



RETAIL LEASING OPPORTUNITY

Cassia

4011 SALZEDO

Retail Space · Coral Gables, FL

Ground-floor retail at one of Coral Gables' most anticipated new residential developments. Vanilla shell delivery, with frontage on a newly paved sidewalk and 16-foot clear heights.

AVAILABILITY

Q1 2027

RETAIL SPACE

±2,204 SF

CLEAR HEIGHT

16'0" / 14'9"

02 / PROPERTY OVERVIEW

The Space

Ground-floor retail with frontage on a newly paved sidewalk

HIGHLIGHTS

±2,204 SF
Ground floor retail

- Clear Height — Main16'0"
- Clear Height — Rear14'9"
- AccessDual entry
- DeliveryVanilla shell
- FrontageNew paved sidewalk
- LayoutOpen · Easy to adapt

LEASE TERMS

LEASE TYPE
NNN — Triple Net

BASE TERM
10 years (negotiable)

TENANT PAYS
CAM · Taxes · Insurance

AVAILABILITY
Q1 2027

BUILD-OUT SUPPORT

Generous fit-out period to support tenant build-out and operational readiness.

FLOOR PLAN — RETAIL 3



Dimensions in inches. Not to scale.

CO-TENANTS IN DEVELOPMENT

RESTAURANT
±5,000 SF

CAFÉ
±1,000 SF

03 / LOCATION & TRADE AREA

The Neighborhood

Coral Gables' premier retail district

Set at the corner of Salzedo and Bird, the property sits at the heart of Coral Gables' most established retail corridor — steps from The Collection, Shops at Merrick Park and the boutiques along Miracle Mile.

DEMOGRAPHICS — 3-MILE RADIUS

186,131

RESIDENTS

Within a 3-mile radius

234,562

DAYTIME POP.

Working professionals & shoppers

\$156K

AVG HH INCOME

Among Florida's highest

Also within 3 miles: **75,788** households · **17,760** businesses

ACCESS & PROXIMITY

5 min walk
Merrick Park

15 min drive
Brickell

20 min drive
Miami Intl Airport

25 min drive
Wynwood

Direct access
I-95 · US-1

Anchor tenants nearby include Louis Vuitton, Gucci, Chanel, Tiffany & Co., Burberry and Neiman Marcus.

04 / THE PROJECT

Cassia • Coral Gables

A new landmark address at the heart of the district



ABOUT CASSIA

A refined residential destination where architecture, hospitality and curated retail converge.

Designed by **Behar Font & Partners** and developed by **Alta Developers** — the firm behind One Paraiso, 900 Biscayne and Le Parc at Brickell — Cassia introduces a thoughtfully designed mixed-use environment defined by elevated craftsmanship and a distinct sense of place. Its ground-floor retail spaces are conceived as an extension of the surrounding neighborhood — a welcoming streetscape intended to draw residents, visitors and the broader community.

12

LEVELS

174

RESIDENCES

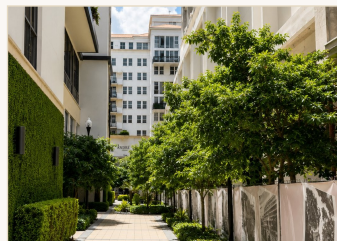
RH

FULLY FURNISHED

Short-term

RENTALS ALLOWED

CONSTRUCTION PROGRESS



05 / CONTACT

An invitation *to lease.*

LEASING INQUIRIES

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CASSIA · 4011 SALZEDO

Coral Gables, Florida