

# Restaurant Sublease Opportunity In The Heart Of Coral Gables

999 Ponce de Leon Blvd | Coral Gables, FL

OFFERING MEMORANDUM



ONE | **Sotheby's**  
INTERNATIONAL REALTY

# THE SPACE

Location	999 Ponce de Leon Blvd Coral Gables, FL 33134
County	Miami Dade
APN	03-4108-009-0941
Square Feet	3,595
Annual Rent PSF	\$55.00
Lease Type	NNN

## HIGHLIGHTS

- SFT: 3,595.
- Rate: \$55 PSF
- NNN: \$20.29
- Targeting Restaurant user.
- Ground-floor corner unit with high visibility on Ponce de Leon Blvd.
- Approximately 5 years remaining on the current lease with a 5 year extension as agreed by ownership (sublease opportunity).
- Excellent signage opportunity and street exposure.
- Existing buildout as former bank — possible conversion to restaurant/cafe with an outdoor patio.



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	34,896	259,753	584,627

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$107,522	\$101,501	\$108,219

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	15,057	105,197	240,626



## PROPERTY FEATURES

BUILDING SF	311,184
LAND SF	50,160
LAND ACRES	1.15
YEAR BUILT	1981
YEAR RENOVATED	2013
ZONING TYPE	5005 MIXED-USE 3
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	13
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12
EXTRA PARKING SPACES	\$110

- ONE Sotheby's International Realty is proud to present a ground-floor restaurant sublease opportunity at 999 Ponce de Leon Blvd in the heart of Coral Gables. Currently built out as a former bank branch, the existing layout includes its own private entrance, 7 private offices, a tellers cage, kitchen area, a vault, high speed Internet a Communal conference room and a private restroom.

- For restaurant users, this space presents a rare opportunity to re-purpose a corner unit with strong street frontage and excellent visibility along one of Coral Gables' most trafficked thoroughfares. This ground floor unit boasts 1,200 of outdoor patio space, perfect for outdoor service. Although the current condition of the interior requires a cosmetic and functional overhaul, the space offers good bones for a kitchen buildout, customer seating area, and grab-and-go or dine-in service model.
- The location is surrounded by dense office and residential populations, with consistent weekday traffic and a growing evening and weekend dining crowd. Ideal for a chef-driven concept, coffee shop, juice bar, or fast-casual operation looking to establish a presence in a prestigious zip code without the long-term commitment of a direct lease.
- With approximately five years remaining on the lease, this sublease offers a cost-effective way to enter the Coral Gables market, reduce upfront lease risk, and secure a prime address on flexible terms.



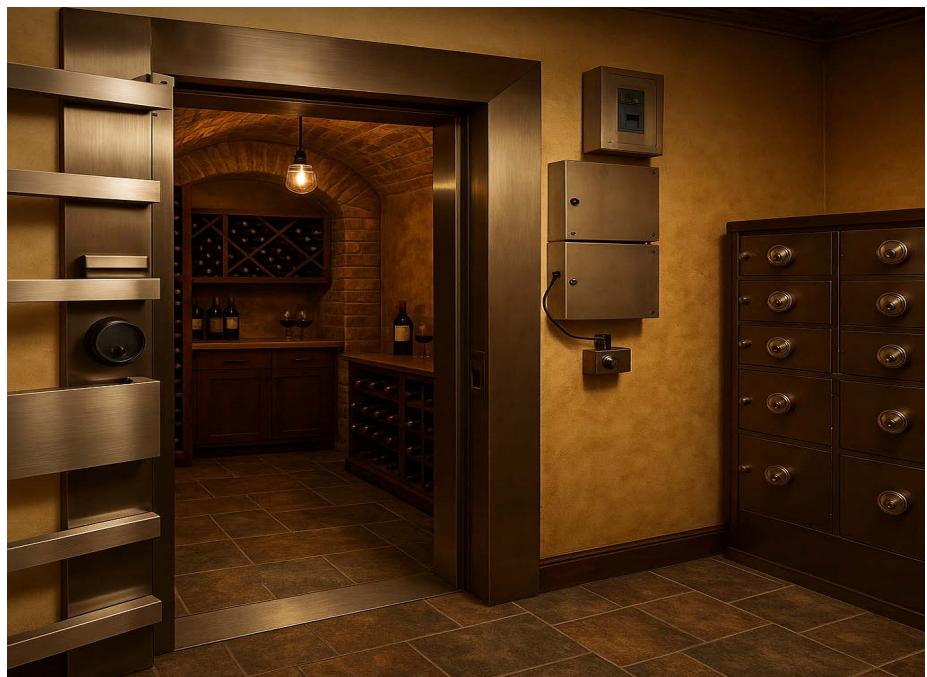
## Front Entrance and Interior Space



## Offices and Tellers Cage



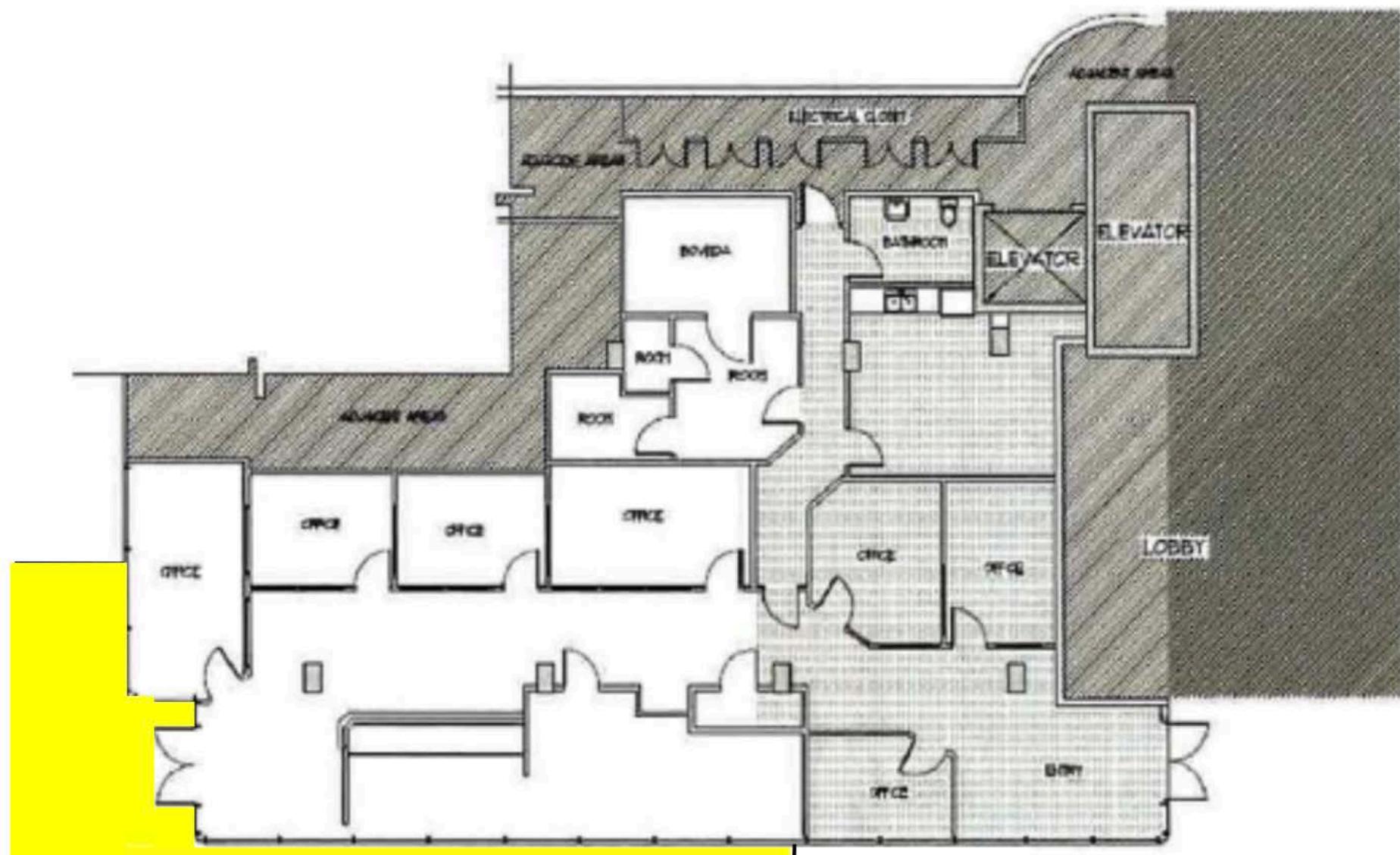
## Vault & Wine Cellar Renderings



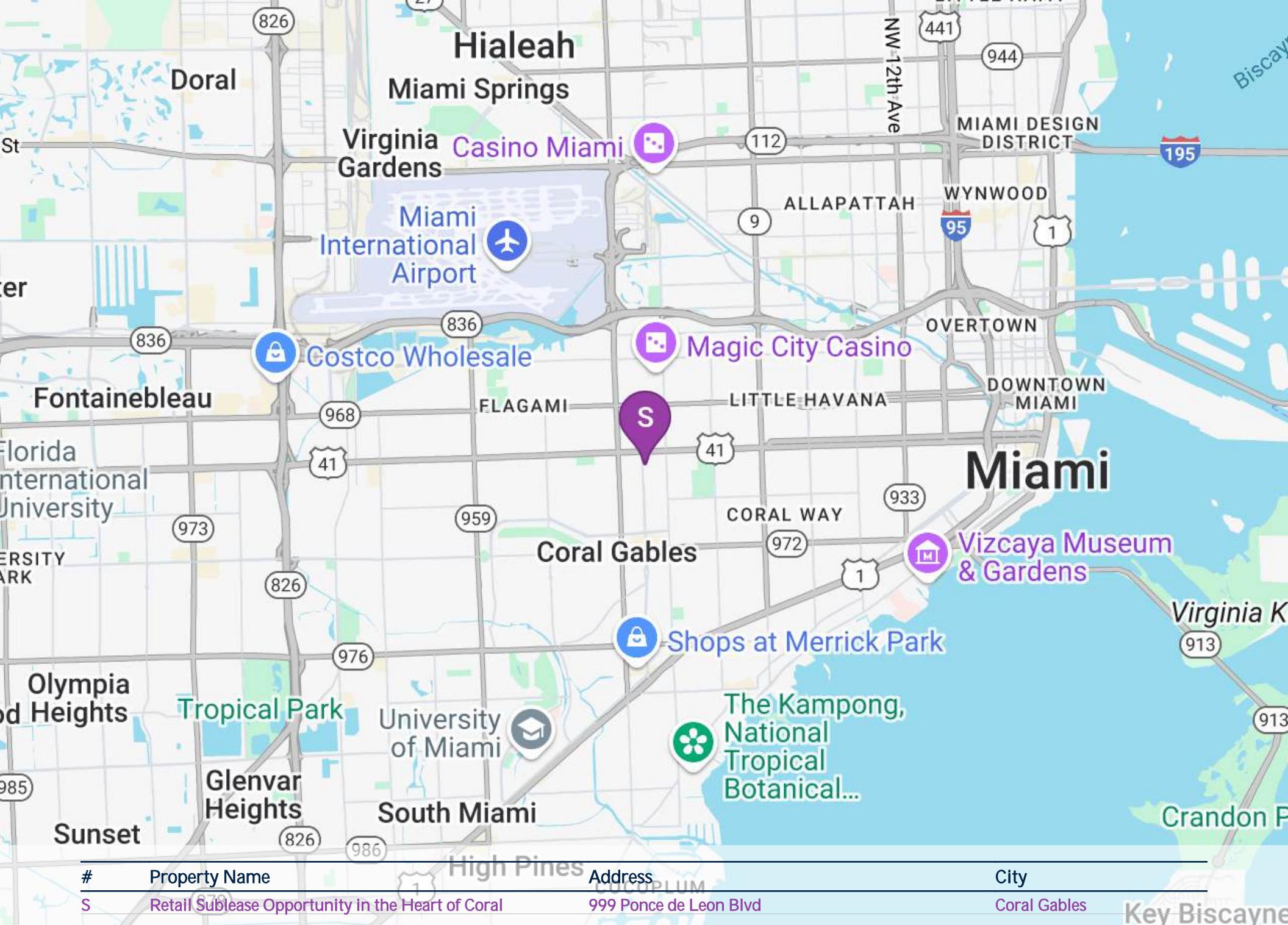
## Outdoor Space and Cafe



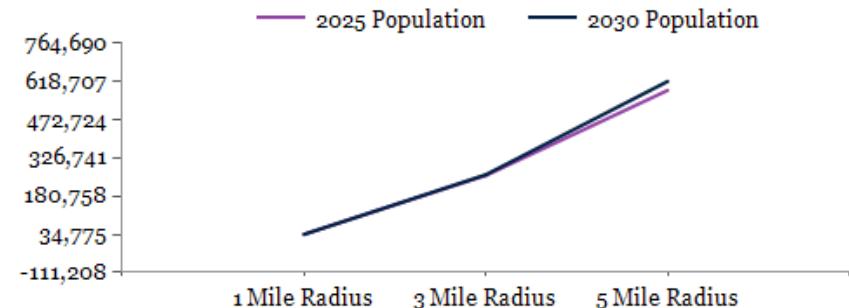
## Floor Plan



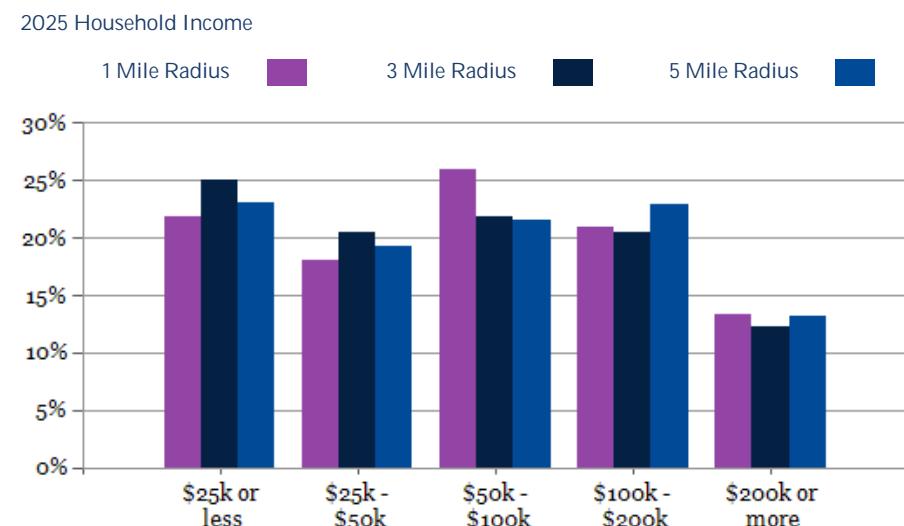
**1,200 SFT of Outdoor Patio space Available**



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,437	235,306	483,300
2010 Population	33,835	250,574	531,047
2025 Population	34,896	259,753	584,627
2030 Population	34,775	262,543	618,707
2025-2030: Population: Growth Rate	-0.35%	1.05%	5.70%

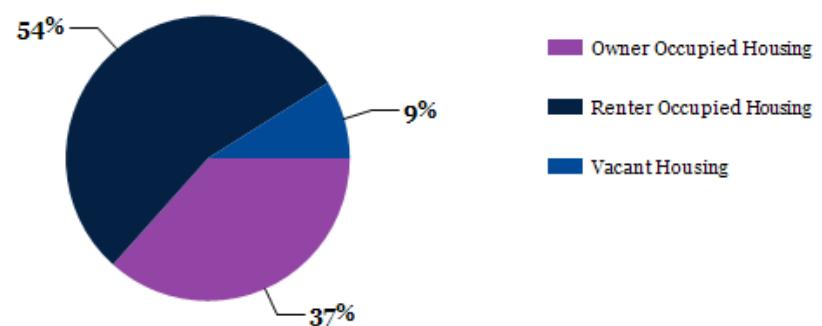


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,476	14,521	31,747
\$15,000-\$24,999	1,810	11,807	23,845
\$25,000-\$34,999	1,282	10,485	22,202
\$35,000-\$49,999	1,426	11,050	24,173
\$50,000-\$74,999	1,865	11,355	25,043
\$75,000-\$99,999	2,042	11,585	26,752
\$100,000-\$149,999	1,953	13,865	35,336
\$150,000-\$199,999	1,194	7,701	19,756
\$200,000 or greater	2,009	12,829	31,771
Median HH Income	\$69,303	\$58,581	\$66,746
Average HH Income	\$107,522	\$101,501	\$108,219



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,357	93,478	190,314
2010 Total Households	14,000	95,715	202,524
2025 Total Households	15,057	105,197	240,626
2030 Total Households	15,393	109,181	264,619
2025 Average Household Size	2.31	2.45	2.38
2025-2030: Households: Growth Rate	2.20%	3.75%	9.60%

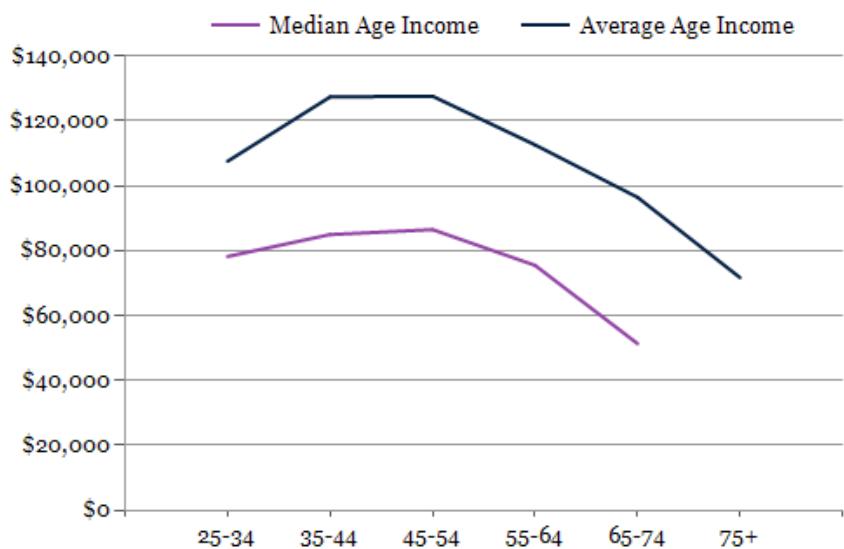
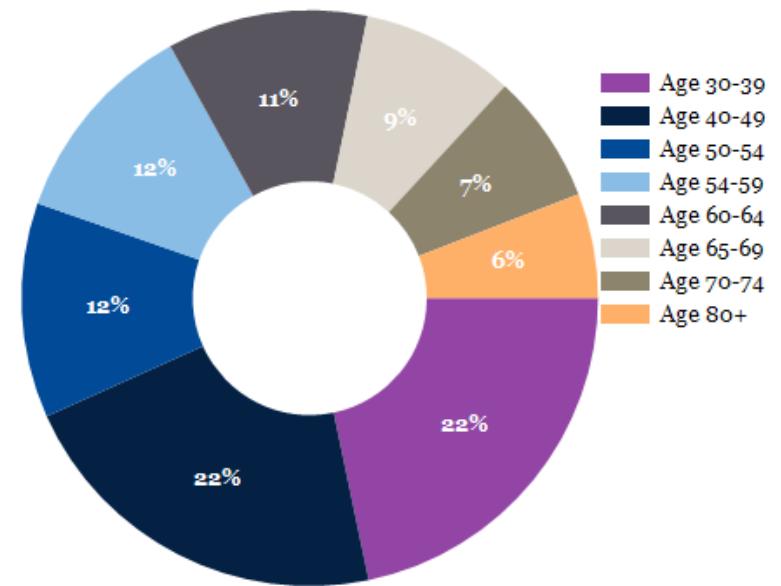
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,512	18,522	47,950
2025 Population Age 35-39	2,485	18,567	44,009
2025 Population Age 40-44	2,523	18,448	41,400
2025 Population Age 45-49	2,435	17,392	37,932
2025 Population Age 50-54	2,776	19,377	40,781
2025 Population Age 55-59	2,673	18,683	38,963
2025 Population Age 60-64	2,588	18,278	38,047
2025 Population Age 65-69	1,982	14,367	30,255
2025 Population Age 70-74	1,676	12,346	25,659
2025 Population Age 75-79	1,353	10,136	20,854
2025 Population Age 80-84	991	7,645	15,132
2025 Population Age 85+	1,282	9,616	17,933
2025 Population Age 18+	29,877	218,917	492,854
2025 Median Age	46	44	42
2030 Median Age	47	45	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,217	\$72,714	\$83,152
Average Household Income 25-34	\$107,595	\$103,386	\$115,776
Median Household Income 35-44	\$84,984	\$78,484	\$86,957
Average Household Income 35-44	\$127,421	\$120,714	\$129,367
Median Household Income 45-54	\$86,534	\$80,632	\$87,876
Average Household Income 45-54	\$127,657	\$122,666	\$130,545
Median Household Income 55-64	\$75,490	\$63,911	\$68,316
Average Household Income 55-64	\$112,646	\$107,325	\$111,812
Median Household Income 65-74	\$51,352	\$43,630	\$43,721
Average Household Income 65-74	\$96,478	\$89,863	\$89,546
Average Household Income 75+	\$71,713	\$64,923	\$64,459





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.

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