

# RETAIL SPACE AVAILABLE 290 MIRACLE MILE

The City of Coral Gables has a retail space available on Miracle Mile, the epicenter of shopping, dining and cultural experiences in Downtown Coral Gables. Miracle Mile features quality shops, art galleries, boutiques, cultural institutions, and world-renowned restaurants, all just steps away from a vibrant office/residential environment. From working hours to weekends, the street benefits from a high volume of pedestrian and vehicular traffic. The retail space is steps from the historic Miracle Theatre, an award-winning cultural and performing arts center that hosts many sold-out, live theater performances. Nearby tenants include Starbucks, Häagen-Dazs and other prominent retailers and restaurants. Centralized valet and City garage parking options are available.

The City is interested in a pop-up retail concept for its incubator program. The pop-up operator would leverage this prime retail location to establish their brand and build relationships in the downtown with the goal of transitioning into a permanent space once the program concludes. The City is looking for a home-focused concept (home furnishings, accents, kitchen and gifts), beauty, health & wellness or other unique, innovative uses (i.e. locally made products and specialty goods). The operator should have an active online presence, a marketing plan focused on events and local consumer outreach as well as a strong focus on visual merchandising.

## Property Information & Pricing

- 850 rentable square feet
- Space will be provided in “As-is” condition, the space must be returned in like condition (White Box)
- 6-month term, with 6-month option to renew at the City’s discretion.
- Base Rent \$1,000 per month- Triple Net Lease (NNN)\*
- NNN charges estimated at \$1,000 per month.

**Proposals will be accepted until September 23, 2021. [www.coralgables.com/lease](http://www.coralgables.com/lease)**

**In order to be considered, proposals must include a summary of the proposed retail concept, accompanying documentation that explains the economic viability of both the proposed concept and the proposer. Please send all inquiries to Zeida Sardiñas, Asset Manager, [zsardinias@coralgables.com](mailto:zsardinias@coralgables.com) or 305-460-5314.**

\*NNN- A triple net lease is a lease agreement whereby the tenant/lessee is responsible for payment of all expenses of the property including real estate taxes, building insurance, and maintenance.