



Coral
Gables

A Guide to *The City Beautiful*

2025—2026

The City Beautiful

Coral Gables, a rare pearl in South Florida, is known for its lush, green spaces, wide avenues, beautiful fountains and exquisite Mediterranean style architecture.

The city's founder, George E. Merrick, envisioned a 'City Beautiful'—a coveted residential community and vibrant downtown designed as a fully integrated ecosystem, akin to a 'Garden City.'

Church of the Little Flower



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Introduction

Welcome to the City of Coral Gables' Guide to the City Beautiful. We've highlighted the city's achievements, initiatives and future plans, showcasing our unwavering commitment to excellence and community well-being. Through innovative projects, sustainable practices and a dedication to maintaining our unique charm, Coral Gables continues to set itself apart as a vibrant, forward-thinking city. Our competitive advantage lies in our ability to seamlessly blend tradition with modern living, offering an unparalleled quality of life and a thriving environment for businesses and residents alike. Dive in to discover why Coral Gables is not just a city, but a business community that truly shines.



Why Coral Gables?

By choosing Coral Gables, these companies found more than just a business location; they've discovered a community that fosters innovation, collaboration and growth. Here are some of the city's unique advantages from the companies that call it home.



“Coral Gables is a nationally recognized and business-friendly city that will enable us to continue to attract and retain the best talent, and we look forward to calling it our new home next year.”

ROBERT SANCHEZ, Chairman and CEO, Ryder

“The value the city places on sustainability is very important as it is the foundation of Fresh Del Monte.”

CLAUDIA POU, Vice President, Global Head of Corporate Communications, Fresh Del Monte



“Coral Gables is a beautiful city with the best combination of location, facilities and environment.”

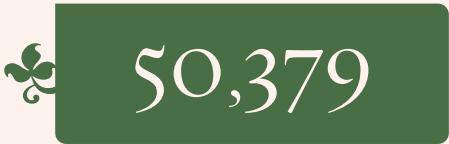
JORGE MARTINEZ, Director of Finance and Administration-Latin America and General Manager-Central America and the Caribbean, Terumo

Community Profile

Residential Overview



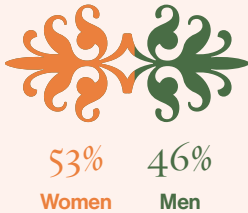
Population



Age



Gender



Median Household Income



Median Value of Homes Sold in Coral Gables



of Households
2022 American Community Survey 5 year estimate

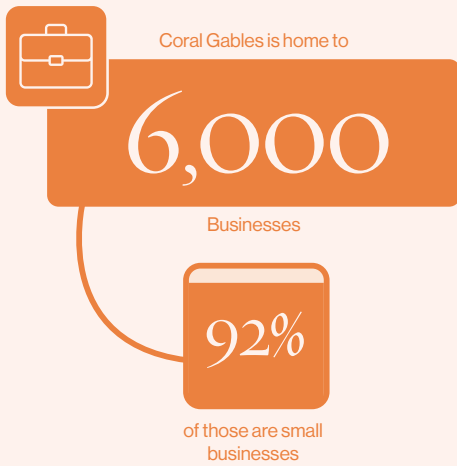


of Residents are Working Age

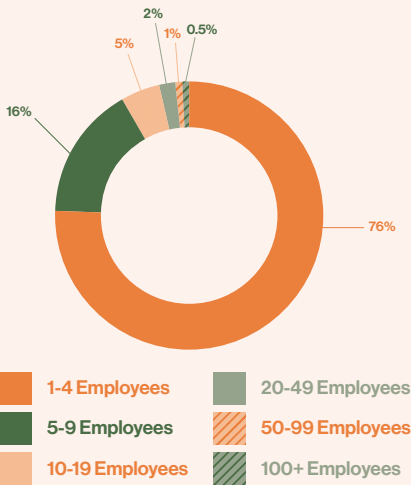
Business Overview



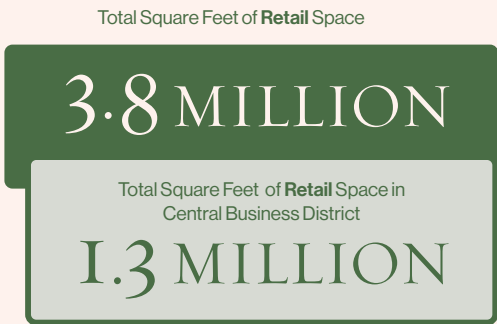
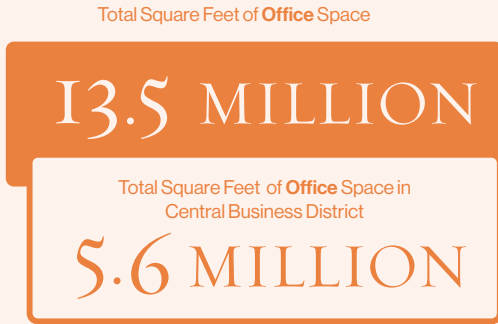
Total Businesses



of Employees per Business



Total Square Feet of Office and Retail Space



Quality of Life

Walk, bike or drive around the City Beautiful and you will experience a vibrant community — proud of its past with an eye toward a sustainable future.

Fairchild Tropical Botanic Garden



AT A GLANCE*

Overall Quality of Life

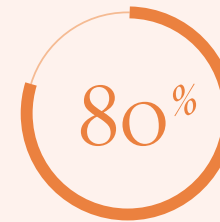


Downtown Experiences

Percentages indicate that residents rated these downtown experiences as **very or somewhat satisfactory**



Arts & Culture



Shopping



Events



Dining

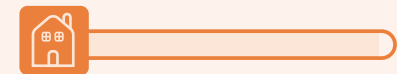
Sense of Safety



9 in 10

Residents reported **strong feelings of safety** in Coral Gables as a whole

Great Place to Live



96%

of residents say Coral Gables is a **great place to live**

*Information has been taken from the City of Coral Gables Residents Survey in 2023 and The National Business Survey in 2025

Mobility

Air, Land, Sea, Trolley & Freebee

Whether traveling for business or pleasure, Coral Gables welcomes more than 800,000 tourists annually contributing approximately \$72.3 million dollars to the local economy.

The City is centrally located with easy access to key destinations. Coral Gables is a short drive from Miami International Airport and PortMiami, two of the largest passenger and cargo hubs in the nation. A free vintage-style trolley connects many of the commercial districts to Metrorail, the region’s elevated rapid transit system that connects the city to Downtown Miami in just minutes.

The City of Coral Gables has partnered with Freebee, a fun and innovative electric vehicle shuttle service, to provide free, on-demand rides throughout Downtown Coral Gables and beyond.



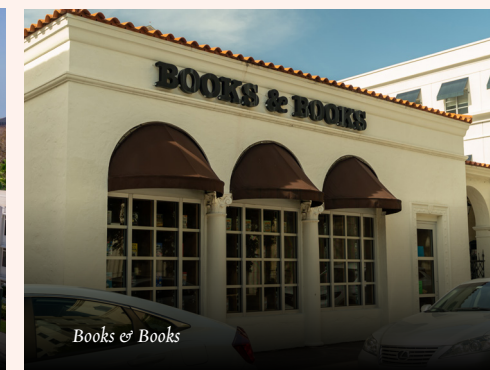
Real-Time Data

Use the trolley tracker to view routes and maps, check times and see exactly where each trolley is. The tracker also lets you check the current capacity, ADA accessibility and bike rack availability.



Cultural Amenities

Cultural institutes and art exhibitions are staples in the City Beautiful. Several of these cultural institutes can be found in the downtown.



Municipal Services

The Police Department holds the CALEA (Commission on Accreditation for Law Enforcement Agencies) Accreditation, the gold standard rating for law enforcement agencies. This is the highest possible rating from the national accreditation organization. Response times for the police department are the fastest in the county of any city our size.



less than **3 Min**
for police response
to priority calls

5 officers per
1,000 residents

As we continue to attract more businesses, we are proactively preparing for the future by adding five officers to the downtown unit for the next two years. The Fire Department has the fastest response time in the county and stands as a leader in innovation being the first in the county to electronically transmit a patient's heart rhythm from the scene, directly to the cardiologist waiting at the ER. The department is now working on offering blood transfusions at the scene of the incident - providing critical care long before the patient gets to the hospital.



City of Coral Gables, Public Safety Building

Educational Opportunities

Higher Education

The University of Miami is a private research university and academic health system with a distinct geographic capacity to connect institutions, individuals and ideas across the hemisphere and the world. The university's vibrant and diverse academic community comprises 12 schools and colleges serving more than 19,593 undergraduate and graduate students in more than 380 majors and programs.

Also located in the city is Northwestern University's prestigious Kellogg School of Management Executive MBA program. In 2022, Coral Gables was ranked as the 11th best small college area to live and study in the September edition of *University Business*.

K-12 Education

The schools in Coral Gables are among the best in the nation. Within or just outside the city limits are two public high schools, two public middle schools, two public K-8 schools, four public elementary schools and one charter elementary school, with all but two receiving an A rating, the highest on the Florida Department of Education's assessment scale. Several schools have been designated Blue Ribbon Schools of Excellence by the U.S. Department of Education, the highest honor for American schools. Additionally, two middle schools have earned the Magnet Schools of America Merit Award for Excellence, with one recognized as one of the top nine magnet schools in the U.S. For a list of all schools, visit www.coralgables.com/schools.

68%

of Coral Gables residents 25 and older have a bachelor's degree



International Studies Preparatory Academy

Economic Overview

Coral Gables stands as one of the premier office markets in South Florida, with more than 12 million square feet of prime office space. The city's total tax-assessed value reaches \$22.6 billion, making it an attractive location for corporate offices and employees alike.

Trust Building



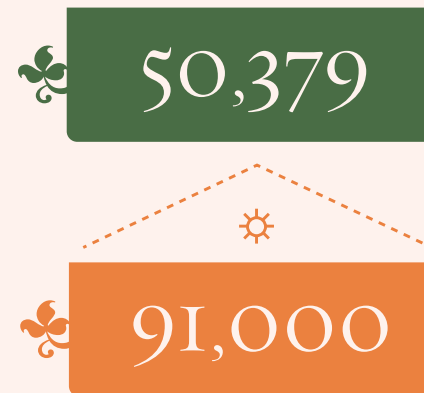
AT A GLANCE

Top Industries

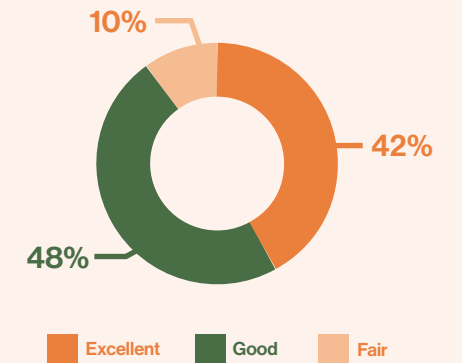


Population vs. Daytime Population

During daytime work hours, **Coral Gables** nearly doubles in population



Overall economic health of Coral Gables*



Economic Indicators*



Workplace Indicator*



*Information has been taken from the National Business Survey in 2025.

Business-Friendly Environment

Coral Gables is recognized for its commitment to enhancing its business-friendly environment. With its wide sidewalks and open-air setting, we have seen internationally, nationally, and locally renowned restaurants and retailers flock to the City Beautiful.

The city’s ombudsman provides one-on-one assistance to residents and small business owners. In addition, he addresses concerns regarding permitting, building applications, building codes, special requirements and other matters to facilitate and resolve issues.

Permitting Assistance Program

The Permitting Assistance Program (PAP) offers qualifying companies additional assistance and expert guidance prior to submitting plans. After submitting plans, companies can check in with the city’s ombudsman for updates and clarifications on comments made by reviewers. Each project is assessed case-by-case based on the level of economic impact and need for permitting assistance. Our goal is to assist new-to-market and existing/expanding companies with securing timely permits that will result in a materially positive impact on job retention and creation, as well as significant capital investment in Coral Gables.

Corporate Capital of the Americas

The Coral Gables economy is comprised of local and international businesses but unlike other parts of Florida, it is not influenced by seasonal shifts. Because of its strong municipal services, high quality of life, convenient access, responsible growth and diversified economy, Coral Gables continues to be a highly desirable location for domestic and international investment.

A Coral Gables address means being at the center of a dynamic business ecosystem. The city serves as a gateway to Latin America. In fact, most of the city’s multinational companies serve as the headquarters for Latin America and the Caribbean. Among the industries found in Coral Gables are wealth management, health care, biomedical research, technology, spirits, travel and tourism, and real estate.



Coral Gables is the only city in Miami-Dade County with:

3 “AAA”

bond ratings from Fitch Ratings, Standard & Poor's, and Moody's.



Sample of Multinational Companies

Construction Development, Architecture, Engineering

ACS Infrastructure Development
Arcadis
ArX Solution
Consentino North America
HKS Architects
OBM International

Entertainment

AMC Networks International
Walt Disney Television International

Fashion and Jewelry

Cartier Latin America & Caribbean
Chopard
Hermes
LVMH Watch & Jewelry LATAM and Caribbean
Richemont Latin America & Caribbean

Food and Spirits

Bacardi USA
Chestnut Hill Farms
Diageo
Fresh Del Monte Produce Inc.
Heineken Latin America
Mondelez International

Financial Institutions and Lenders

Banco de Credito del Peru
Bank of America
Bradesco Bank
City National Bank
UBS International

Health

Crosswell International
Terumo Latin America Corp.

Logistics

Heinemann Americas
Pay Cargo

Professional Financial Services

Charles Schwab Latin America and Caribbean
Fiduciary Trust International
Merril Lynch
Prudential Financial
Raymond James & Associates

Professional Services

Americas Market Intelligence
Becker & Poliakoff, P.A.
Egon Zehnder International
ProTranslating

Select Florida
Spencer Stuart

Real Estate

Avison Young
Coldwell Banker
JLL Americas
One Sotheby's International RE/MAX
S&K Worldwide Realty

Sports

FIFA
IMG Worldwide

Technology

ACI Worldwide
Apple Latin America & Caribbean
Global Outsource Services
IBM
Kandji
MasTec

Travel/Lodging

Hyatt Hotel & Resorts
Marriott
Loews

Vibrant Downtown

Community and Convenience

Night and day, the city’s downtown is bustling with pedestrians who have easy access to hundreds of restaurants and an abundance of shops, many within walking distance of the downtown business district.

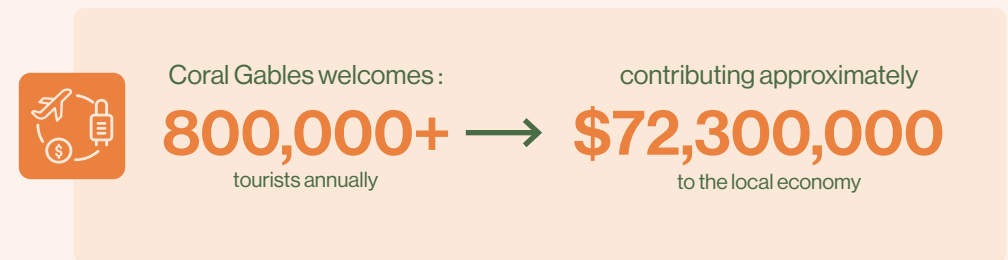
Downtown Coral Gables has been reenergized with the completion of a streetscape project on Miracle Mile and Giralda Plaza, the city’s central shopping and dining areas. On Miracle Mile, improvements include an artistic design using pavers, widened sidewalks to accommodate outdoor dining, beautiful landscaping with unique seating areas and a curbsless street. On Giralda, unique paver designs, a focal lighting system and a curbsless street add to the outdoor dining ambiance.



Shopping & Dining

Coral Gables is a renowned destination for shopping and dining. The famed Miracle Mile, Giralda Plaza and surrounding downtown streets are filled with European-style outdoor restaurants and boutiques, providing an enjoyable tropical shopping and dining experience.

A renowned culinary destination, Coral Gables boasts several highly acclaimed Michelin-starred restaurants, headed by James Beard Award-winning chefs. The popular district is home to five acclaimed and recently crowned Michelin Bib Gourmand restaurants. Just a few minutes away, fashion and style come to life in the city at the Shops at Merrick Park, a shopping and lifestyle center anchored by luxury retailers.



Center for Foreign Consulates and International Relationships

A number of foreign government offices have chosen a Coral Gables address. Aside from consulates, many countries have also opened their trade offices and cultural institutions in the city.

International Sister Cities

Aix-en-Provence, France
 Cartagena, Colombia
 Granada, Spain (Emeritus)
 La Antigua, Guatemala
 Province of Pisa, Italy (Emeritus)

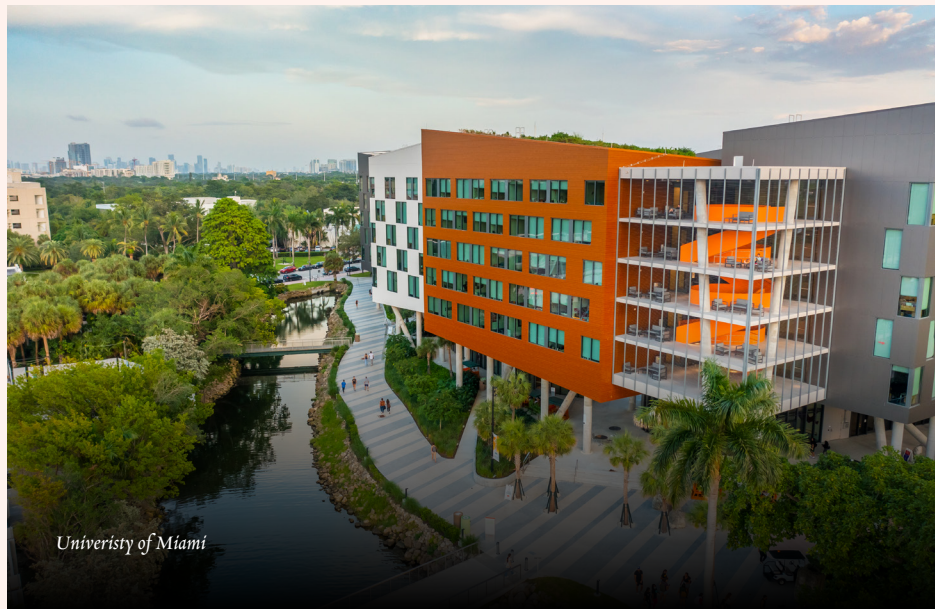
Puerto de Santa Maria, Spain (Emeritus)
 Quito, Ecuador (Emeritus)
 San Isidro, Argentina
 Santa Tecla, El Salvador
 Sevilla, Spain





Top Ten Largest Employers

1. University of Miami
2. Baptist Health South Florida
3. MasTec
4. Dade County Public Schools
5. City of Coral Gables
6. Doctors Hospital Inc.
7. FIFA
8. Care Plus Health Plans Inc.
9. Steward CGH, Inc.
10. B&B Holding Enterprises



University of Miami

Financial Overview

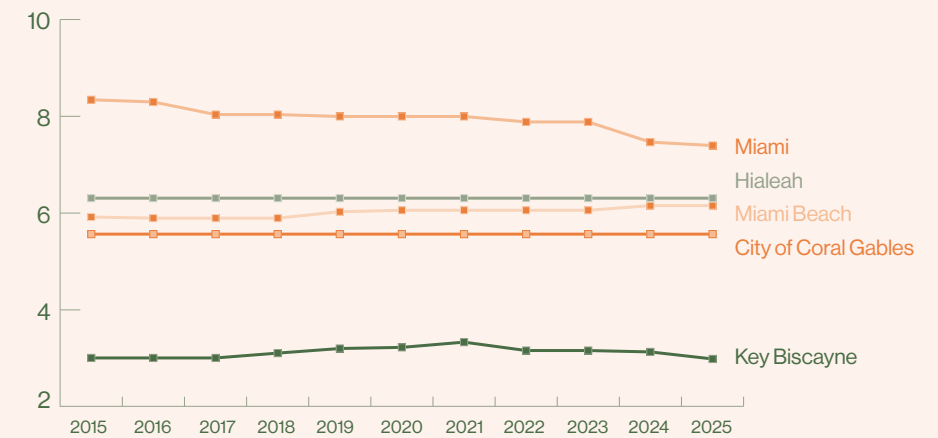
Detailed Budget Insights and Property Value Trends



Fiscal Year 2025

City Budget	Municipal Millage Rate	Total Taxable Value of Property (All Assessed Property)
\$313,573,494	5.559	\$26 Billion
Total Just Value (All Assessed Property)	Total Millage Rate	Total Value of Commercial Property
\$41 Billion	18.2022	\$5 Billion

Ten-Year Municipal Millage Rates For Full Service Cities By Tax Year




Innovative Smart City

Coral Gables was founded on innovation as one of the first planned communities in Florida. Today, we are recognized nationwide as a Smart City, leveraging information and communication technologies to benefit our residents, employees, businesses and visitors, while also making the city more resilient and sustainable.

Giralda Plaza, Smart Kiosk

AT A GLANCE


Connectivity



Free Public Wi-Fi

- » Downtown
- » Public Parks
- » Community Centers

- » City Facilities
- » City Trolleys



Connected Infrastructure

- » Multimodal Traffic Sensors
- » Smart Policing Systems
- » Environmental Sensors

- » Smart Lights
- » Smart City Modular Poles
- » Interactive Public Kiosks

Award-Winning



Connected Public Transportation & City Fleet



City-owned fiber optic corridors and wireless gigabit networks

Nationally Recognized City



First Place Winners

1

U.S. Digital Cities, Center for Digital Government

1

U.S. Government Experience, Center for Digital Government

1

U.S. Open Cities, Public Sector Digest

Global Connectivity

Virtually every piece of equipment in Coral Gables, from free public Wi-Fi to traffic sensors, is part of an interconnected network that allows the city to best serve businesses through constant real-time information.

The City of Coral Gables won First Place in the 2023 Government Experience Awards presented by the Center for Digital Government and GovTech / eRepublic. In addition, the city earned the title of one of the world's "Top 7 Intelligent Communities of the Year," in 2023 and 2024, awarded by the Intelligent Community Forum (ICF).

The city is working to continue to expand its fiber and broadband infrastructure to provide tech companies with access to secure reliable communications furthering its goal.

Free Wi-Fi

In every locale where a public smart kiosk (IKE kiosk) is situated including Ponce de Leon, Biltmore Way, Miracle Mile, Giralda and Alhambra there is an additional complimentary public Wi-Fi hotspot, enhancing the expansive coverage already provided by the City's public Wi-Fi network in these vibrant areas.

One of the

8

Smart Cities to Watch
State Tech Magazine



One of the

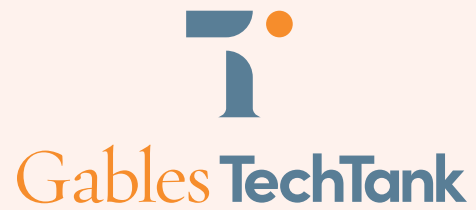
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Smart Cities
Gartner's Eye on Innovation Awards



Gables TechTank

Gables TechTank helps businesses connect with top tech talent. Through this program, the City of Coral Gables looks to provide reliable, sustainable sources of technical talent, data, services and innovative solutions to organizations located within the city. The city's goal is to help prepare and equip talent that is "shovel-ready" for immediate deployment to meet the local industry's evolving talent needs and demands.



Smart City Hub and Open Data

The Smart City Hub is an open platform with dozens of portals that provide a wide range of data and information. From financial transparency, vehicular and pedestrian counts, environmental sensors and more. The information is free and meant to help businesses make more informed decisions. Visit the Smart City Hub at www.coralgables.com/smartcityhub.



City of Coral Gables, Digital Twin - Can be accessed via Smart City Hub



Salvadore Park

Development Projects Portal

Explore our Development Projects Dashboard to stay updated on all redevelopment activities in Coral Gables. Whether you're a developer wanting to see where the action is happening or seeking opportunities with projects that have stalled, our dashboard is the ultimate tool. Discover comprehensive insights into submitted projects and their redevelopment phases. For more details, visit our portal at www.coralgables.com/developmentprojects.

Business Explorer

Coral Gables has a free data platform on the city website www.businessexplorer.coralgables.com. Here you can locate data on the city such as industries, competition, workforce, customer spending habits and service gaps where a specific business is needed in the city. This is a great resource for current or incoming businesses to better understand the business environment in Coral Gables.

We are dedicated to positioning Coral Gables for sustainable, long-term economic vitality that enhances the quality of life of residents and strengthens our business environment.

City of Coral Gables

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CORAL GABLES
THE CITY BEAUTIFUL