

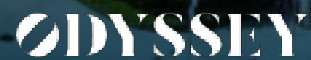
# PREMIER FLAGSHIP RESTAURANT

RETAIL SPACE FOR LEASE AT PONCE CIRCLE TOWER



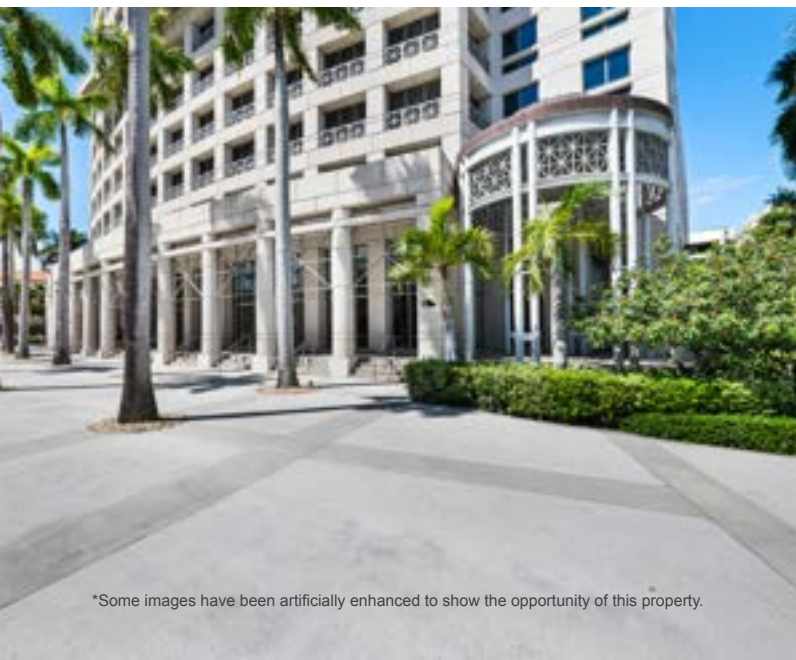
2800 PONCE DE LEON,  
CORAL GABLES FL, 33134

 FranklinStreet

 ODYSSEY

# A LIVING TRIBUTE

*to Coral Gables' founder and his dream of beauty, balance, and permanence*



\*Some images have been artificially enhanced to show the opportunity of this property.

# PREMIER CULINARY OPPORTUNITY

## PROPERTY SUMMARY

- Building Size: ~144,000 RSF Class A Office
- Year Built: 1997
- Parking: 6-story garage (~3/1,000 SF ratio)
- Walk Score: 98 (“Walker’s Paradise”)
- Retail Opportunity: Ground-floor frontage + patio potential
- Visibility: Direct frontage on Ponce Circle (high traffic + prestige corridor)

## STRATEGIC LOCATION

- Miami International Airport (MIA): 10–15 minutes
- Brickell Financial District: 8–10 minutes
- Downtown Miami / Wynwood / Midtown: 12–18 minutes
- Coconut Grove: 5–8 minutes

## PONCE DE LEON BOULEVARD HAS HISTORICALLY SERVED AS THE CITY’S MOST PRESTIGIOUS COMMERCIAL ADDRESS

- Class A office tower with exceptional ground-floor retail and dedicated restaurant space (8,353 RSF)
- Prime CBD location along the prestigious Ponce de Leon Boulevard corridor
- Direct elevator access from the parking garage to the restaurant space
- High-visibility frontage with heavy daytime foot traffic from surrounding offices
- Ideal for upscale restaurant, all-day café, experiential retail, boutique fitness, or premium services
- Surrounded by affluent professionals, international clientele, and strong lunch/dinner demand

**Positioning:** Mixed-use, high-income daytime destination in the heart of Coral Gables’ vibrant retail and business district.

Located in the heart of the Coral Gables Central Business District, this Class A office tower sits directly on the Ponce Circle with immediate proximity to major retail, dining, and luxury mixed-use developments.

# GROWING PRESENCE IN CORAL GABLES

## FOUNDED IN THE 1920s

by visionary George E. Merrick during the Florida land boom, Coral Gables stands as one of America’s first master-planned communities, earning its nickname “The City Beautiful.” Its iconic Mediterranean Revival architecture, wide tree-lined boulevards, and strict zoning have preserved a timeless elegance that sets it apart. Officially incorporated on April 29, 1925, it has grown into a thriving, affluent hub of business, culture, and lifestyle.

## KEY MARKET DATA

- Extremely tight submarket with low vacancy (~1.3% in Coral Gables retail per recent reports)
- Strong rent growth driven by limited supply and consistent daytime demand (nearly 59,000 employees within 1 mile)
- Restaurant and experiential concepts perform especially well due to office synergy and pedestrian traffic
- Located within one of Miami-Dade’s most established mixed-use business districts, benefiting from proximity to major office users, University of Miami, Merrick Park, and nearby Metrorail connectivity that drive consistent daily traffic and consumer activity.

POPULATION	PROJECTED POPULATION	HOUSEHOLD INCOME	DAYTIME EMPLOYEES
0.5 Mile <b>6,867</b>	0.5 Mile <b>6,458</b>	0.5 Mile <b>\$160,572</b>	0.5 Mile <b>37,729</b>
1 Mile <b>35,770</b>	1 Mile <b>33,711</b>	1 Mile <b>\$147,246</b>	1 Mile <b>58,828</b>
1 Min. Drive Time <b>20,318</b>	1 Min. Drive Time <b>18,663</b>	1 Min. Drive Time <b>\$155,058</b>	1 Min. Drive Time <b>49,439</b>

# CORAL GABLES - NEW MULTIFAMILY DEVELOPMENT



	Property Name	Distance from Subject	Units
1	Alhambra Parc	0.3 Miles	78
2	Ponce Park Residences	0.1 miles	58
3	The Village at Coral Gables	0.7 miles	48
4	Alexan Crafts	0.5 miles	263
5	Regency Parc	0.4 miles	126

**HILLSTONE**  
RESTAURANT GROUP

**BENIHANA**

COFFEE. BAKERY. KITCHEN

**MIRACLE MILE**

**PURA VIDA**  
miami

**MOXIES**

CLUB  **PILATES**

**SALUMERIA 104**

**MOTEK**

**buccan**

**MORTON'S**  
THE STEAKHOUSE

Miracle Mile

The **Cheesecake Factory**

**BULLA**  
CAFFÈ

**CAFE GRUMPT**

**ANTHONY'S**  
CRUST FRIED PIZZA & WINGS

Subject Property

**1 First Bank**

**OFF THE MILE**  
RESTAURANT

**CAO**  
BAKERY & CAFE

Coral Gables District Court

Ponce de Leon

**Fleming's**  
PRIME STEAKHOUSE & WINE BAR

**WELLS FARGO**

**R ZONE**  
FITNESS

**THE PLAZA CORAL GABLES**

**[solidcore]**

**SILVER MIRROR**  
FACIAL BAR

**CVI.CHE 105**  
PERUVIAN CUISINE BY JUAN CHIPOCO

**RUMBLE**

**FOGO DE CHÃO**

**LOEWS**  
HOTELS

**corepower**  
YOGA

**JOE & THE JUICE**

**SANGUICH**

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# THE CENTER OF GRAVITY

- Steps from Miracle Mile — Coral Gables’ iconic pedestrian shopping & dining corridor
- Walking distance to 50+ restaurants, retail, and entertainment venues
- Adjacent to Village of Merrick Park, Giralda Plaza, and The Plaza Coral Gables
- Direct access to nearby hotels including Loews Coral Gables and historic Hotel Colonnade

RETAILER / CENTER	CATEGORY	WALKING DISTANCE	KEY TENANTS
<b>The Plaza Coral Gables</b> Immediately adjacent	Mixed-Use	~0 min	Fogo de Chão, Joe & the Juice, Solidcore, Mottai, Cviche 105, Cantina Leon, Mika, Christy's, Camila's Patisserie
<b>Giralda Plaza</b> Pedestrian enclave	Dining	~5 min	Talavera Cocina Mexicana, Luca Osteria, Aromas del Perú, Threefold Cafe, Skinny Louie
<b>Miracle Mile</b> Downtown Coral Gables	Dining	~10-12 min	Morton's, RÔ Steakhouse, Hillstone, Doc B's, Frenchie's, Bulla Gastrobar, Graziano's, Crema Gourmet, Denny's, Benihana, Pura Vida Miami
<b>Shops at Merrick Park</b> Luxury & lifestyle destination	Luxury	~12-15 min	Neiman Marcus, Nordstrom, Gucci, Louis Vuitton, Jimmy Choo, Tiffany & Co., CH Carolina Herrera, Burberry, Alo Yoga, lululemon athletica, Vuori, Ann Taylor, Altar'd State, Lilly Pulitzer, Anthropologie, Sephora, Yard House, Equinox Fitness Club, SoulCycle
<b>Dadeland Mall</b> Major regional mall	Luxury	~20-25 min	Nordstrom, Macy's, Zara, Apple Store, and 185+ stores and restaurants
<b>Coconut Grove</b> Vibrant shopping & dining district	Booique	~20-25 min	CocoWalk, boutique shops, waterfront dining, art galleries, and local restaurants

CURATED RETAIL

# THE GROUND FLOOR COLLECTION

Designed for maximum visibility and accessibility, the ground floor offers two premier opportunities for curated retail. This collection features a flexible 8,353 RSF restaurant space and a charming 525 SF café, both boasting modern glass frontage and high-traffic exposure along Ponce de Leon. Whether you are launching an experiential flagship or a grab-and-go concept, these versatile layouts are built to thrive in the heart of the city.

## SUITE 1

RESTAURANT

**8,353 RSF**

Ideal experiential concepts due to high pedestrian traffic

## SUITE 2

CAFE

**525 RSF**

Ideal for a coffee bar or grab-and-go concept



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# RESTAURANT & CAFE AVAILABLE

- Turnkey Infrastructure Ready: Leverage fully equipped kitchen or cafe layouts to drastically reduce your initial build-out costs and fast-track your grand opening.
- Exceptional Street-Level Visibility: Maximize brand exposure with prominent signage and expansive storefront windows positioned along a high-traffic pedestrian walkway.
- Flexible Outdoor Dining Spaces: Expand your seating capacity and guest experience with a dedicated, sun-drenched patio ideal for year-round alfresco dining



# RESTAURANT MOOD BOARD



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