

# CORAL GABLES DUPLEX INVESTMENT PROPERTY

401 MLAGA AVE  
CORAL GABLES, FL 33134



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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@leesouthflorida

**FOR SALE**

Presented By,

**AIDA NOLAN-RODRIGUEZ**

*Principal*

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# PROPERTY SUMMARY

## TWO-UNIT INVESTMENT PROPERTY

Lee & Associates presents an exceptional multifamily investment opportunity at 401 Malaga Avenue in the prestigious Coral Gables Biltmore neighborhood. This well-maintained duplex, built in 1953, features two spacious units: a 3-bedroom, 3-bathroom and a 2-bedroom, 2-bathroom, offering a total of 5 bedrooms and 5 bathrooms. Situated on an 11,000-square-foot corner lot, the property provides ample parking for up to 8 vehicles and includes conceptual plans for redevelopment into townhomes or 4 multifamily units. With its solid concrete block construction and barrel tile roof, this property offers both immediate rental income potential and significant redevelopment upside.

Located just a short walk from the vibrant Miracle Mile, residents enjoy easy access to a plethora of shopping, dining, and entertainment options. The property's prime location offers excellent connectivity to major thoroughfares, including Le Jeune Road and U.S. Route 1, facilitating convenient commutes throughout the Miami metropolitan area. Proximity to esteemed educational institutions such as Coral Gables Preparatory Academy and Coral Gables Senior High School further enhances its appeal to tenants and investors alike.



A11754190 © Miami MLS® 2025

For more information, please contact one of the following individuals:

## MARKET ADVISORS

### AIDA NOLAN-RODRIGUEZ

Principal

305.987.9733

[arodriguez@lee-associates.com](mailto:arodriguez@lee-associates.com)

**ASKING: \$1,899,000**



### Coral Gables Duplex

Unit Mix:

- ◆ 3 bed/3 bath
- ◆ 2 bed/2 bath

11,000 SF Corner Lot

Parking for up to 8 vehicles

Built in 1953 with Concrete Block Construction Barrel Tile Roof



### Conceptual Plans for Redevelopment:

Plans are available for redeveloping the corner parcel into townhomes or 4 multifamily units.



### Prestigious Coral Gables Location:

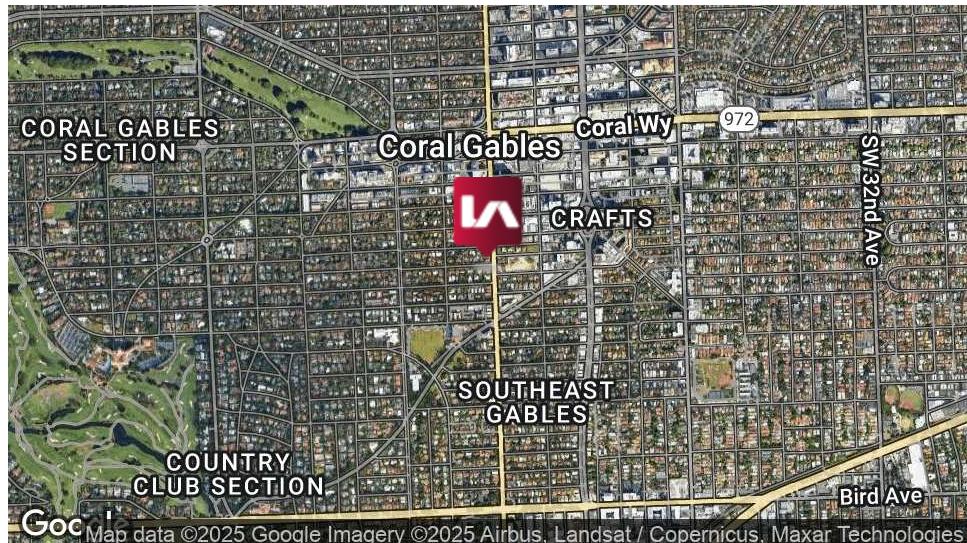
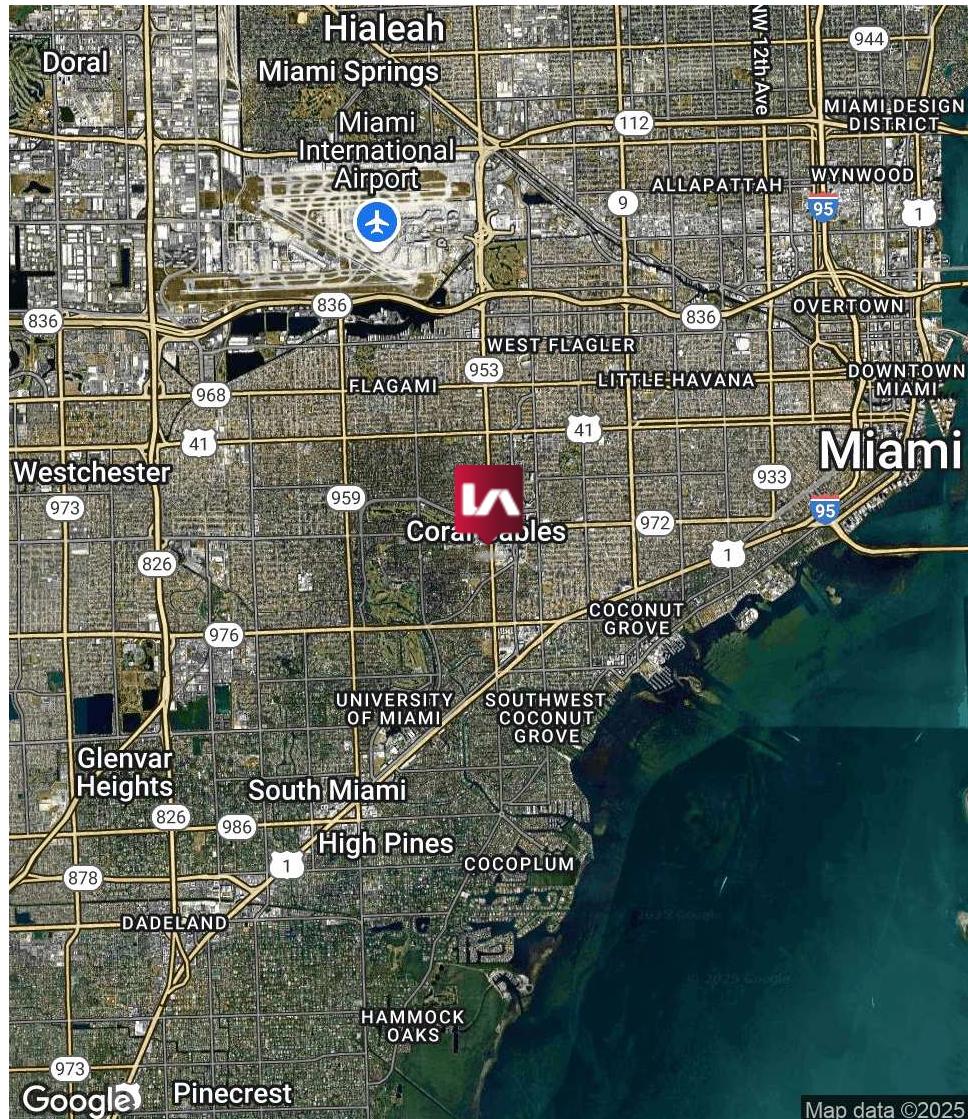
Coveted Biltmore Neighborhood just a brief walk from Miracle Mile, shopping and dining.

Situated in an affluent neighborhood with high-income demographics and strong rental demand.

# ADDITIONAL PHOTOS



# REGIONAL MAP



## LOCATION OVERVIEW

Nestled in the heart of Coral Gables, 401 Malaga Avenue offers residents unparalleled access to the city's cultural and commercial hubs. Its proximity to Miracle Mile ensures a vibrant lifestyle, while easy access to major roads provides seamless connectivity to the broader Miami area.

## CITY INFORMATION

**CITY:**

Coral Gables

**MARKET:**

South Florida

**SUBMARKET:**

Coral Gables Biltmore Neighborhood

# MARKET TAPESTRY & KEY DEMOGRAPHIC INDICATORS

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A

## Diverse Convergence

401 Malaga Ave, Coral Gables,  
Florida, 33134  
Drive time of 5 minutes

### DOMINANT TAPESTRY SEGMENT



4,275 households are Diverse Convergence  
25.6% of households are in this segment

#### Diverse Convergence: Next Wave LifeMode

Diverse Convergence neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40 percent of residents are foreign-born...

[Learn more...](#)



#### KEY FACTS FOR THIS AREA

*Click facts to 'Explore for more' details*

36,516

16,688

2.18

Population

Households

Avg Size  
Household

126

Wealth  
Index

52

Housing  
Affordability

78

Diversity  
Index

\$764,875

Median Home  
Value

1.19%

Forecasted Annual  
Growth Rate

### ABOUT THIS SEGMENT



Hard-working consumers, striving to get ahead - style matters to them.



Shop for groceries at warehouse and club stores, as well as specialty markets.



Limited funds to invest in retirement savings plans, stocks, or bonds.



Preserving the environment and being in tune with nature are very important.



Media used most often is the Internet. Use the Internet to visit Spanish language websites and download music, access social media sites, watch movies, and play games.

### ABOUT THIS AREA

#### Household Type:

High Density Apartments; Single Family

#### Employment:

Svcs

#### Median Age:

42.5

#### Median Household Income:

\$101,562

#### Education:

73.2% College degree (2+ years)

# MARKET TAPESTRY & KEY DEMOGRAPHIC INDICATORS

## Diverse Convergence

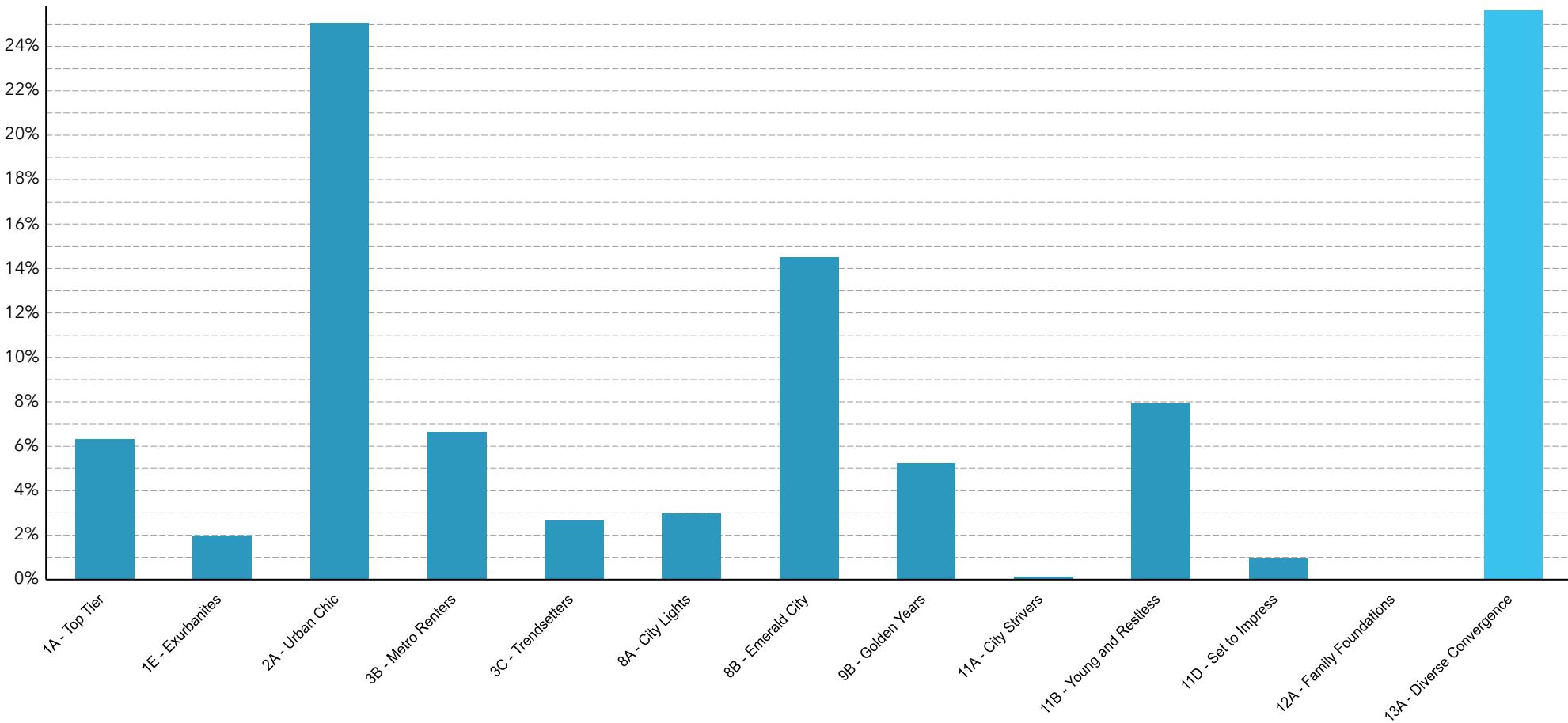
### TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



16,688 total households in this area

4,275 households in *Diverse Convergence* - 25.6%

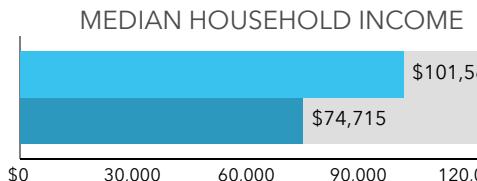


# MARKET TAPESTRY & KEY DEMOGRAPHIC INDICATORS

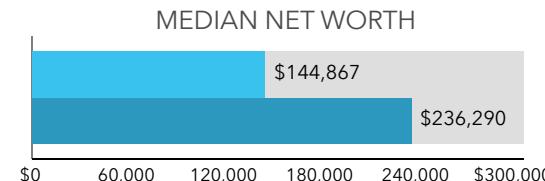
## Key Demographic Indicators

### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.



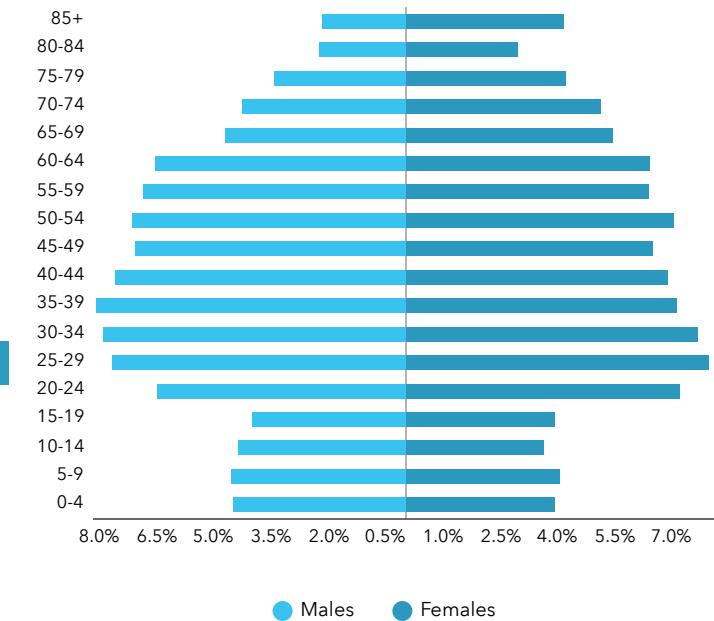
Bars show comparison to Florida



Bars show comparison to Florida

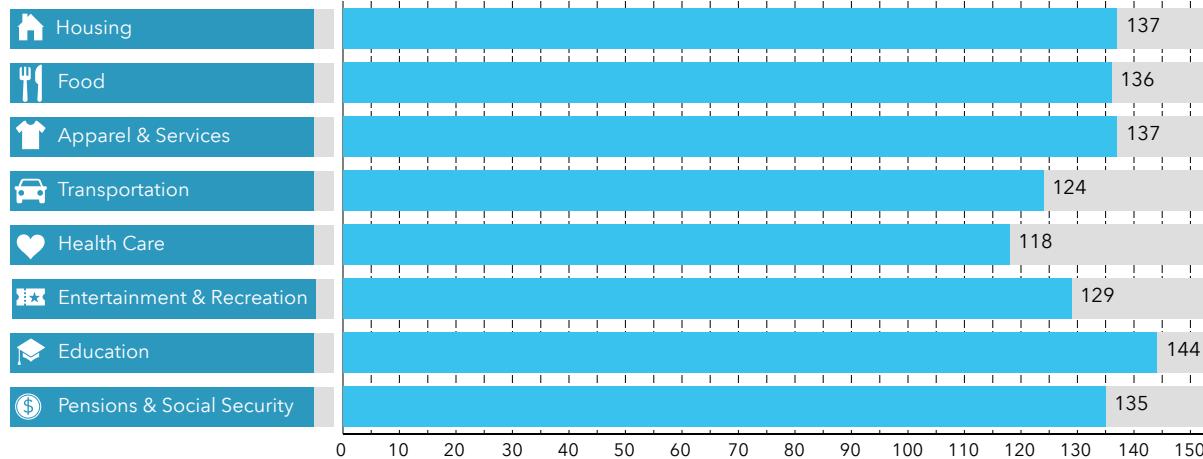
### AGE BY SEX

Median Age: 42.5



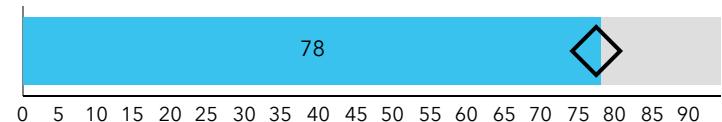
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



### DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to Florida

# MARKET TAPESTRY & KEY DEMOGRAPHIC INDICATORS

## Key Demographic Indicators

### HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



\$1,324

Avg Mortgage



\$1,896

Avg Monthly Rent

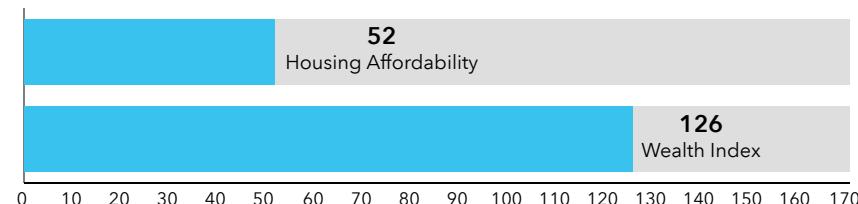


**Typical Household Type:** High Density Apartments; Single Family

**Median Home Value:** \$764,875

### ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



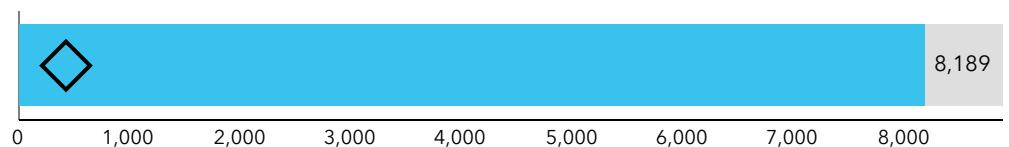
### LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	1,231	5,135	1,694	8,060
Spanish	2,376	13,977	4,970	21,323
Spanish & English Well	2,330	11,554	3,388	17,272
Spanish & English Not Well	46	1,846	897	2,789
Indo-European	424	1,434	151	2,009
Indo-European & English Well	362	1,227	128	1,717
Indo-European & English Not Well	18	207	0	225
Asian-Pacific Island	3	344	31	378
Asian-Pacific Isl & English Well	0	289	31	320
Other Language	0	42	17	59
Other Language & English Well	0	38	17	55
Other Language & English Not Well	0	0	0	0

### POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to

Florida

