

Sublease Retail Opportunity at Santana Center

1430 S Dixie Hwy Suite 104 | Coral Gables, FL 33146

OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	1430 S Dixie Hwy Suite 104 Coral Gables, FL 33146
County	Miami Dade County
APN	03-4130-037-0030
Square Feet	1,369
Annual Rent PSF	\$47.00
Lease Type	NNN

HIGHLIGHTS

- Rate: \$47 NNN (\$21).
- SFT: 1,385.
- Prime Coral Gables location just steps from the University of Miami.
- 69,500 Vehicles per day on South Dixie.
- 2 covered parking spaces available in the rear of the building and 3 parking spaces in the Parking Garage without charge. An additional 3 parking spaces are available in the parking garage for \$75 per month.
- Sublease opportunity 2 years remaining.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,704	118,163	352,750

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$192,885	\$184,750	\$153,079

NUMBER OF HOUSEHOLDS

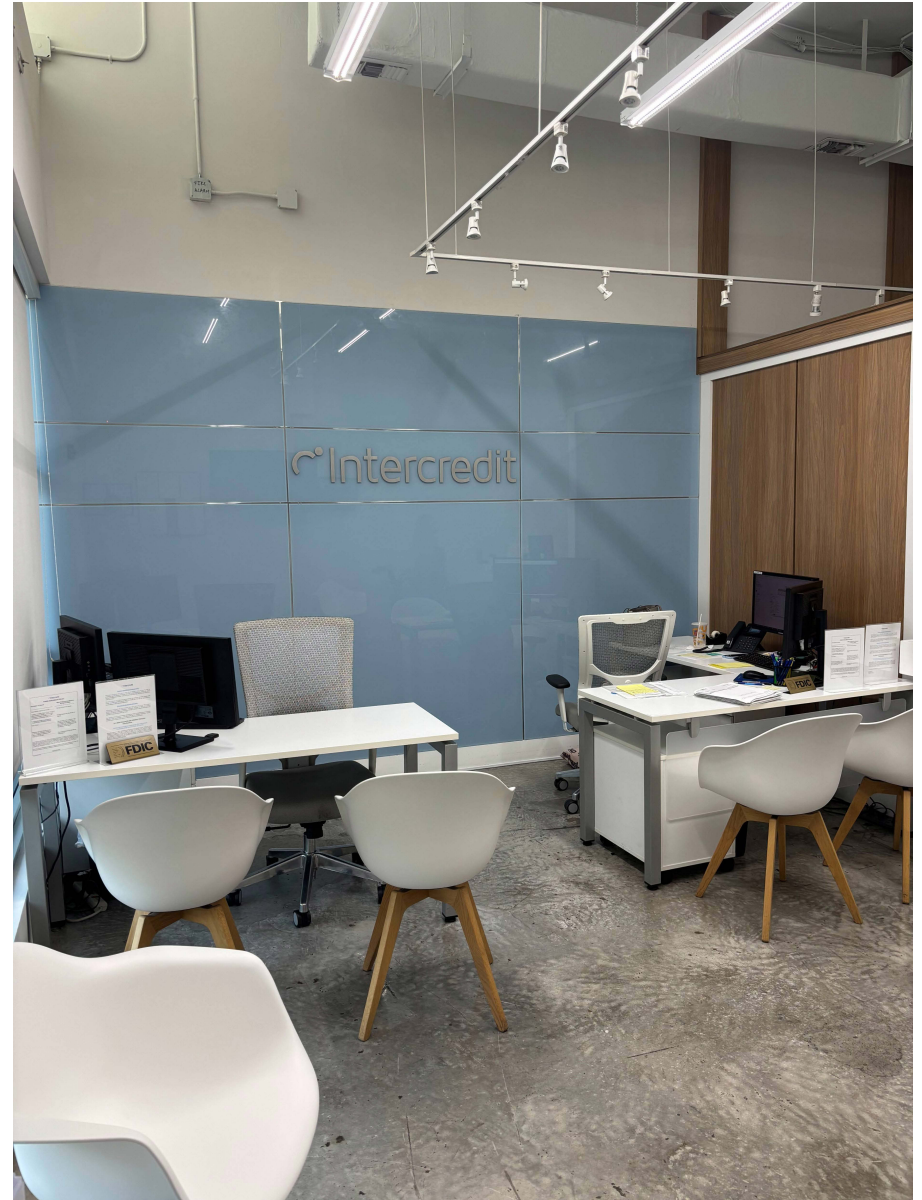
1.00 MILE	3.00 MILE	5.00 MILE
5,815	48,972	138,648

PROPERTY FEATURES

CURRENT OCCUPANCY	92.00%
TOTAL TENANTS	4
BUILDING SF	98,000
GLA (SF)	1,369
LAND ACRES	1.03
YEAR BUILT	2008
ZONING TYPE	6400 - Multi-Story Office
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	306

Lease Summary

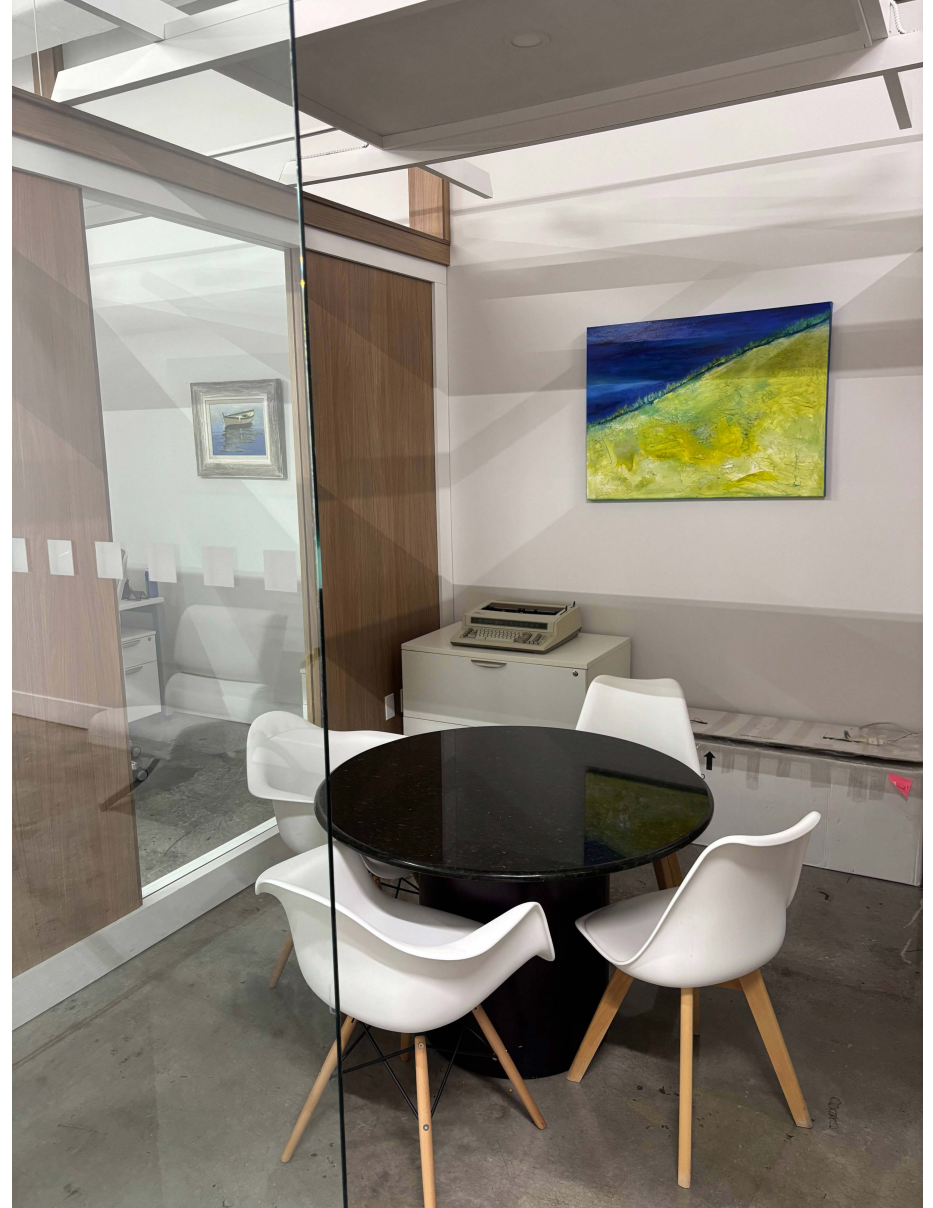
- ONE Sotheby's International Realty is pleased to offer a prime ground-floor retail or office sublease opportunity at the property located in the prestigious Santana Corner building in Coral Gables. This space sits directly off South Dixie Highway, benefiting from exceptional street frontage and steady foot and vehicle traffic throughout the day.
- Currently built out as a professional office space, the layout includes a private entrance, open work area, multiple private offices, dedicated restroom, and kitchenette. The space also has access to high-speed internet and garage parking.
- Surrounded by a strong daytime population from surrounding office and medical tenants, as well as a rapidly growing residential base, this location captures a unique mix of weekday traffic and student-driven activity. Perfect for operators seeking a plug-and-play location with minimal long-term commitment.
- With approximately 2 years remaining on the master lease ending 8/1/2027 with an option to renew for another X amount of years. This sublease presents a cost-effective, low-risk entry into the Coral Gables market with the flexibility of a short-term deal—ideal for startups, pilot concepts, or expanding brands looking to test the area before committing to a direct lease.



Reception Area



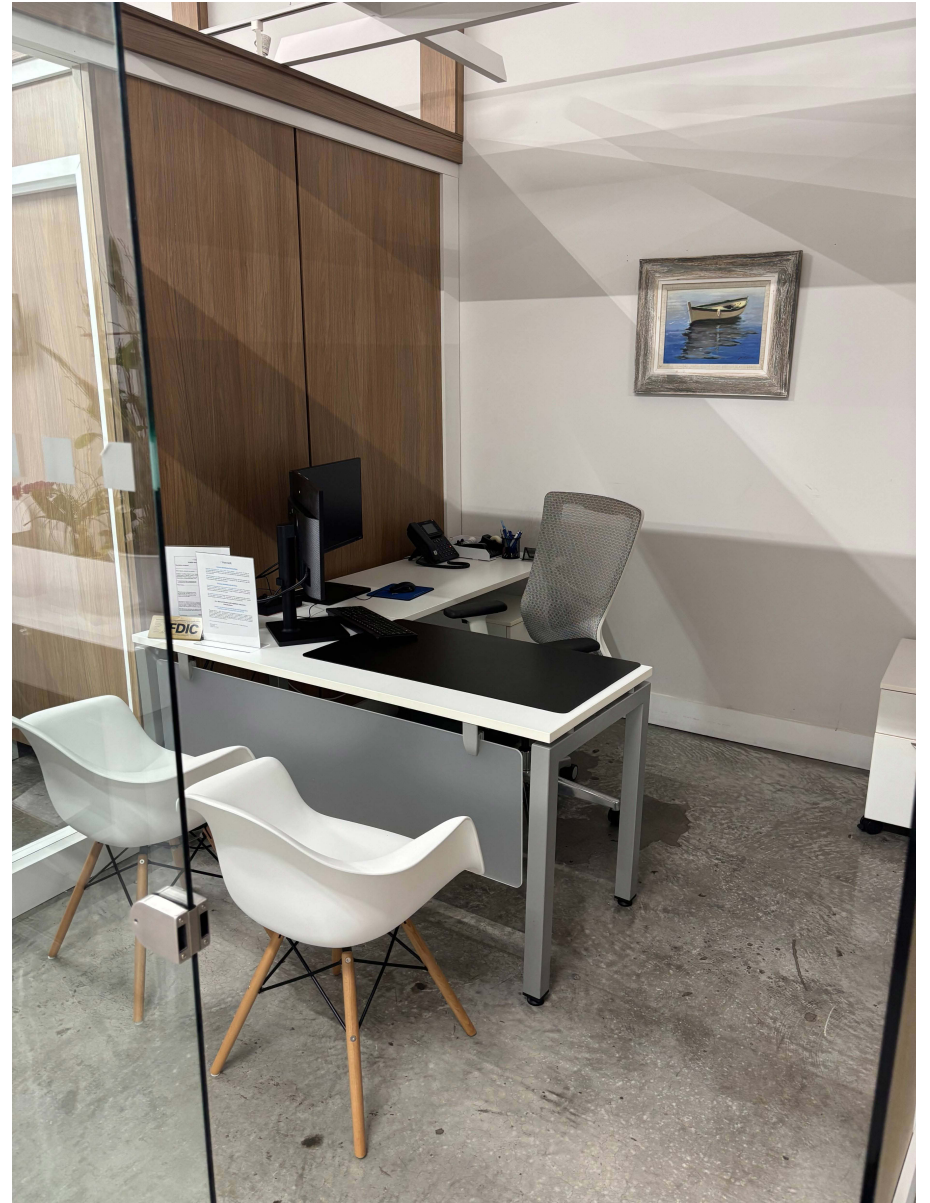
Modern Glass Partitions



Private Office #1



Private Office #2



Customer Appreciation Area



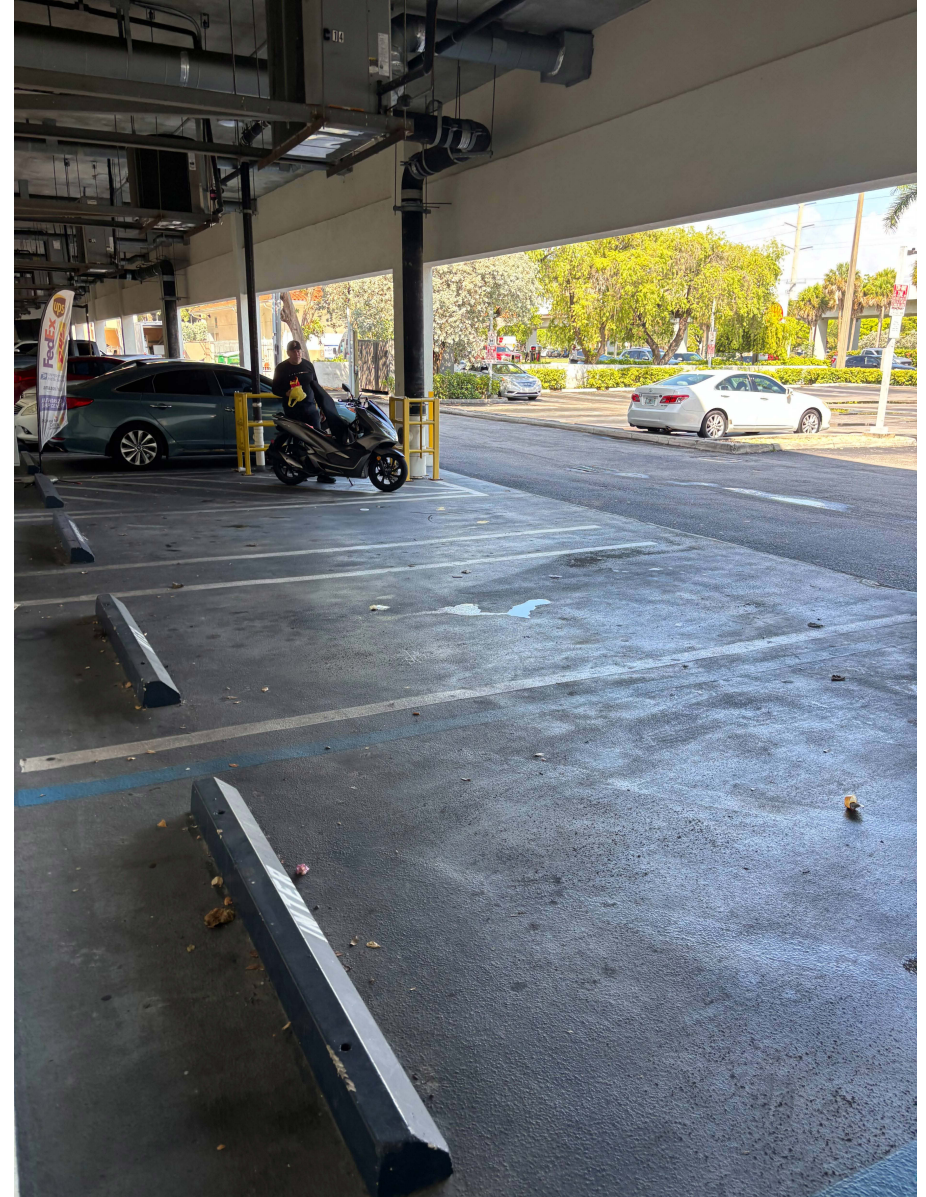
Kitchen Area



Unisex Bathroom



(2) Covered Spaces Behind Lease Area + (3) in Parking Garage



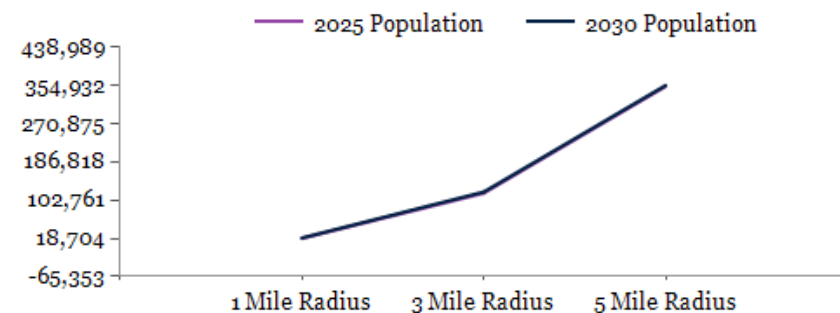
Aerial Image



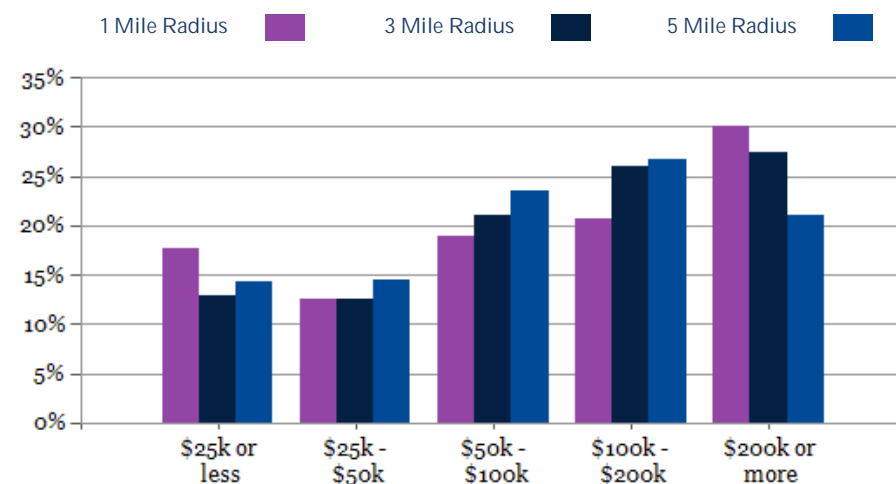
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,025	101,469	323,707
2010 Population	18,087	106,610	337,905
2025 Population	18,704	118,163	352,750
2030 Population	19,594	120,706	354,932
2025-2030: Population: Growth Rate	4.65%	2.15%	0.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	684	4,155	12,233
\$15,000-\$24,999	344	2,192	7,688
\$25,000-\$34,999	332	2,623	8,294
\$35,000-\$49,999	398	3,554	11,666
\$50,000-\$74,999	613	5,823	19,069
\$75,000-\$99,999	488	4,434	13,608
\$100,000-\$149,999	792	8,038	22,920
\$150,000-\$199,999	413	4,715	14,083
\$200,000 or greater	1,752	13,437	29,087
Median HH Income	\$102,230	\$108,565	\$92,922
Average HH Income	\$192,885	\$184,750	\$153,079

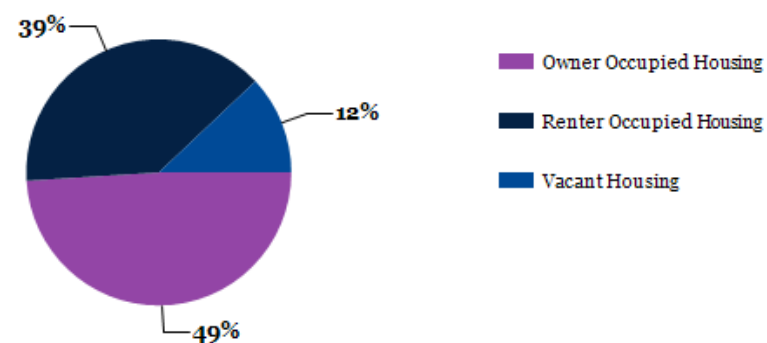
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,534	41,782	124,058
2010 Total Households	5,644	41,507	125,348
2025 Total Households	5,815	48,972	138,648
2030 Total Households	6,309	51,003	141,642
2025 Average Household Size	2.37	2.31	2.50
2025-2030: Households: Growth Rate	8.20%	4.10%	2.15%



2025 Household Income

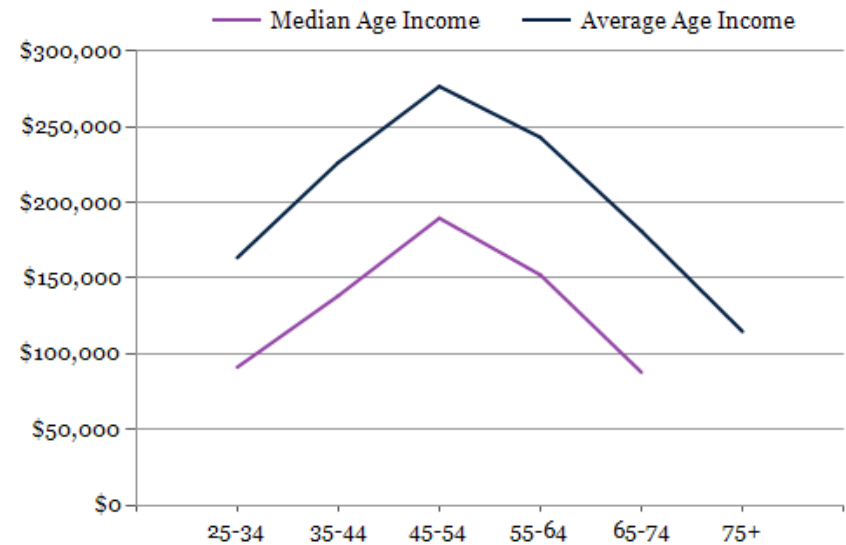
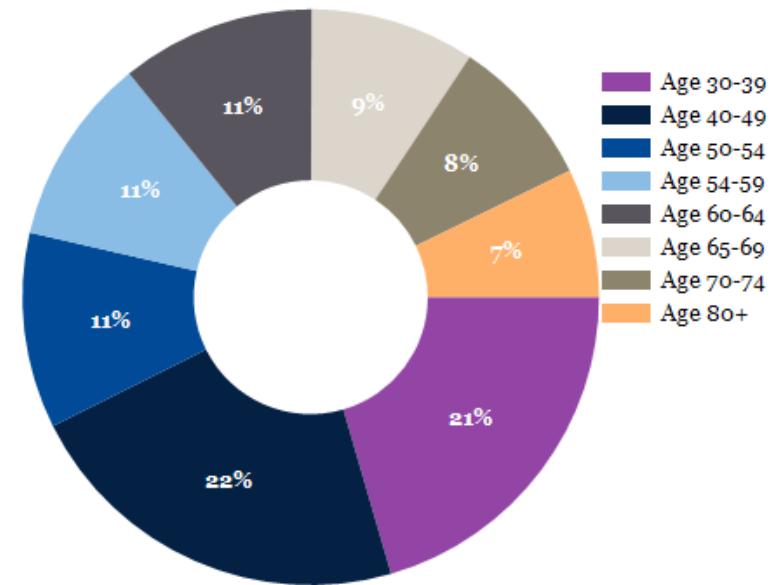


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	861	7,743	22,948
2025 Population Age 35-39	762	7,577	23,347
2025 Population Age 40-44	847	7,383	22,839
2025 Population Age 45-49	904	7,328	22,651
2025 Population Age 50-54	870	7,558	25,146
2025 Population Age 55-59	835	7,409	24,757
2025 Population Age 60-64	865	7,383	24,251
2025 Population Age 65-69	730	6,421	20,061
2025 Population Age 70-74	670	5,771	17,926
2025 Population Age 75-79	573	4,750	15,043
2025 Population Age 80-84	395	3,411	11,431
2025 Population Age 85+	362	3,253	12,270
2025 Population Age 18+	16,204	98,730	295,849
2025 Median Age	28	41	44
2030 Median Age	29	42	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,136	\$101,743	\$94,868
Average Household Income 25-34	\$163,494	\$157,818	\$142,083
Median Household Income 35-44	\$138,325	\$130,713	\$114,289
Average Household Income 35-44	\$226,412	\$209,298	\$176,579
Median Household Income 45-54	\$189,622	\$158,709	\$124,416
Average Household Income 45-54	\$276,723	\$243,438	\$192,219
Median Household Income 55-64	\$152,156	\$138,905	\$109,614
Average Household Income 55-64	\$242,996	\$222,582	\$174,845
Median Household Income 65-74	\$87,795	\$90,332	\$76,515
Average Household Income 65-74	\$181,095	\$168,579	\$137,077
Average Household Income 75+	\$114,751	\$119,550	\$97,623



ONE

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INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

1430 South Dixie Highway



“Connect with the well connected.”

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Exclusively Marketed by:



MANUEL CHAMIZO III
Global Commercial Director

786.453.3171
FLAcommercial@gmail.com