

BOUTIQUE CORAL GABLES OFFICE BUILDING

+ DEVELOPEMNT OPPORTUNITY

365 Palermo Ave | Coral Gables, FL

For Sale



ONE

Sotheby's
INTERNATIONAL REALTY

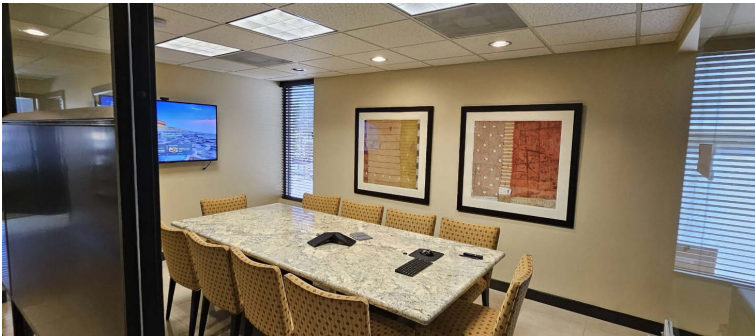
Property Summary

One Sotheby's International Realty is proud to present 365 Palermo Avenue, an exceptional commercial opportunity in the heart of Coral Gables.

This distinguished two-story building offers approximately **6,883 square feet of interior space on a 5,000-square-foot lot** — thoughtfully updated since its original 1970 construction and zoned Mixed-Use 3 (MX3) for maximum flexibility. Currently configured for office use, the property delivers an immediate, functional foothold in one of South Florida's most coveted and prestigious business corridors.

What truly sets this offering apart is its rare development upside. Through the City of Coral Gables' RFP Program, a qualified buyer may have the opportunity to acquire the adjacent municipal parking lot — **unlocking the potential to develop up to 30,000 square feet of mixed-use density across retail, office, or multifamily uses.** Few opportunities in Coral Gables offer this combination of a stabilized asset today with transformational scale tomorrow.

Whether repositioned as a high-end professional office, a boutique retail destination, or a creative mixed-use development, **365 Palermo Avenue is ideally suited for the discerning owner-user or value-add investor seeking a prominent address without the complexity of a large-scale asset.** This is Coral Gables at its finest — an address that commands attention, with the vision to match.



PROPERTY FEATURES

BUILDING SF	6,883
LAND SF	5,000
LAND ACRES	0.11
YEAR BUILT	1970
# OF PARCELS	1
ZONING TYPE	5005 MIXED-USE 3
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	14

OFFERING SUMMARY

ADDRESS	365 Palermo Ave Coral Gables FL 33134
COUNTY	Miami-Dade
MARKET	Coral Gables
APN	03-4117-005-5020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,495,000
PRICE PSF	\$798

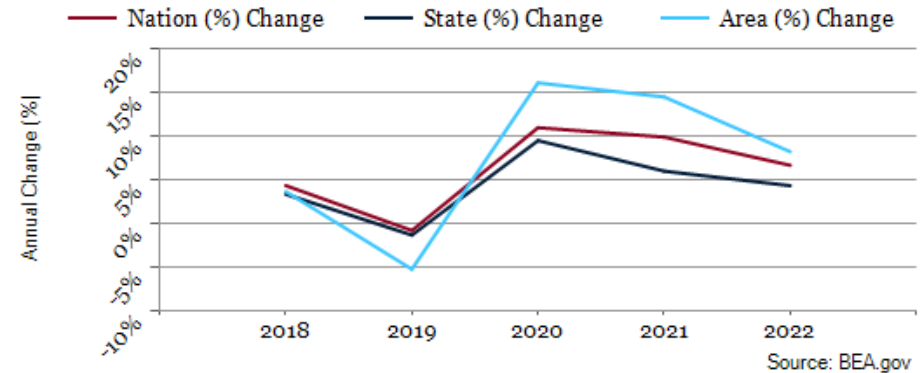
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	30,783	238,999	516,070
2025 Median HH Income	\$106,466	\$78,179	\$74,217
2025 Average HH Income	\$161,573	\$131,413	\$124,474

Location Summary

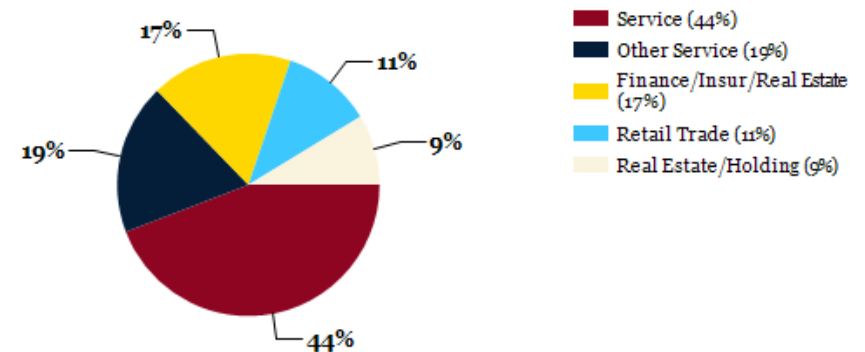
- Situated just steps from Miracle Mile, Ponce de León Boulevard, and the celebrated Giralda Plaza, 365 Palermo Avenue sits at the geographic core of Coral Gables' commercial life — a pedestrian-friendly district where fine dining, luxury hotels, high-end retail, and established professional services converge into one of South Florida's most vibrant urban environments.
- The surrounding streetscape speaks for itself. Mediterranean Revival architecture, mature canopied streets, and meticulously maintained public spaces set an aesthetic standard that commands a premium from tenants and consumers alike. The area's affluent demographic base and consistent foot traffic from local residents and regional visitors create a demand environment that has proven resilient across market cycles — vacancies here are absorbed quickly, and quality tenants compete for well-positioned space.
- Coral Gables itself carries a reputation as Miami-Dade's premier business address, home to multinational corporations, prominent law firms, and an ever-growing roster of lifestyle and hospitality concepts that continue to elevate the submarket's long-term profile. For an investor or owner-user with a clear vision, few corridors in South Florida offer this combination of location quality, demand fundamentals, and strategic optionality.



Miami-Dade County GDP Trend



Major Industries by Employee Count



Largest Employers

University of Miami	20,000
Baptist Health South Florida	11,353
American Airlines	11,031
Florida Power & Light	3,011
Royal Caribbean International	2,989
MasTec, Inc.	2,500
Odebrecht	300
Bacardi	300



This property allows for the potential to acquire the adjacent municipal parking lot from the City Of Coral Gables under an RFP Program. Buyer could potentially develop up to 30,000 sq ft of Mixed use. (Retail, Office or Multifamily) under the MX3 Zoning.

Aerial View



Front Exterior



Side Exterior



Back Exterior / Parking



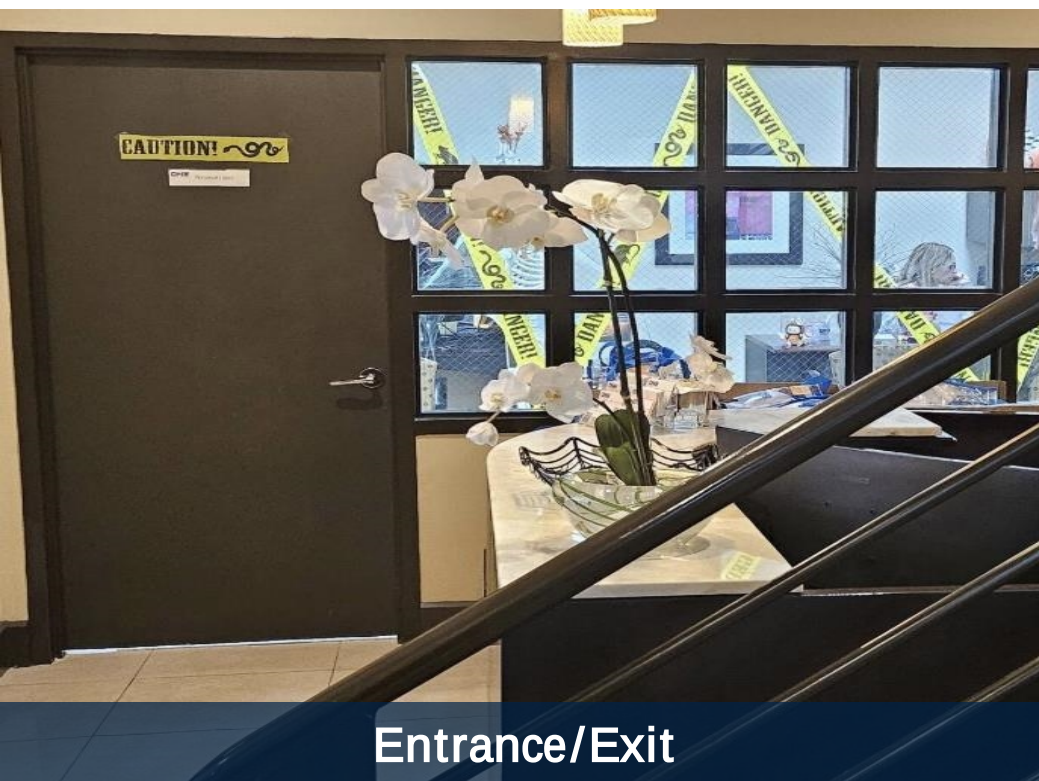
Back Exterior / Parking



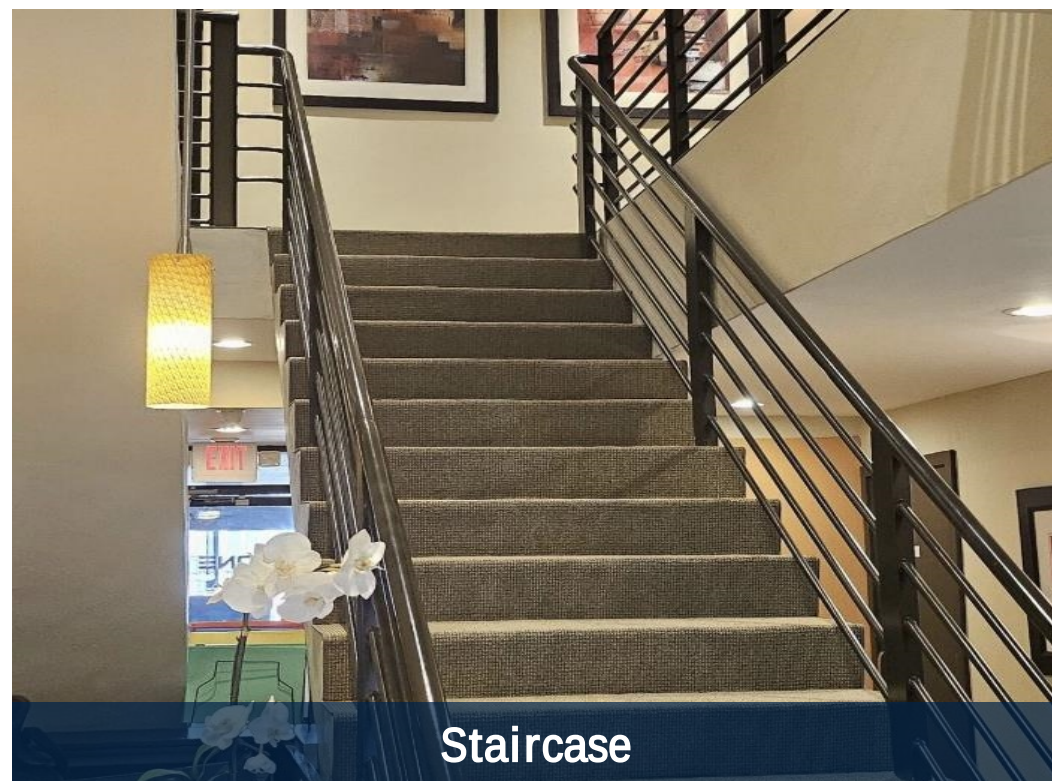
Office Space



Office Space



Entrance/Exit



Staircase



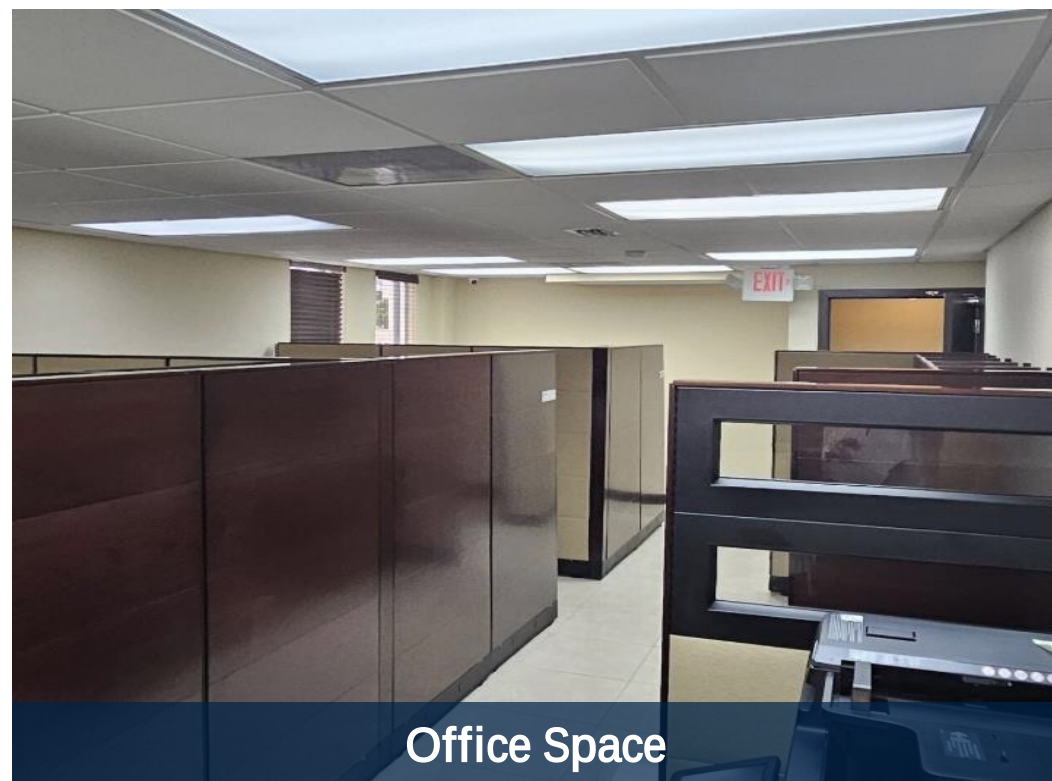
Office Space



Kitchen



Office Space



Office Space



Lounge



Office Space



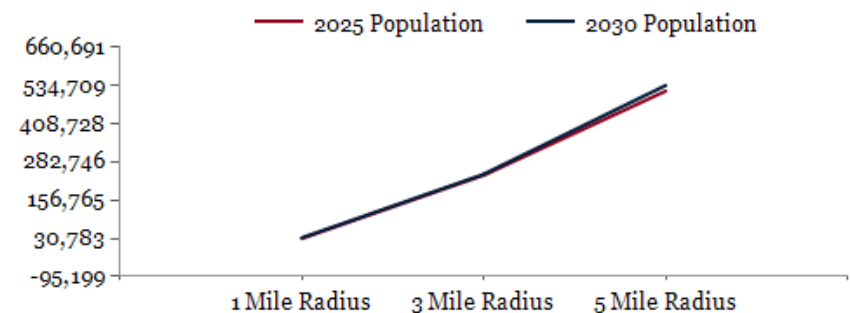
Conference Room 1



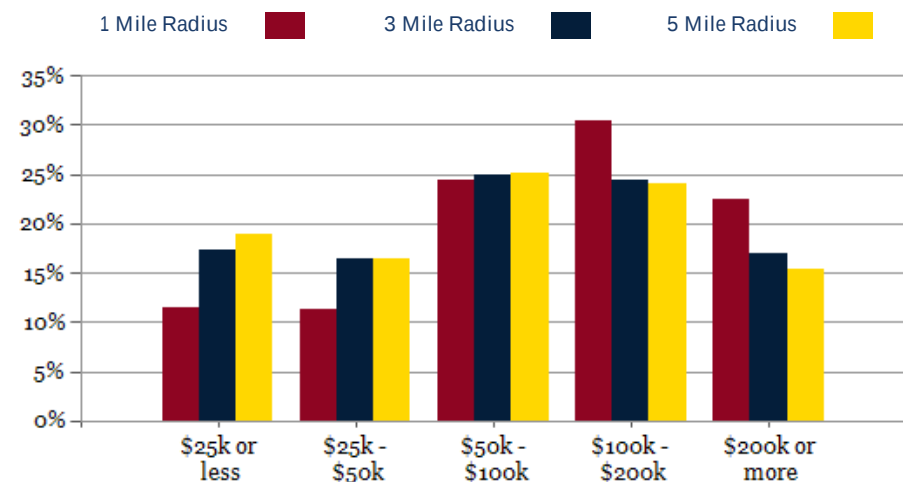
Conference Room 2

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,411	213,110	428,226
2010 Population	26,069	227,854	466,300
2025 Population	30,783	238,999	516,070
2030 Population	32,655	242,315	534,709
2025 African American	438	7,427	24,060
2025 American Indian	77	676	2,144
2025 Asian	741	3,543	8,840
2025 Hispanic	21,428	187,483	400,050
2025 Other Race	2,890	28,659	67,821
2025 White	12,052	79,835	167,721
2025 Multiracial	14,576	118,777	245,348
2025-2030: Population: Growth Rate	5.95%	1.40%	3.55%

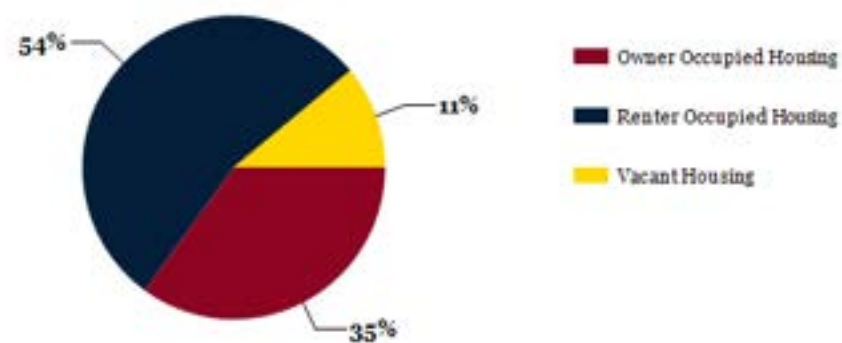
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	993	10,087	25,404
\$15,000-\$24,999	669	6,615	15,193
\$25,000-\$34,999	680	6,699	14,811
\$35,000-\$49,999	978	9,035	20,373
\$50,000-\$74,999	2,068	14,015	32,209
\$75,000-\$99,999	1,493	10,007	21,746
\$100,000-\$149,999	2,648	14,746	33,166
\$150,000-\$199,999	1,782	8,619	18,360
\$200,000 or greater	3,290	16,254	33,122
Median HH Income	\$106,466	\$78,179	\$74,217
Average HH Income	\$161,573	\$131,413	\$124,474



2025 Household Income



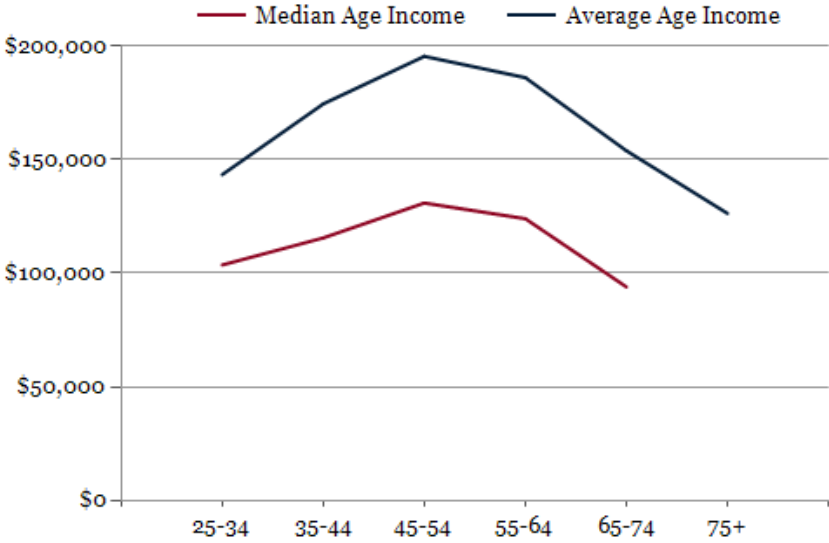
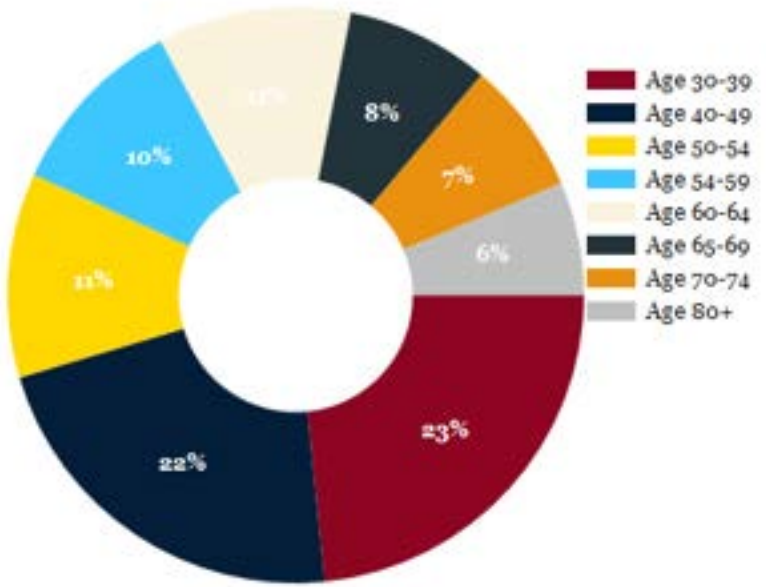
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,154	15,626	40,224
2025 Population Age 35-39	2,393	16,772	38,555
2025 Population Age 40-44	2,225	16,192	35,905
2025 Population Age 45-49	2,045	15,568	33,324
2025 Population Age 50-54	2,233	17,159	35,341
2025 Population Age 55-59	2,015	16,556	33,991
2025 Population Age 60-64	2,104	16,490	33,604
2025 Population Age 65-69	1,570	13,237	27,754
2025 Population Age 70-74	1,455	11,777	24,240
2025 Population Age 75-79	1,235	9,822	19,807
2025 Population Age 80-84	861	7,326	14,544
2025 Population Age 85+	992	8,240	15,375
2025 Population Age 18+	26,274	201,282	433,861
2025 Median Age	43	44	42
2030 Median Age	44	45	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,599	\$86,396	\$87,035
Average Household Income 25-34	\$143,379	\$128,042	\$128,682
Median Household Income 35-44	\$115,533	\$97,385	\$93,002
Average Household Income 35-44	\$174,570	\$153,595	\$147,051
Median Household Income 45-54	\$130,910	\$104,902	\$98,033
Average Household Income 45-54	\$195,528	\$163,600	\$152,272
Median Household Income 55-64	\$123,985	\$87,781	\$79,775
Average Household Income 55-64	\$186,135	\$144,390	\$134,905
Median Household Income 65-74	\$93,924	\$61,819	\$54,815
Average Household Income 65-74	\$153,929	\$115,726	\$104,895
Average Household Income 75+	\$126,332	\$83,708	\$75,627

Population By Age



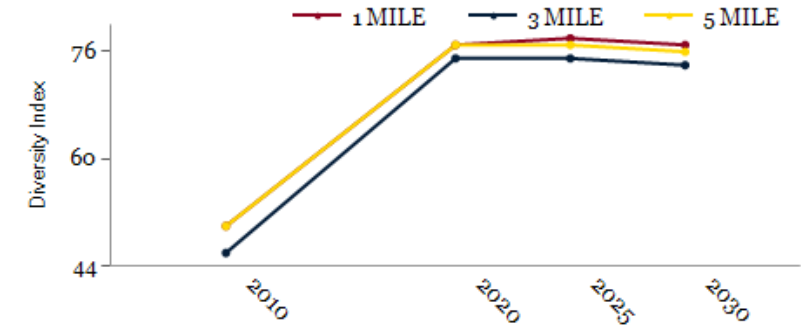
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	74	76
Diversity Index (current year)	78	75	77
Diversity Index (2020)	77	75	77
Diversity Index (2010)	50	46	51

POPULATION BY RACE



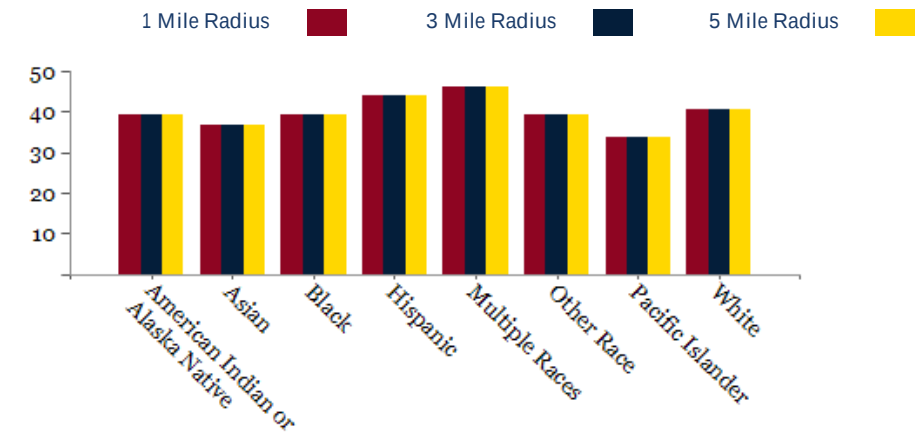
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	3%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	41%	44%	44%
Multiracial	28%	28%	27%
Other Race	6%	7%	7%
White	23%	19%	18%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	39	37
Median Asian Age	37	36	35
Median Black Age	39	31	35
Median Hispanic Age	44	46	44
Median Multiple Races Age	46	47	46
Median Other Race Age	40	39	39
Median Pacific Islander Age	34	26	31
Median White Age	41	42	40

2025 MEDIAN AGE BY RACE





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.

TWO STORY OFFICE BUILDING FOR SALE IN CORAL GABLES



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Exclusively Marketed by:



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