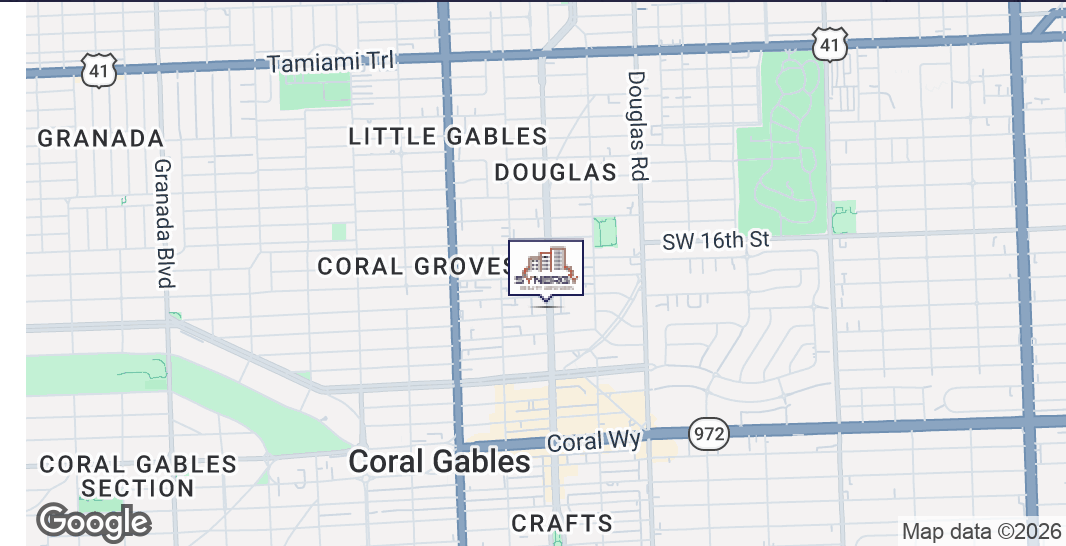


1930 PONCE DE LEON BLVD, CORAL GABLES FL 33134



OFFERING SUMMARY

Lease Rate:	\$20,000.00 /month
Building Size:	5,854 SF
Available SF:	3,820 SF
Lot Size:	5,991 SF
Year Built:	1939
Zoning:	MX3

PROPERTY OVERVIEW

TURNKEY RESTAURANT FOR LEASE IN PRIME CORAL GABLES LOCATION.

Rare opportunity to take over a fully built-out 3,820 SF restaurant on Ponce de Leon Blvd. High-traffic corridor surrounded by strong residential density and office population. Space includes commercial kitchen infrastructure, hood, grease trap, dining area, and bar buildout. Approximately 3 years remaining on lease with 5-year renewal option. \$100,000 key money. Monthly occupancy approximately \$18K-\$20K (base rent plus CAM and taxes).

Ideal for experienced operator seeking to avoid buildout costs and permitting delays. Confidential listing.

1930 PONCE DE LEON BLVD, CORAL GABLES FL 33134



PROPERTY HIGHLIGHTS

- ±3,820 SF fully built-out restaurant
- Prominent frontage on Ponce de Leon Blvd
- Established restaurant infrastructure in place
- Dedicated side entrance on Navarre for deliveries
- 3 years remaining on current lease
- 5-year renewal option available
- No free rent or rent concessions as part of transfer
- Total monthly rent: approximately \$20,000 (base rent + NNN expenses)
- 2 Updated grease traps, full kitchen
- 4 COP full liquor license available separately
- \$100,000 Key Money



ADDITIONAL PHOTOS

Up To 3,820 Sf Of Retail Space

1930 PONCE DE LEON BLVD, CORAL GABLES FL 33134

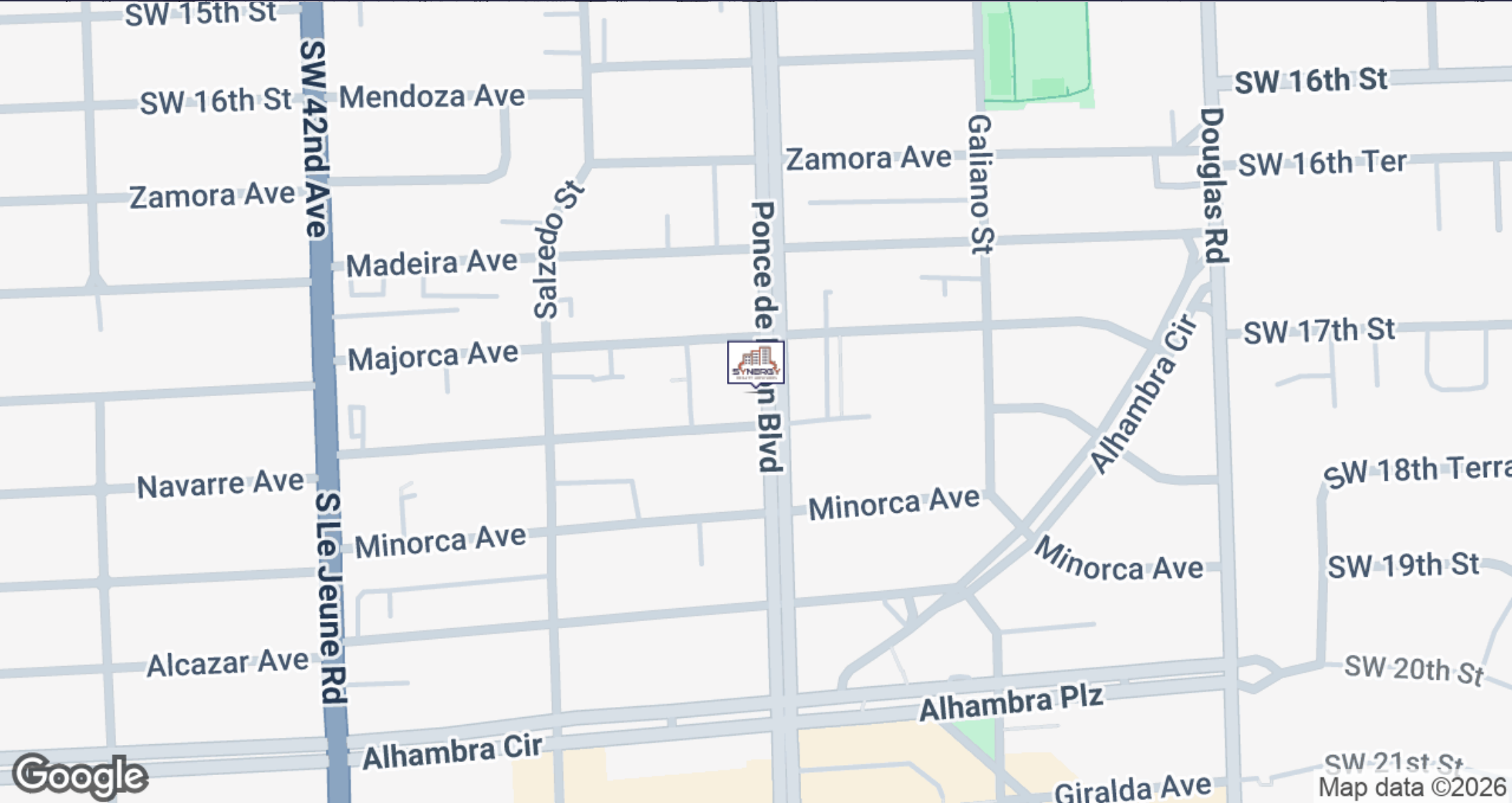


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1930 PONCE DE LEON BLVD, CORAL GABLES FL 33134



Map data ©2026

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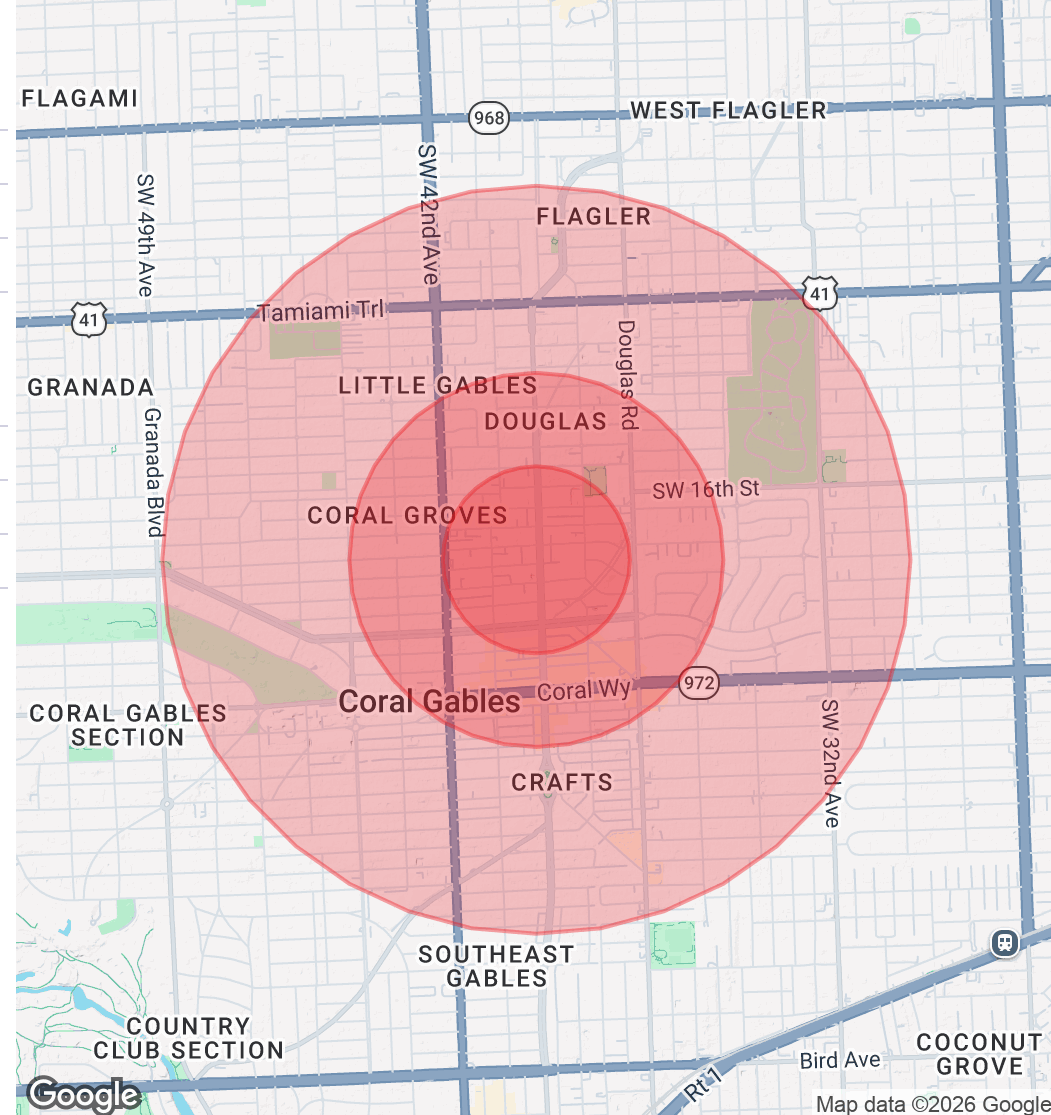


1930 PONCE DE LEON BLVD, CORAL GABLES FL 33134

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,901	8,887	32,321
Average Age	47.4	44.0	45.2
Average Age (Male)	46.9	40.8	42.2
Average Age (Female)	51.2	47.1	46.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,653	4,537	14,791
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$138,210	\$142,474	\$120,790
Average House Value	\$517,225	\$594,798	\$577,559

2023 American Community Survey (ACS)



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1930 PONCE DE LEON BLVD, CORAL GABLES FL 33134

Lease Rate

\$20,000.00/ MONTH

LOCATION INFORMATION

Street Address	1930 Ponce De Leon Blvd
City, State, Zip	Coral Gables, FL 33134
County	Miami-Dade

BUILDING INFORMATION

Building Size	5,854 SF
Number of Floors	1
Year Built	1939
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	MX3
Lot Size	5,991 SF
APN #	0341080060900
Lot Depth	990 ft

PARKING & TRANSPORTATION

Parking Type	Street parking available
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UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	3





VALERIA MARTINEZ
REAL ESTATE ADVISOR / ANALYST

vmartinez@synergyrealtymiami.com

Direct: 561.757.9670

PROFESSIONAL BACKGROUND

Valeria Martinez holds a degree in Economics from Florida Atlantic University and has built solid expertise in the South Florida real estate market. She specializes in off-market and exclusive transactions, providing clients with unique access to high-potential investment opportunities across residential, commercial, and development properties.

Her work includes:

- Residential properties
- Commercial properties
- Owner-user office and retail spaces
- Land acquisition and development analysis
- Market research and economic trend evaluation
- Strategic deal structuring and negotiation

EDUCATION

Ms. Martinez graduated from Florida Atlantic University with a degree in Economics, where she gained analytical skills and an in-depth understanding of economic trends and their impact on real estate markets. This education, combined with hands-on experience in real estate transactions, enables her to deliver tailored investment insights and maximize value for buyers and sellers alike.

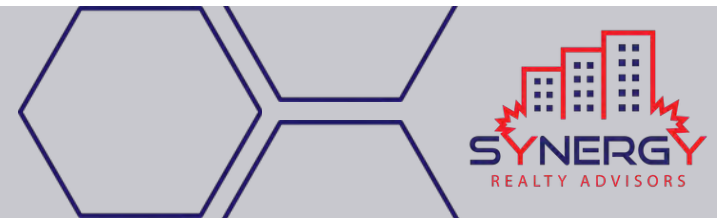
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1930 PONCE DE LEON BLVD



ANDROS SARDUY

CEO & MANAGING BROKER

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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