

# Giralda

120 Giralda Ave, Coral Gables, FL 33134

Presented by  
Real Miami Commercial



# Giralda

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## Property Details

Real Miami Commercial is pleased to present 120 Giralda Avenue, a three-story Class B office building totaling 16,759 rentable square feet, located in Coral Gables, Florida. Built in 1952, the concrete block building is situated in one of Miami's most exclusive cities, Coral Gables, and is close to the Hyatt Regency, Ponce De Leon, and Miracle Mile business and retail district. This building offers owners and investors an opportunity to own a stable asset in one of the strongest submarkets in South Florida. The property is in good condition and the architectural beauty of its original facade has been maintained. Property includes two parcels of land that total 7,500 square feet. These parcels of land serve as surface parking for the property and can accommodate 34 parking spaces. The 7500 parcel is zoned for 6 stories and the 120 building for 4 stories with additional bonuses available. According to Coral Gables you can build 54,000 Sq Feet + there are extra bonuses for building style (Mediterranean) and also for pass troughs etc.

**Price: \$5,200,000**

View the full listing here: <http://www.crelisting.net/ICK8VZI9g/?StepID=107>

Price:	\$5,200,000
Building Size:	16,759 SF
Price/SF:	\$310.28
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
Lot Size:	11,600 SF

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## Location



## Location Description

The property is located in Coral Gables, which is best known as one of the first urban communities planned during the "City Beautiful" reform movement. The city is known for its Spanish architecture and its vibrant business district. The city's strategic location and professional employee base, coupled with its outstanding community and family oriented environment make it an attractive choice for living and working. The majority of businesses in Coral Gables service local and international clientele. Coral Gables is one of the strongest investments in Miami, making this one of South Florida's premium office submarkets. It is known as the other Downtown. It is close to 3 expressways and minutes from the airport, Downtown and the South Beach.



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## Property Photos

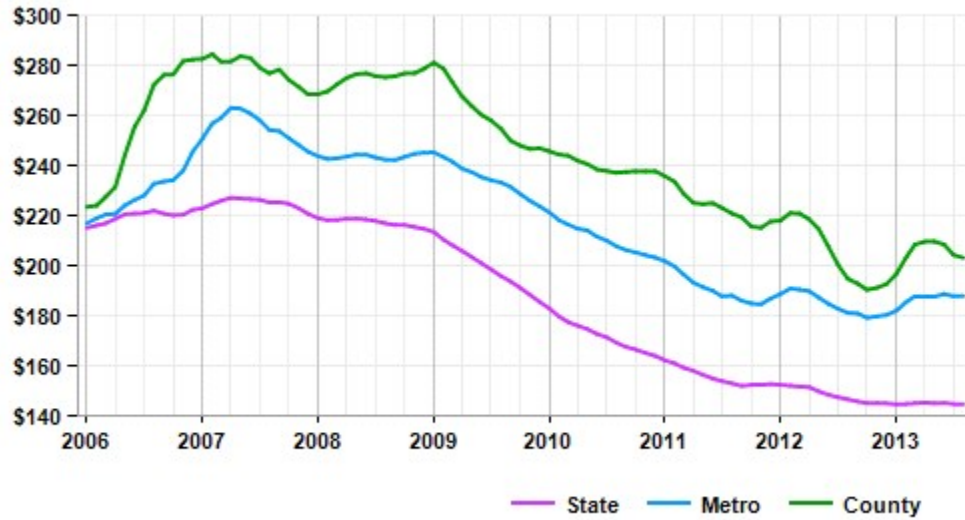


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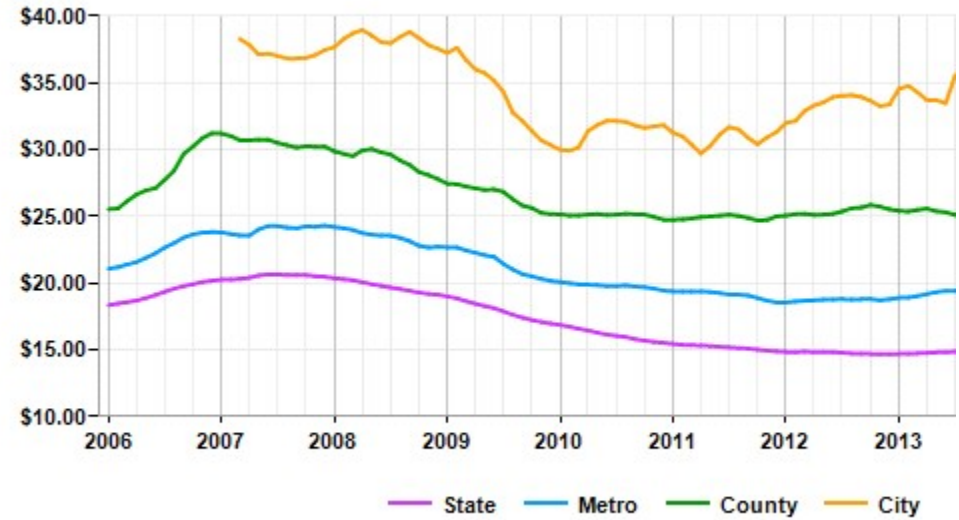
## Market Trends

Asking Prices Retail for Sale Coral Gables, FL (\$/SF)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$145	-0.2%	-1.3%
Metro	\$188	+0.2%	+3.7%
County	\$203	-3.1%	+4.3%

Asking Rent Retail for Lease Coral Gables, FL (\$/SF/Year)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$14.84	+0.3%	+0.9%
Metro	\$19.46	+0.8%	+3.8%
County	\$25.05	-1.3%	-2.1%
City	\$36.30	+7.7%	+6.6%

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	16,048	118,818	247,803
2012 Female Population	18,247	127,547	255,315
% 2012 Male Population	46.79%	48.23%	49.25%
% 2012 Female Population	53.21%	51.77%	50.75%
2012 Total Population: Adult	28,856	203,851	412,869
2012 Total Daytime Population	52,931	246,610	674,408
2012 Total Employees	36,358	113,082	398,944
2012 Total Population: Median Age	41	42	40
2012 Total Population: Adult Median Age	46	48	47
2012 Total population: Under 5 years	1,721	12,720	27,766
2012 Total population: 5 to 9 years	1,426	11,260	23,657
2012 Total population: 10 to 14 years	1,387	11,216	23,458
2012 Total population: 15 to 19 years	1,517	14,585	28,446
2012 Total population: 20 to 24 years	2,217	17,452	37,265
2012 Total population: 25 to 29 years	2,826	15,841	38,115
2012 Total population: 30 to 34 years	2,866	16,048	36,627
2012 Total population: 35 to 39 years	2,922	17,780	37,759
2012 Total population: 40 to 44 years	2,599	18,194	36,958
2012 Total population: 45 to 49 years	2,749	19,532	38,865
2012 Total population: 50 to 54 years	2,278	16,228	32,931
2012 Total population: 55 to 59 years	1,999	14,798	29,637

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total population: 60 to 64 years	1,736	13,419	25,841
2012 Total population: 65 to 69 years	1,487	11,618	22,203
2012 Total population: 70 to 74 years	1,320	10,890	20,323
2012 Total population: 75 to 79 years	1,170	9,319	16,662
2012 Total population: 80 to 84 years	1,030	7,991	13,866
2012 Total population: 85 years and over	1,045	7,474	12,739
% 2012 Total population: Under 5 years	5.02%	5.16%	5.52%
% 2012 Total population: 5 to 9 years	4.16%	4.57%	4.70%
% 2012 Total population: 10 to 14 years	4.04%	4.55%	4.66%
% 2012 Total population: 15 to 19 years	4.42%	5.92%	5.65%
% 2012 Total population: 20 to 24 years	6.46%	7.08%	7.41%
% 2012 Total population: 25 to 29 years	8.24%	6.43%	7.58%
% 2012 Total population: 30 to 34 years	8.36%	6.51%	7.28%
% 2012 Total population: 35 to 39 years	8.52%	7.22%	7.50%
% 2012 Total population: 40 to 44 years	7.58%	7.38%	7.35%
% 2012 Total population: 45 to 49 years	8.02%	7.93%	7.72%
% 2012 Total population: 50 to 54 years	6.64%	6.59%	6.55%
% 2012 Total population: 55 to 59 years	5.83%	6.01%	5.89%
% 2012 Total population: 60 to 64 years	5.06%	5.45%	5.14%
% 2012 Total population: 65 to 69 years	4.34%	4.72%	4.41%
% 2012 Total population: 70 to 74 years	3.85%	4.42%	4.04%

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 75 to 79 years	3.41%	3.78%	3.31%
% 2012 Total population: 80 to 84 years	3.00%	3.24%	2.76%
% 2012 Total population: 85 years and over	3.05%	3.03%	2.53%
2012 White alone	31,236	221,233	422,084
2012 Black or African American alone	870	9,829	44,464
2012 American Indian and Alaska Native alone	41	344	1,124
2012 Asian alone	526	2,627	6,156
2012 Native Hawaiian and OPI alone	4	48	89
2012 Some Other Race alone	899	7,208	17,794
2012 Two or More Races alone	719	5,076	11,407
2012 Hispanic	26,643	199,586	386,236
2012 Not Hispanic	7,652	46,779	116,882
% 2012 White alone	91.08%	89.80%	83.89%
% 2012 Black or African American alone	2.54%	3.99%	8.84%
% 2012 American Indian and Alaska Native alone	0.12%	0.14%	0.22%
% 2012 Asian alone	1.53%	1.07%	1.22%
% 2012 Native Hawaiian and OPI alone	0.01%	0.02%	0.02%
% 2012 Some Other Race alone	2.62%	2.93%	3.54%
% 2012 Two or More Races alone	2.10%	2.06%	2.27%
% 2012 Hispanic	77.69%	81.01%	76.77%
% 2012 Not Hispanic	22.31%	18.99%	23.23%



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## Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Not Hispanic: White alone	6,931	41,502	77,562
2000 Not Hispanic: Black or African American alone	151	6,202	36,531
2000 Not Hispanic: American Indian and Alaska Native alone	11	114	302
2000 Not Hispanic: Asian alone	275	1,608	3,455
2000 Not Hispanic: Native Hawaiian and OPI alone	4	25	68
2000 Not Hispanic: Some Other Race alone	21	167	401
2000 Not Hispanic: Two or More Races	129	960	2,338
% 2000 Not Hispanic: White alone	23.90%	18.32%	17.32%
% 2000 Not Hispanic: Black or African American alone	0.52%	2.74%	8.16%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.04%	0.05%	0.07%
% 2000 Not Hispanic: Asian alone	0.95%	0.71%	0.77%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.01%	0.01%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.07%	0.09%
% 2000 Not Hispanic: Two or More Races	0.44%	0.42%	0.52%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Total Population	34,295	246,365	503,118
2012 Households	14,921	91,618	189,483
Population Change 2010-2012	653	4,979	13,043
Household Change 2010-2012	89	741	2,886
% Population Change 2010-2012	1.94%	2.06%	2.66%
% Household Change 2010-2012	0.60%	0.82%	1.55%
Population Change 2000-2012	5,292	19,771	55,384
Household Change 2000-2012	2,022	7,316	25,222
% Population Change 2000 to 2012	18.25%	8.73%	12.37%
% Household Change 2000 to 2012	15.68%	8.68%	15.35%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	13,685	89,026	176,691
2000 Occupied Housing Units	12,899	84,303	164,264
2000 Owner Occupied Housing Units	5,195	40,448	73,035
2000 Renter Occupied Housing Units	7,704	43,855	91,229
2000 Vacant Housings Units	786	4,724	12,430
% 2000 Occupied Housing Units	94.26%	94.69%	92.97%

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### Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2000 Owner occupied housing units	40.27%	47.98%	44.46%
% 2000 Renter occupied housing units	59.73%	52.02%	55.54%
% 2000 Vacant housing units	5.74%	5.31%	7.03%

### Income

	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$43,670	\$37,834	\$37,326
2012 Household Income: Average	\$70,064	\$63,640	\$62,339
2012 Per Capita Income	\$30,606	\$24,196	\$24,187
2012 Household income: Less than \$10,000	1,304	10,113	23,546
2012 Household income: \$10,000 to \$14,999	1,335	8,150	17,208
2012 Household income: \$15,000 to \$19,999	1,057	7,802	14,938
2012 Household income: \$20,000 to \$24,999	986	6,064	12,825
2012 Household income: \$25,000 to \$29,999	616	5,721	11,144
2012 Household income: \$30,000 to \$34,999	797	5,118	10,459
2012 Household income: \$35,000 to \$39,999	737	5,010	9,931
2012 Household income: \$40,000 to \$44,999	856	4,884	9,917
2012 Household income: \$45,000 to \$49,999	481	3,446	7,409
2012 Household income: \$50,000 to \$59,999	1,039	5,311	11,228
2012 Household income: \$60,000 to \$74,999	1,535	7,066	14,064
2012 Household income: \$75,000 to \$99,999	1,074	6,822	14,488
2012 Household income: \$100,000 to \$124,999	998	5,164	10,996
2012 Household income: \$125,000 to \$149,999	740	3,505	6,386
2012 Household income: \$150,000 to \$199,999	543	2,921	5,959

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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household income: \$200,000 or more	823	4,521	8,985
% 2012 Household income: Less than \$10,000	8.74%	11.04%	12.43%
% 2012 Household income: \$10,000 to \$14,999	8.95%	8.90%	9.08%
% 2012 Household income: \$15,000 to \$19,999	7.08%	8.52%	7.88%
% 2012 Household income: \$20,000 to \$24,999	6.61%	6.62%	6.77%
% 2012 Household income: \$25,000 to \$29,999	4.13%	6.24%	5.88%
% 2012 Household income: \$30,000 to \$34,999	5.34%	5.59%	5.52%
% 2012 Household income: \$35,000 to \$39,999	4.94%	5.47%	5.24%
% 2012 Household income: \$40,000 to \$44,999	5.74%	5.33%	5.23%
% 2012 Household income: \$45,000 to \$49,999	3.22%	3.76%	3.91%
% 2012 Household income: \$50,000 to \$59,999	6.96%	5.80%	5.93%
% 2012 Household income: \$60,000 to \$74,999	10.29%	7.71%	7.42%
% 2012 Household income: \$75,000 to \$99,999	7.20%	7.45%	7.65%
% 2012 Household income: \$100,000 to \$124,999	6.69%	5.64%	5.80%
% 2012 Household income: \$125,000 to \$149,999	4.96%	3.83%	3.37%
% 2012 Household income: \$150,000 to \$199,999	3.64%	3.19%	3.14%
% 2012 Household income: \$200,000 or more	5.52%	4.93%	4.74%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Childrens/Infants clothing stores	\$4,416,392	\$27,128,284	\$54,974,525
2012 Jewelry stores	\$1,810,225	\$11,112,426	\$24,359,789
2012 Mens clothing stores	\$4,421,158	\$27,034,683	\$55,750,860
2012 Shoe stores	\$4,043,496	\$26,340,738	\$53,855,525

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Womens clothing stores	\$7,427,416	\$50,300,380	\$104,157,205
2012 Automobile dealers	\$54,934,479	\$378,847,478	\$795,889,429
2012 Automotive parts and accessories stores	\$13,398,681	\$79,739,175	\$161,373,042
2012 Other motor vehicle dealers	\$2,217,503	\$16,538,106	\$36,528,357
2012 Tire dealers	\$5,870,131	\$34,755,348	\$71,337,287
2012 Hardware stores	\$105,292	\$496,722	\$1,218,200
2012 Home centers	\$974,529	\$5,842,697	\$12,839,796
2012 Nursery and garden centers	\$1,182,677	\$7,254,744	\$15,785,103
2012 Outdoor power equipment stores	\$1,024,418	\$6,961,605	\$14,928,950
2012 Paint andwallpaper stores	\$92,855	\$499,889	\$1,162,410
2012 Appliance, television, and other electronics stores	\$7,755,081	\$47,802,201	\$96,161,346
2012 Camera andphotographic supplies stores	\$724,970	\$4,637,433	\$9,571,637
2012 Computer andsoftware stores	\$19,810,717	\$119,843,893	\$247,859,821
2012 Beer, wine, and liquor stores	\$3,486,445	\$19,756,876	\$41,674,629
2012 Convenience stores	\$15,368,481	\$95,744,870	\$197,042,093
2012 Restaurant Expenditures	\$16,094,076	\$95,858,336	\$200,537,315
2012 Supermarkets and other grocery (except convenience) stores	\$54,298,407	\$352,628,810	\$720,592,564
2012 Furniture stores	\$5,652,139	\$34,138,180	\$73,083,465
2012 Home furnishings stores	\$13,620,591	\$81,291,587	\$166,930,729
2012 General merchandise stores	\$87,029,186	\$544,402,515	\$1,127,820,507
2012 Gasoline stations with convenience stores	\$47,262,576	\$297,298,032	\$612,952,327



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<b>Retail Sales Volume (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Other gasoline stations	\$33,660,270	\$211,993,099	\$437,083,474
2012 Department stores (excl leased depts)	\$69,912,786	\$437,471,641	\$905,422,364
2012 General merchandise stores	\$87,029,186	\$544,402,515	\$1,127,820,507
2012 Other health and personal care stores	\$5,100,238	\$30,752,913	\$64,138,554
2012 Pharmacies and drug stores	\$15,275,157	\$97,361,708	\$200,233,800
2012 Pet and pet supplies stores	\$4,504,614	\$28,530,241	\$57,988,034
2012 Book, periodical, and music stores	\$1,249,797	\$7,430,413	\$15,372,643
2012 Hobby, toy, and game stores	\$1,296,298	\$9,026,044	\$18,631,633
2012 Musical instrument and supplies stores	\$304,512	\$2,633,278	\$5,460,850
2012 Sewing, needlework, and piece goods stores	\$426,541	\$3,006,985	\$6,063,566
2012 Sporting goods stores	\$1,695,276	\$8,051,620	\$17,013,955

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## Broker Profile

[dannyzelonker@gmail.com](mailto:dannyzelonker@gmail.com)

(305) 542-0189

License: BK-3086634

### Real Miami Commercial

1450 Madruga Ave

Coral Gables, FL 33146

### Danny Zelonker, SIOR, CCIM

Danny Zelonker, Broker Associate, SIOR, CCIM, E-Pro Certified, TRCReal Miami Commercial RE LLC 2013- A new venture with two partners Isabel Fine,CCIM Candidate, and Stephen R Rigl SIOR,CCIM We will be catering to investment sales in all facets of Real Estate, Stephen is an expert in office leasing with an MBA in Finance as well we are two of 700 people in the world to hold both the CCIM and the SIOR designations one of the most prestigious designations in commercial Real Estate.Broker Associate Mizrach Realty Associates, Inc., 2004-2013Danny began working in the real estate industry as a member of the Mizrach Realty team. He was formerly the President of That Girl in Miami, Inc., a ladies' fine suit manufacturer for thirty-five years which specialized in sales to department stores and which sold clothing under the label of Suitsme and private store labels such as INC Danny was also a beta tester for General Electric when computers were first becoming a necessity for businesses. He has a solid understanding of applied software and uses Investit® analysis software to aid in the investment analysis for his clients. Danny graduated from the University of Miami ( 1972 )and has continued his education in the field of real estate, being a CCIM® designee. He is a member of the Real Estate Association of Miami and the Beaches (MIAMIRE), the Realtors Commercial Alliance (RCA), Commercial Real Estate Women's (CREW) , Real Estate Commercial Alliance board of governors for both 2012 and2013. He won the RCA best commercial Realtor Advocate of the year award for 2008, and He also is fluent in Spanish, He enjoys Tennis and Scuba Diving. He got his CCIM Designation 2010. He also is an SIOR. He is married to Regina an Attorney and has two children, Gabriel 24 and Ariana 22.

<b>Current Occupation:</b>	Real Estate
<b>Work Experience:</b>	<p>He was formerly the President of That Girl in Miami, Inc., a ladies' fine suit manufacturer for thirty-five years which specialized in sales to department stores and which sold clothing under the label of Suitsme and private store labels such as INC. Danny was also a beta tester for General Electric when computers were first becoming a necessity for businesses. He has a solid understanding of applied software and uses Investit® analysis software to aid in the investment analysis for his clients. Danny graduated from the University of Miami ( 1972 )and has continued his education in the field of real estate, being a CCIM® candidate. He is a member of the Real Estate Association of Miami and the Beaches (RAMB), the Realtors Commercial Alliance (RCA), Commercial Real Estate Women's (CREW) , Commercial &amp; Industrial Association of South Florida (CIASF), The Chamber of Commerce and others. He won the RCA best commercial Realtor Advocate of the year award for 2008, and He also is fluent in Spanish, He enjoys Tennis and Scuba Diving. He got his CCIM Designation this Year. He also is an SIOR. He is married to Regina an Attorney and has two children, Gabriel 24 and Ariana 22.</p>
<b>Education:</b>	BA University Of Miami 1972Some Graduate work FIU 1973 International BusinessSIOR 2009CCIM 2010
<b>Organizations/Associations:</b>	CCIM, SIOR, National Association of REALTORS, LoopNet, Inc.
<b>Honors/Awards:</b>	RCA of South Florida Commercial Realtor Advocate of the yearMember CREW MiamiMember CIASF Commercial and Industrial Association of South floridaRAMB REALTOS ASSOCIATION of MIAMI and the BEACHES
<b>Website:</b>	
<b>Interests:</b>	Scuba and Skin DivingTennisBoating and Fishing