



RETAIL/OFFICE | CORAL GABLES

FOR SALE

2020 PONCE DE LEON

PROPERTY TYPE
Retail Condo

SIZE
726 SF

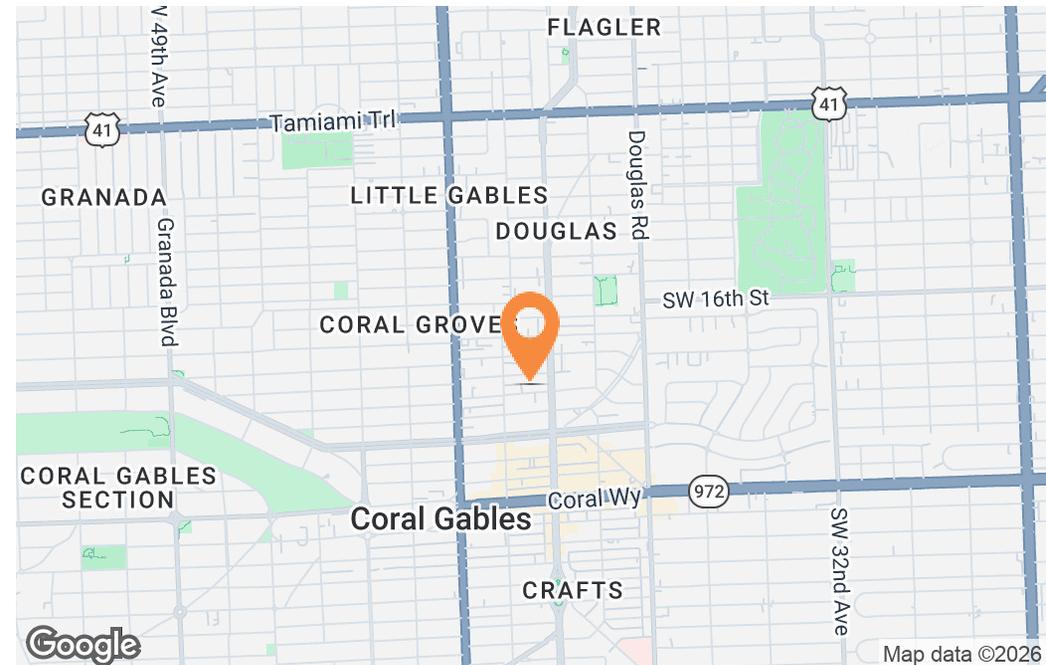
LEASE TYPE
NNN

PROPERTY OVERVIEW

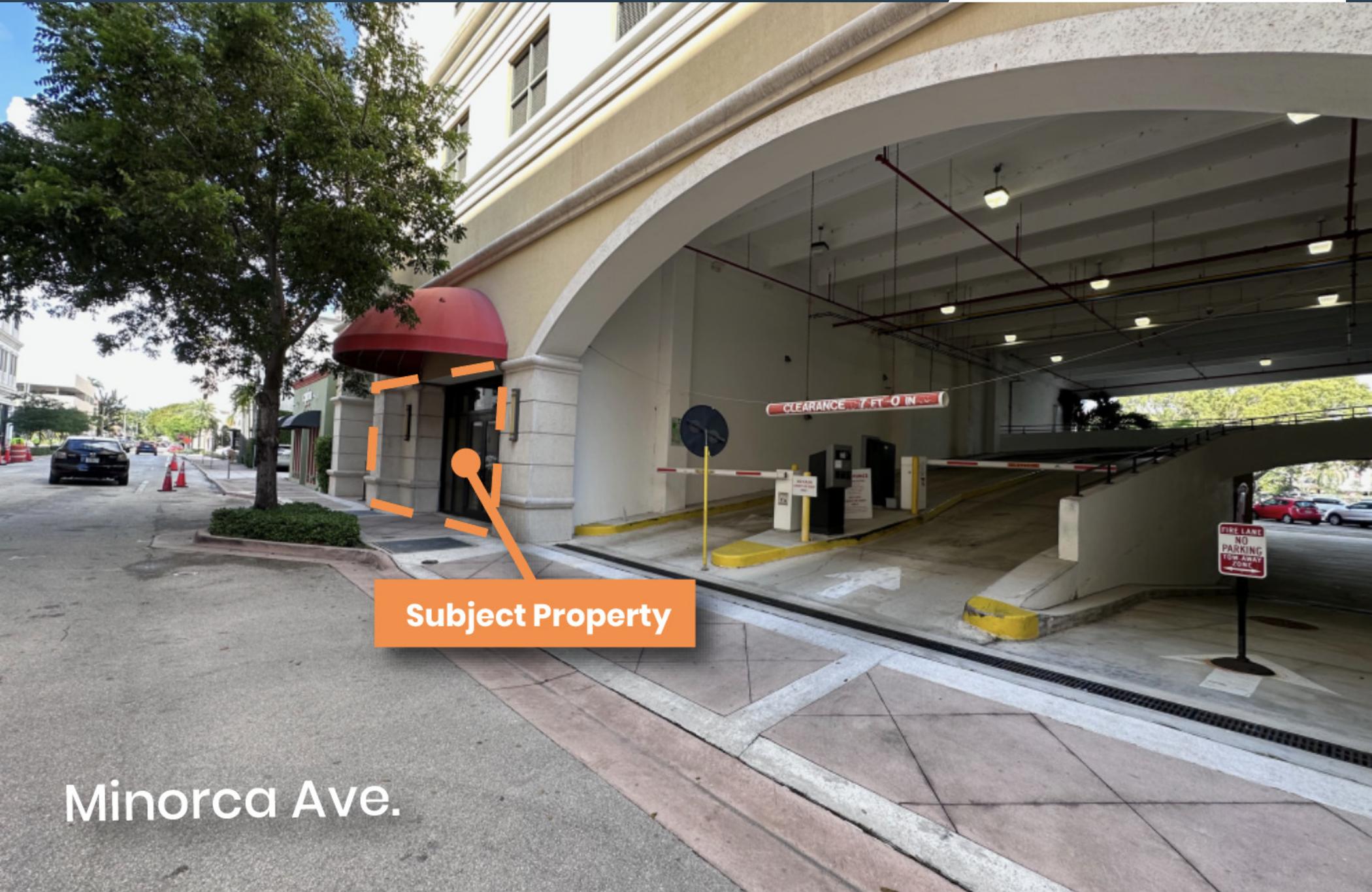
2020 Ponce de Leon is located in the heart of Coral Gables' central business district, surrounded by a dense mix of office, dining, and professional services. This street level retail condo offers strong visibility along Minorca Avenue and benefits from steady pedestrian traffic throughout the day. With 726 SF, it is housed within a modern, well maintained building featuring a high end lobby, on site retail, advanced security systems and dedicated parking, making it well suited for professional office or retail users seeking a core Coral Gables location.

PROPERTY HIGHLIGHTS

- **Lease: 2 years remaining (5 years renewal option)**
- **Tenant: Pharmacy**
- Modern lobby with retail on site
- Updated building systems, including security and Wi-Fi
- On site security desk and concierge services
- 2 assigned parking spaces



EXTENSION TERM:	ANNUAL BASE RENT	MONTHLY BASE RENT:	6.5% SALE TAX:	ASSOCIATION:	QUOTA PROPERTY TX	MONTHLY DEPOSIT TOTAL	ANNUAL PROP TAX
01/25 - 12/25	\$30,999.48	\$2,583.29	\$167.91	648,74	562,53	\$3,962.47	
01/26 - 12/26	\$31,929.36	\$2,660.78	\$172.95				
01/27 - 12/27	\$32,887.20	\$2,740.60	\$178.13				
	NOI	\$31,929.36	Area	726	SF		



Subject Property

Minorca Ave.



726 SF

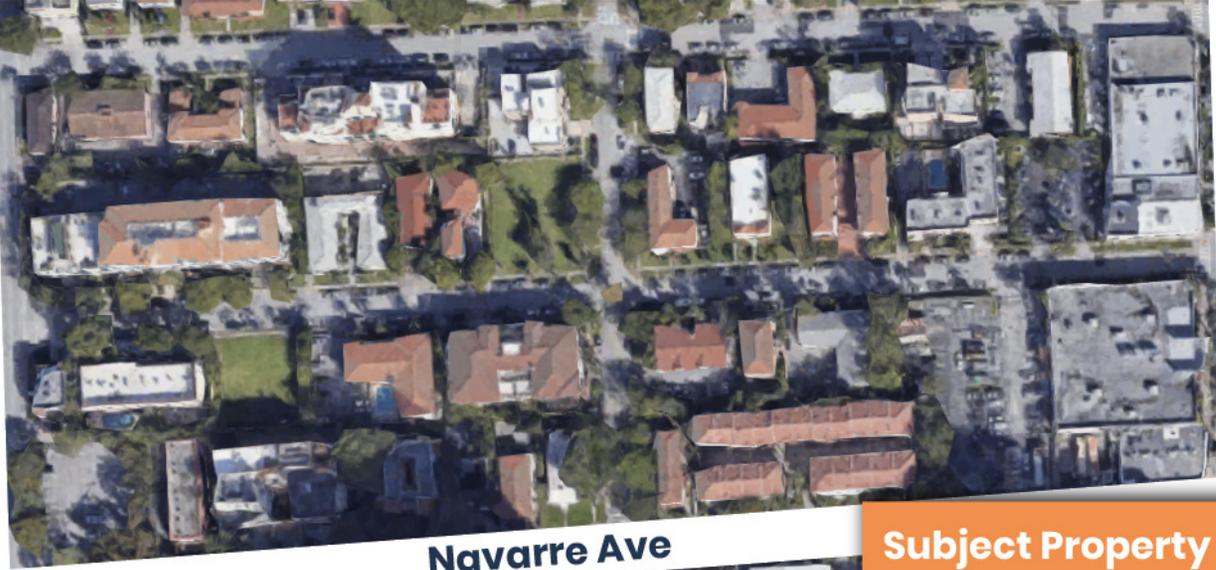












Navarre Ave

Subject Property



Minorca Ave



Ponce de Leon Boulevard





CORAL GABLES DEVELOPMENTS

RETAIL CONDO FOR SALE



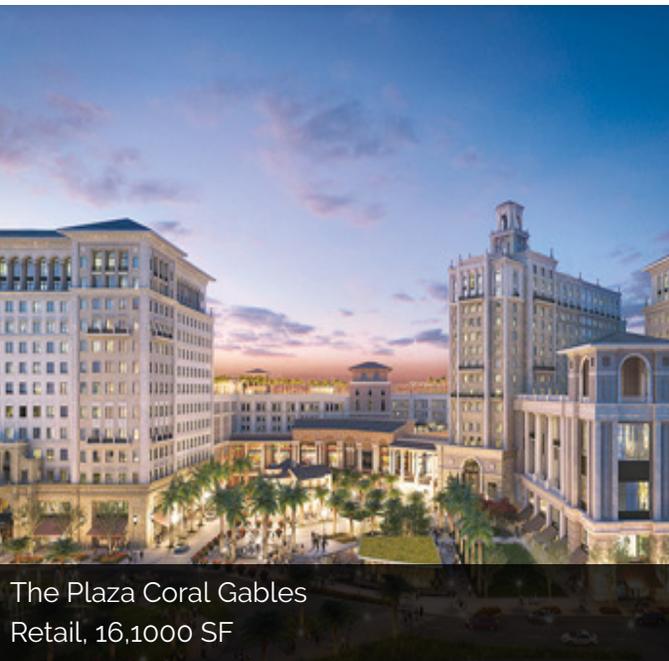
100 Miracle Mile
Multifamily, 135 units



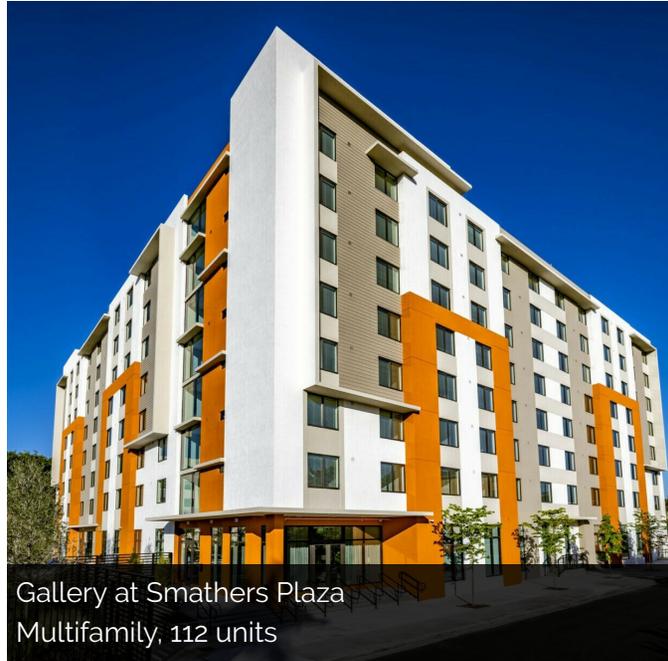
1601 Coral Gate
Mixed Use, 42 apartments/6,500 SF retail



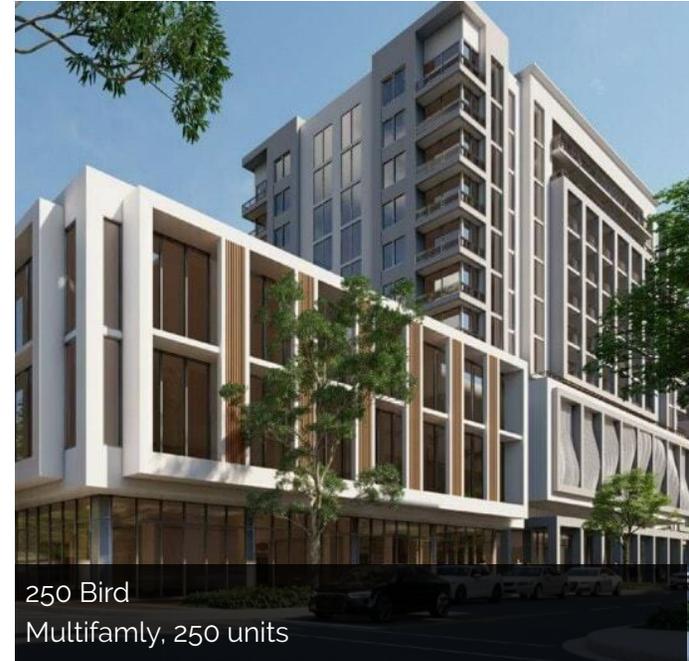
Shome One
Mixed Use, 397 apartments/4,000 SF office



The Plaza Coral Gables
Retail, 16,100 SF



Gallery at Smathers Plaza
Multifamily, 112 units

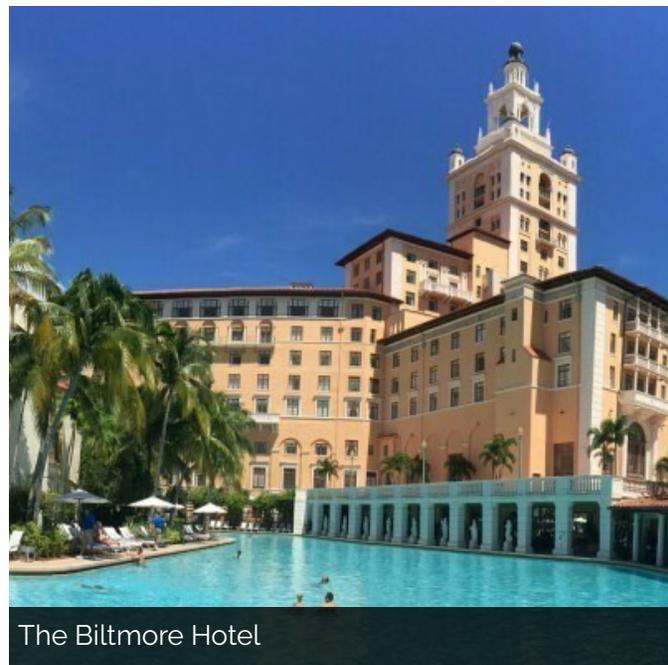
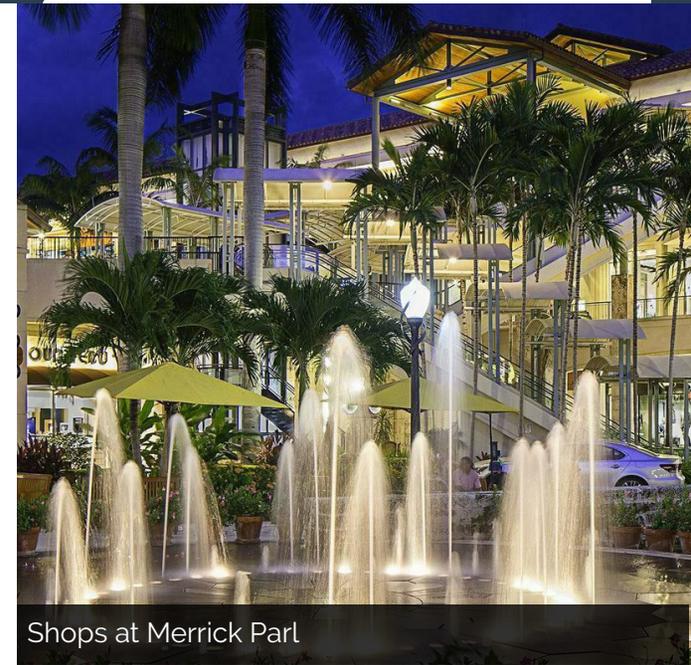
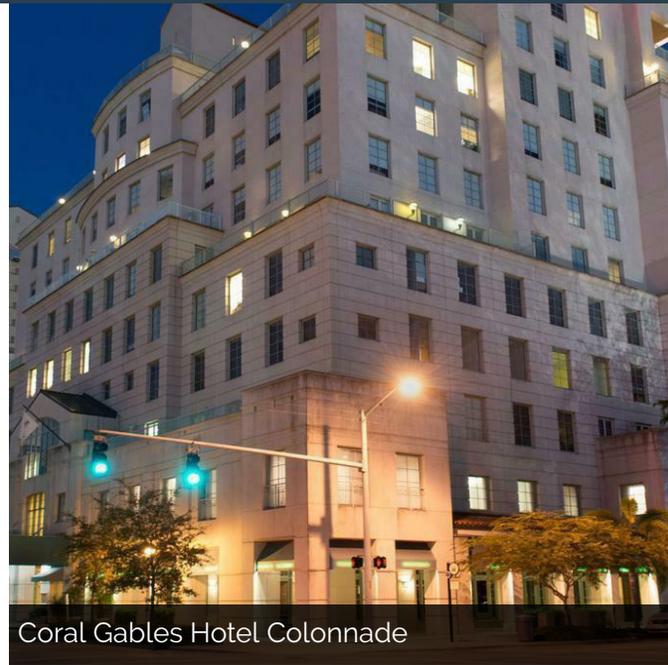


250 Bird
Multifamily, 250 units



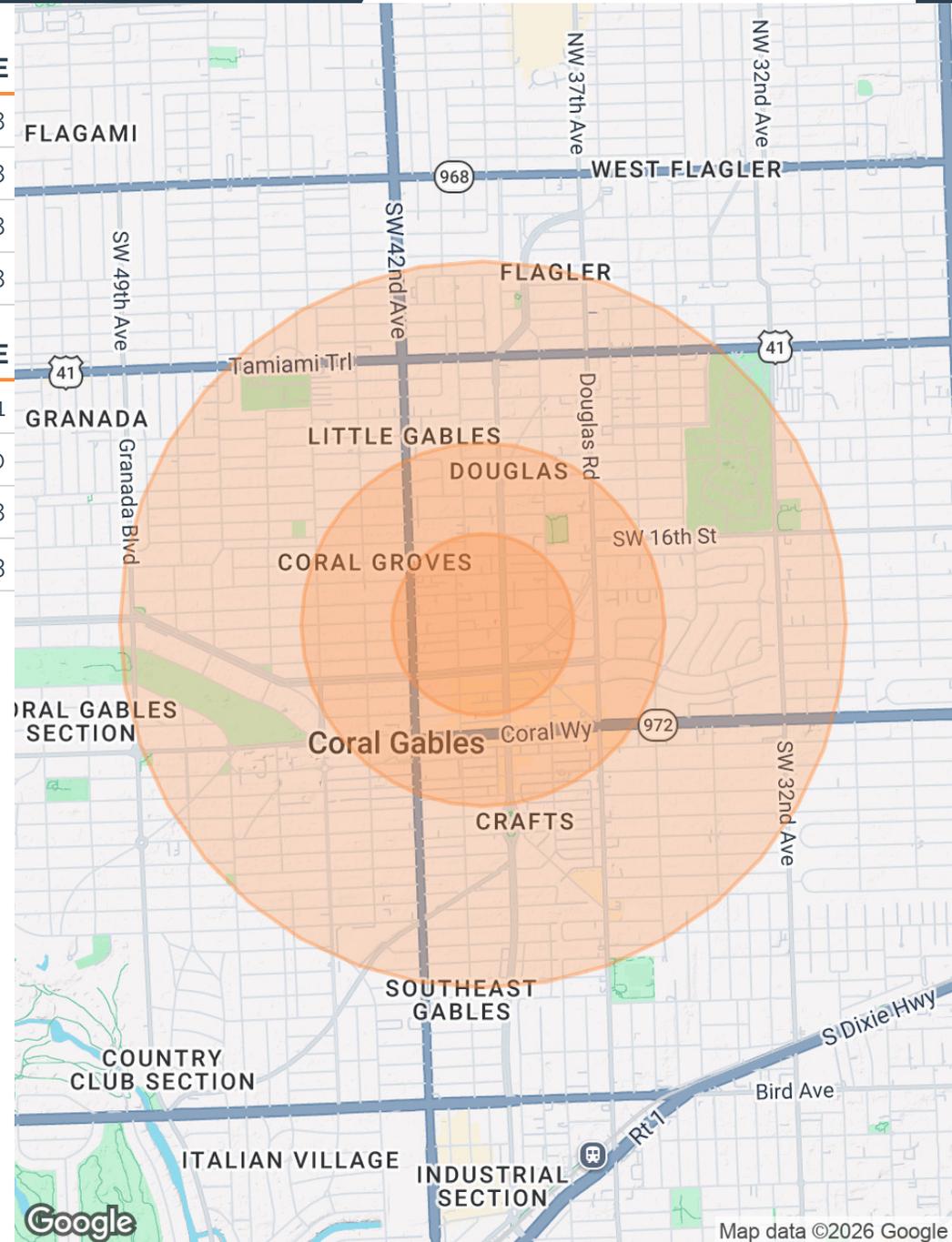
DISCOVER CORAL GABLES

RETAIL CONDO FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,363	8,633	33,488
Average Age	41.6	42.0	45.8
Average Age (Male)	41.6	41.1	44.8
Average Age (Female)	41.3	42.3	46.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,496	4,961	16,671
# of Persons per HH	1.6	1.7	2.0
Average HH Income	\$86,242	\$89,445	\$82,928
Average House Value	\$350,798	\$398,110	\$399,013

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**.





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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.

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