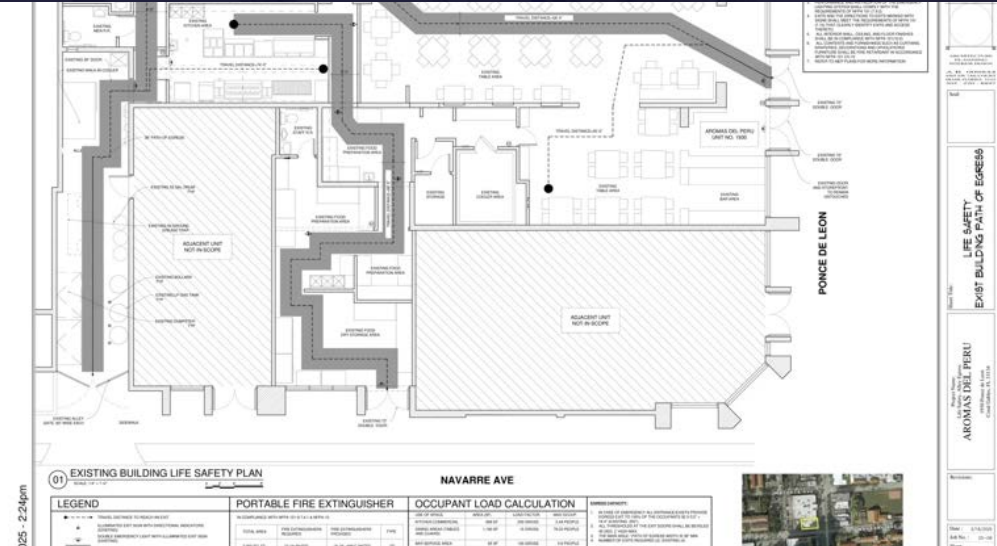


1930 PONCE DE LEON



OFFERING SUMMARY

Lease Rate:	\$18,000/mo (NNNs included)
Building Size:	5,854 SF
Available SF:	800 - 3,820 SF
Lot Size:	5,991 SF
Year Built:	1939
Zoning:	MX3
Market:	Coral Gables
Submarket:	Ponce De Leon

PROPERTY OVERVIEW

NOW DIVISIBLE - take ± 800 SF or the full $\pm 3,820$ SF, at a LOWER PRICE with NO KEY MONEY and only extra deposits in place of guarantee! Exceptional opportunity to take over a fully built-out restaurant in the heart of Coral Gables on highly trafficked Ponce de Leon Boulevard. This $\pm 3,820$ SF second generation space, now divisible from ± 800 SF, is strategically positioned in one of Miami's strongest dining corridors, surrounded by dense residential, office, and high-income demographics. The restaurant features a complete sit down restaurant build-out including commercial kitchen infrastructure, hood system, two updated grease traps, dining area, bar area, and all necessary restaurant improvements. The best feature the restaurant has is a dedicated delivery pickup area with smaller kitchen and refrigeration area with a separate area on Navarre st. Ideal for a modern delivery/ sit down hybrid restaurant concept where an operator can step into a move-in ready location without the time, cost, and permitting delays associated with a new build-out. Property is right next to the Coral Gables target. Approximately 3 years left on the lease and includes a five year option. Rent on the full $\pm 3,820$ SF is approximately \$18k a month, including NNN expenses. \$/SF is approximately \$37.70 PSF + \$20 PSF. Smaller demises are offered at the full asking rate - a ± 800 SF demise runs approximately \$3,850 per month all-in. Will require four base rent deposits with the landlord plus three deposits with the tenant, as landlord will not release tenant from their personal guarantee. Subtenant will have NO PERSONAL GUARANTEE, only Good Guy guarantee (give keys back).

1930 PONCE DE LEON

Building Name	1930 Ponce De Leon
Property Type	Retail
Property Subtype	Restaurant
APN	0341080060900
Building Size	5,854 SF
Lot Size	5,991 SF
Year Built	1939
Number of Floors	1
Number of Buildings	1

NOW DIVISIBLE - take ± 800 SF or the full $\pm 3,820$ SF, at a LOWER PRICE with NO KEY MONEY and only extra deposits in place of guarantee! Exceptional opportunity to take over a fully built-out restaurant in the heart of Coral Gables on highly trafficked Ponce de Leon Boulevard. This $\pm 3,820$ SF second generation space, now divisible from ± 800 SF, is strategically positioned in one of Miami's strongest dining corridors, surrounded by dense residential, office, and high-income demographics. The restaurant features a complete sit down restaurant build-out including commercial kitchen infrastructure, hood system, two updated grease traps, dining area, bar area, and all necessary restaurant improvements. The best feature the restaurant has is a dedicated delivery pickup area with smaller kitchen and refrigeration area with a separate area on Navarre st. Ideal for a modern delivery/ sit down hybrid restaurant concept where an operator can step into a move-in ready location without the time, cost, and permitting delays associated with a new build-out. Property is right next to the Coral Gables target. Approximately 3 years left on the lease and includes a five year option. Rent on the full $\pm 3,820$ SF is approximately \$18k a month, including NNN expenses. \$/SF is approximately \$37.70 PSF + \$20 PSF. Smaller demises are offered at the full asking rate - a ± 800 SF demise runs approximately \$3,850 per month all-in. Will require four base rent deposits with the landlord plus three deposits with the tenant. as landlord will not



- ± 800 - 3,820 SF fully built-out restaurant - DIVISIBLE
- Prominent frontage on Ponce de Leon Blvd
- Established restaurant infrastructure in place
- Dedicated side entrance on Navarre for deliveries
- 3 years remaining on current lease
- 5-year renewal option available
- No free rent or rent concessions as part of transfer
- Full $\pm 3,820$ SF monthly rent: approximately \$18,000 (base rent + NNN expenses)
- ± 800 SF demise at full asking rate - approximately \$3,850 per month all-in
- 2 Updated grease traps, full kitchen

1930 PONCE DE LEON



1930 PONCE DE LEON



ADDITIONAL PHOTOS

800 - 3,820 SF Of Retail Space

1930 PONCE DE LEON



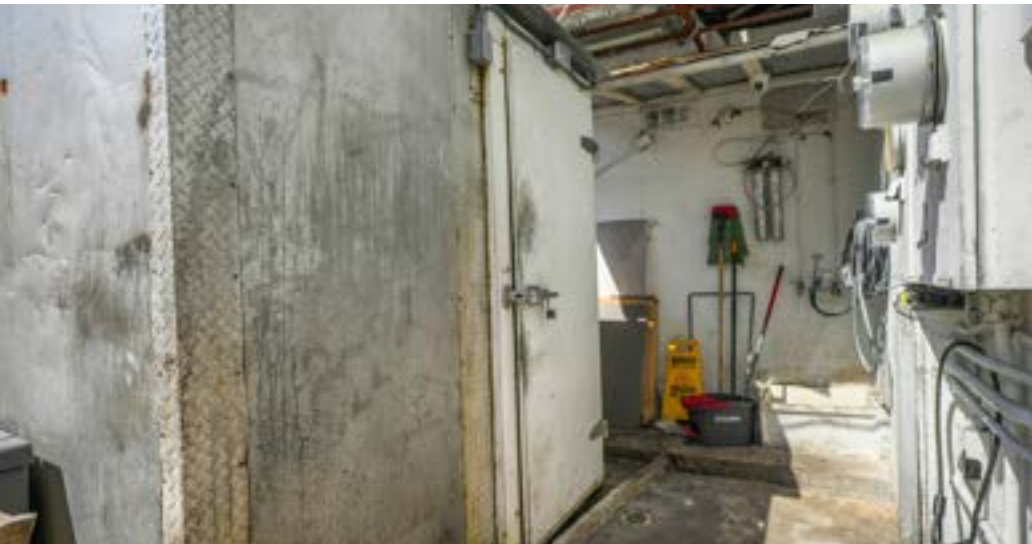
PRESENTED BY SYNERGY REALTY ADVISORS 1839 SW 27TH AVE, MIAMI, FL 33145 786.536.7287



1930 PONCE DE LEON



1930 PONCE DE LEON

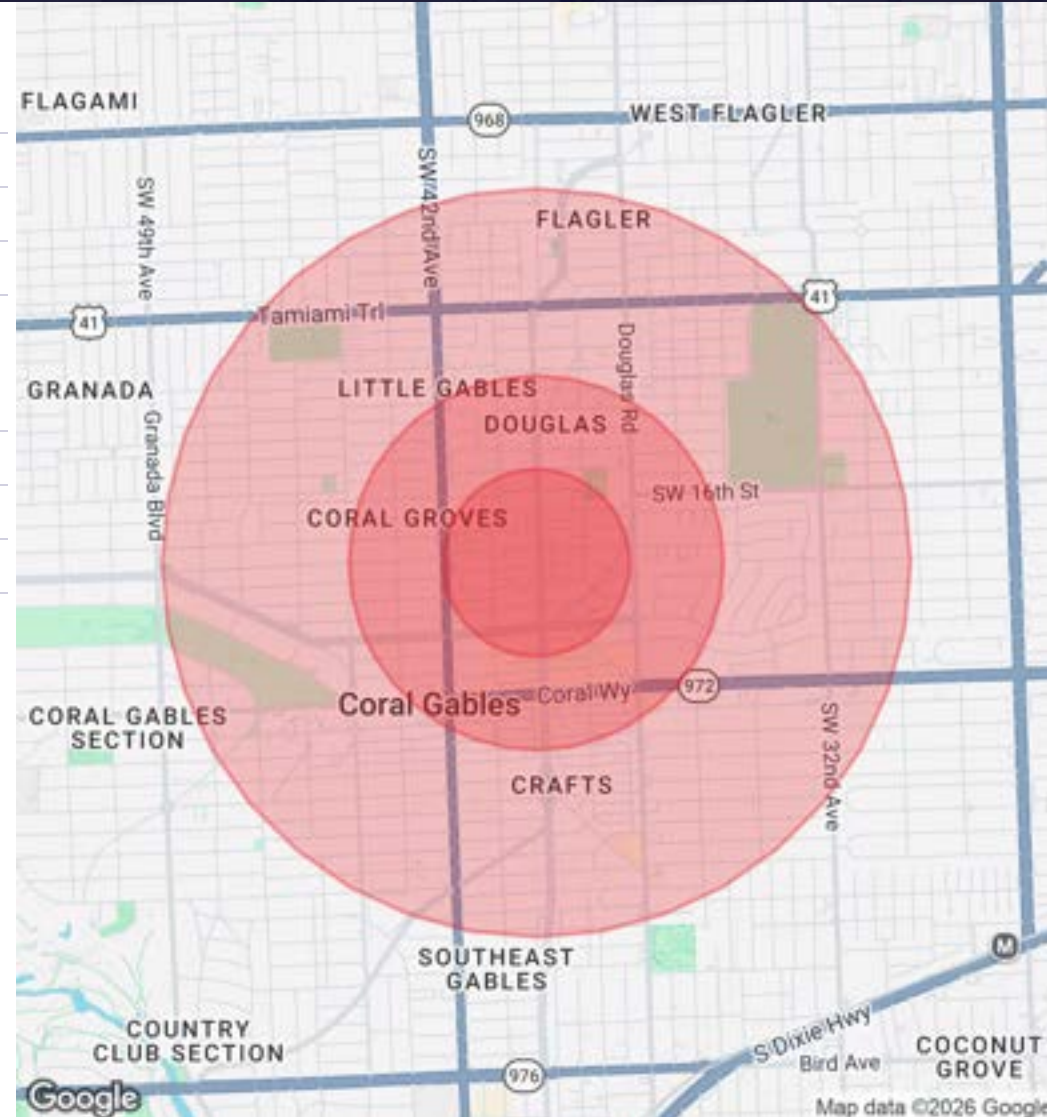


1930 PONCE DE LEON

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,901	8,887	32,321
Average Age	47.4	44.0	45.2
Average Age (Male)	46.9	40.8	42.2
Average Age (Female)	51.2	47.1	46.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,653	4,537	14,791
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$138,210	\$142,474	\$120,790
Average House Value	\$517,225	\$594,798	\$577,559

2023 American Community Survey (ACS)



[illegible]

1930 PONCE DE LEON



ANDROS SARDUY

CEO & MANAGING BROKER

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

Synergy Realty Advisors

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