



**2800 Ponce de Leon**  
8,353 <sup>SF</sup> Restaurant Space / 525 <sup>SF</sup> Cafe Available

**FOR LEASE**





# OPPORTUNITY OVERVIEW

Vertical Real Estate is thrilled to present an unparalleled opportunity to lease ground-floor retail space, superbly located along Ponce De Leon Avenue in the lively core of Coral Gables.

This premium property attracts substantial daytime foot traffic, primarily due to its immediate proximity to a dense hub of office buildings, all comfortably within walking distance.

Situated in one of Miami's wealthiest neighborhoods, Ponce de Leon finds itself in distinguished company, surrounded by an elite collection of top-tier restaurants such as Hillstone, Motek, Bouchon by Thomas Keller, Zits Sum, Emmy Squared Pizza, Luca Osteria, Ceviche 105, Tap 42, Pura Vida, and Vinya Table. This site benefits further from its location directly across the street from the prestigious Loews Hotel.



# 2800

Ponce de Leon

**Michael Sullivan**  
Co-Founder

**Email**  
Michael@Verticalremia.com

**Office**  
(305) 532-6100

**Mobile**  
(305) 606-3070

**Lyle Stern**  
Co-Founder

**Email**  
Lyle@Verticalremia.com

**Office**  
(305) 532-6100 (x224)

**Mobile**  
(305) 785-3863

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**Ponce de Leon Park**  
Multi million-dollar  
renovations planned  
Which will include a  
playground and dog-park.



# EXECUTIVE SUMMARY

**Address:**

2800 Ponce de Leon, Coral Gables FL, 33134

**Space Sizes:**

Restaurant – 8,353 SF (Indoor)

*Large outdoor seating potential with city approval*

Café – 525 SF

**Suggested Use:** Retail | F&B

**Building Size:**

+/- 146,202 SF

**Lease Rate:** UPON REQUEST

**HIGHLIGHTS**

- High visibility along busy intersection
- Building recently completed \$7mm renovation
- Space faces east providing shade in afternoon
- Abundant covered parking - 475 spaces

**LOCATION DESCRIPTION**

The subject property is located on the corner of Sevilla Ave and Ponce de Leon facing Ponce Circle Park. Directly across the park is The Plaza Coral Gables, a mixed-use project with a 264-key Loews Hotel, 500,000 SF of office space, 150,000 SF of retail and 2,000 parking spaces.



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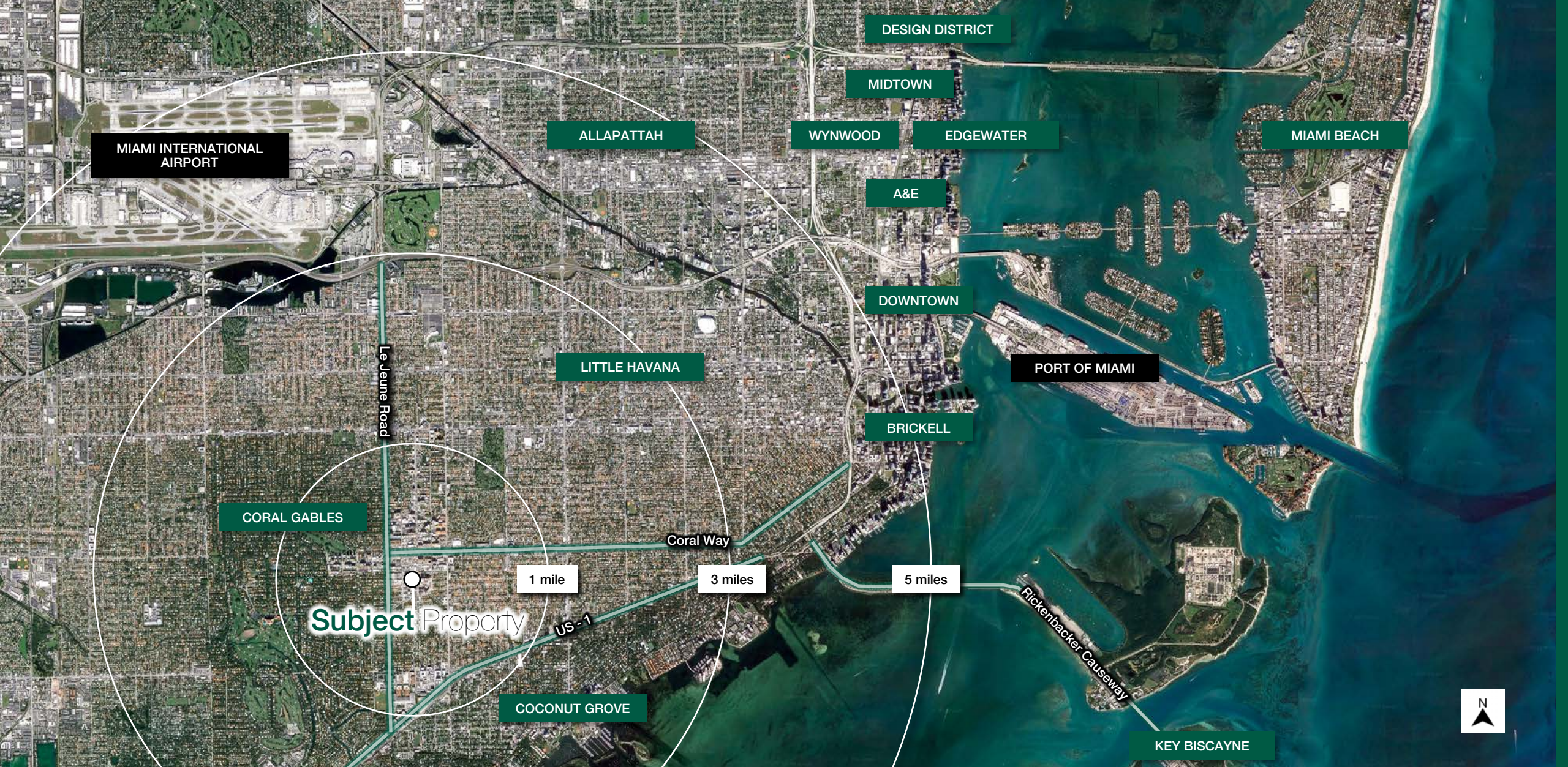
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Subject Property



Ponce Circle Park



Subject Property

THE  
**PLAZA**  
CORAL GABLES



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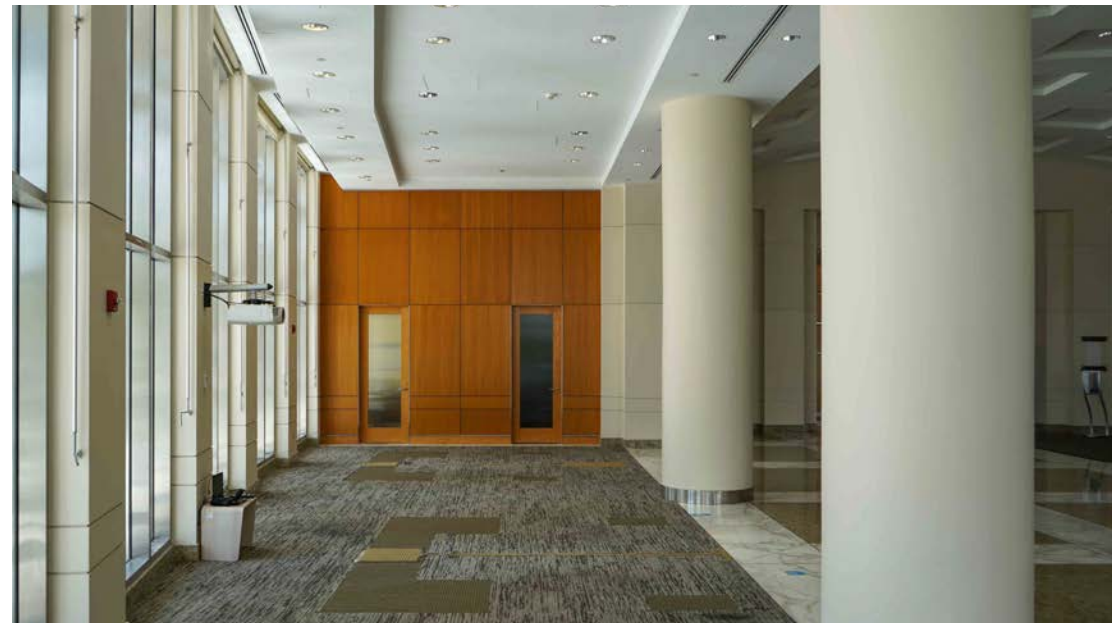
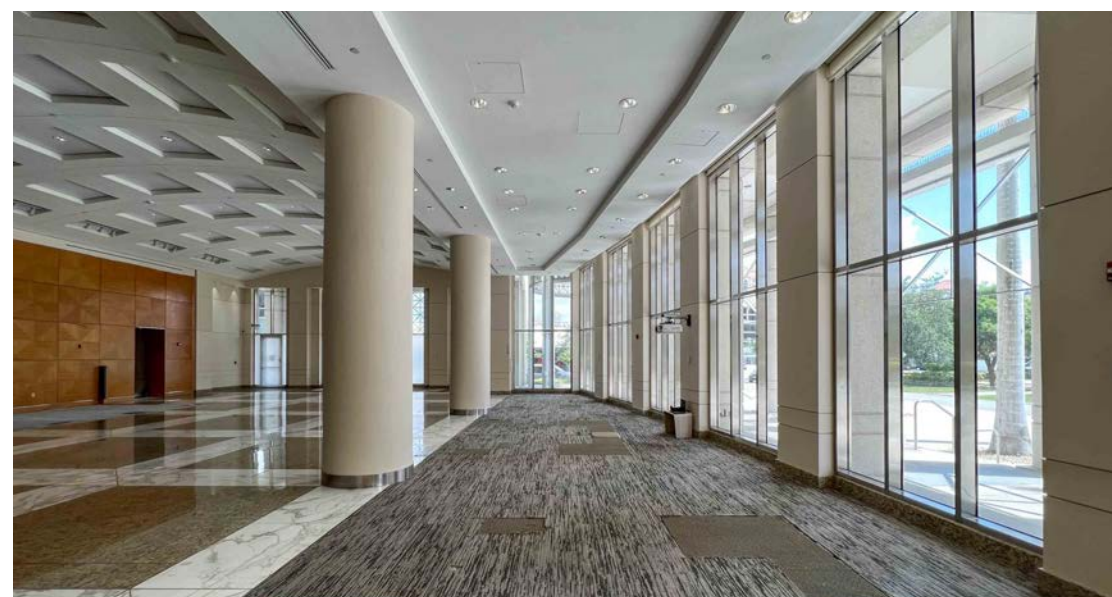
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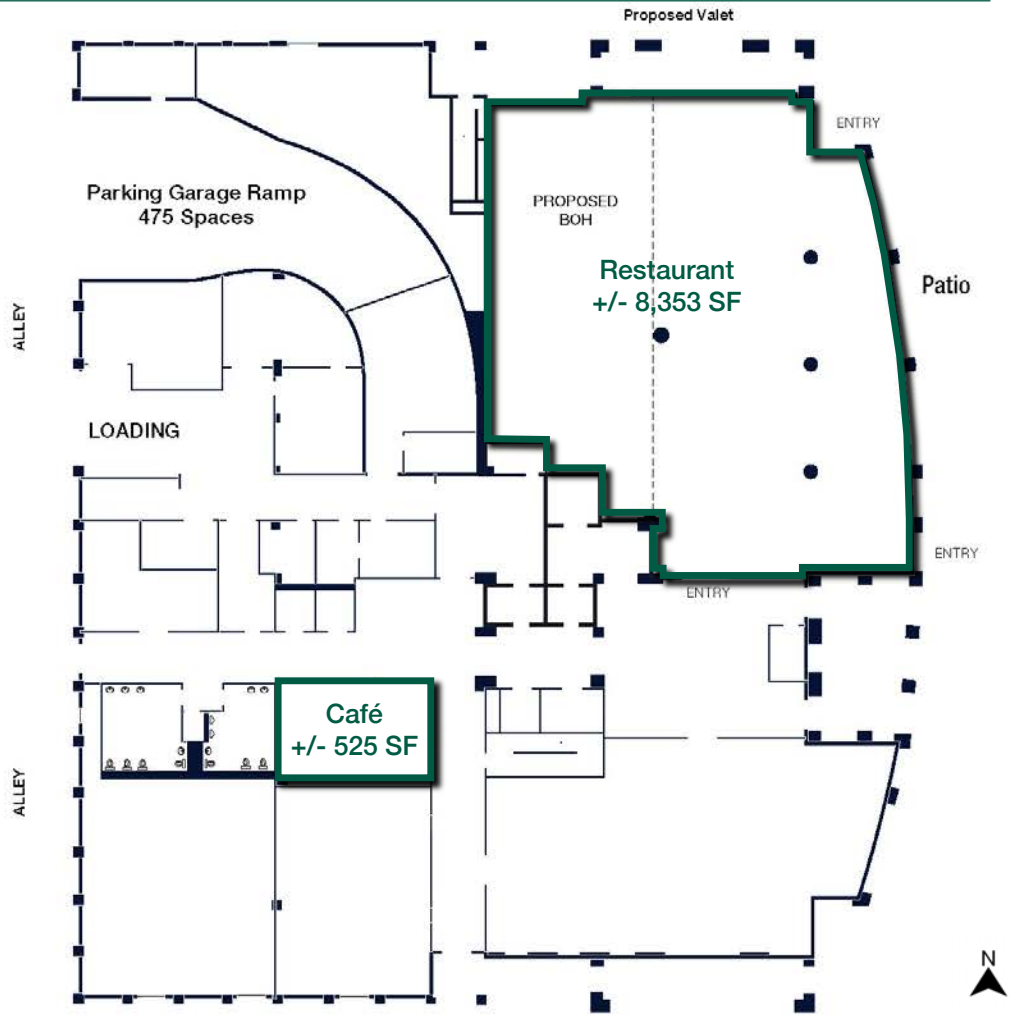
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Sevilla Avenue



Palermo Avenue

Ponce de Leon



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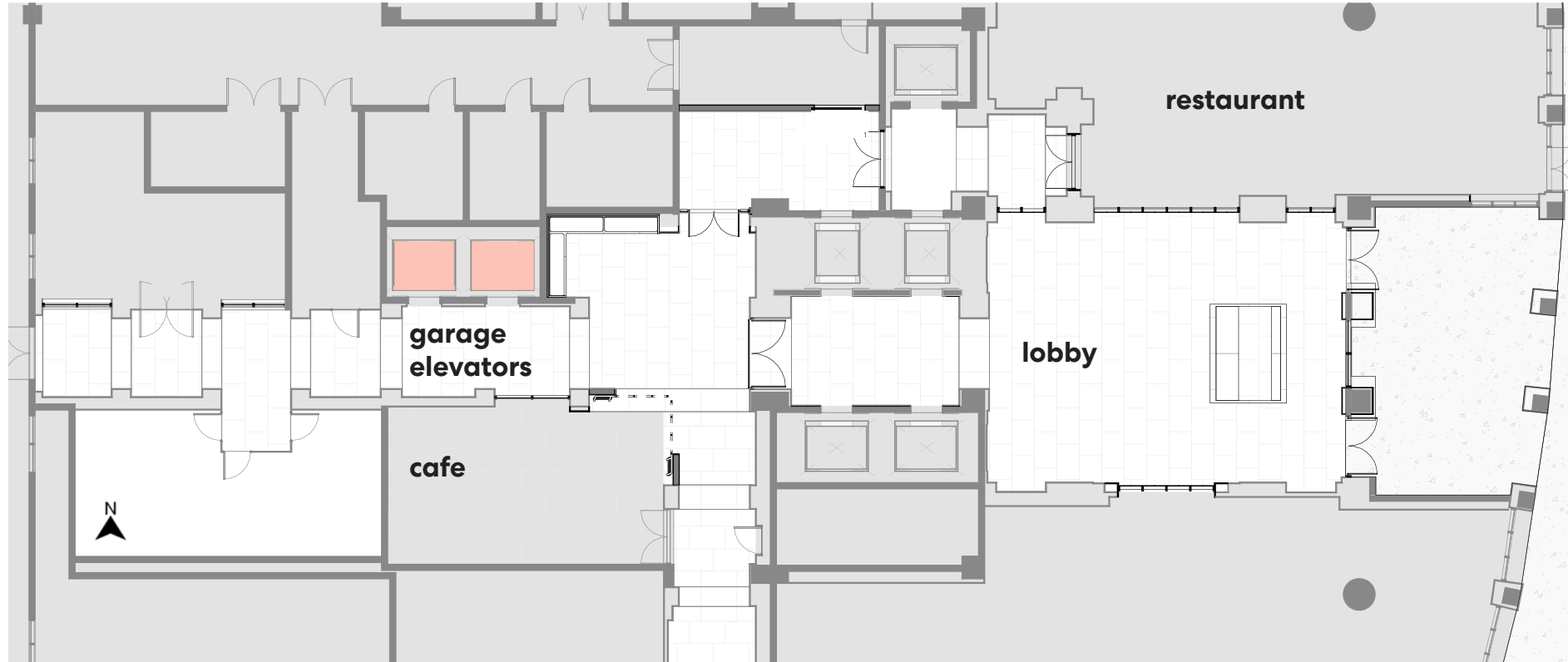
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# The cafe.

inspired retail



direct access from  
parking garage elevators  
to restaurant



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# The restaurant.

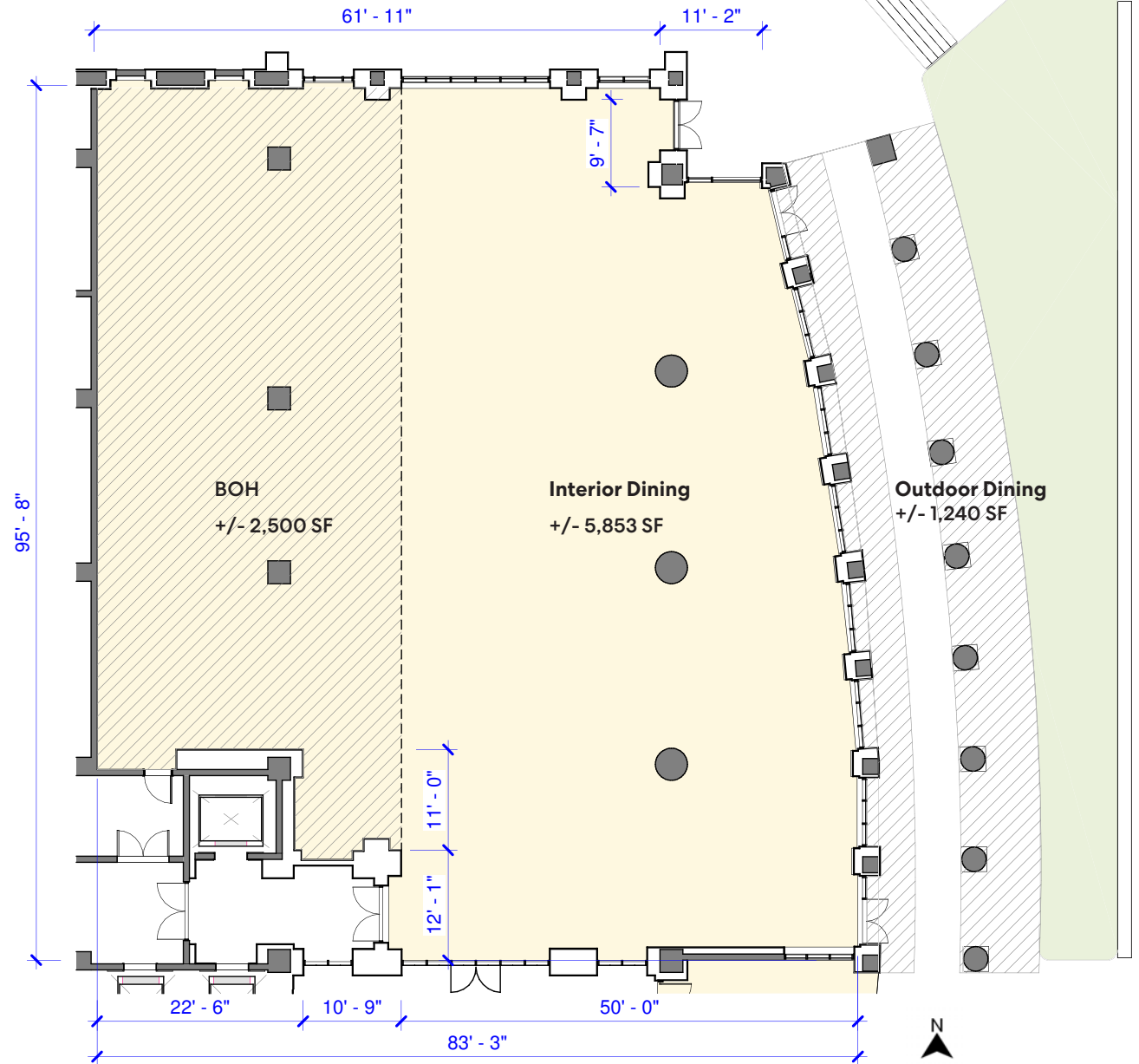
Dining in the garden

**Total Interior: +/- 8,353 SF**

**Interior Dining: +/- 5,853 SF**

**BOH: Kitchen, office, restrooms, dry storage, cold storage: +/- 2,500SF**

**Outdoor Dining: +/- 1,240 SF**



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# CORAL GABLES THE NEIGHBORHOOD

Coral Gables stands out as an international hub, welcoming over 3 million tourists every year and is the chosen base for close to 200 global corporations.

### Impressive Local Infrastructure:

Office Space: 5+ million <sup>SF</sup>

Hotel Capacity: 2,500+ rooms

Commercial Retail Space: 2+ million <sup>SF</sup>

### Outstanding Demographics:

The area boasts a community of over 539,000 people within a 5-mile radius. Notably, it's a prosperous community with an average household income exceeding \$113,623 and average home value of \$1,289,401.

### Prime Location:

Located minutes from Miami International Airport, Coconut Grove, University of Miami, Downtown Miami, and Brickell Avenue as well as at the confluence of major arteries – US-1, I-95, SR-836, and the Metro-Rail. Coral Gables' accessibility has made it one of the premier and most livable communities in the United States.



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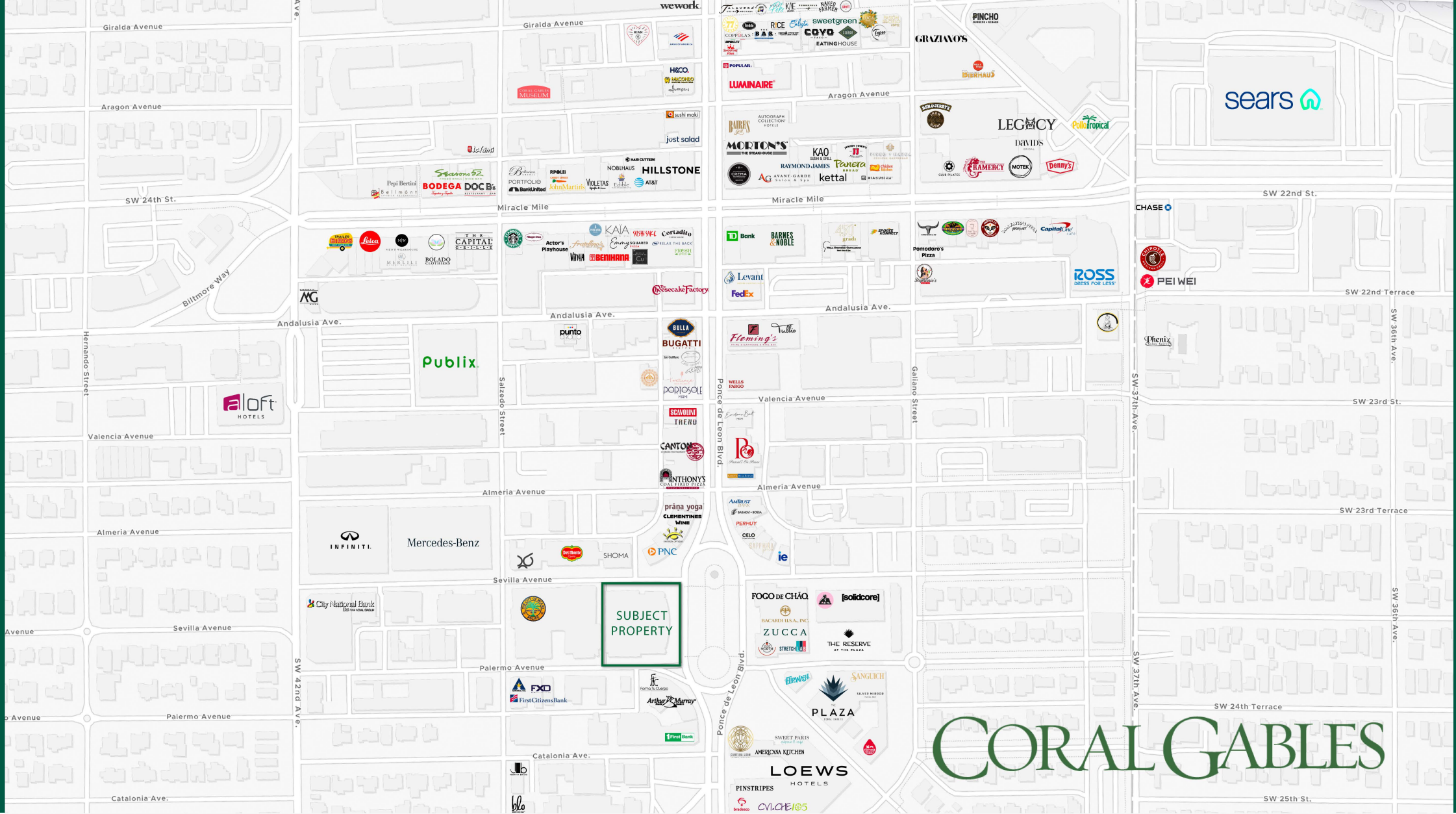
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