

FOR SUBLEASE

SWEET PARIS
crêperie & café

PASEO

2,350 SF OF RETAIL AVAILABLE
in the Heart of Coral Gables

3005 PONCE DE LEON BLVD SUITE 142, CORAL GABLES, FL 33134

CBRE



The Opportunity

The Plaza Coral Gables is Coral Gables' flagship mixed-use district, combining Class A office, luxury hospitality, residential, and ~161,000 SF of curated retail and dining around a vibrant open-air plaza. Anchored by the 242-key Loews Coral Gables Hotel and surrounded by a deep nearby office ecosystem along Ponce de Leon and the Alhambra corridor, the project benefits from strong daytime demand and a true day-to-night amenity base—including destination restaurants, cafés, and wellness uses integrated throughout the ground-floor experience.

Property Highlights

- Prime restaurant space located at The Plaza Coral Gables, a premier mixed use development along Ponce de Leon Boulevard
- Approximately **± 2,350 SF of interior space** plus **± 675 SF outdoor patio**, ideal for full service concepts
- Second generation restaurant with significant infrastructure in place, including two existing hoods and a 1,000 gallon grease trap
- Highly visible location benefiting from strong daily foot traffic generated by surrounding office, hotel, residential, and retail uses
- Part of a well curated tenant mix within one of Coral Gables' most prominent mixed use projects
- Patio space is exclusively tied to restaurant use, enhancing customer experience and street presence
- Beer and wine permitted under the current permitted use
- Sublease opportunity subject to landlord approval at an institutional quality project

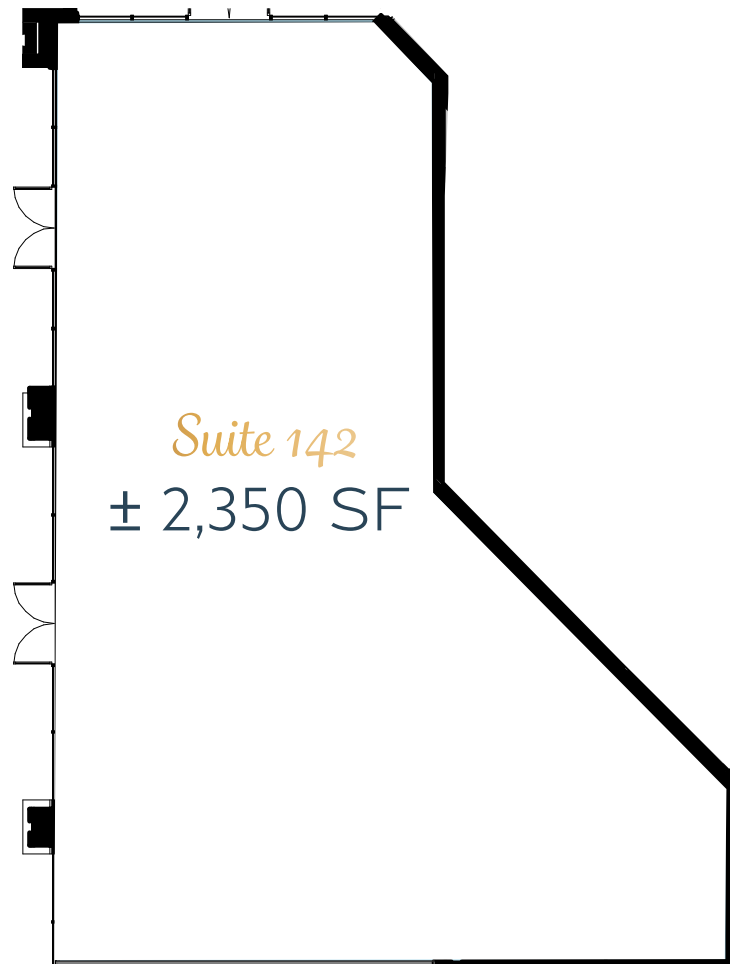




Floor Plan

± 2,350 SF OF INTERIOR SPACE

± 675 SF OF OUTDOOR PATIO

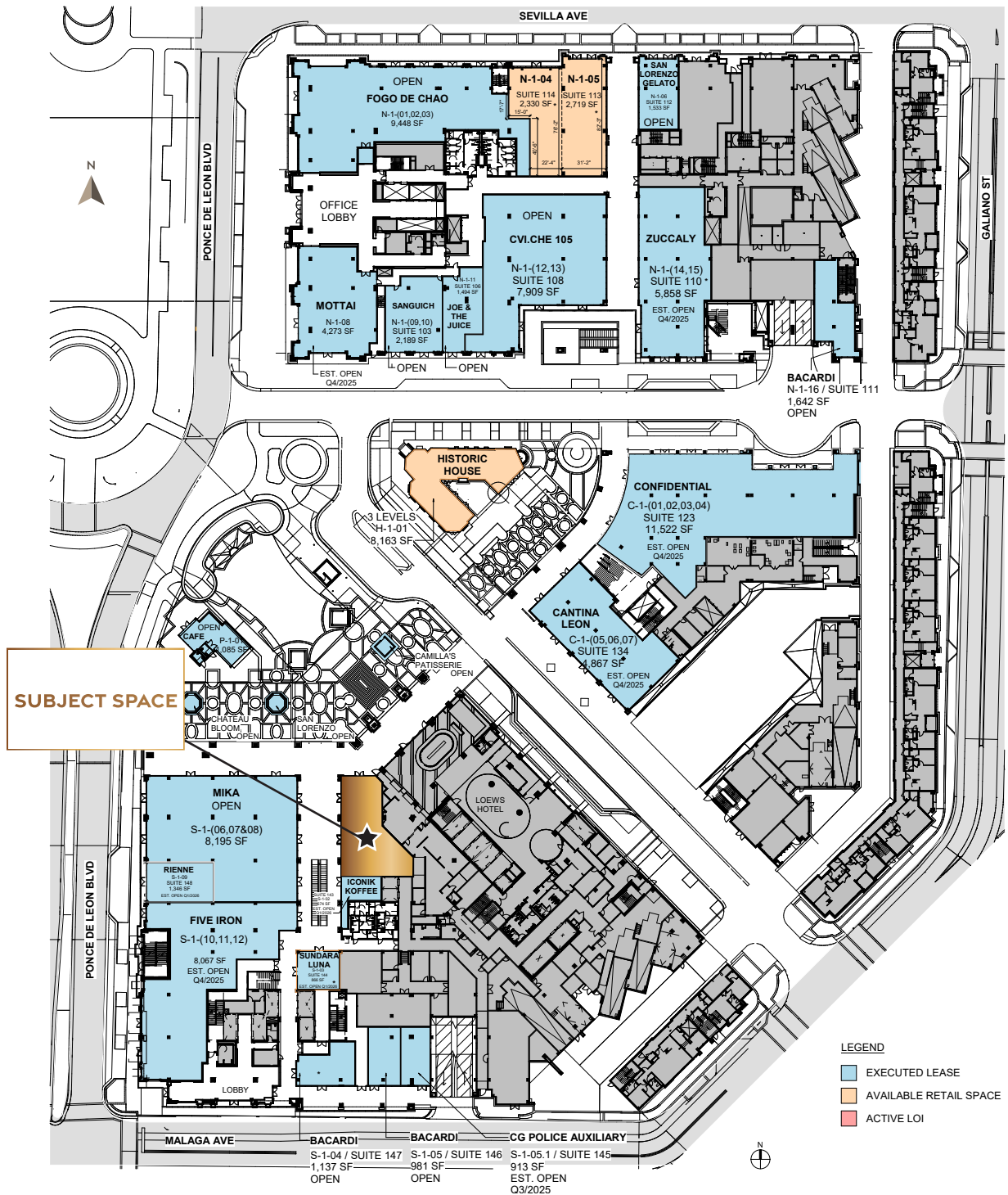


LEASE PLAN

First Floor

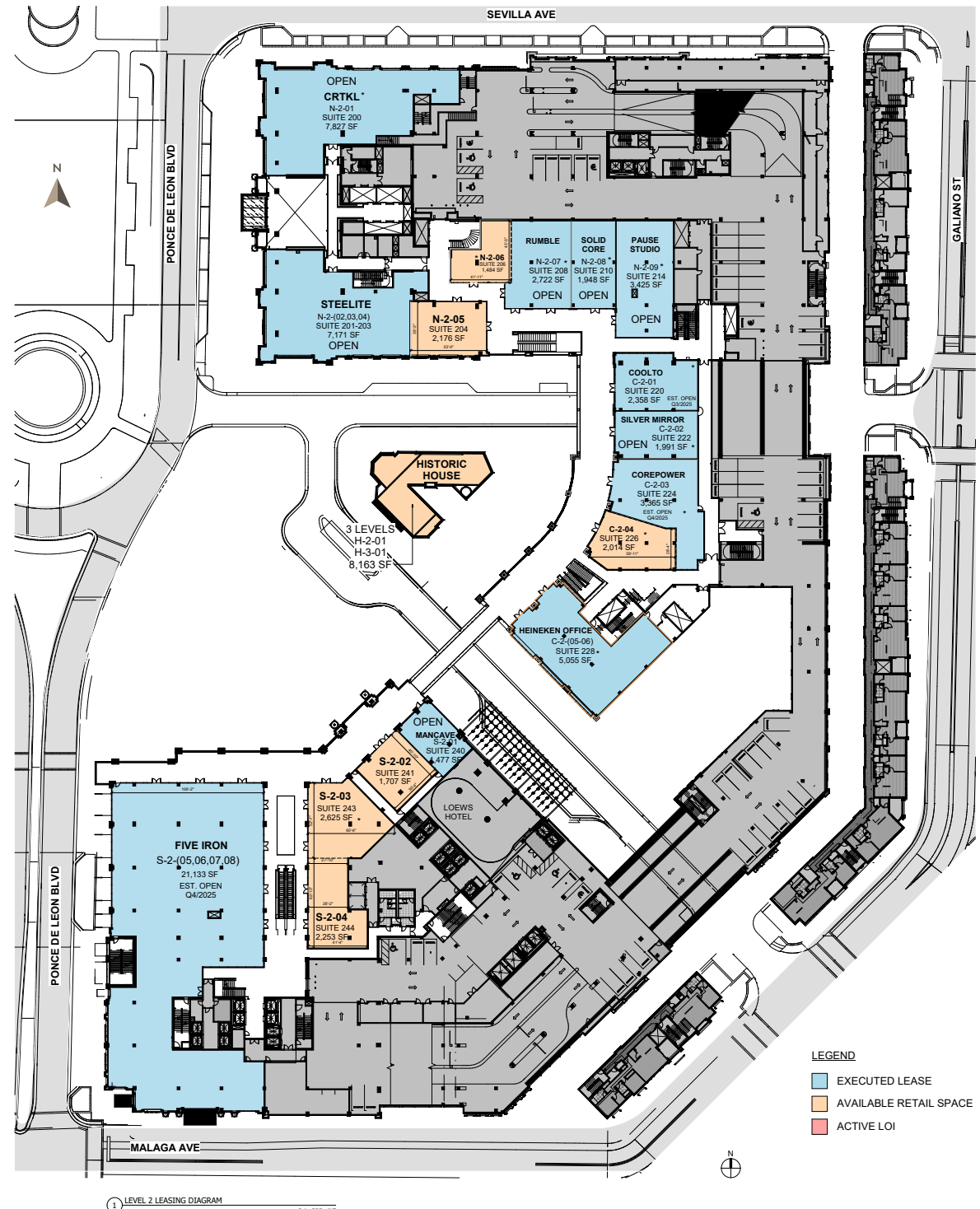
SUITE 142 SITS AT THE PRIMARY PONCE DE LEON ENTRANCE, DIRECTLY ADJACENT TO THE LOEWS HOTEL LOBBY TRAFFIC FLOW.

SUBJECT SPACE



LEASE PLAN

Second Floor



A Destination for Dining, Shopping & Services

The Plaza Coral Gables is a premier mixed-use destination located along Ponce de Leon Boulevard, offering a dynamic retail environment in the heart of one of South Florida's most established and affluent markets. The property features high pedestrian traffic, walkable streetscape, and a curated mix of nationally recognized and local retailers, restaurants, and cafés. Surrounded by dense office, residential, and hospitality uses, The Plaza provides retailers with exceptional daily traffic and long-term market strength.

A CURATED MIX OF RETAIL

FOGO DE CHÃO



[solidcore]

CULCHE 105
PERUVIAN CUISINE BY JUAN CHIROCO



5i
FIVE IRON GOLF

CANTINA LEON
CORAL GABLES



corepower
YOGA

MIKA

MOTTAI

SANGUICH

SILVER MIRROR
FACIAL BAR



SAN LORENZO
GELATERIA

ZUCCA

+ = Coming Soon



Area Overview



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	36,572	236,056	517,600
AVERAGE HH INCOME	\$146,303	\$131,583	\$126,035
DAYTIME POPULATION	70,722	260,218	651,837
BUSINESSES	6,992	18,535	46,217
EMPLOYEES	49,086	125,890	360,586



Right Next Door

10

MIN DRIVE
Coconut Grove

4

MIN DRIVE
Modera Douglas Station
Metro Mover

15

MIN DRIVE
Miami International
Airport

25

MIN DRIVE
PINECREST

20

MIN DRIVE
Downtown

15

MIN DRIVE
Brickell

12

MIN DRIVE
University of Miami



2,350 SF OF RETAIL AVAILABLE *in the Heart of Coral Gables*

3005 PONCE DE LEON BLVD SUITE 142, CORAL GABLES, FL 33134

Contact Us

Drew Schaul

Executive Vice President

+1 305 742 5112

drew.schaul@cbre.com

Alex Cesar

First Vice President

+1 646 246 6007

alex.cesar@cbre.com

Michael Betancourt

Senior Associate

+1 786 356 1021

michael.betancourt@cbre.com

Jordan Landman

Associate

+1 305 428 5017

jordan.landman@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.