

AVENUE

1111
Ponce

1111 PONCE DE LEON
CORAL GABLES, FL 33134

FOR SALE



AVENUEREP.COM

PROPOSED RENDERING



INCLUDES 10,000 SF OF COMMERCIAL RESTAURANT / RETAIL AS PART OF THE TOTAL SQUARE FOOTAGE

PREMISES

1111 PONCE DE LEON

FOLIO # : 03-4108-009-1830

LAND AREA : 32,700 SF (0.75 AC)

EXISTING

BUILDING : 82 KEYS

42,337 SF

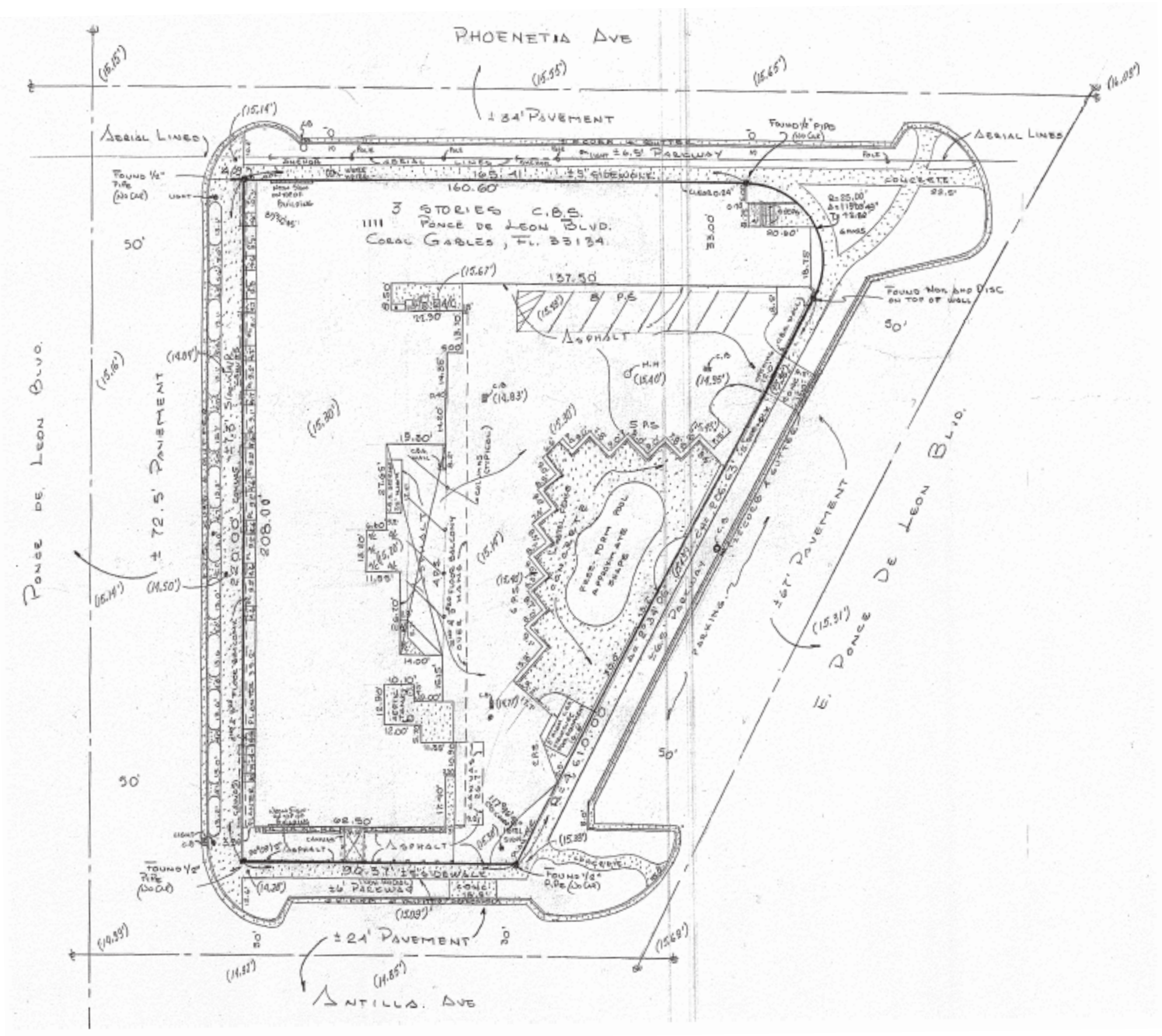
3 STORIES

ZONING : MIXED-USE 3

ASKING : \$ 25 M

PROPERTY INFO

- THIS PRIME PROPERTY IS A PROMINENT, STAND-ALONE “ISLAND” PARCEL LOCATED AT 1111 PONCE DE LEON BOULEVARD, FEATURING THE 82-KEY CHATEAUBLEAU HOTEL. SPANNING 43,237 SQUARE FEET OF EXISTING BUILDING AREA ON 32,709 SF OF LAND (0.75 ACRES), THE HOTEL WAS ORIGINALLY CONSTRUCTED IN 1964 AND HAS BEEN FAMILY-OWNED AND OPERATED FOR DECADES, OFFERING A LEGACY OF CONSISTENT HOSPITALITY IN THE HEART OF CORAL GABLES.
- THE THREE-STORY STRUCTURE INCLUDES AN OPERATING RESTAURANT, RETAIL/OFFICE STOREFRONTS FRONTING PONCE DE LEON BOULEVARD, A WELCOMING MAIN LOBBY, PRIVATE ON-SITE PARKING, AND A SWIMMING POOL. ITS ESTABLISHED PRESENCE, VISIBILITY, AND CENTRAL LOCATION PROVIDE BOTH STRONG IN-PLACE INCOME AND FUTURE REPOSITIONING OR REDEVELOPMENT POTENTIAL WITHIN A HIGHLY DEMANDED MARKET.
- STRATEGICALLY SITUATED ALONG CORAL GABLES’ PRIMARY COMMERCIAL CORRIDOR, THE PROPERTY BENEFITS FROM UNPARALLELED EXPOSURE AND ACCESSIBILITY. THE SITE IS SURROUNDED BY MAJOR LANDMARKS INCLUDING THE PLAZA CORAL GABLES, MIRACLE MILE, AND DOWNTOWN CORAL GABLES, PLACING IT WITHIN WALKING DISTANCE OF LUXURY SHOPPING, FINE DINING, CLASS A OFFICE BUILDINGS, AND UPSCALE RESIDENTIAL DEVELOPMENTS.



FLOOR PLAN

PROPERTY A

LAND AREA

+/- 32,700 SF



PLAZA PROJECT

MIRACLE MILE

OFIZZINA OFFICE TOWER

131
Ponce

A

Ponce de Len Blvd



8TH ST

OFIZZINA

Tinta y Cafe



1111 PONCE DE LEON

PONCE DE LEON BLVD

BACHOUR

S LE JEUNE RD

GIRALDA AVE

DOUGLAS RD

MIRACLE MILE

LOCATION



HOTEL PROPOSED RENDERINGS



WWW.AVENUEREP.COM

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