

AVENUE

ALHAMBRA PARC

33 ALHAMBRA
CORAL GABLES, FL 33134

3 PRIME CONDO UNIT RETAIL
FOR SALE



AVENUEREP.COM



PROJECT OVERVIEW

Introducing **Alhambra Parc**, a premier Class-A mixed-use development in the heart of Downtown Coral Gables—one of South Florida's most established and walkable commercial districts. Offering prime ground-floor retail and restaurant space, this architecturally refined project is ideally positioned at the high-traffic intersection of Alhambra Circle and Minorca Avenue. Alhambra Parc blends modern urban living with vibrant street-level activity, creating an ideal setting for businesses to thrive.

BUILDING PROPOSED RENDERING





PREMISES

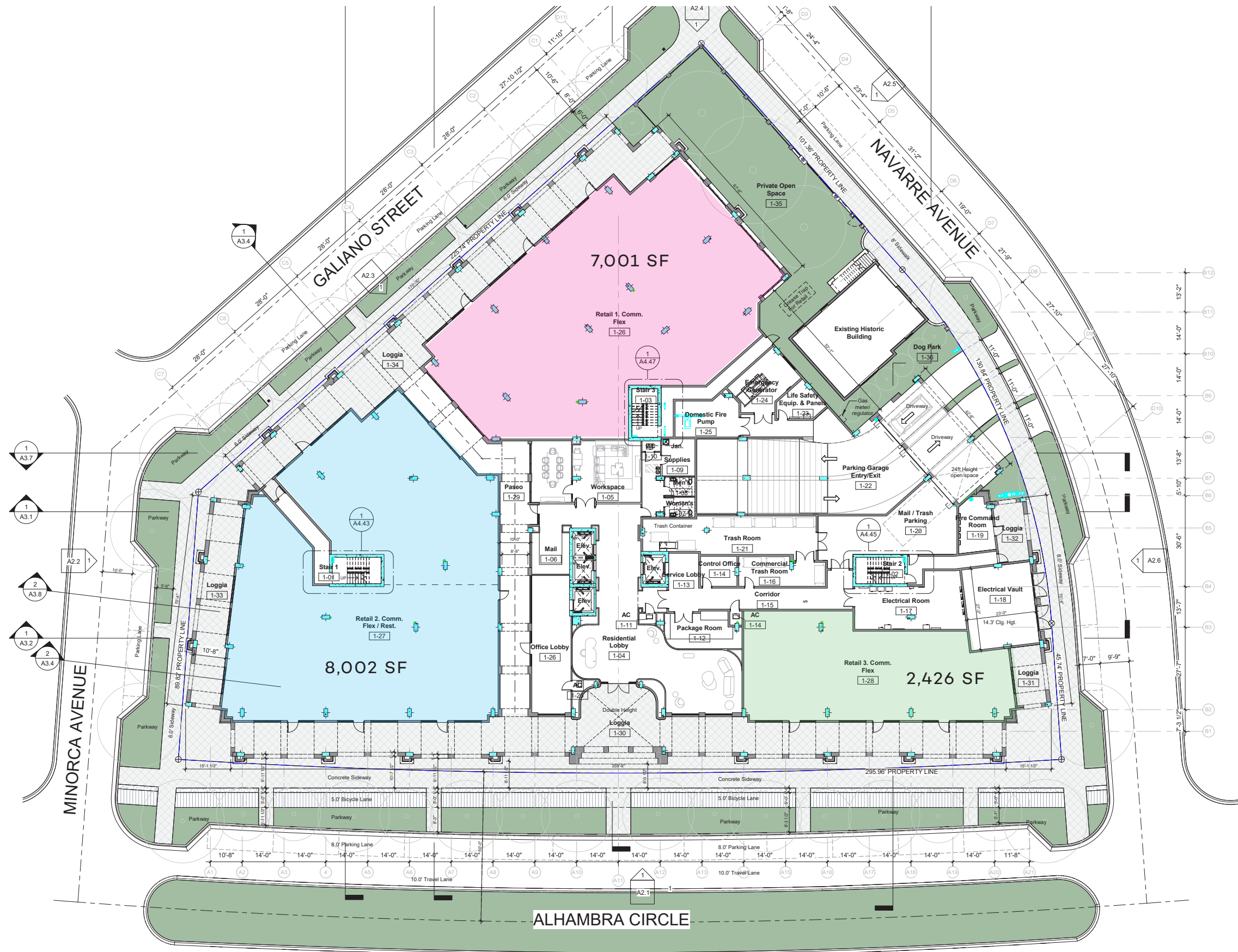
33 ALHAMBRA

RETAIL 1 :	+/- 7,001 SF
RETAIL 2 :	+/- 8,002 SF
RETAIL 3 :	+/- 2,426 SF

DELIVERY :	Q4 - 2027
SALE \$:	\$18,000,000

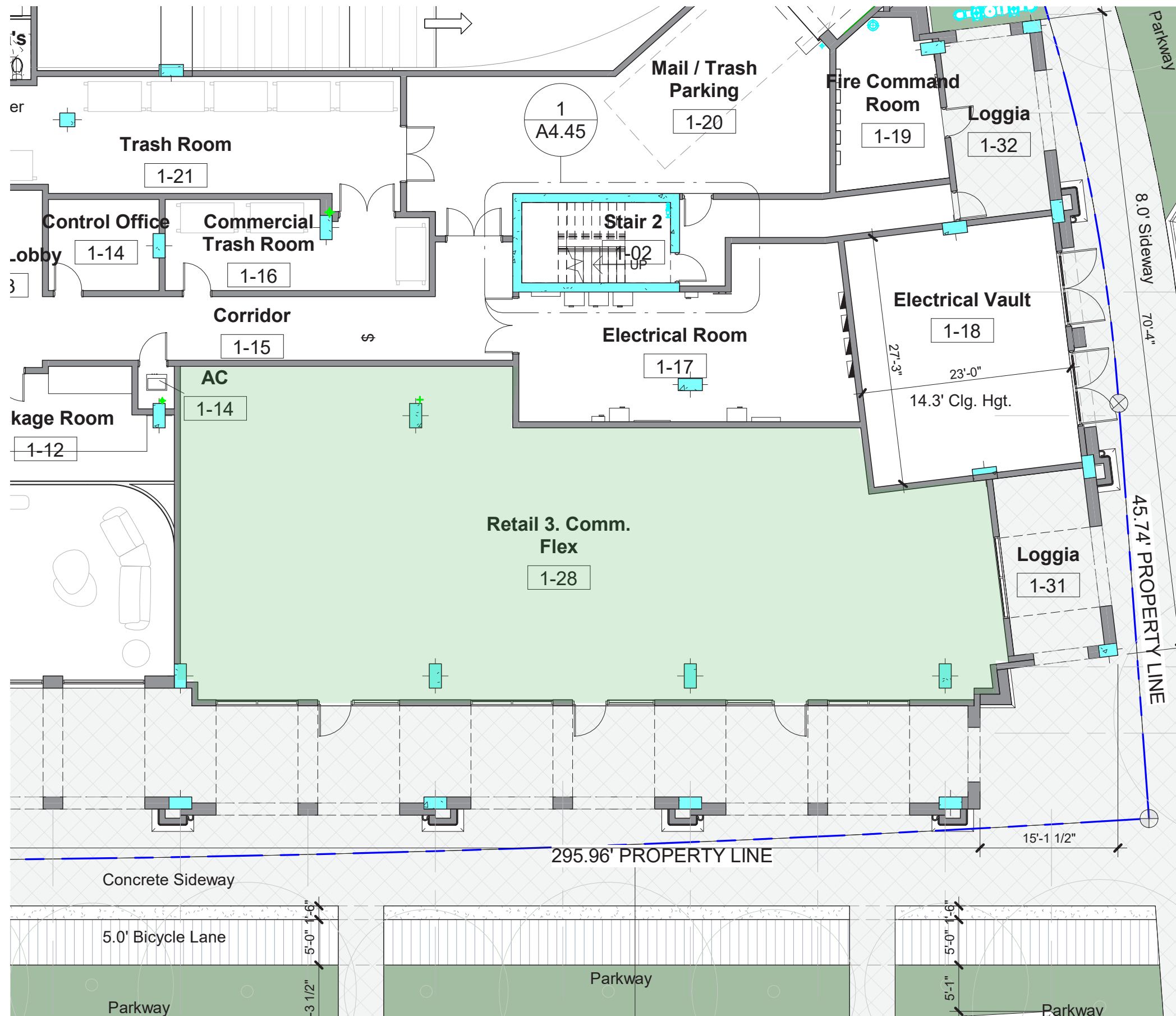
LEASING HIGHLIGHTS

- THE PROPERTY IS SURROUNDED BY A RICH ECOSYSTEM OF HOSPITALITY, FINANCE, WELLNESS, AND LIFESTYLE BRANDS
- INCLUDING NOTABLE TENANTS LIKE APPLE AND FIFA — ATTRACTING A HIGH-INCOME EMPLOYMENT BASE THAT FREQUENTS THE AREA FOR LUNCH BREAKS, HAPPY HOURS, AND CLIENT ENTERTAINMENT
- HIGH-PROFILE STREET FRONTAGE WITH PRIME SIGNAGE VISIBILITY
- DIRECT PEDESTRIAN ACCESS FROM ALHAMBRA CIRCLE AND MINORCA AVENUE
- OUTDOOR SEATING POTENTIAL ALONG WIDENED SIDEWALKS AND PASEO ZONES
- INTEGRATED PARKING GARAGE WITH CONVENIENT ACCESS FOR PATRONS AND EMPLOYEES



SITE PLAN

GROUND FLOOR



FLOOR PLAN

RETAIL 3

TOTAL SQUARE FEET

+/- 2,426

● **BEAUTY**

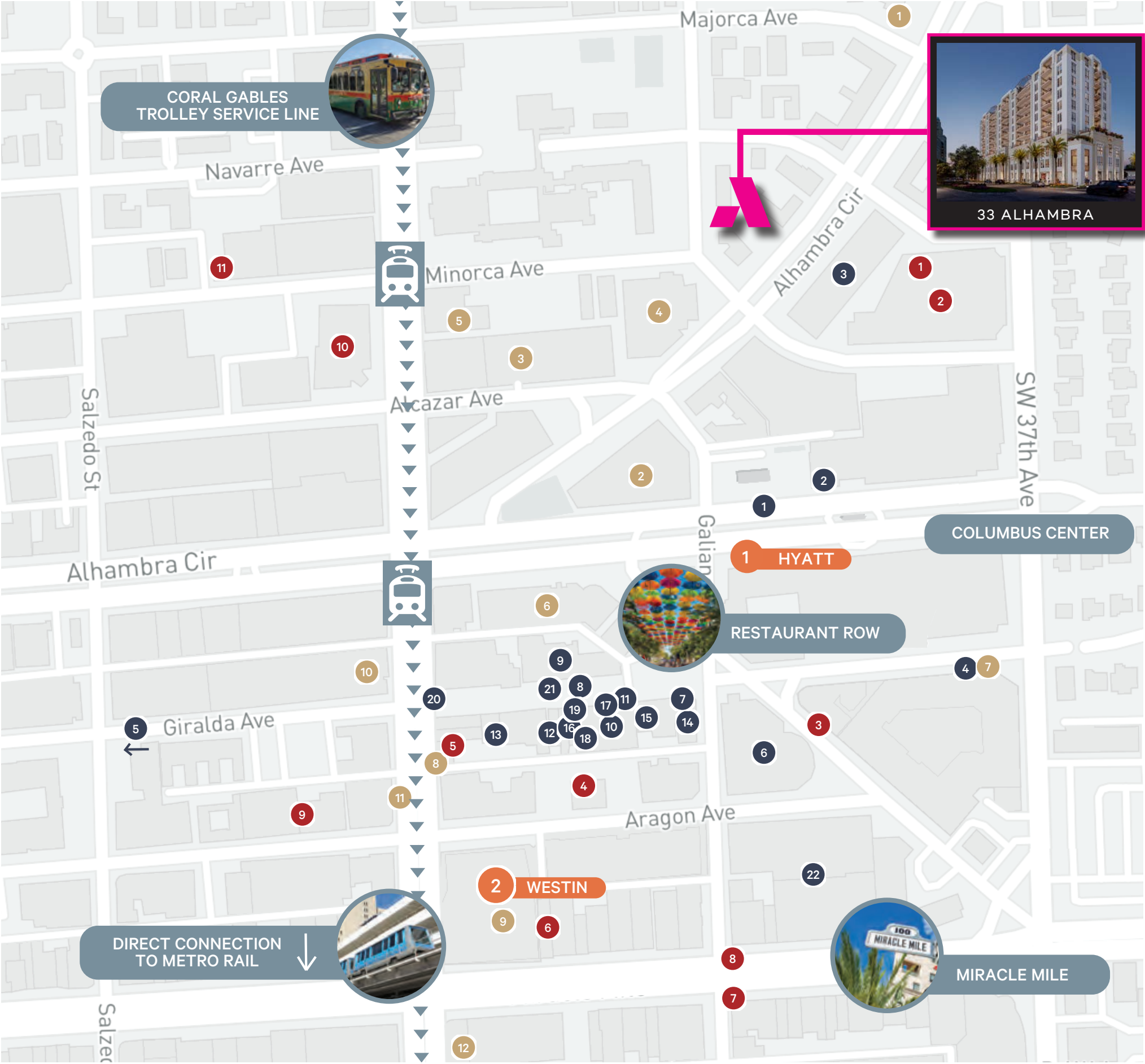
- 1. Smith & Mendoza Salon
- 2. Ramona Reyes Salon
- 3. Evolution Salon & Spa
- 4. Studio Chroma
- 5. Supercuts Coral Gables
- 6. Avant Garde
- 7. Avalon Salon
- 8. La Bella Salon
- 9. 321 Salon
- 10. Highlight Salon
- 11. Captiva

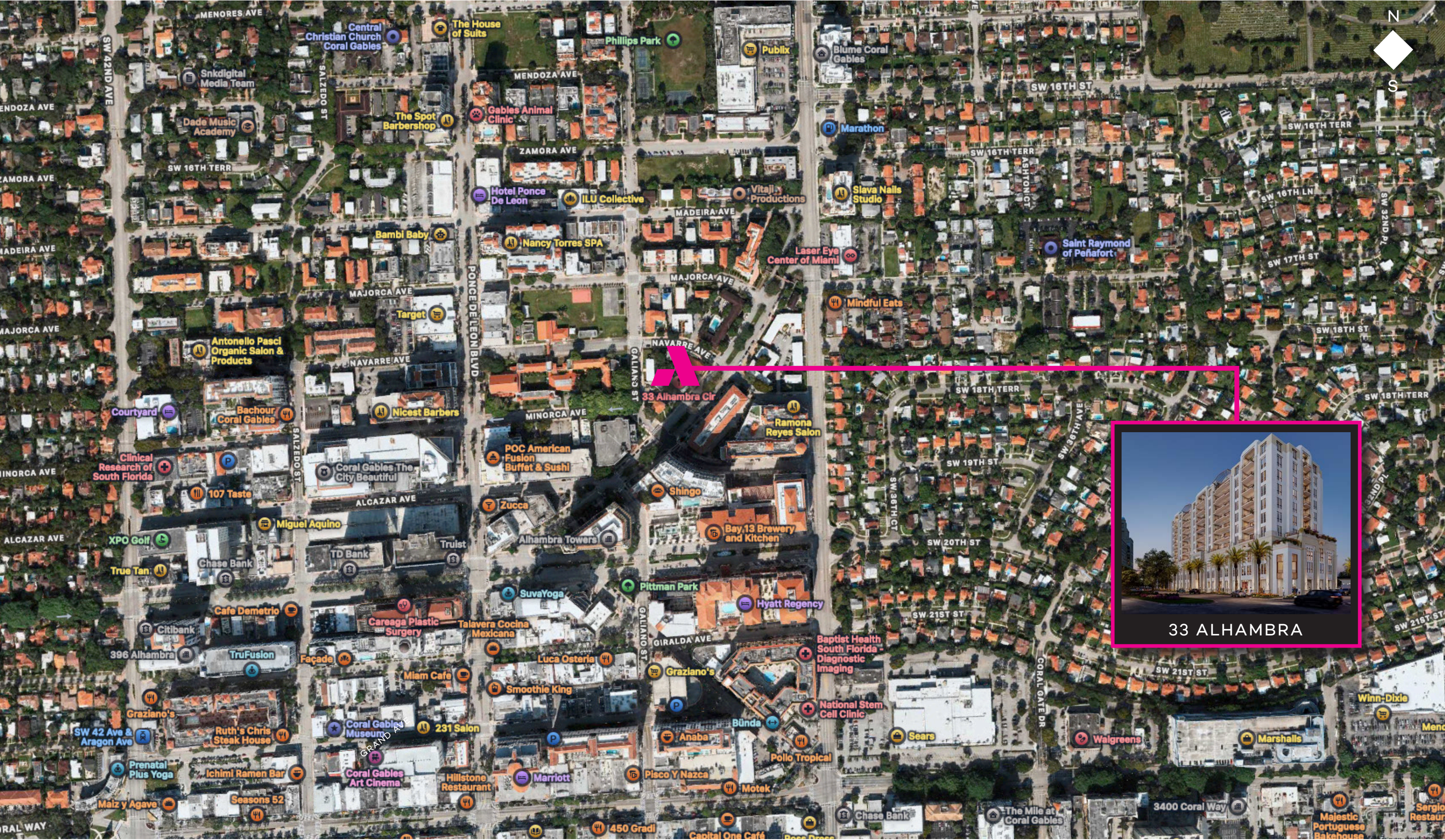
● **FINANCES**

- 1. Shay Anthem Bank
- 2. First Horizon Bank
- 3. Valley Bank
- 4. Unibank
- 5. Iberia Bank
- 6. Banesco Bank
- 7. TIAA Bank
- 8. Popular Bank
- 9. First Bank of Miami
- 10. HSBC bank
- 11. Bank of America
- 12. TD Bank

● **HOTELS**

- 1. Hyatt Regency
- 2. The Westin Colonnade





AERIAL VIEW



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EXCLUSIVE LISTING AGENTS:

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