUILDING HEIGHT

### 17,073 SF

MAXIMUM BUILT AREA

### 95%

BUILDING COVERAGE

### 3.0 FAR

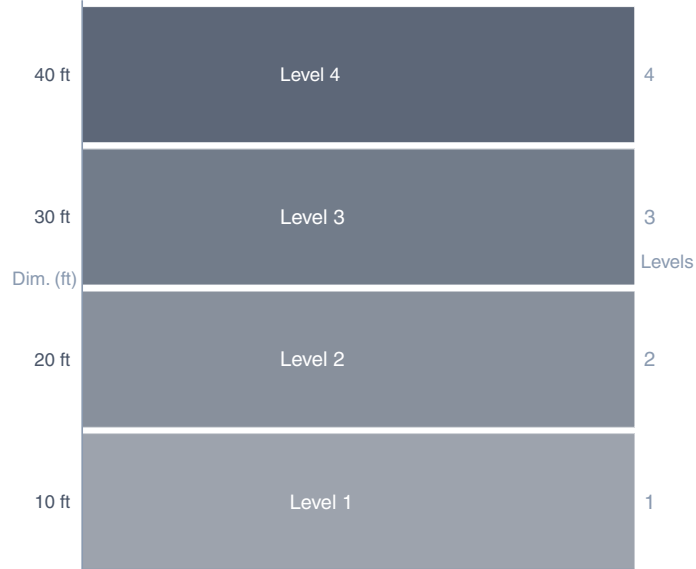
FLOOR AREA RATIO

# ZONING ALLOWANCES

## ILLUSTRATIONS

The following elevation diagrams illustrate the maximum allowable building envelope for 1424 Ponce De Leon Blvd under MX-3 zoning regulations. Both North and East elevations reflect a 4-level podium build-up reaching approximately 40 feet in height.

**NORTH ELEVATION**



**EAST ELEVATION**



Main Building
  Building Setback limit

### ELEVATION NOTES

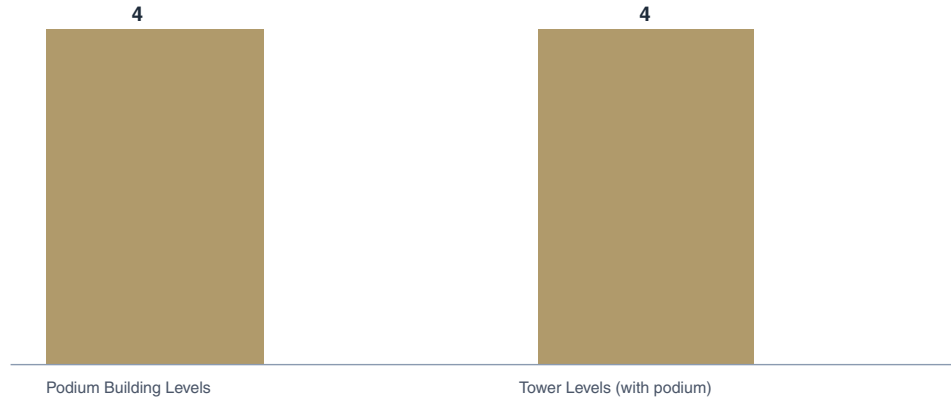
- Both North and East elevations reflect a maximum 4-level podium structure reaching approximately 40 feet.
- The MX-3 zoning designation allows for a 0 ft setback on Primary (Frontage A) and Secondary (Frontage B) frontages.
- Rear setback (Frontage C) is minimum 10 ft. Side setback (Frontage D) is 0 ft minimum.
- Maximum building footprint is 5,169 ft<sup>2</sup> with 95% lot coverage allowed.
- Building dimensions: approximately 53.17 ft (north) x 106 ft (secondary/Menores Ave frontage).

# ZONING ALLOWANCES

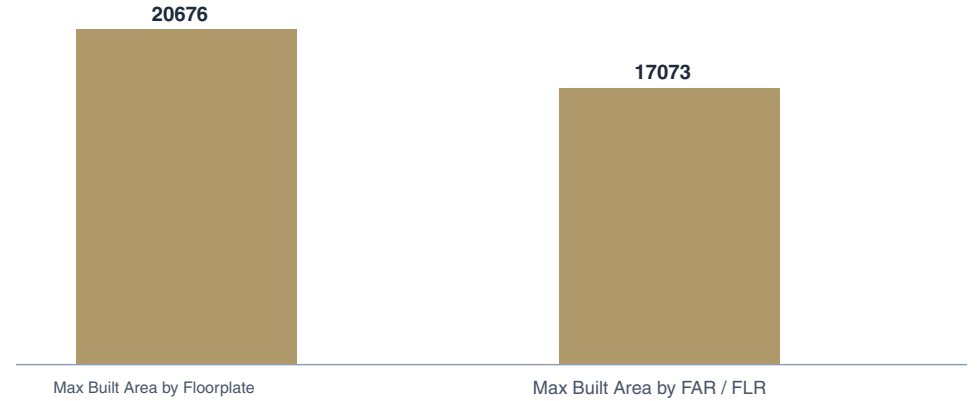
## STATISTICS

The following charts illustrate the zoning allowances for 1424 Ponce De Leon Blvd under MX-3 zoning, including allowable building levels, permitted building area, and lot occupation breakdown.

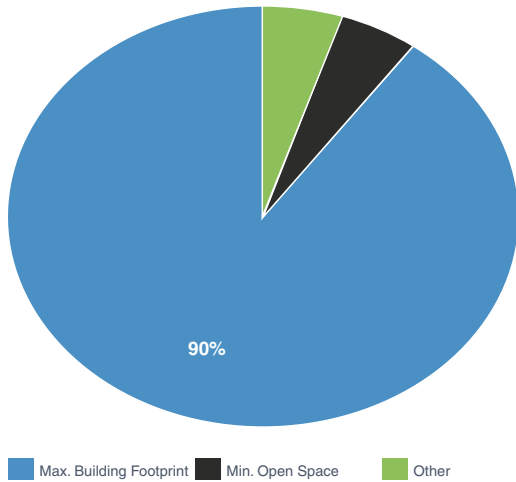
**Allowed Building Levels**



**Allowed Building Area (ft²)**



**Lot Occupation**



**KEY STATISTICS SUMMARY**

Podium Building Levels	<b>4</b>	Tower Levels (with podium)	<b>4</b>
Max Built Area by Floorplate	<b>20,676 ft²</b>	Max Built Area by FAR	<b>17,073 ft²</b>
Max Building Footprint	<b>90% of lot</b>	Min Open Space	<b>5%</b>

# CAPACITY ANALYSIS

## MAXIMUM CAPACITY

Folio: **0341080093470**  
 Address: **1424 Ponce De Leon Blvd**  
 Lot Area: **5,691 ft<sup>2</sup>**  
 Zoning: **MX-3**

### TOTAL BUILDING AREA 7,481 ft<sup>2</sup>

Total Building Height	4 Levels
Maximum Building Footprint	5,169 ft <sup>2</sup>
Maximum Liner Footprint	1,153 ft <sup>2</sup>
Maximum Tower Footprint	32,000 ft <sup>2</sup>
Common Space Area	1,497 ft <sup>2</sup>
Building Coverage	95%
FAR	3

### RESIDENTIAL AREA NET 2,400 ft<sup>2</sup>

Residential Units	6 DU
Residential Units Average Size	400 ft <sup>2</sup>
Residential Height (Levels)	1 Level

### COMMERCIAL AREA NET 5,081 ft<sup>2</sup>

Commercial Height (Levels)	2 Levels
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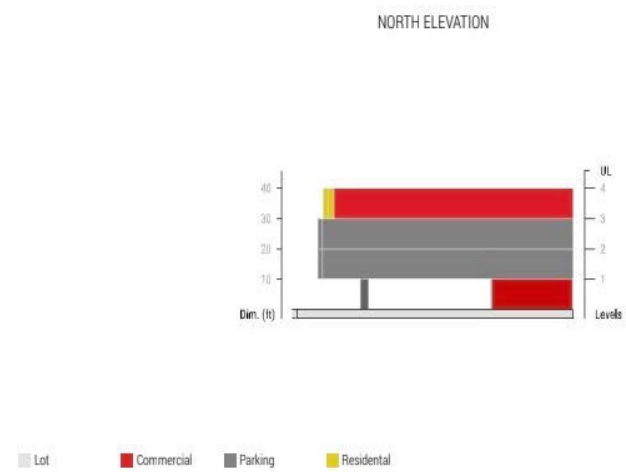
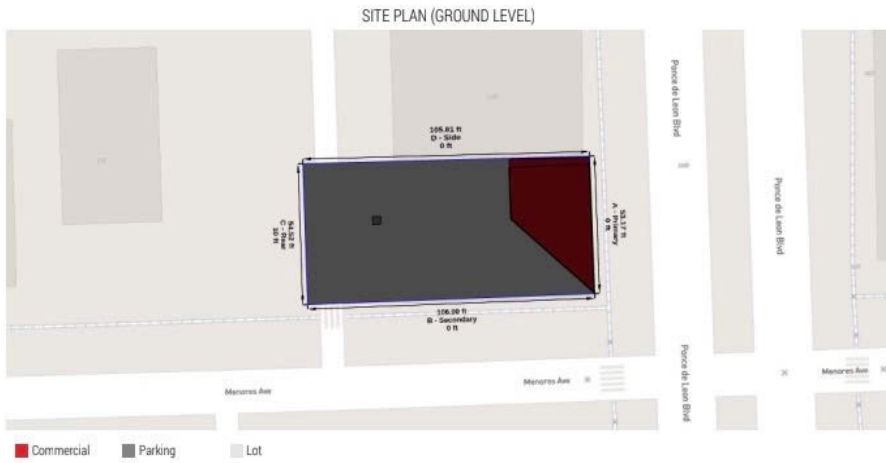
### PARKING AREA 10,347 ft<sup>2</sup>

Total Parking Required	26 Spaces
Total Shared Parking Required	30 Spaces
Parking Structure Height	3 Levels
Total Provided Parking Capacity	32 Spaces
On-Street Parking Capacity	6 Spaces
Parking Structure Capacity	26 Spaces
Parking Structure Area	10,347 ft <sup>2</sup>

# CAPACITY ANALYSIS

## SITE PLAN & ELEVATION

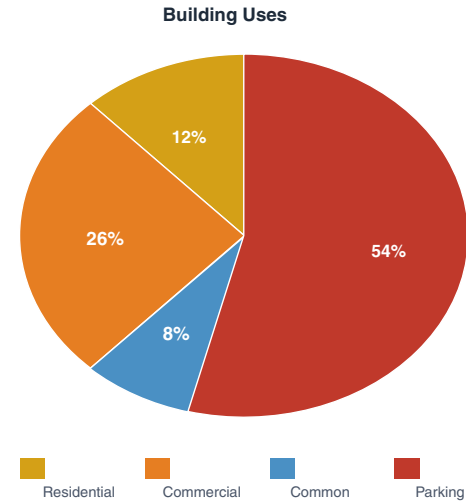
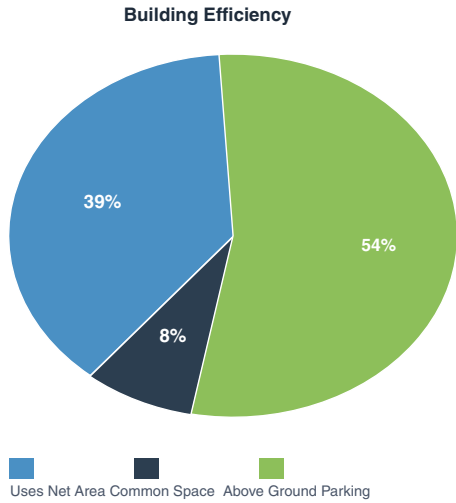
The site plan and north elevation below illustrate the maximum capacity buildout for 1424 Ponce De Leon Blvd under MX-3 zoning. The configuration shows commercial use at ground level, parking levels 2–3, and residential at the upper level.



# CAPACITY ANALYSIS

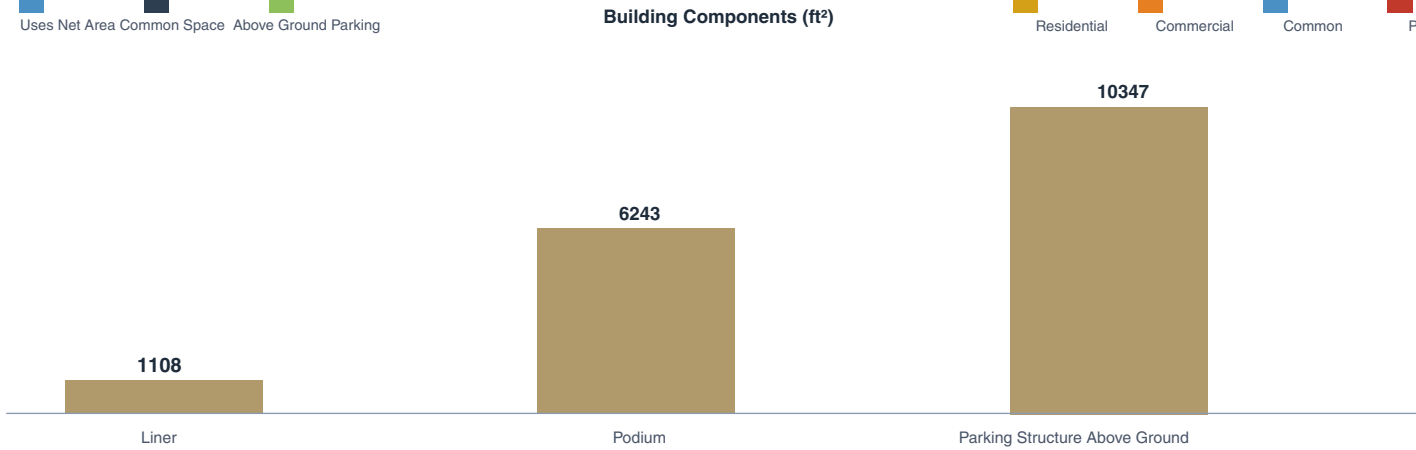
## STATISTICS

The following charts illustrate building efficiency, use breakdown, and building components for the maximum capacity scenario at 1424 Ponce De Leon Blvd.



Uses Net Area Common Space Above Ground Parking

Residential Commercial Common Parking



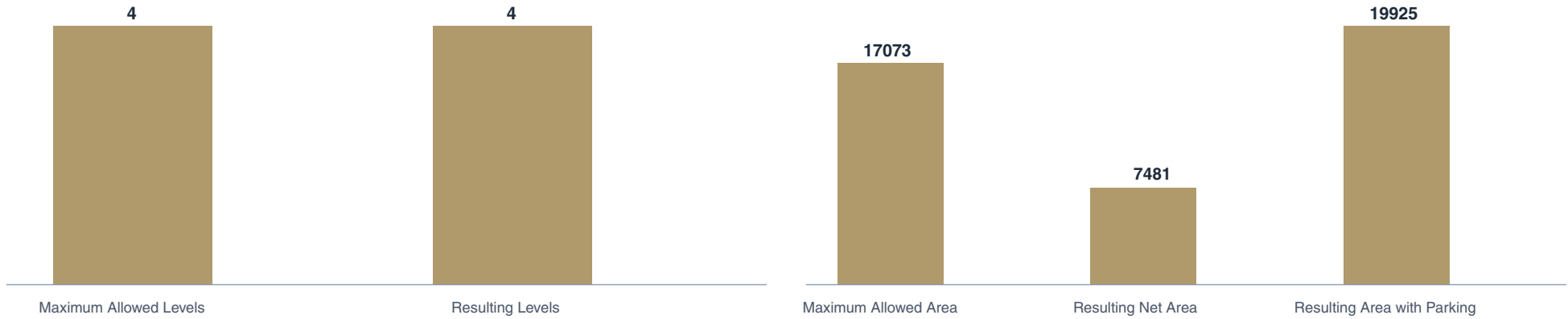
### BREAKDOWN SUMMARY

Uses Net Area	<b>39% of building</b>	Common Space	<b>8% of building</b>
Above Ground Parking	<b>54% of building</b>	Residential Area	<b>12% of uses</b>
Commercial Area	<b>26% of uses</b>	Parking Area	<b>54% of uses</b>
Liner	<b>1,108 ft<sup>2</sup></b>	Podium	<b>6,243 ft<sup>2</sup></b>
Parking Structure	<b>10,347 ft<sup>2</sup></b>		

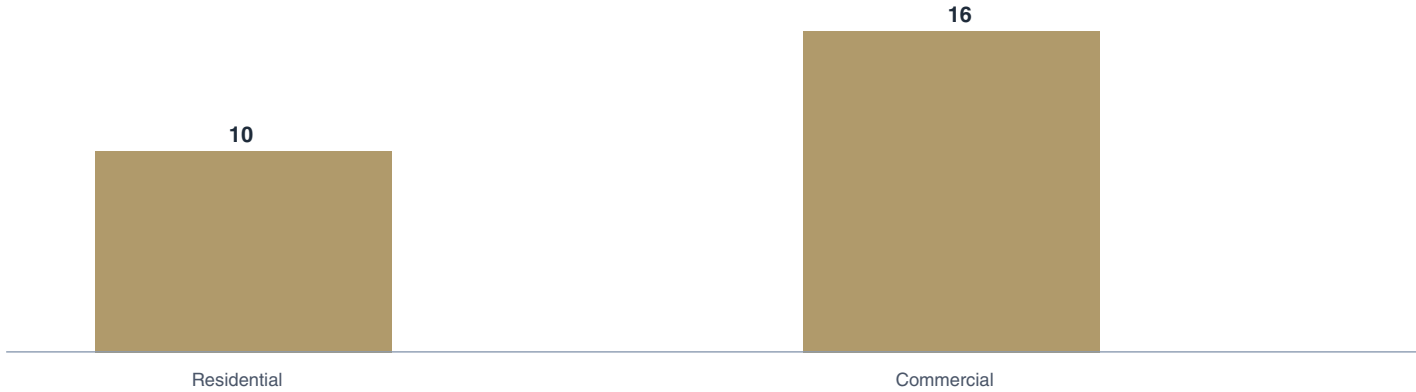
# CAPACITY ANALYSIS

STATISTICS

Comparative charts showing allowable vs. resulting height, area, and parking requirements per use for the maximum capacity scenario. **Allowable vs Resulting**  
**Height (Levels) Allowable vs Resulting Area (ft<sup>2</sup>)**



**Parking Required per Use (Spaces)**



**COMPARISON SUMMARY**

Maximum Allowed Levels	<b>4</b>	Resulting Levels	<b>4</b>
Maximum Allowed Area	<b>17,073 ft<sup>2</sup></b>	Resulting Net Area	<b>7,481 ft<sup>2</sup></b>
Resulting Area with Parking	<b>19,925 ft<sup>2</sup></b>	Residential Parking Required	<b>10 Spaces</b>
Commercial Parking Required	<b>16 Spaces</b>	Total Parking Required	<b>26 Spaces</b>

# DETAILED INFORMATION

## PROPERTY INFORMATION

Folio Number	0341080093470
Address	1424 Ponce De Leon Blvd
City	Coral Gables
Lot Area (Property Records)	5,782 ft <sup>2</sup> (survey recommended for accuracy)
Average Slope	0%
Parcel Zoning	MX-3
Zoning Code	Coral Gables FL Zoning Regulations (January 2020)
Overlay	North Ponce Mixed Use District Overlay

## OVERLAY DESCRIPTION

The purpose of the North Ponce Mixed Use District Overlay is to implement the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the North Ponce area. These standards are provided for the continuance and enhancement of North Ponce de Leon Boulevard as one of the City's main commercial corridors.

## ADDITIONAL INFORMATION

### Distance Requirement for Unusual Uses

No day labor, tattoo parlors, body piercing, pawn shops, check cashing centers, blood plasma centers, or similar uses shall be located within a distance of one thousand (1,000) feet from a residential district, religious institution, or school.

### Distance Requirements for Adult Uses

No adult bookstore or adult theater or massage salon shall be established or located within a distance of one thousand (1,000) feet from any other adult bookstore, adult theater or massage salon, or within one thousand (1,000) feet from a residential district and/or religious institution or school.

### Distance Requirements for Alcoholic Beverage Sales

No alcoholic beverage sales (package) shall be permitted upon premises closer than five hundred (500) feet from any religious institution or school without approval by the Board of Adjustment.

### Historic Preservation Regulations

No building or structure designated as an historic landmark shall be erected, altered, restored, moved, or demolished until a Certificate of Appropriateness (COA) has been submitted and approved. This standard strengthens the economy by stabilizing and improving property values in historic areas.

### Mediterranean Height and Density Bonuses

The Coral Gables Mediterranean style design standards incorporate a basic required standard (Table 1) and two additional levels of standards (Tables 2 and 3). Mediterranean Height and Density Bonuses may apply for MF2, MF3, MF4 and all MX zoning.

### Site Specific

A-40 — Douglas Section

# DETAILED INFORMATION

## BUILDING PARAMETERS

Liner Building Depth	30 ft
Minimum Tower Length or Depth	30 ft
Maximum Tower Depth	80 ft
Maximum Tower Length Residential	400 ft
Maximum Tower Length Commercial	400 ft
Efficiency	20%
Ground Level Height	10 ft
Base Level Height	10 ft
Tower Level Height	10 ft

## SITE PLAN SUMMARY

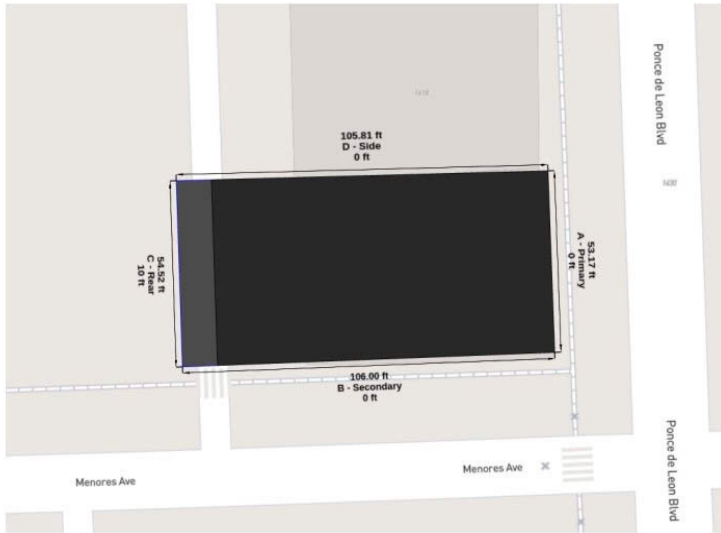
Frontage	Type	Length	Build Type	Height	Setback
<b>Frontage A</b>	Primary	53.17 ft	Podium	1–4 Levels	0 ft Min
<b>Frontage B</b>	Secondary	106.00 ft	Podium	1–4 Levels	0 ft Min
<b>Frontage C</b>	Rear	54.52 ft	Podium	1–4 Levels	10 ft Min
<b>Frontage D</b>	Side	105.81 ft	Podium	1–4 Levels	0 ft Min

# SITE PLAN

The site plan below illustrates the property boundaries, building footprint, setbacks, and street context for 1424 Ponce De Leon Blvd. The parcel sits at the northwest corner of Ponce De Leon Blvd and Menores Ave.

Parcel Number	034028093470	Lot Area	5611 sq ft	Plot Ratio	350
Address	1424 PONCE DE LEON BLVD	Zoning Code	Coral Gables FL Zoning Regulations (January 2020)	City	Coral Gables, FL
City	Coral Gables	Parcel Zoning	MX3		

SITE PLAN



Frontage A	Frontage Type: Primary	Length: 53.17 ft
Type	Podium	- - - -
Height	1-4 Levels	- - - -
Setback	0 ft Min	- - - -
Frontage B	Frontage Type: Secondary	Length: 106 ft
Type	Podium	- - - -
Height	1-4 Levels	- - - -
Setback	0 ft Min	- - - -

# SITE PLAN

## FRONTAGE DETAILS

Frontage	Type	Length	Build Type	Height	Setback
Frontage A	Primary	53.17 ft	Podium	1–4 Levels	0 ft Min
Frontage B	Secondary	106.00 ft	Podium	1–4 Levels	0 ft Min
Frontage C	Rear	54.52 ft	Podium	1–4 Levels	10 ft Min
Frontage D	Side	105.81 ft	Podium	1–4 Levels	0 ft Min

## PROPERTY REFERENCE

Folio Number	0341080093470
Address	1424 Ponce De Leon Blvd
City	Coral Gables
Lot Area	5,691 ft <sup>2</sup>
Zoning Code	Coral Gables FL Zoning Regulations (January 2020)
Parcel Zoning	MX-3

## SITE NOTES

- The subject property sits at the northwest corner of Ponce De Leon Blvd and Menores Ave within the North Ponce Overlay District.
- Primary frontage (Frontage A) faces Ponce De Leon Blvd with 0 ft setback — allows for active street-level retail/commercial.
- Secondary frontage (Frontage B) faces Menores Ave with 0 ft setback, providing full lot coverage along both street faces.
- Rear setback (Frontage C) requires a 10 ft minimum — the only setback constraint on the parcel.
- Side frontage (Frontage D) has 0 ft setback, allowing building construction to the property line.
- The lot dimensions allow for a compact but highly efficient mixed-use podium structure consistent with MX-3 urban infill standards.



**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.

1424-1430 PONCE DE LEON BLVD +  
Lot @ 211 MENORES AVE  
1424 Ponce De Leon Blvd | Coral Gables, FL  
OFFERING MEMORANDUM  
For Sale : Coral Gables Retail Center  
+ Development Opportunity



Exclusively Marketed by:



**MANUEL CHAMIZO III**  
Global Commercial Director

786.453.3171  
flacommercial@gmail.com



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