City of Coral Gables

Rent Report

As of Date: 08/13/2026

	Tenant	Year Built	Schd of Values	Address	Size Sq. ft. Acres/Spaces	Lease Start	Lease End	R= Renewals CD=City's Discretion Auto =Automatic	PSF	Monthly Rent
Land Lease/Public Private Partnership										
1	Merrick Park, LLC dba Shops at Merrick Park (Brookfield Properties)	2002	$ 1,500,000,000	Merrick Shops / 358 San Lorenzo Avenue	365,904	7/8/1997	4/1/2030	Auto- Two 30-year and one 9-year R		$50,000.00
2	Miami Dade County - Waste Transfer Facility	1981		2800 SW 72nd Avenue	4.466 AC	3/14/1996	3/13/2027	No Renewal Options		$125,000.00
3	SCG Atlas Gables Grand Plaza, LLC	1997	$ 120,000,000	Aragon & Le Jeune / Gables Grand	582,400	2/1/1997	1/31/2027	Auto- Two 30-year and one 9-year R		$16,666.67
4	The Palace Management Group, LLC	2013	$ 76,809,000	The Palace - 1 Andalusia	279,535	8/1/2011	7/31/2041	Auto- Two 30-year and one 9-year R		$20,833.34
41	Ventas Realty Limited Partnership			5190 SW 8th Street		3/29/1996	3/29/2036	No Renewal Options	-	$0.00
Hotel Banquet										
5	Biltmore Hotel Limited Partnership	1926	$ 215,105,000	1200 Anastasia Avenue	438,980	8/6/1992	8/5/2042	One 15-year and one 20-year R		$70,025.84
Golf Course										
6	The Biltmore Management, LLC dba Biltmore Golf Course	1926	$ 15,000,000	Biltmore Golf Courses	138.16 AC	10/1/2003	8/5/2042	No Renewal Options		$18,942.51
7	The Biltmore Management, LLC dba Granada Golf Course	1926	$ 15,000,000	Granada Golf Courses	56.3 AC	10/1/2003	8/5/2042	No Renewal Options		$0.00
8	Bonjour Express Coral Gables, LLC dba Le Parc Café CG Country	1924		997 North Greenway Drive	2,500	11/27/2023	8/26/2029	CD- One 5-year R		$0.00
9	Bogey Grill, LLC dba Birdie Bistro	1974	$ 743,000	2001 Granada Blvd.	1,799	11/7/2024	11/6/2029	CD-One 5-year R	$36.05	$5,404.50
Retail Garage 6			$ 16,679,000							
10	Graziano's Gourmet in the Gables, LLC dba Graziano's Market	1998		2301 Galiano	6,613	8/11/2010	8/10/2030	CD- Two 5-year R	$41.31	$22,765.25
11	Satchmo Blues Bar and Grill, Inc. d/b/a Fritz and Franz	1998		60 Merrick Way	3,618	6/1/2014	5/31/2029	CD- Two 5-year R	$53.05	$15,993.07
12	Sra Coral Gables LLC dba SRA Martinez	1998		2325 Galiano	4,111	2/22/2022	2/21/2037	CD- Two 5-year R	$35.02	$11,997.27
Retail Garage 2			$ 30,136,000							
13	Venezia Inc. dba No Boundaries	2005		220 Aragon	4,211	7/1/2012	6/30/2028	CD- One 5-year R	$41.32	$14,500.92
14	Patio & Things, Inc.	2005		240 Aragon	2,987	9/1/2006	8/31/2026	CD- Yearly Renewal	$30.00	$7,467.50
15	Coral Gables Cinematheque, Inc.	2005		260 Aragon	5,780	9/10/2008	9/30/2030	No Renewal Options	$4.33	$2,083.33
Storage Garage 1										
16	The Cheesecake Factory Restaurants, Inc. dba Cheesecake Factory	1962		Storage - Garage 1	200	11/8/2019		Month to Month- 30 days notice to cancel		$300.00
Retail - The Mile (for Profit)			$ 2,445,000							
17	Starbucks	1948		292 Miracle Mile	2,250	4/1/2018	3/31/2028	Auto- Four 5-year R @49.50 PSF 22-26	$49.50	$9,281.25
18	Francesco Miracle Miles LLC dba Francesco Restaurant	1948	$ 1,233,000	278 Miracle Mile	2,965	11/14/2022	11/13/2029	CD- Two 5-year R	$47.74	$11,795.76
19	Sollie, LLC dba Haagen Dazs	1948		286 Miracle Mile	873	6/23/2015	6/22/2035	Auto- Two 10-year R	$64.00	$4,655.64
20	Pedrido Arte, LLC	1948		290 Miracle Mile	850	8/15/2025	8/13/2026	CD- Pop- Up Program	$28.24	$2,000.00
NonProfit										
21	Coral Gables Garden Club	1926		1212 Anastasia - Biltmore Guardhouse	620	7/20/1988	7/31/2055	No Renewal Options	$0.00	$0.00
22	Boy Scouts - George Merrick Troop 7 of CG, Inc.	1926	$ 335,000	Granada Golf Course - Boy Scout Hut	2,800	9/1/1971	8/31/2070	Auto- Two 99-year R	$0.00	$0.00
23	Miami-Dade County - Coral Gables Library	1968	$ 5,290,000	3443 Segovia Street	28,446	2/8/2008	2/7/2038	City/County can mutually agree to extend	$0.00	$0.00
24	Actor's Playhouse Productions, Inc.	1948	$ 12,395,000	280 Miracle Mile	36,779	4/13/1995	4/12/2040	CD- One 10-year R	$0.00	$0.00
25	Coral Gables Museum	1935	$ 16,631,000	285 Aragon	25,114	1/14/2011	1/13/2031	Auto- Two 20-year R	$0.00	$0.00
Parking Lots										
26	University of Miami- Parking Lots #42 & #43			Ponce de Leon (S. of Stanford Dr. US1)	30 spaces	9/1/2003	8/31/2026	CD- Yearly Renewal		$6,356.88
27	InScore, LLC Starbucks US1 Parking Lot			475 S. Dixie Hwy.	24 spaces	11/15/2006	11/14/2026	Auto- One 5-year R		$2,640.00
28	Coral Gables Congregational Church			3010 DeSoto Blvd. South off of Columbus	ROW	2/2/1989	2/7/2027	CD- Two 5-year R		$1,298.92
38	Asta Parking, Inc.			330 and 350 Aragon Avenue	ROW	12/18/2025	12/17/2030	One 5-year R		$25,000.00
Cell Towers										
29	Cingular Wireless PCS, LLC (old AT&T) - @FS #3			11911 Old Cutler Road	N/A	3/25/1993	4/21/2028	Auto- Four 5-year R		$6,599.07
30	T-Mobile- @ FS#3			11911 Old Cutler Road	N/A	3/1/2005	2/26/2030	Auto- One 5-year R		$7,511.51
31	Verizon Wireless Personal Communications LP dba Verizon Wireless			11911 Old Cutler Road	N/A	12/1/2008	11/30/2028	Auto- Three 5-year R		$5,816.98
Retail Garage 7 (Minorca Garage)										
36	Miami Dade County Tax Collector	2023		224 Minorca Avenue	2,530	6/23/2025	6/22/2030	CD- Two 5-year R	$46.99	$9,907.17
			$ 2,027,801,000		**Total Monthly**					**$474,843.38**
					Total Yearly					**$5,698,120.52**
	Parking Department and Other Lease Agreements									
32	Sabia Parking Lot - Aragon across from Colonnade Hotel				25 spaces	9/17/2012	9/16/2027			
33	Riviera Presbyterian Church				17 spaces	5/1/2020	mo-mo/90 DN	CIP Firehouse 4 Project Leasing		
34	Finance Dept Office- 338 Minorca Law Center LLC					5/1/2021	12/31/2028	Finance Department Leasing		
37	2020 Ponce de Leon LLC - Suite 102A					12/1/2025	11/30/2028	Finance Department Leasing - One 3-year R		
39	475 Biltmore MOB, LLC					3/26/2026	5/31/2029	Develop. Svces/Code Enforcement 38 mo.		
40	2020 Ponce, LLC - Suite 1200					1/26/2026	4/25/2029	CM/CC/CA - One 3-year renewal		
42	The Gonzalez 2020, LLC					5/8/2026	5/7/2029	CIP Team - One 2-year renewal		
	Other									
35	Plaza AGAVE Bike Patrol Lease					9/24/2025	9/23/2035	One 5-year renewal		