

400

4

PONCE *de* LEON
BOULEVARD



GROUND FLOOR RESTAURANT & RETAIL OPPORTUNITY

CBRE

Features

Property Features



LOCATION

4000 Ponce De Leon Blvd
Coral Gables, FL 33146



SPACES

Restaurant: ±6,660 SF / Storage: ±2,453 SF / Total: ±9,113 SF
Retail: ±1,500 SF



TERMS

Negotiable



TRAFFIC

Ponce de Leon Blvd: ±13,000 VPD
Bird Road: ±40,000 VPD
US-1: ±25,000 VPD





ADDITIONAL FEATURES

- + *Valet available at site*
- + *Abundant on-site parking*
- + *Footsteps from The Shops at Merrick Park*
- + *Close proximity to the University of Miami*
- + *Adjacent to Metrorail*

CO-TENANTS

THE COLLECTION[®]

snaidero
CUCINE PER LA VITA

STEINWAY & SONS

NEIGHBORING TENANTS

ANTHROPOLOGIE

ANN TAYLOR

SOULCYCLE[®]

J.CREW

L'OCCITANE
EN PROVENCE

FERGUSON[®]

chico's

GUCCI

Neiman Marcus

NORDSTROM

54D
THE RESERVE TRAINING PROGRAM

Miele

VICTORIA'S SECRET

EQUINOX

TESLA

BANANA REPUBLIC

lululemon  athletica

POTTERY BARN

Crate&Barrel

LACOSTE

Location Demographics

TOTAL POPULATION

195,100

DAYTIME POPULATION

222,937

AVERAGE HOUSEHOLD INCOME

\$74,344

MEDIAN AGE

42.4



CORAL GABLES

Coral Way

Biltmore Golf Course

Granada Blvd

Riviera Dr

Le Jeune Rd

Ponce De Leon Blvd

Douglas Rd

Bird Rd

Riviera Golf Course

Shipping Ave

Shops at Merrick Park

South Dixie Hwy

University of Miami

Ponce De Leon Blvd

SW 37th Ave



SUITE 225 / ±6,660 SF

STORAGE / ±2,453 SF

Valet Drop Off

ALTARA AVENUE

pure barre

snaidero
CUCINE PER LA VITA

SUITE TBD / ± 1,500 SF



STEINWAY & SONS

design it studio



STREET

THE COLLECTION[®]
SERVICE CENTER



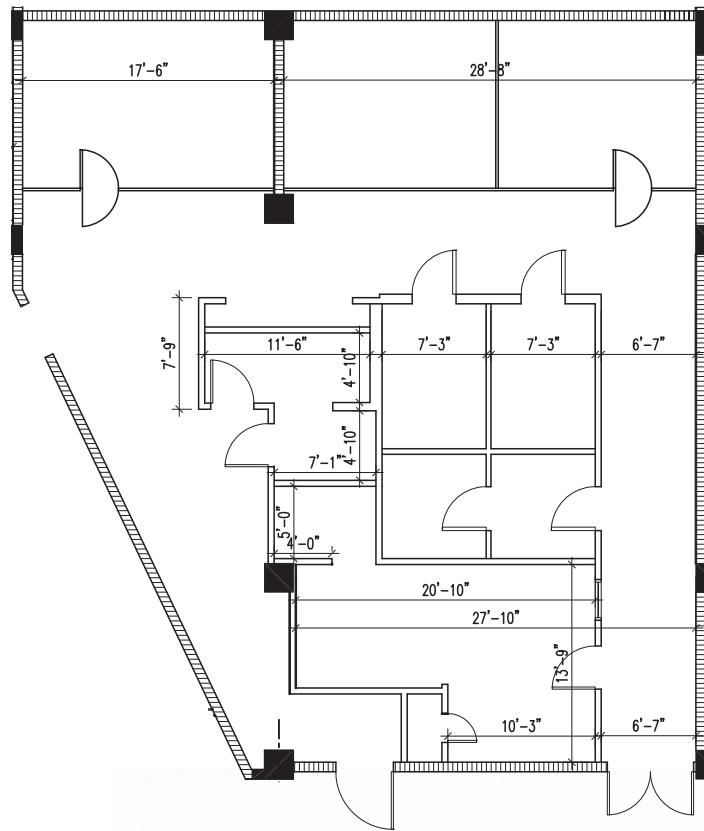
BIRD ROAD (±40,000 VPD)

THE COLLECTION[®]
SALES CENTER



LVD (±13,700 VPD)

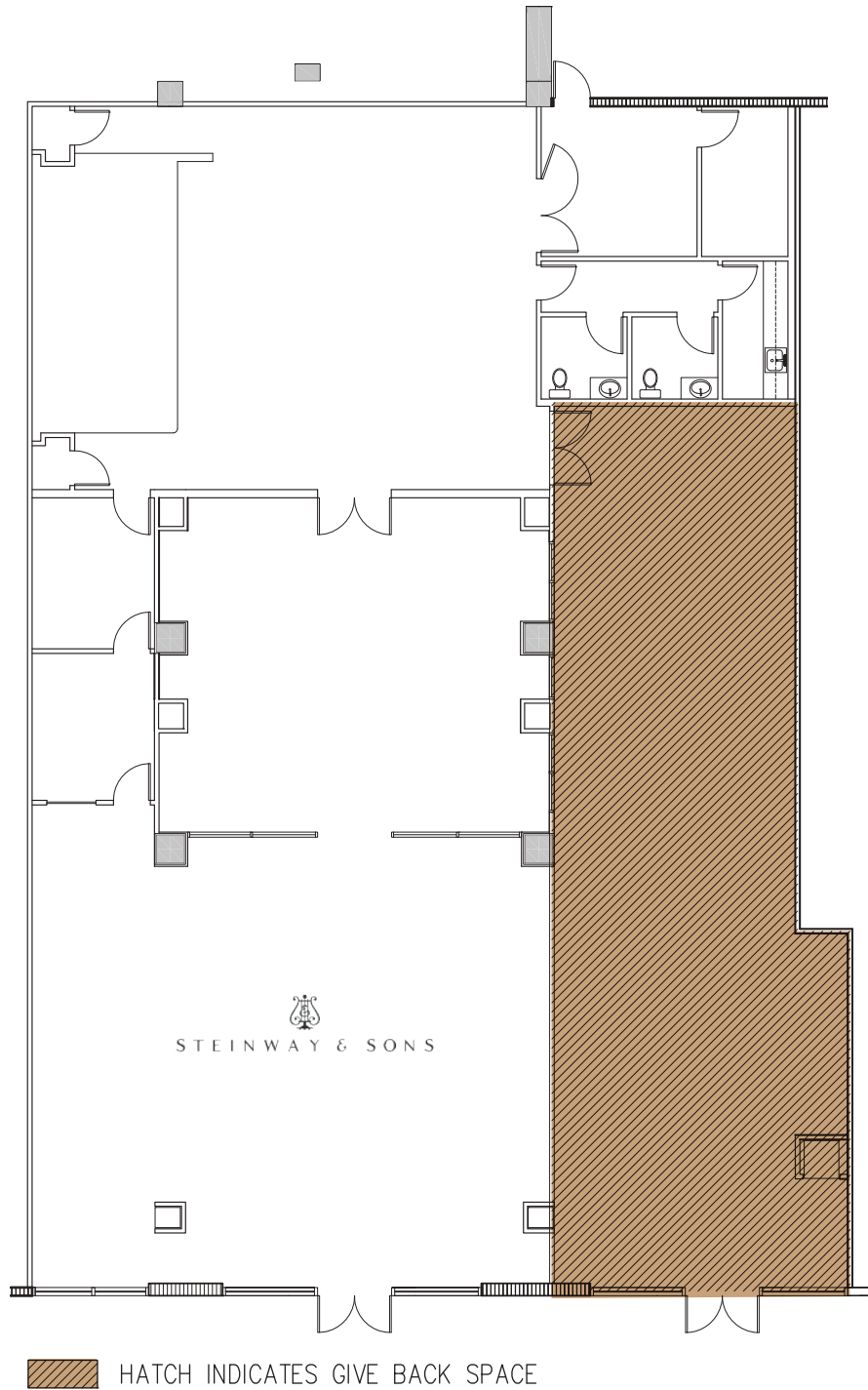
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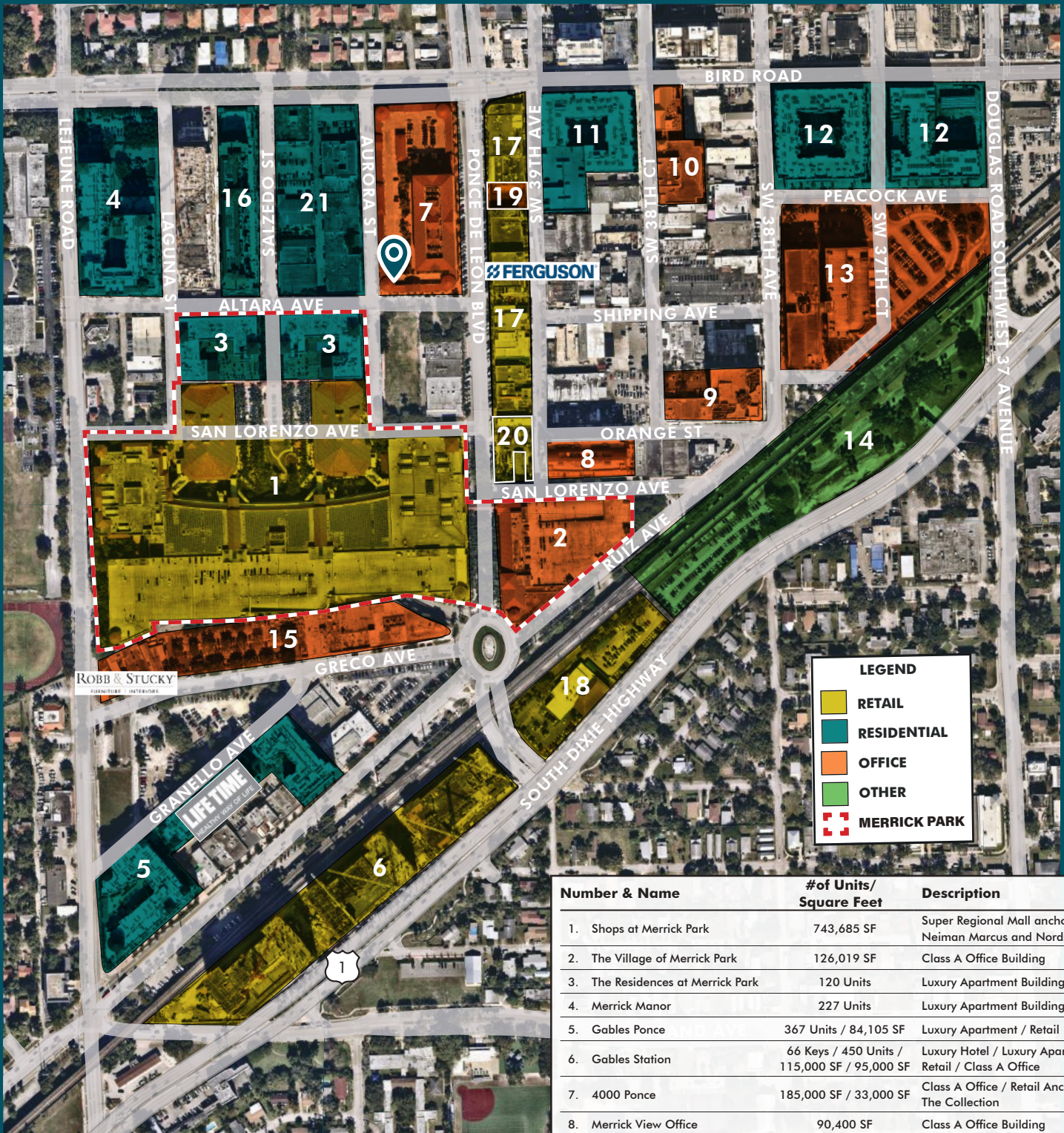
Storage
±2,453 SF



NEW OPPORTUNITY



±1,500 SF



LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- OTHER
- MERRICK PARK

Number & Name	#of Units/ Square Feet	Description
1. Shops at Merrick Park	743,685 SF	Super Regional Mall anchored by Neiman Marcus and Nordstrom
2. The Village of Merrick Park	126,019 SF	Class A Office Building
3. The Residences at Merrick Park	120 Units	Luxury Apartment Building
4. Merrick Manor	227 Units	Luxury Apartment Building
5. Gables Ponce	367 Units / 84,105 SF	Luxury Apartment / Retail
6. Gables Station	66 Keys / 450 Units / 115,000 SF / 95,000 SF	Luxury Hotel / Luxury Apartments Retail / Class A Office
7. 4000 Ponce	185,000 SF / 33,000 SF	Class A Office / Retail Anchored by The Collection
8. Merrick View Office	90,400 SF	Class A Office Building
9. Miami Green	120,000 SF	Class A Office Building
10. Merrick Pointe	86,000 SF	Class A Office Building
11. Berkshire Coral Gables	267 Units	Luxury Apartment Building
12. Modera Douglas Station	262 Units	Luxury Apartment Building
13. Miami Dade Country	420,000 SF	County Office Building
14. Douglas Station		Miami Dade Metro Rail
15. Corporate Offices	150,000 SF	Gables Engineering & Vector Corp.
16. One Village Place	150 Units / 20,000 SF	Luxury Apartment / Retail
17. Ponce de Leon Street Retail	92,000 SF	Existing Street Retail
18. The Collection	18,800 SF	Luxury Automobile Dealership
19. 4041 Ponce de Leon	90,000 SF	Proposed Office Building
20. 4311 Ponce de Leon	58,000 SF	Proposed Retail
21. New Development	128 Units / Retail	Proposed Luxury Senior Living and Retail

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BOULEVARD

GROUND FLOOR RESTAURANT
GROUND FLOOR RETAIL
OPPORTUNITY

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