

FOR LEASE

2nd Generation Restaurant
Turnkey Restaurant Space in Coral Gables

223 Valencia Avenue, Coral Gables, FL 33134



Location Overview

Strategically located in the vibrant heart of Coral Gables, this freestanding $\pm 4,000$ SF second-generation restaurant at 223 Valencia Avenue offers a turnkey opportunity with existing buildout, full commercial kitchen, and flexible layout for a variety of concepts.

Positioned to capture a dynamic, internationally driven dining scene, the property benefits from strong street presence and walkable access to surrounding retail, offices, and residential density. Ideal for a visionary operator seeking a prime Gables location with minimal downtime to open.

Key Features

- **Turnkey Opportunity:**
 - Existing restaurant infrastructure in place
 - Minimal downtime to commence operations
 - Eligible for beer & wine or full liquor license (subject to approvals)
- **Seating Capacity:**
 - Up-to 120 guests (± 100 indoor, ± 20 balcony).

- **Fully Equipped Kitchen:**

- Well appointed commercial grade appliances, including grills, fryers, prep stations, and refrigeration
- In-place Grease trap

- **VIP / Private Dining:**

- Luxurious 2nd floor VIP area with bar
- Ideal for private events and premium dining experiences

- **Floor Space:**

- Ground Floor: $\sim 2,033$ sq. ft.
- 2nd Floor VIP Area & Bar: $\sim 1,570$ sq. ft.
- Outdoor / Balcony: ~ 463 sq. ft.

For Pricing please contact listing agent:

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Why This Opportunity?

- Turnkey Operation: Fully built-out restaurant with infrastructure in place—significantly reduces time and capital to open. Liquor license eligibility (beer & wine or full) subject to approvals.
- Prime Location: Situated in the core of Coral Gables—one of Miami's most established dining destinations with consistent foot traffic and strong demographics.
- Versatile Concept: Thoughtfully designed for an international menu with a chic dining experience.
- Premium Buildout: Quality interior finishes, balcony seating, and a dedicated VIP level create multiple revenue streams (dining + private events).

Floor Plan Highlights

Efficient, fully equipped commercial kitchen designed for high-volume operations. Ground floor optimized for main dining flow, complemented by a second-floor VIP/lounge with bar ideal for private events and premium experiences. Balcony/outdoor seating enhances ambiance and increases usable capacity.

Next Steps

Schedule a private tour today and explore this exceptional opportunity. Whether you're looking to expand your brand or enter the thriving Coral Gables market, this property provides everything you need to succeed.