

BUSINESS HUB & REDEVELOPMENT OPPORTUNITY

283 Catalonia Ave | Coral Gables, FL
OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

BUSINESS HUB & REDEVELOPMENT OPPORTUNITY

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	283 Catalonia Ave Coral Gables FL 33134
COUNTY	Miami-Dade
MARKET	Miami-Dade
SUBMARKET	Coral Gables
BUILDING SF	26,956 SF
LAND ACRES	.56
LAND SF	24,000 SF
YEAR BUILT	1955
YEAR RENOVATED	2000
APN	03-4117-005-6660

FINANCIAL SUMMARY

PRICE	\$15,000,000
PRICE PSF	\$556.46

Investment Summary

- **One Sotheby's International Realty is proud to present a new listing at 283 Catalonia Ave, a premier commercial investment in the heart of Coral Gables, offered at \$15,000,000. 283 Catalonia Ave offers a rare acquisition opportunity for owner-users and value-add investors in one of South Florida's most resilient commercial submarkets. This two-story, 22,811 SF office building sits on a 12,000 SF footprint plus AN ADDITIONAL 12,000 SF of surface parking. That is a total of 24,000 sq ft (.55 of an acre) of land, or over half an acre of Commercial land, 1 block from the Plaza.**
- **This property provides a highly coveted, covered land play for future major mixed-use development. The property is currently zoned Liberal Mixed-Use (MX1), which allows for the following Development Potential: Based on 2026 standards, a 24,000 sq ft lot typically supports the following:**
 - Residential Density: You can build up to 125 units per acre. For a 24,000 sq ft lot (~0.55 acres), this translates to approximately 68 residential units.
 - Floor Area Ratio (FAR): The total building size is controlled by the FAR, which varies by specific location and future land use designation.

- Pro Tip: Under the Live Local Act, you may qualify to build up to 150% of the maximum allowed FAR if at least 40% of the units are designated as affordable housing.
- Building Height: M-1 is generally intended for low rise intensity. However, height limits are often site specific or determined by the comprehensive P lan.
- Lot coverage: If you develop under the M-1 D overlay (which requires a minimum of 20,000 sq ft), there is no minimum or maximum lot coverage requirement, giving you significant design flexibility. .
- Zoning Requirements & Incentives: Use Mix: No single use (e.g., just residential or just office) can exceed 85% of the total floor area unless located in specific transit oriented overlays. Mediterranean Design: Most projects in Coral Gables require adherence to the Mediterranean Style Bonus program, which can grant additional height or intensity for high quality architectural design. Open Space: You must provide landscaped open space at the ground level that is accessible and visible to the public.
- Setbacks: Standard mandates include ground level setbacks of 10 feet on major roads like Douglas and Le Jeune, and 20 feet on US 1.
- For a 24,000 sq ft site, your next step should be a Conditional Use Review, as multifamily residential in this zone typically requires public hearing approval.
 - Central Business District (CBD)
 - The CBD allows for unlimited residential density and serves as the city's functional center.
 - Rapid Transit Corridor (RT) & Overlays
 - These areas bypass certain local restrictions to encourage high density growth near Metrorail stations.
 - For more information, please see link: www.ordinancewatch.com
 - M-1 Specific Height & Floor Limits
 - In the M-1 district, building height is typically capped, but can be extended through the Mediterranean Style Bonus:
 - Standard Height: Roughly 45-50 feet (4 stories).
 - Bonus 1: Up to 60 feet (5 stories) for high quality Mediterranean architectural design.
 - Bonus 2: Up to 70 feet (6 stories) for additional community benefits or superior design.

Note: If your lot is within the Central Business District (CBD) or North South Industrial Mixed Use Districts, there may be no density limits on the number of units. You may be able to obtain a higher density by designating this property (which is directly across the street from M-2 zoning) to obtain more density.

PROPERTY FEATURES

BUILDING SF	26,956
LAND SF	24,000
LAND ACRES	.56
YEAR BUILT	1955
YEAR RENOVATED	2000
ZONING TYPE	1813 - Office Building - Multi Story
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	29
TYPICAL FLOOR SF	11,105

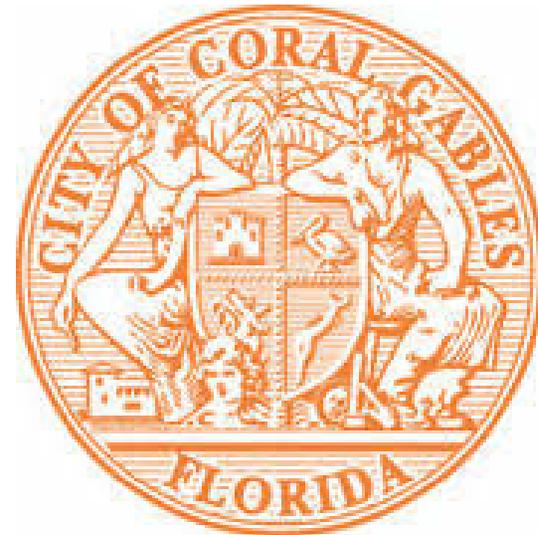


Building Summary

This two story, 22,811 SF office building sits on a 12,000 SF footprint plus AN ADDITIONAL 12,000 SF of surface parking.

Office consist of a 2 Story Office building efficiently divided into:

- 25 private offices
- 2 Executive Oversized Offices
- 20 admin sections
 conference Rooms
- 2 Elevators
- 1 Large kitchen & Lounge
- ADA compliant His & Her Bathrooms





02

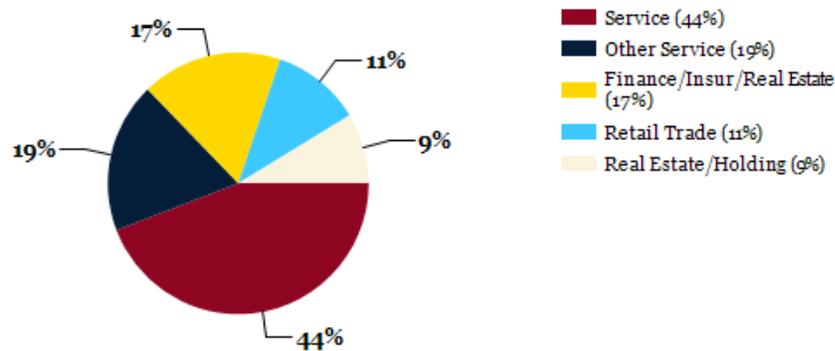
Location

Location Summary

Location Summary

- Positioned just off LeJeune Road in the Coral Gables Crafts Section, the property boasts elite connectivity to the Coral Gables Central Business District. This location is characterized by strong tenant demand and proximity to major corporate hubs, high-end retail, and dining. Offering exceptional walkability to Ponce de Leon Boulevard and immediate access to US-1, the site ensures rapid transit for commuters and clients. It stands just minutes from Miami International Airport, Brickell, and Downtown Miami, anchoring it as a strategic stronghold in the South Florida commercial landscape.

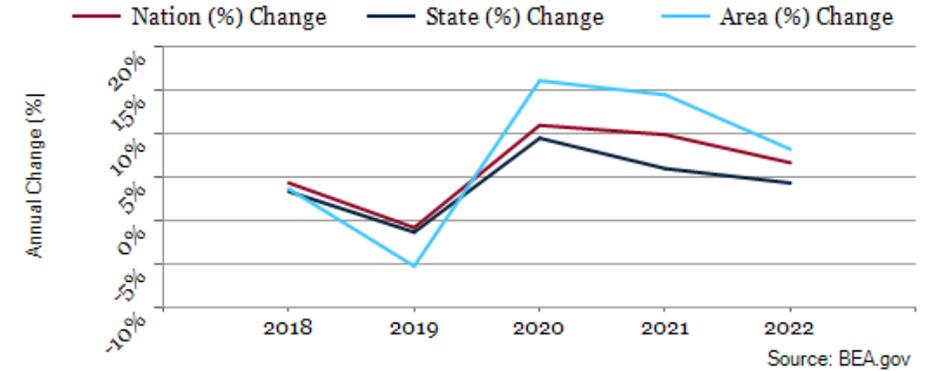
Major Industries by Employee Count



Largest Employers

MasTec, Inc.	33,000
University of Miami	20,000
Baptist Health South Florida	17,885
Bacardi	300
Fresh Del Monte Produce	275
American Airlines	40
Appgate	35
Chopard Americas	30

Miami-Dade County GDP Trend



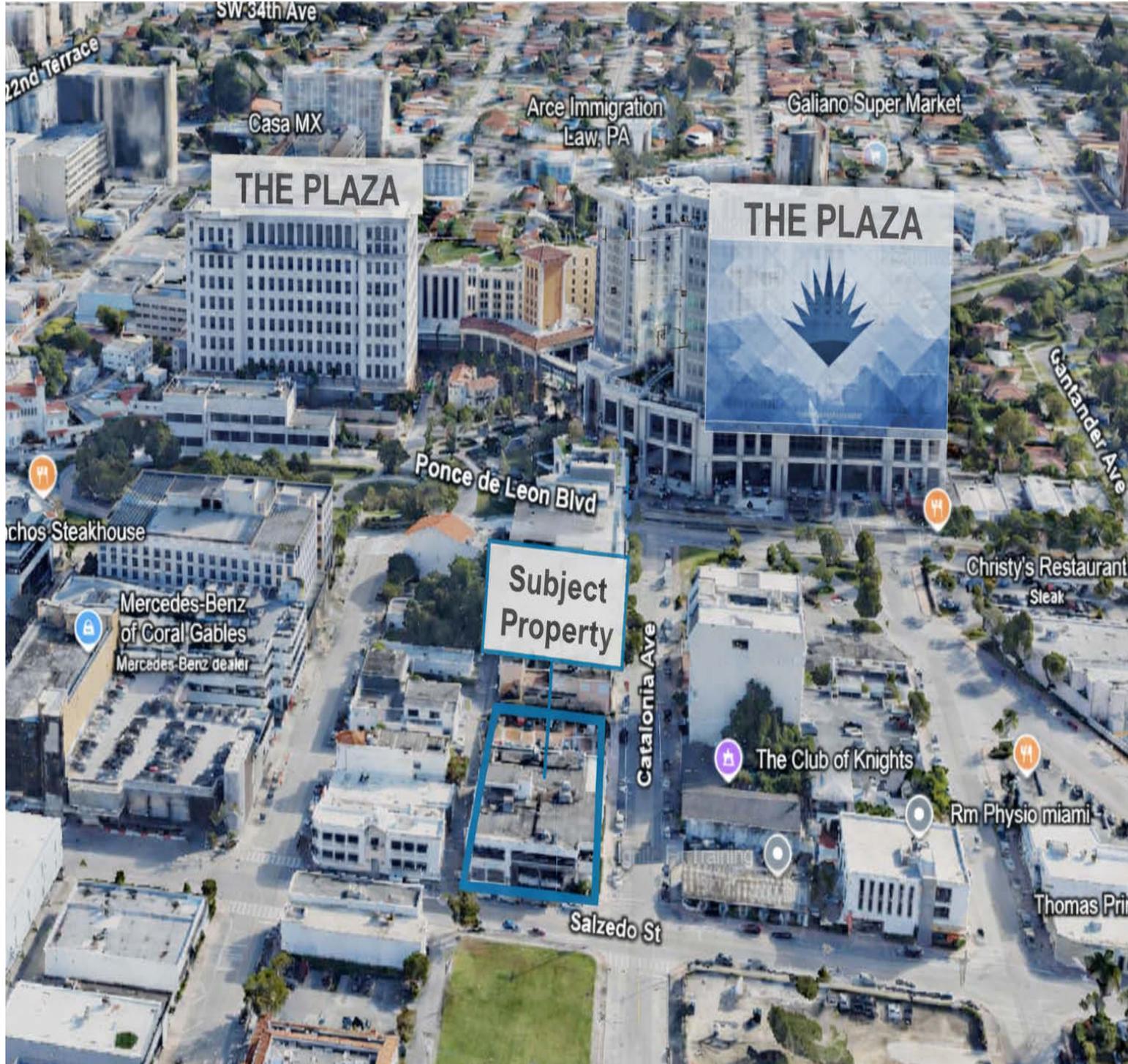


03

Property Description

Property Features

Property Images



Aerial View



Exterior



Exterior



Reception



Conference Room



Office Floor View



Private Office #1



Office Floor View



Private Office #2



Corner Office #1



Private Office #3



Private Office #4



Office Floor View



Copy Room



Lunch Room/Kitchenette



Lunch Room/Kitchenette



Office Floor View



Private Conference #2



Office Corridor



Conference Room #2



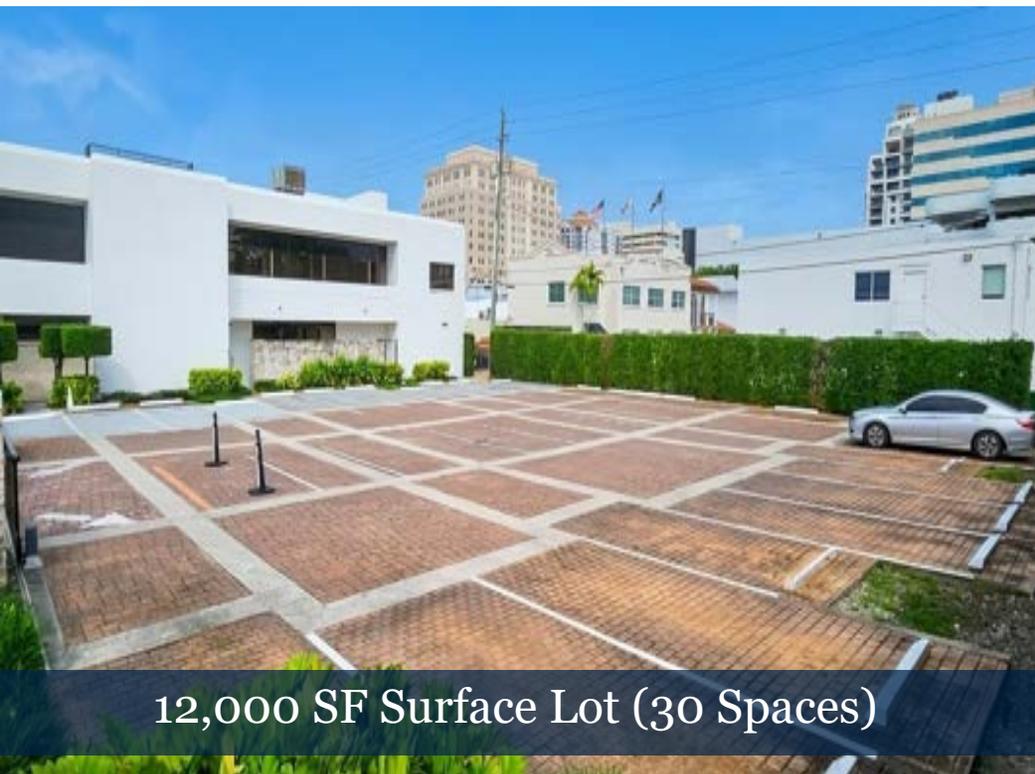
Conference Room #3



Executive Office



Private Restroom



12,000 SF Surface Lot (30 Spaces)



Cross Streets

04

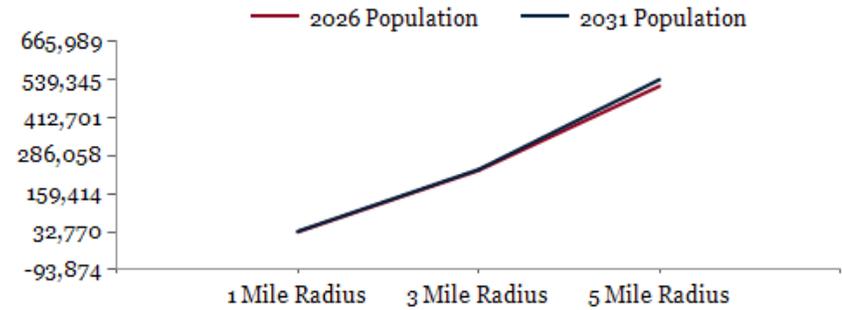
Demographics

General Demographics

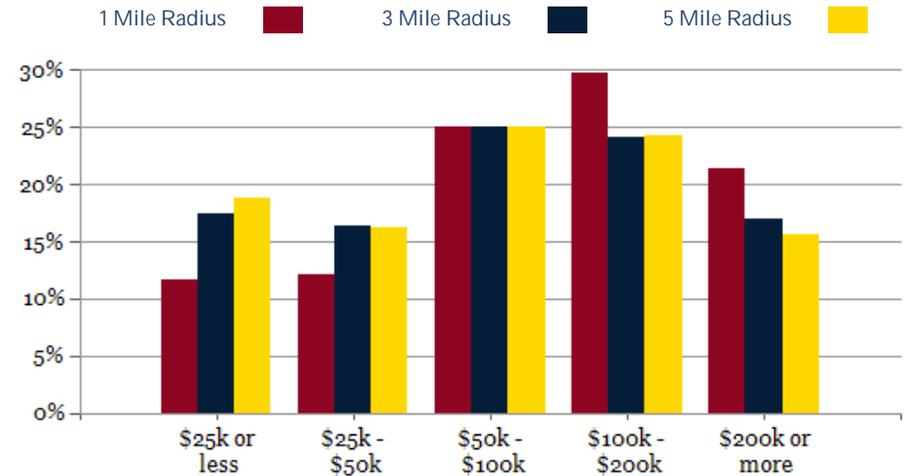
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,993	212,456	425,532
2010 Population	27,634	226,936	465,119
2026 Population	32,770	237,445	517,662
2031 Population	34,656	240,623	539,345
2026 African American	715	7,403	24,577
2026 American Indian	87	695	2,139
2026 Asian	767	3,533	9,022
2026 Hispanic	22,982	186,004	398,913
2026 Other Race	3,229	28,655	67,815
2026 White	12,492	79,399	169,293
2026 Multiracial	15,471	117,678	244,681
2026-2031: Population: Growth Rate	5.65%	1.35%	4.10%

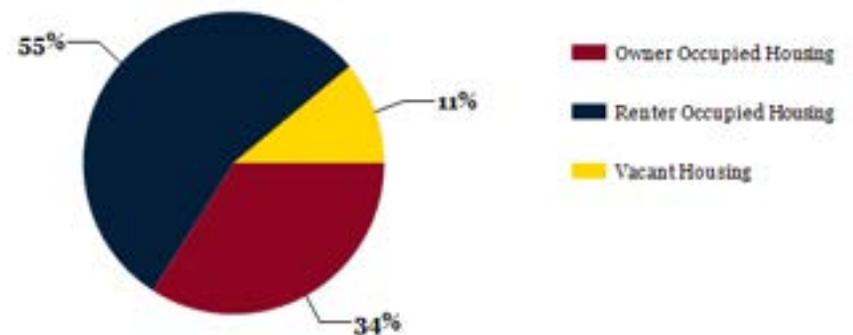
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,090	10,016	25,495
\$15,000-\$24,999	697	6,617	15,185
\$25,000-\$34,999	778	6,699	14,768
\$35,000-\$49,999	1,087	8,944	20,332
\$50,000-\$74,999	2,249	14,004	32,260
\$75,000-\$99,999	1,593	9,928	21,959
\$100,000-\$149,999	2,731	14,504	33,860
\$150,000-\$199,999	1,827	8,497	18,745
\$200,000 or greater	3,275	16,238	33,737
Median HH Income	\$102,449	\$77,904	\$75,116
Average HH Income	\$156,079	\$131,744	\$125,122



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

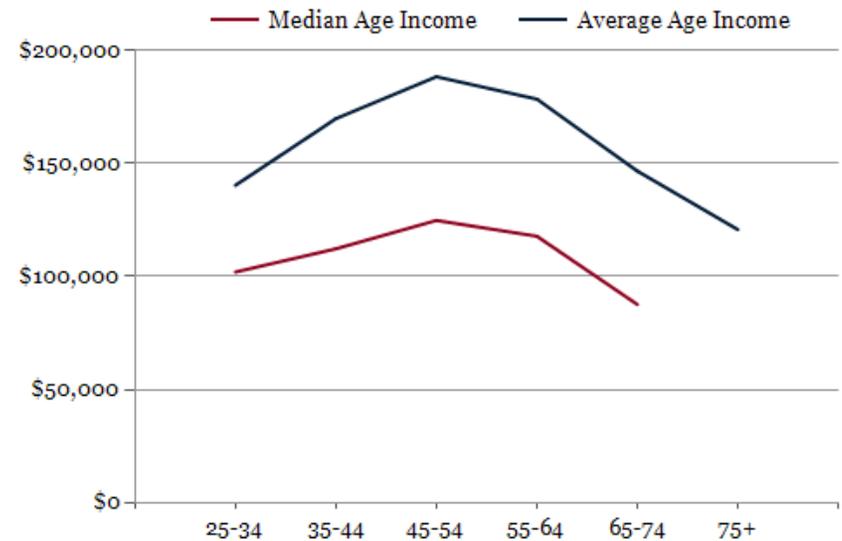
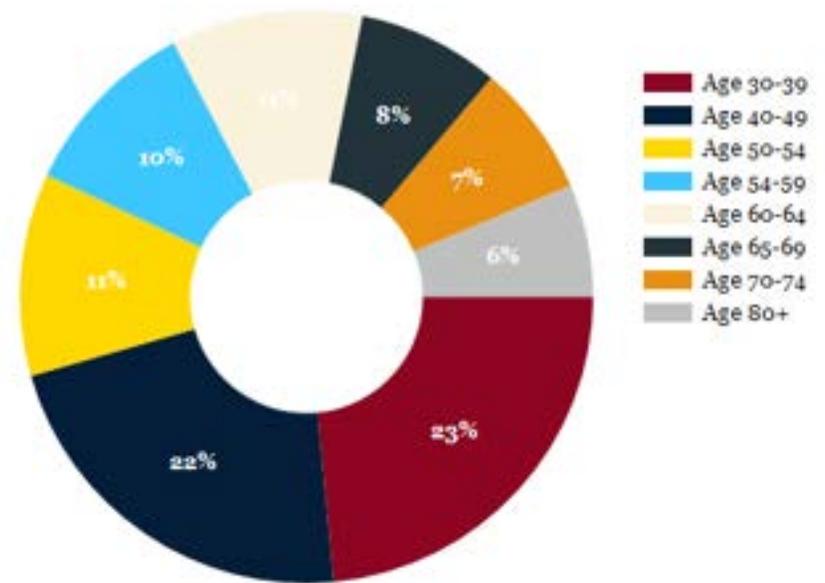


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,296	15,497	40,899
2026 Population Age 35-39	2,557	16,674	38,992
2026 Population Age 40-44	2,374	16,095	36,171
2026 Population Age 45-49	2,184	15,491	33,476
2026 Population Age 50-54	2,364	17,018	35,359
2026 Population Age 55-59	2,139	16,420	33,928
2026 Population Age 60-64	2,233	16,384	33,506
2026 Population Age 65-69	1,659	13,150	27,720
2026 Population Age 70-74	1,548	11,702	24,154
2026 Population Age 75-79	1,309	9,742	19,728
2026 Population Age 80-84	913	7,243	14,455
2026 Population Age 85+	1,052	8,127	15,245
2026 Population Age 18+	27,939	199,848	435,532
2026 Median Age	43	44	42
2031 Median Age	44	45	43

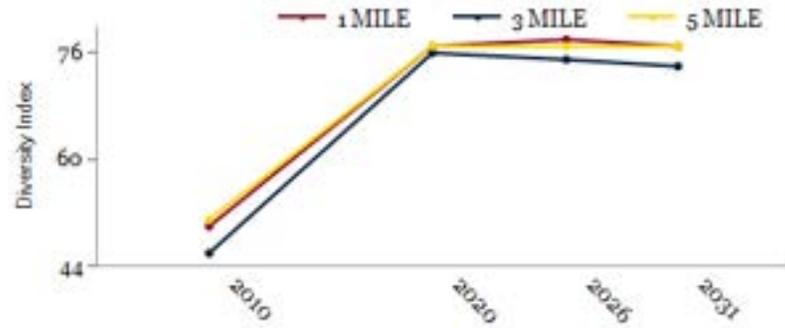
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,977	\$86,104	\$88,040
Average Household Income 25-34	\$140,329	\$128,278	\$129,061
Median Household Income 35-44	\$112,238	\$96,830	\$94,314
Average Household Income 35-44	\$169,866	\$153,710	\$147,701
Median Household Income 45-54	\$124,807	\$104,462	\$99,326
Average Household Income 45-54	\$188,406	\$163,987	\$152,932
Median Household Income 55-64	\$117,821	\$87,064	\$80,481
Average Household Income 55-64	\$178,532	\$144,522	\$135,624
Median Household Income 65-74	\$87,595	\$61,642	\$55,163
Average Household Income 65-74	\$146,658	\$116,103	\$105,372
Average Household Income 75+	\$120,758	\$84,197	\$75,920

Population By Age



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

POPULATION DIVERSITY



POPULATION BY RACE

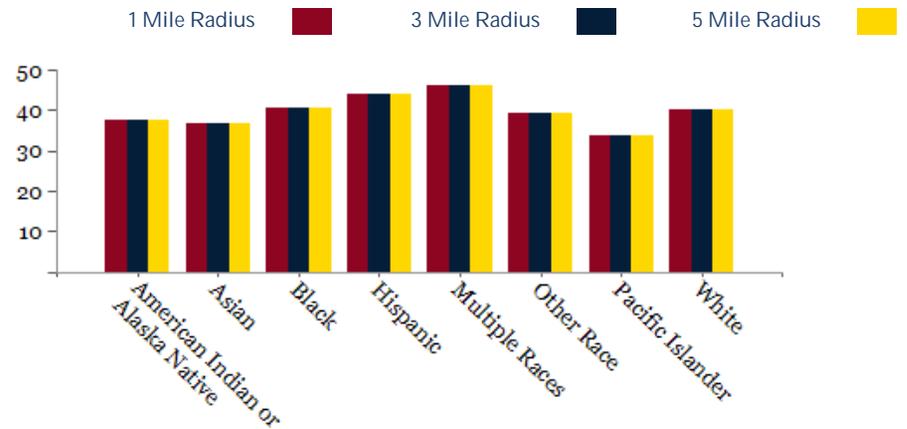


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	3%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	41%	44%	44%
Multiracial	28%	28%	27%
Other Race	6%	7%	7%
White	22%	19%	18%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	39	37
Median Asian Age	37	36	35
Median Black Age	40	31	35
Median Hispanic Age	44	46	44
Median Multiple Races Age	46	47	46
Median Other Race Age	39	39	39
Median Pacific Islander Age	34	25	31
Median White Age	40	42	40

2026 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



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.

283 Catalonia Ave For Sale



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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INTERNATIONAL REALTY

"Connect with the well connected."

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