

UNIQUE OFFICE AVAILABLE FOR SALE IN CORAL GABLES

117 Aragon Ave | Coral Gables, FL
OFFERING MEMORANDUM

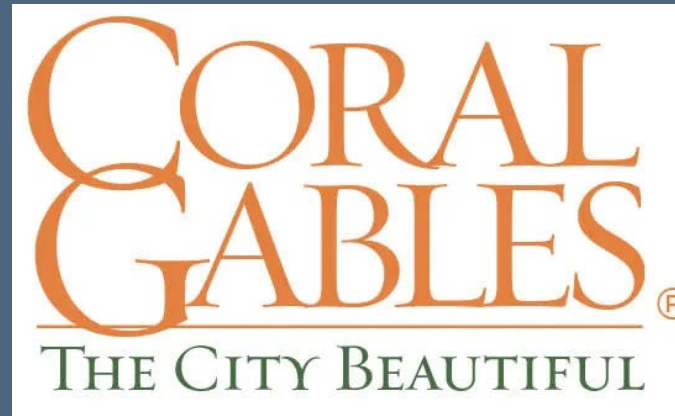


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Unique Office Available for Sale in Coral Gables

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
 - Aerial View Map
- 03 **Property Description**
 - Property Features
 - Property Images
- 04 **Demographics**
 - General Demographics
 - Race Demographics
- 05 **Company Profile**
 - Advisor Profile



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INTERNATIONAL REALTY

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Unique Office Available for Sale in Coral Gables | Executive Summary

01

Executive Summary

Investment Summary

UNIQUE OFFICE AVAILABLE FOR SALE IN CORAL GABLES

OFFERING SUMMARY

ADDRESS	117 Aragon Ave Coral Gables FL 33134
COUNTY	Miami-Dade
MARKET	Coral Gables
BUILDING SF	2,275 SF
LAND ACRES	0.06
LAND SF	2,500 SF
YEAR BUILT	1995
YEAR RENOVATED	2023
APN	03-4108-007-3420

FINANCIAL SUMMARY

PRICE	\$2,975,000
PRICE PSF	\$1,307.69

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	36,543	251,487	538,704
2025 Median HH Income	\$87,058	\$73,147	\$75,204
2025 Average HH Income	\$136,352	\$124,089	\$124,302



Investment Summary

- One Sotheby's International Realty is proud to present 117 Aragon Avenue. Located in the heart of Coral Gables just steps from Miracle Mile, this exceptional property offers a rare opportunity to acquire a high-value, mixed-use asset in one of Miami's most prestigious submarkets. Built in 1955 and sitting on a 2,500 SF lot, the building spans approximately 2,275 SF and is zoned for versatile commercial use under Mixed-Use 2 (MX2) zoning. With its compact footprint and prime location, the property lends itself perfectly to boutique professional offices, creative retail, or adaptive reuse concepts that can command premium rents.

PROPERTY FEATURES

BUILDING SF	2,275
LAND SF	2,500
LAND ACRES	0.06
YEAR BUILT	1995
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	5004 MIXED-USE 2
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	3
PARKING RATIO	1.61/1000
TYPICAL FLOOR SF	1,854
CEILING HEIGHT	12

- This is a market where small parcels rarely change hands, and land values continue to rise steadily, making 117 Aragon Avenue a secure, income-producing investment with future upside. While the building's mid-century structure may require modernization, its solid foundation and zoning provide multiple exit strategies—from a simple renovation and re-tenanting to a complete redevelopment into a bespoke retail or mixed-use project. With its ideal Coral Gables address, strong fundamentals, and significant long-term appreciation potential, this offering presents a compelling opportunity for discerning investors seeking both stability and strategic growth in one of South Florida's most desirable commercial corridors.





02 Location

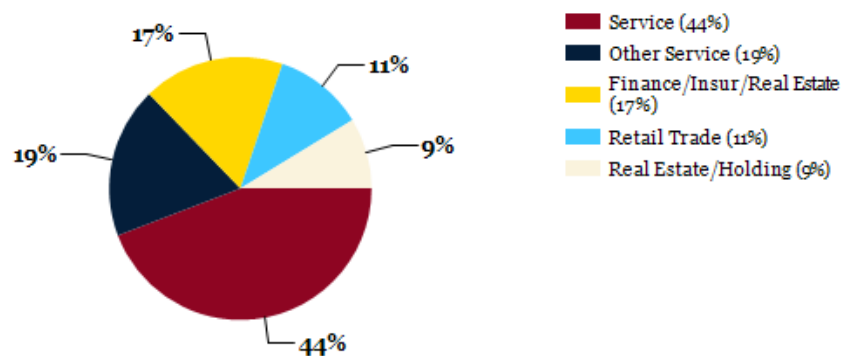
Location Summary

Aerial View Map

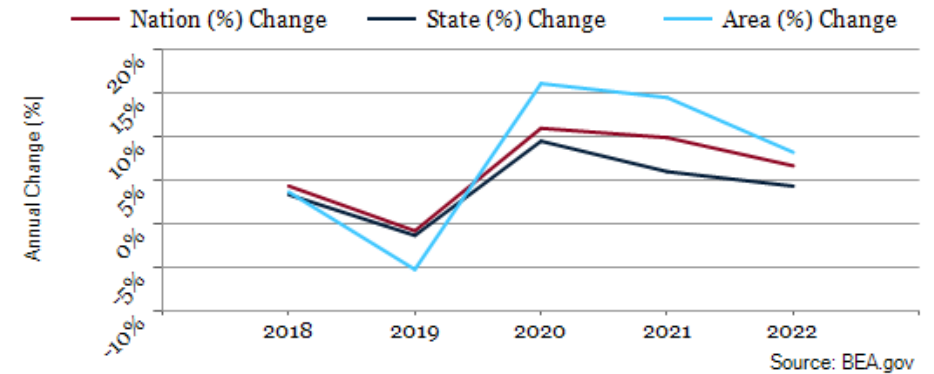
Location Highlights

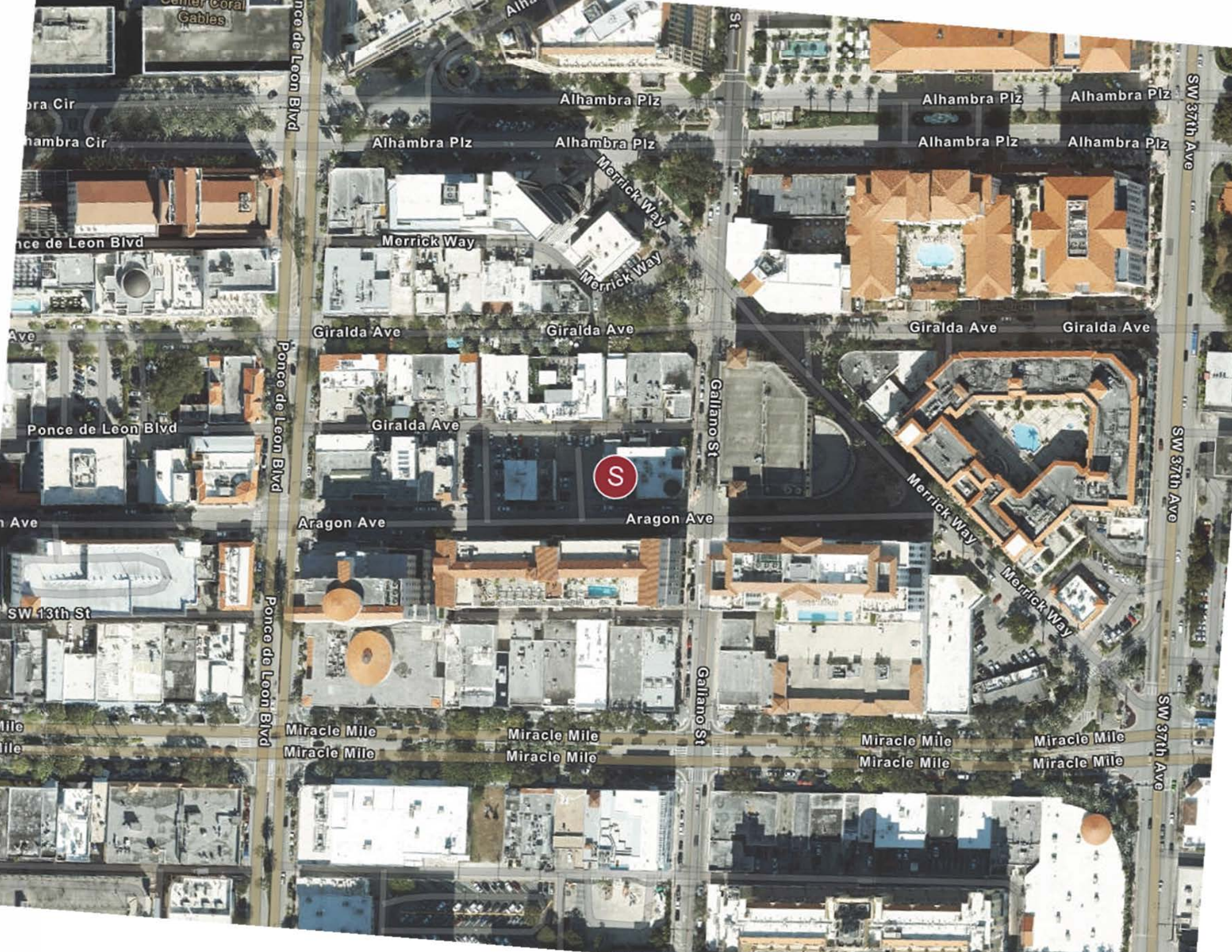
- Perfectly positioned just steps from the iconic Miracle Mile, this boutique property sits at the very heart of Coral Gables — one of South Florida's most elegant and timeless destinations. Known for its Mediterranean architecture, lush tree-lined streets, and walkable charm, Coral Gables blends historic character with modern luxury. The location offers unmatched convenience, surrounded by upscale retail, fine dining, luxury hotels, and Class-A office buildings. Within walking distance are landmark establishments such as the Coral Gables Museum, the Biltmore Hotel, and the newly redeveloped Miracle Mile streetscape, which has transformed the area into a vibrant pedestrian-friendly hub.
- 117 Aragon Avenue benefits from excellent accessibility and visibility, with close proximity to major thoroughfares including Ponce de Leon Boulevard, Le Jeune Road, and US-1, as well as easy access to Miami International Airport, Brickell, and Coconut Grove. The Coral Gables Trolley and Metrorail provide seamless connectivity for professionals, residents, and visitors alike. This prime location attracts a high-income demographic and steady demand from boutique retailers, law firms, financial advisors, and hospitality operators seeking a prestigious address. Simply put, this is one of the few blocks in South Florida where old-world sophistication meets sustained commercial vitality — making 117 Aragon Avenue not just an investment in real estate, but in location, legacy, and long-term value.

Major Industries by Employee Count



Miami-Dade County GDP Trend





Center Coral Gables

Alhambra Cir
Alhambra Cir

Ponce de Leon Blvd

Ave

Ponce de Leon Blvd

h Ave

SW 13th St

Mile
Mile

Ponce de Leon Blvd

Ponce de Leon Blvd

Ponce de Leon Blvd

Miracle Mile
Miracle Mile

Alhambra Plz
Alhambra Plz
Alhambra Plz

Alhambra Plz
Alhambra Plz

Merrick Way
Merrick Way

Giralda Ave
Giralda Ave

Giralda Ave

Aragon Ave
Aragon Ave

Miracle Mile
Miracle Mile
Miracle Mile

St

Gallano St

Gallano St

Alhambra Plz
Alhambra Plz
Alhambra Plz

Alhambra Plz
Alhambra Plz

Giralda Ave
Giralda Ave

Giralda Ave
Giralda Ave

Aragon Ave

Miracle Mile
Miracle Mile
Miracle Mile

SW 37th Ave

SW 37th Ave

SW 37th Ave

S



03

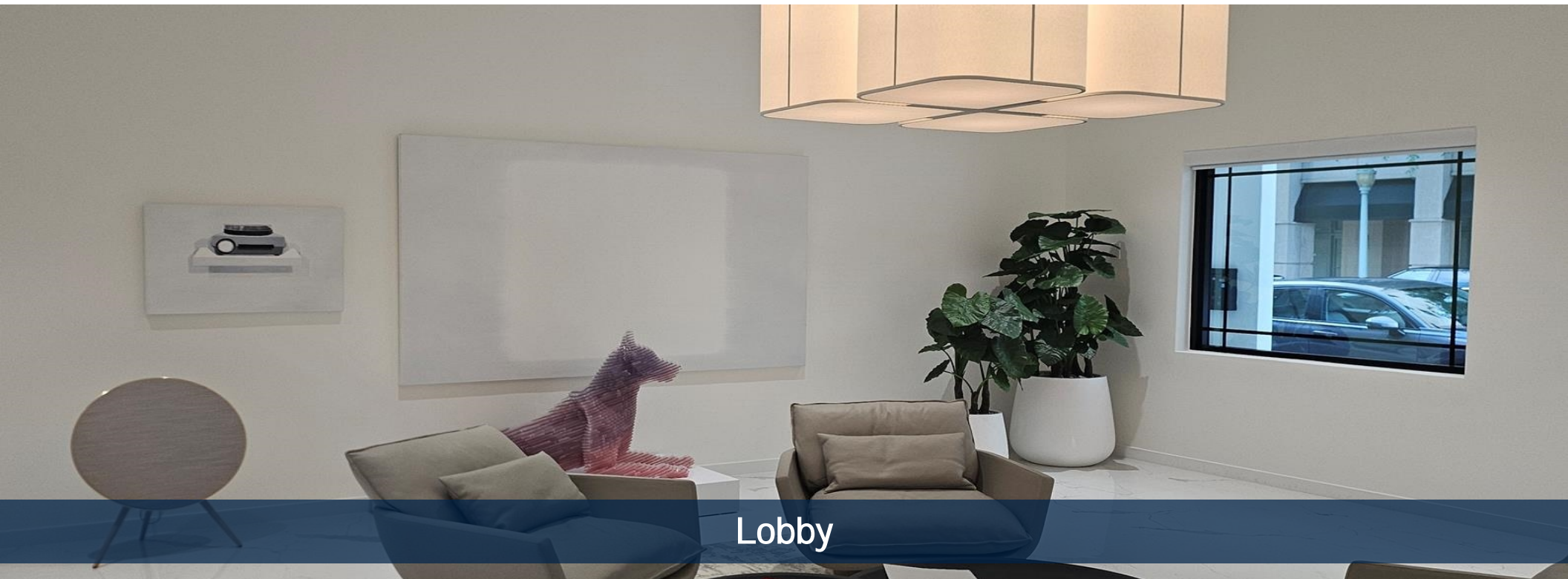
Property Description

Property Features

Property Images



Exterior



Lobby



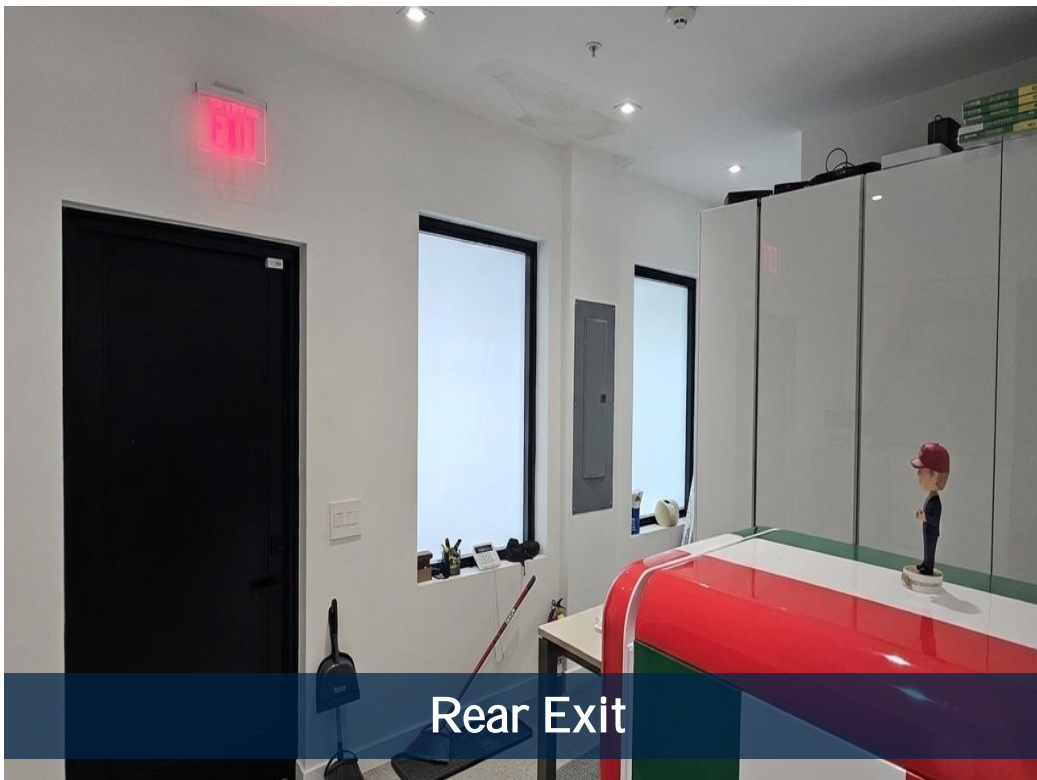
Lobby



Executive Office



Executive Office 2



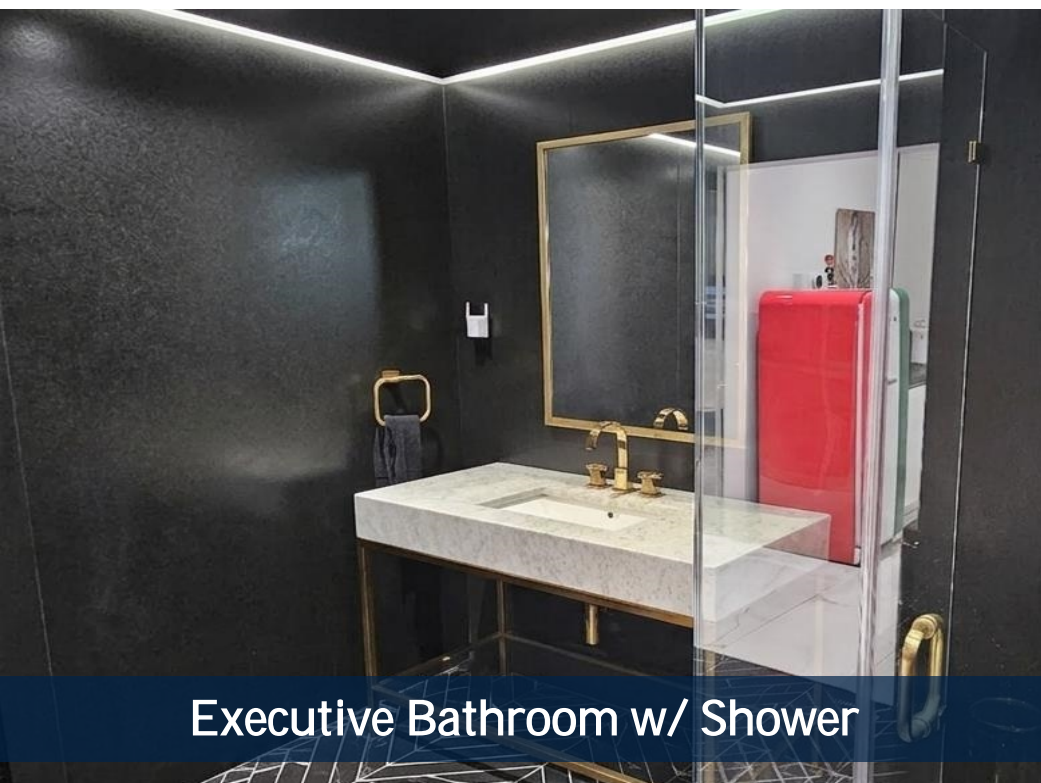
Rear Exit



Rear Parking



Adjacent Parking



Executive Bathroom w/ Shower



Executive Bathroom w/ Shower

04

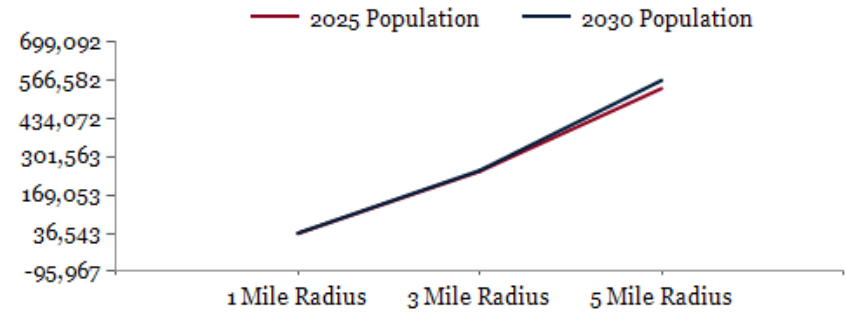
Demographics

General Demographics

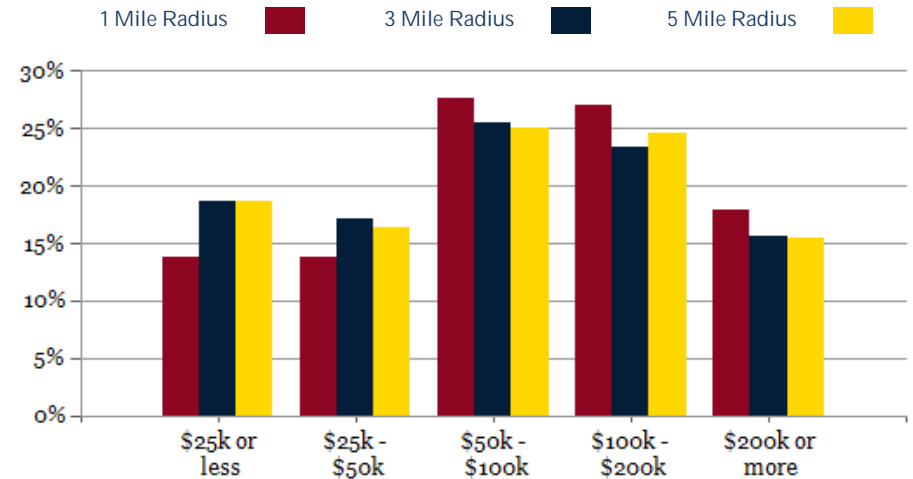
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,999	226,409	438,327
2010 Population	33,511	241,178	479,453
2025 Population	36,543	251,487	538,704
2030 Population	37,437	254,724	566,582
2025 African American	480	7,171	31,312
2025 American Indian	97	820	2,260
2025 Asian	700	3,346	8,796
2025 Hispanic	28,154	202,317	410,031
2025 Other Race	3,932	32,551	71,415
2025 White	12,763	81,259	174,537
2025 Multiracial	18,563	126,268	250,249
2025-2030: Population: Growth Rate	2.40%	1.30%	5.05%

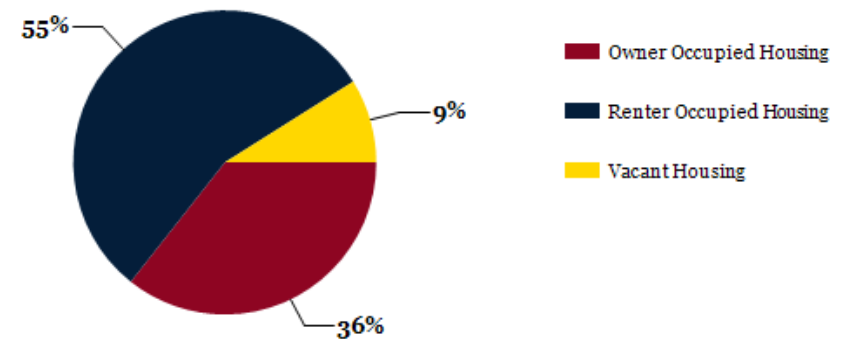
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,252	11,235	26,447
\$15,000-\$24,999	1,053	7,568	15,529
\$25,000-\$34,999	868	7,511	15,525
\$35,000-\$49,999	1,441	9,784	21,238
\$50,000-\$74,999	2,707	15,404	33,384
\$75,000-\$99,999	1,899	10,395	22,769
\$100,000-\$149,999	2,746	14,979	35,487
\$150,000-\$199,999	1,755	8,567	19,703
\$200,000 or greater	2,997	15,727	34,643
Median HH Income	\$87,058	\$73,147	\$75,204
Average HH Income	\$136,352	\$124,089	\$124,302



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

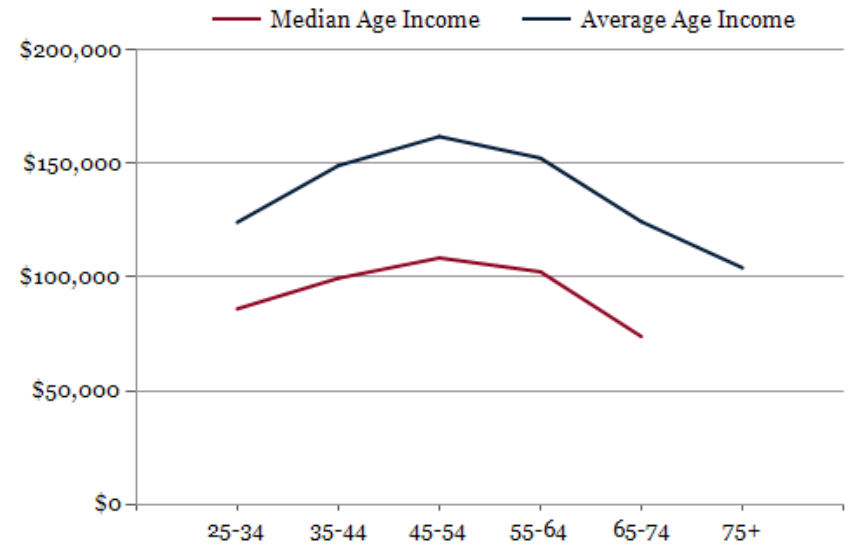
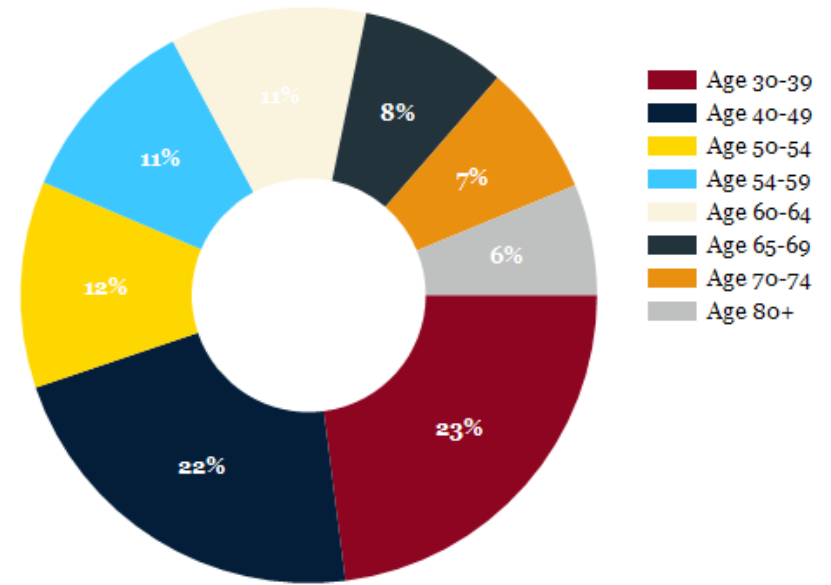


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,562	16,644	43,198
2025 Population Age 35-39	2,967	17,916	41,040
2025 Population Age 40-44	2,732	17,280	37,799
2025 Population Age 45-49	2,523	16,608	34,756
2025 Population Age 50-54	2,797	18,148	36,640
2025 Population Age 55-59	2,593	17,475	35,011
2025 Population Age 60-64	2,652	17,549	34,709
2025 Population Age 65-69	1,967	14,000	28,557
2025 Population Age 70-74	1,779	12,313	24,790
2025 Population Age 75-79	1,502	10,146	20,154
2025 Population Age 80-84	1,033	7,512	14,574
2025 Population Age 85+	1,220	8,387	15,418
2025 Population Age 18+	31,147	211,114	452,504
2025 Median Age	45	44	42
2030 Median Age	46	45	43

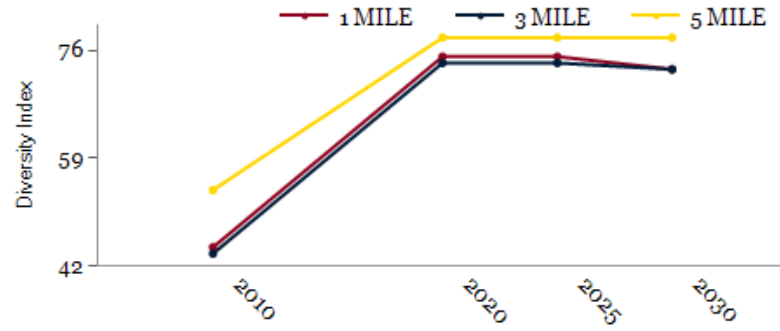
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,024	\$82,552	\$88,854
Average Household Income 25-34	\$124,129	\$122,491	\$128,949
Median Household Income 35-44	\$99,520	\$89,021	\$95,094
Average Household Income 35-44	\$149,115	\$144,544	\$147,185
Median Household Income 45-54	\$108,465	\$97,071	\$98,939
Average Household Income 45-54	\$161,929	\$153,264	\$151,439
Median Household Income 55-64	\$102,382	\$79,999	\$79,782
Average Household Income 55-64	\$152,464	\$134,787	\$133,911
Median Household Income 65-74	\$73,812	\$56,757	\$54,209
Average Household Income 65-74	\$124,434	\$108,045	\$103,528
Average Household Income 75+	\$104,130	\$80,041	\$75,100

Population By Age

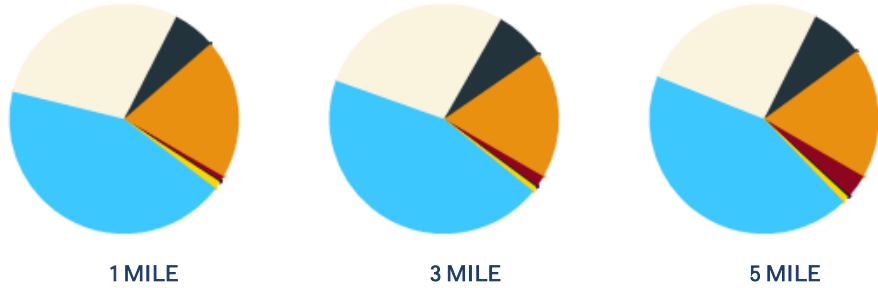


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	73	78
Diversity Index (current year)	75	74	78
Diversity Index (2020)	75	75	78
Diversity Index (2010)	45	44	54

POPULATION DIVERSITY



POPULATION BY RACE

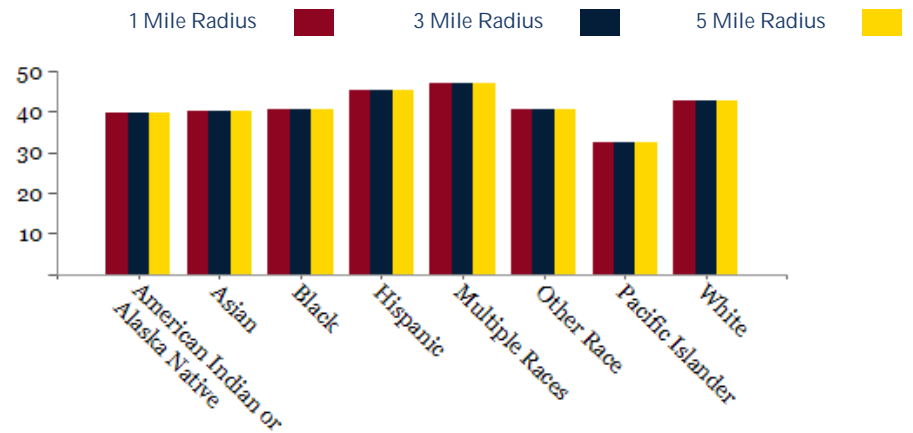


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	3%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	44%	45%	43%
Multiracial	29%	28%	26%
Other Race	6%	7%	8%
White	20%	18%	18%

2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	39	37
Median Asian Age	40	37	35
Median Black Age	40	32	35
Median Hispanic Age	45	45	44
Median Multiple Races Age	47	47	45
Median Other Race Age	41	39	39
Median Pacific Islander Age	33	29	31
Median White Age	43	42	39

2025 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile

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Manny Chamizo III

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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.

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“Connect with the well connected.”

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