

High Visibility Retail Space for Lease in Coral Gables

1501 SW 37th Ave | Miami, FL

OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	1501 SW 37th Ave Miami, FL 33145
County	Miami-Dade
APN	01-4109-024-1130
Cross Street	SW 37th Ave
Traffic Count	37,000 VPD
Square Feet	700
Annual Rent PSF	\$35.50
Lease Type	NNN: \$12

HIGHLIGHTS

- Rate: \$35.00 P/SF NNN (\$12).
- SFT: 740.
- Coral Gables location with strong street visibility along SW 37th Avenue.
- Minutes from Miracle Mile, Coral Gables, Coconut Grove, and Downtown Miami.
- Surrounded by dense residential population and established retail corridor.
- Accessibility to US-1 and SR-836 via Douglas Road and Coral Way.
- Ideal for professional services, boutique retail, or specialty food/beverage.
- High-income demographics: \$118,000+ average household income within 3 miles.



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	37,609	263,317	567,964

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$118,204	\$115,345	\$121,673

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	16,616	107,464	237,886

PROPERTY FEATURES

BUILDING SF	238,060
GLA (SF)	700
LAND SF	33,799
YEAR BUILT	2019
YEAR RENOVATED	.79
ZONING TYPE	0303 MULTIFAMILY 10 UNITS PLUS
BUILDING CLASS	A
NUMBER OF STORIES	14
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	2

TENANT INFORMATION

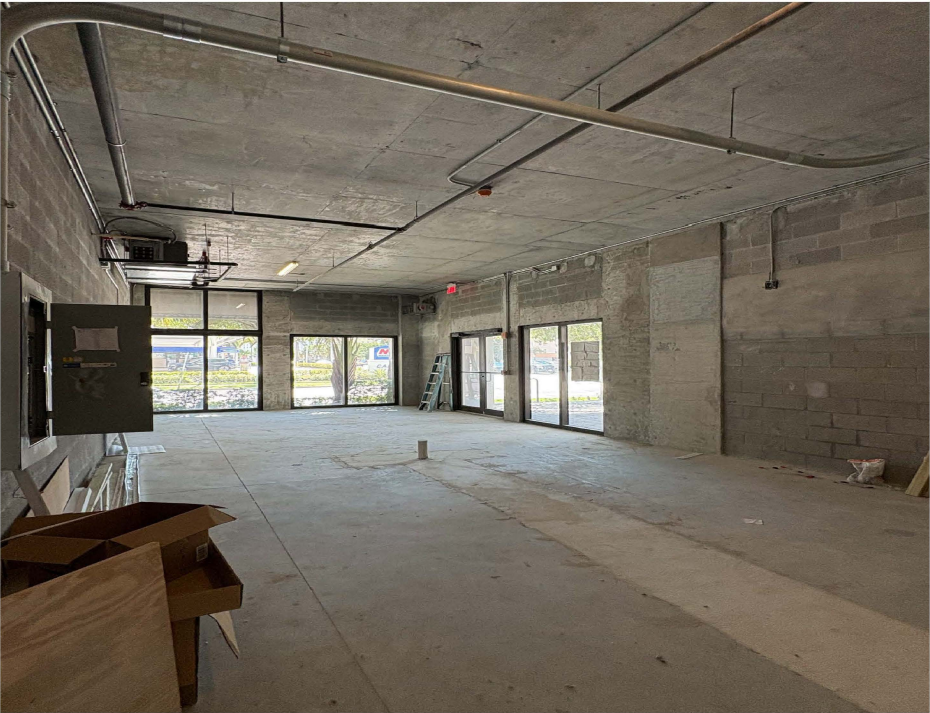
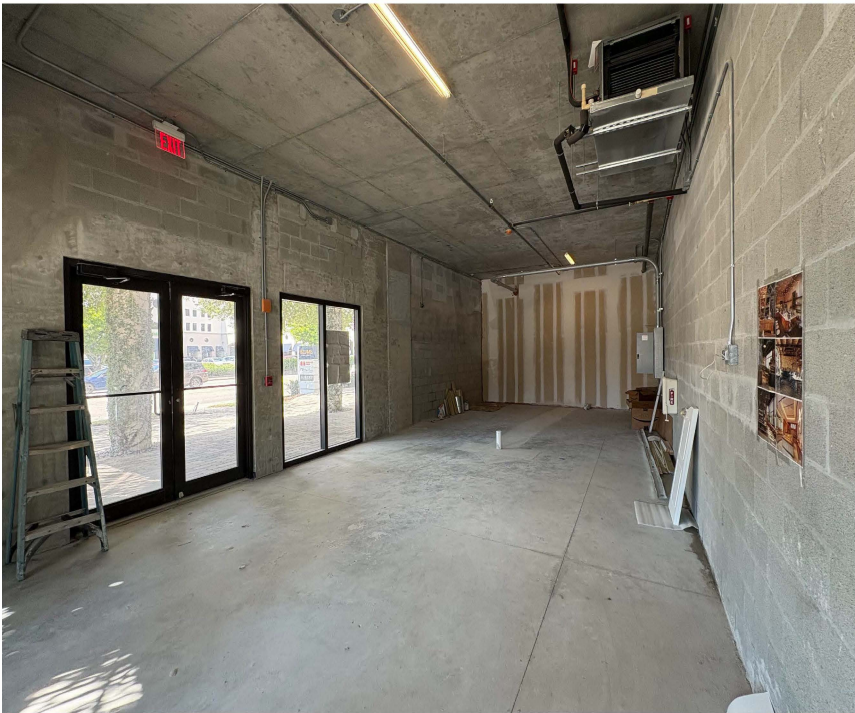
MAJOR TENANT/S	Marco's Pizza
LEASE TYPE	NNN



Lease Summary

- ONE Sotheby's International Realty is proud to present the lease opportunity ideally located in the heart of Miami, just minutes from Coral Gables and Miracle Mile. This premier property features approximately 700 square feet of ground-floor retail space with excellent visibility and accessibility along SW 37th Avenue (Douglas Road), one of Miami's major thoroughfares carrying more than 37,000 vehicles per day.
- Positioned between Coral Way and SW 8th Street, the property benefits from a vibrant blend of residential density and commercial activity. The surrounding area features a mix of high-rise residential developments, boutique retailers, and established local businesses, making it an practical location for professional services, boutique retail, or café concepts.
- The site's strategic location offers seamless access to Coral Gables, Brickell, Coconut Grove, and Downtown Miami, as well as nearby major highways including US-1 and SR-836. Miami International Airport is less than ten minutes away, and public transit options include Miami-Dade Transit routes along Douglas Road with direct connections to the Douglas Road Metrorail Station, located just two miles south.
- Within a one-mile radius, there are more than 37,000 residents with an average household income exceeding \$118,000. Expanding to a five-mile radius, the area includes nearly 570,000 residents and more than 230,000 households. The property is surrounded by major employers, educational institutions, and premier retail amenities, offering an affluent demographic base and strong consumer spending power in one of Miami's most desirable and accessible corridors.

Interior and Phase 3 Power



Exterior and Street View



Aerial



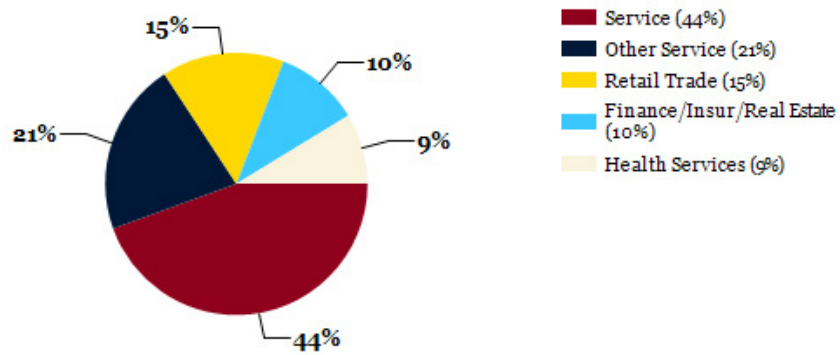
Brickell

Coconut Grove

Subject Property

37,000 Vehicles per Day

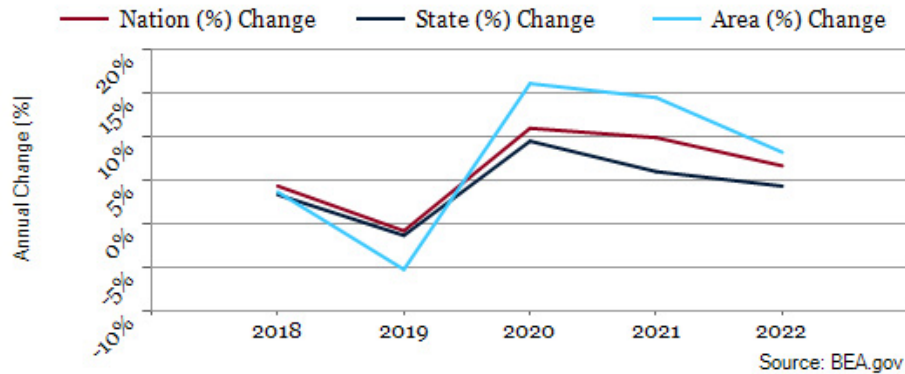
Major Industries by Employee Count



Largest Employers

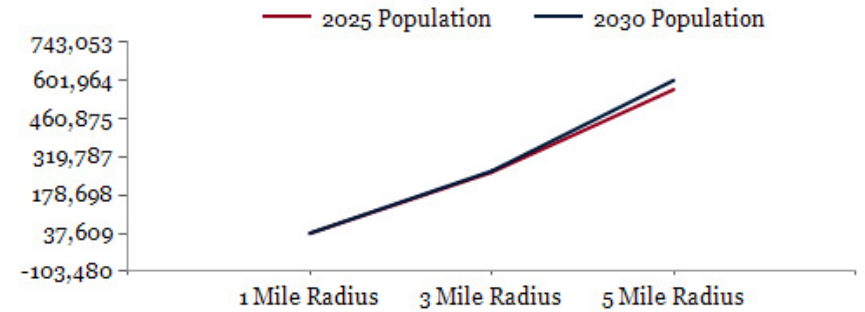
Miami-Dade County Public Schools	40,000
University of Miami	16,479
Baptist Health South Florida	16,000
Jackson Health System	12,000
MasTec	10,000
World Fuel Services	5,000
Univision Communications	4,000
Royal Caribbean International	2,989

Miami-Dade County GDP Trend

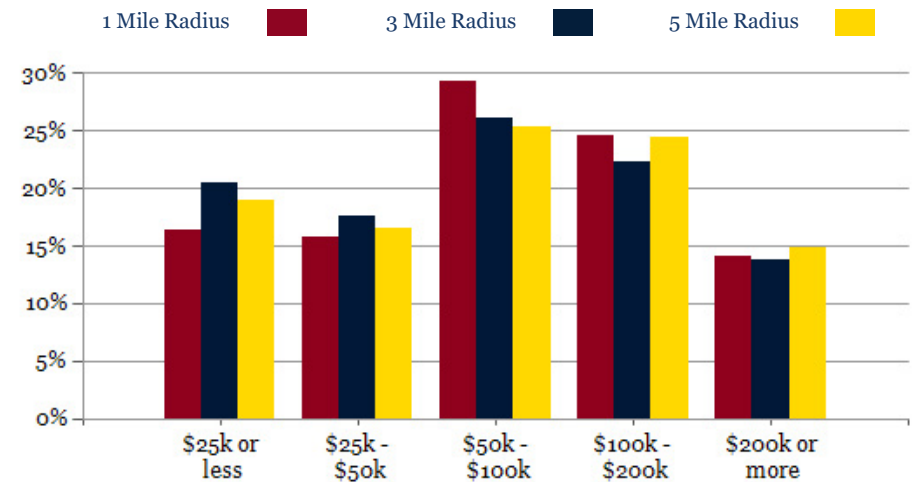


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,997	236,756	457,313
2010 Population	34,197	252,481	504,493
2025 Population	37,609	263,317	567,964
2030 Population	38,425	267,740	601,964
2025 African American	480	7,955	39,140
2025 American Indian	98	1,042	2,403
2025 Asian	633	3,218	8,975
2025 Hispanic	30,676	215,661	427,794
2025 Other Race	4,292	36,326	75,546
2025 White	12,214	82,555	181,939
2025 Multiracial	19,884	132,164	259,822
2025-2030: Population: Growth Rate	2.15%	1.65%	5.85%

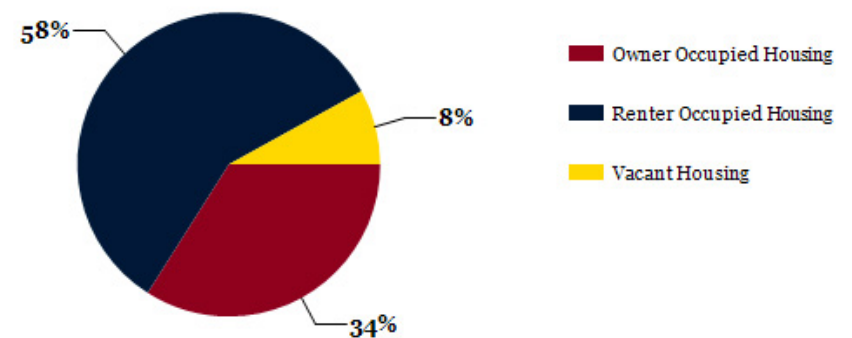
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,564	13,198	28,492
\$15,000-\$24,999	1,145	8,724	16,734
\$25,000-\$34,999	1,056	7,980	16,567
\$35,000-\$49,999	1,558	10,848	22,533
\$50,000-\$74,999	2,824	16,924	35,892
\$75,000-\$99,999	2,029	11,016	24,174
\$100,000-\$149,999	2,526	15,378	37,910
\$150,000-\$199,999	1,563	8,559	20,274
\$200,000 or greater	2,351	14,837	35,311
Median HH Income	\$76,518	\$67,935	\$73,891
Average HH Income	\$118,204	\$115,345	\$121,673



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

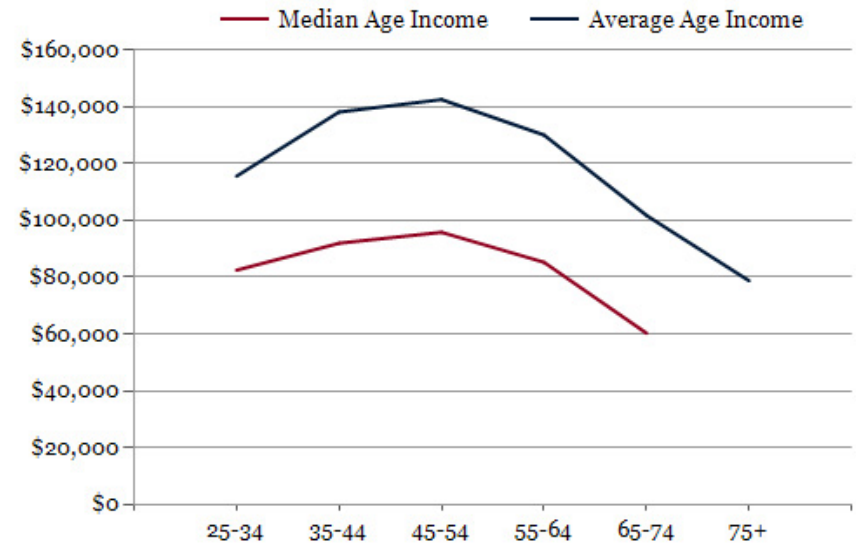
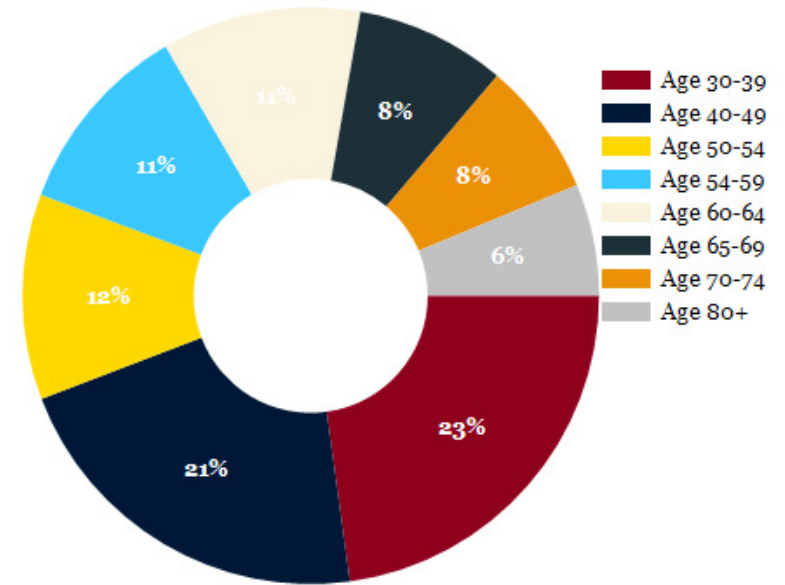


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,648	17,696	46,055
2025 Population Age 35-39	3,019	18,972	43,706
2025 Population Age 40-44	2,756	18,229	40,033
2025 Population Age 45-49	2,546	17,392	36,593
2025 Population Age 50-54	2,860	18,861	38,476
2025 Population Age 55-59	2,709	18,287	36,634
2025 Population Age 60-64	2,770	18,344	36,446
2025 Population Age 65-69	2,094	14,789	29,959
2025 Population Age 70-74	1,870	13,067	25,984
2025 Population Age 75-79	1,556	10,736	21,035
2025 Population Age 80-84	1,102	7,953	15,169
2025 Population Age 85+	1,247	8,780	15,980
2025 Population Age 18+	32,210	220,770	476,906
2025 Median Age	45	44	42
2030 Median Age	46	45	42

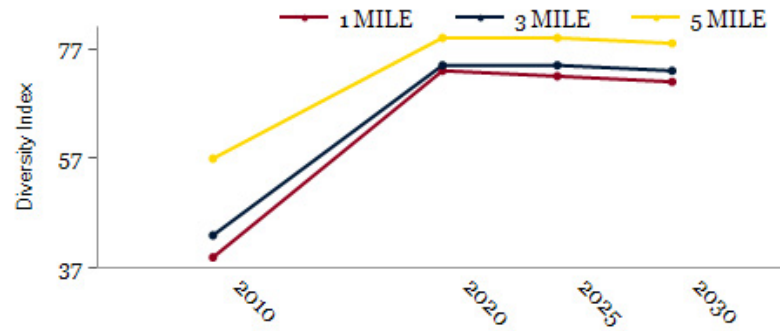
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,451	\$79,691	\$88,229
Average Household Income 25-34	\$115,588	\$116,450	\$127,184
Median Household Income 35-44	\$91,952	\$81,651	\$93,909
Average Household Income 35-44	\$138,197	\$134,048	\$144,773
Median Household Income 45-54	\$95,810	\$87,998	\$96,104
Average Household Income 45-54	\$142,581	\$141,368	\$147,858
Median Household Income 55-64	\$85,245	\$73,601	\$77,445
Average Household Income 55-64	\$130,100	\$125,386	\$130,392
Median Household Income 65-74	\$60,249	\$52,715	\$52,503
Average Household Income 65-74	\$101,761	\$100,658	\$100,056
Average Household Income 75+	\$78,741	\$74,617	\$73,269

Population By Age

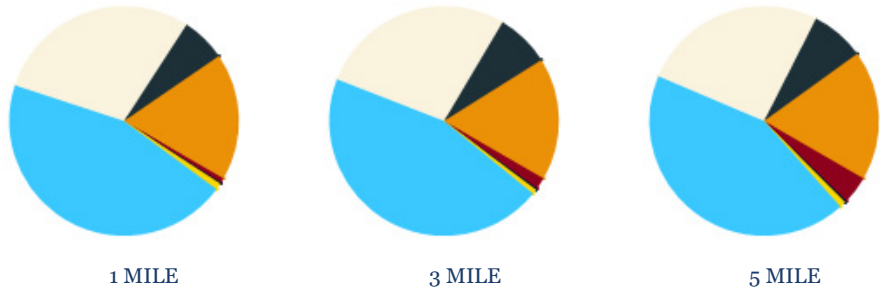


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	73	79
Diversity Index (current year)	72	74	79
Diversity Index (2020)	73	74	79
Diversity Index (2010)	39	43	57

POPULATION DIVERSITY



POPULATION BY RACE

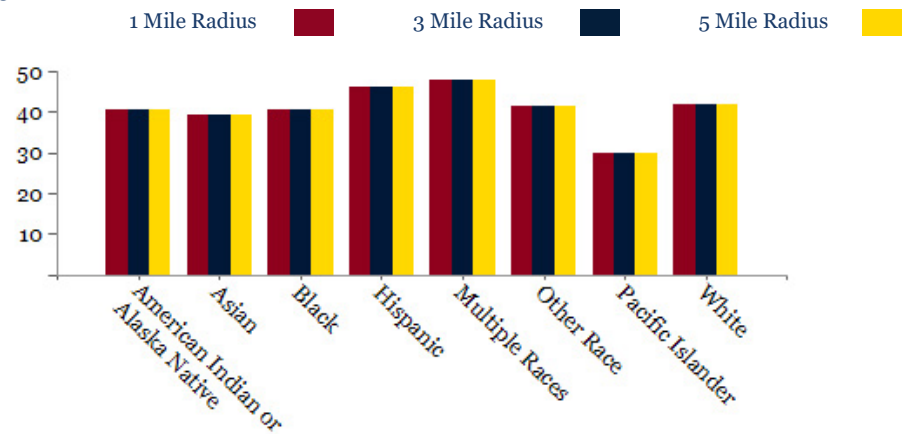


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	4%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	45%	45%	43%
Multiracial	29%	28%	26%
Other Race	6%	8%	8%
White	18%	17%	18%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	39	37
Median Asian Age	39	38	35
Median Black Age	41	34	36
Median Hispanic Age	46	45	43
Median Multiple Races Age	48	47	45
Median Other Race Age	41	39	38
Median Pacific Islander Age	30	36	32
Median White Age	42	42	39

2025 MEDIAN AGE BY RACE



ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned and Operated

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.



ONE | Sotheby's
INTERNATIONAL REALTY

“Connect with the well connected.”

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



MANUEL CHAMIZO III
Global Commercial Director

786.453.3171
flacommercial@gmail.com

ONE | Sotheby's
INTERNATIONAL REALTY