

# 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*



## CONTENTS

Introduction	4
Why Coral Gables?	5
Community Profile	6
Residential Overview	
Business Overview	
Quality of Life	8
Mobility	
Cultural Amenities	
Pride of Place	
Municipal Services	
Educational Opportunities	
Economic Overview	14
Business-Friendly Environment	
Corporate Capital of the Americas	
Investing in Coral Gables	
Real Estate	
Vibrant Downtown	
Center of Foreign Consulates and International Sister Cities	
Top 10 Largest Employers	
Financial Overview	
Innovative Smart City	24
Free Wi-Fi	
Gables TechTank	
Smart City Hub & Open Data	
Development Projects Portal	
Business Explorer	

# 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.



Miracle Mile Entrance

# 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

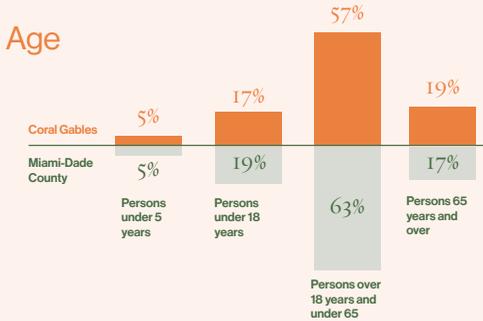
## Residential Overview



### Population



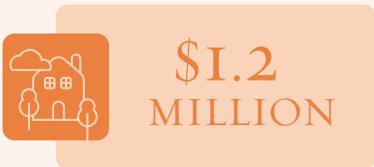
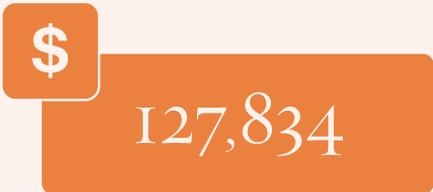
### Age



### Gender



### Median Household Income



Median Value of Homes Sold in Coral Gables



# of Households  
2022 American Community Survey 5 year estimate

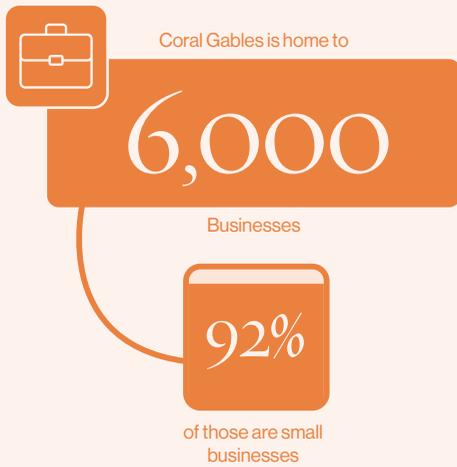


of Residents are Working Age

## Business Overview



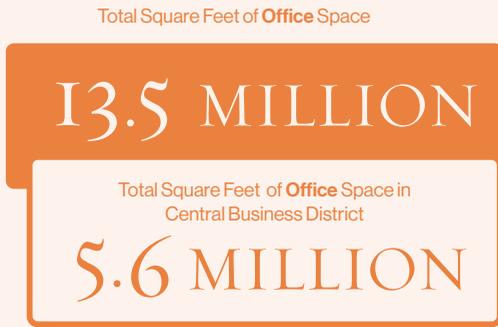
### Total Businesses



### # 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**



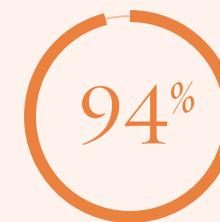
Arts & Culture



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.

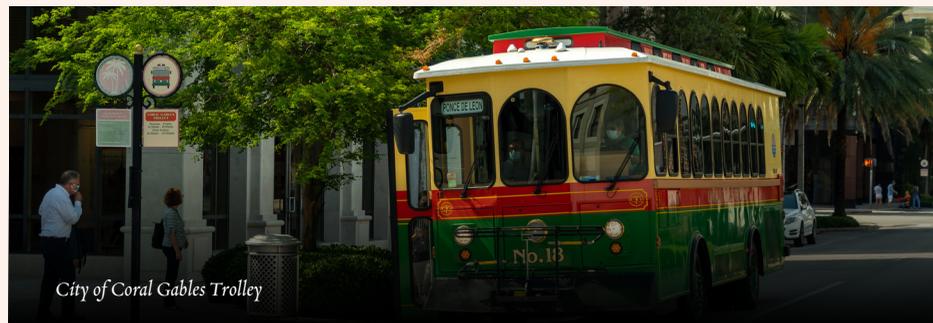
The City is centrally located with easy access to key destinations. Coral Gables is a short drive from Miami International Airport and PortMiami, two of the largest passenger and cargo hubs in the nation. A free vintage-style trolley connects many of the commercial districts to Metrorail, the region’s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



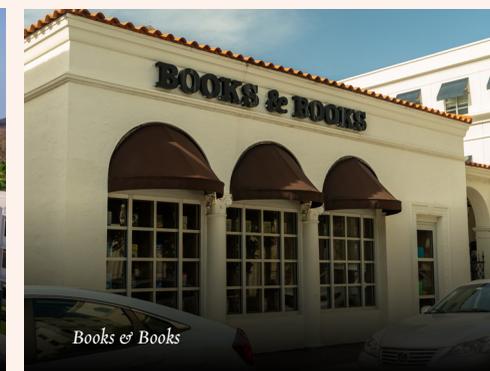
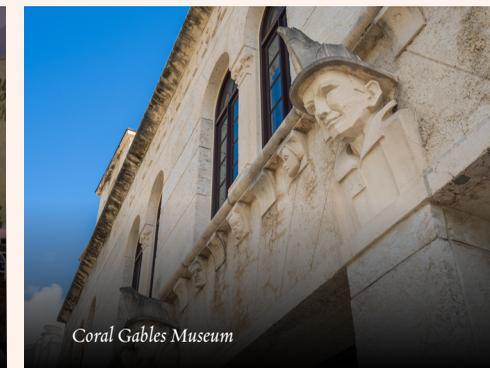
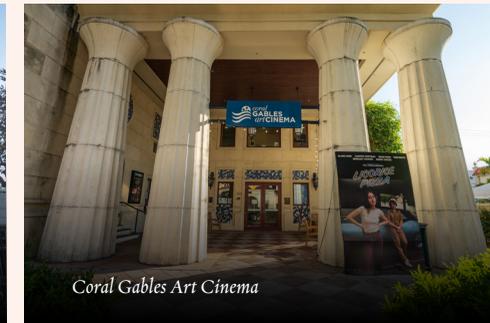
*Real-Time Data*

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.

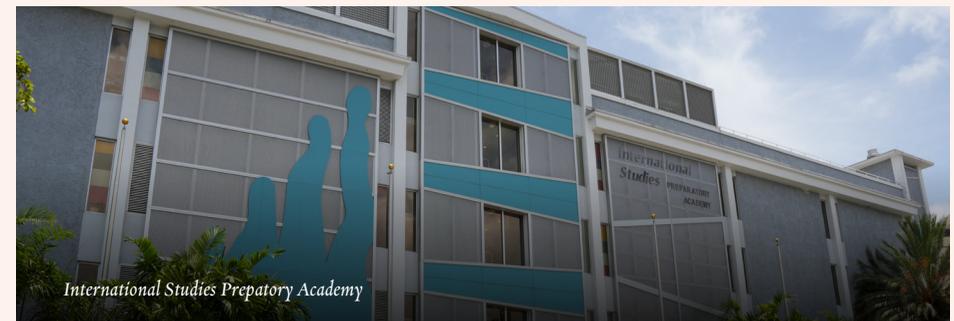
Also located in the city is Northwestern University's prestigious Kellogg School of Management Executive MBA program. In 2022, Coral Gables was ranked as the 11th best small college area to live and study in the September edition of *University Business*.

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](http://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



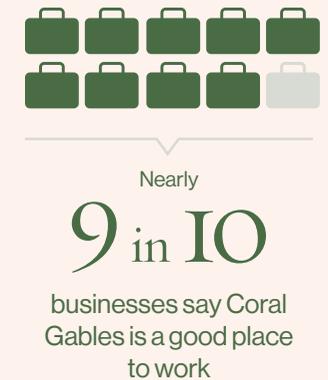
### Overall economic health of Coral Gables\*



### 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

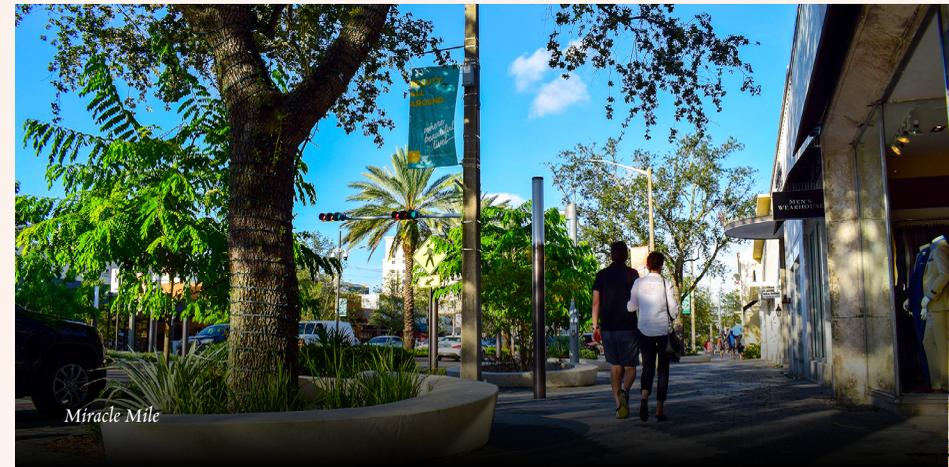
Hyatt Hotel & Resorts  
Marriott  
Loews

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.

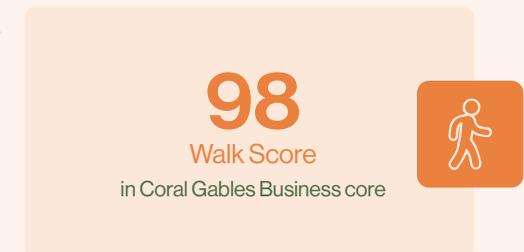
Downtown Coral Gables has been reenergized with the completion of a streetscape project on Miracle Mile and Giralda Plaza, the city’s central shopping and dining areas. On Miracle Mile, improvements include an artistic design using pavers, widened sidewalks to accommodate outdoor dining, beautiful landscaping 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)

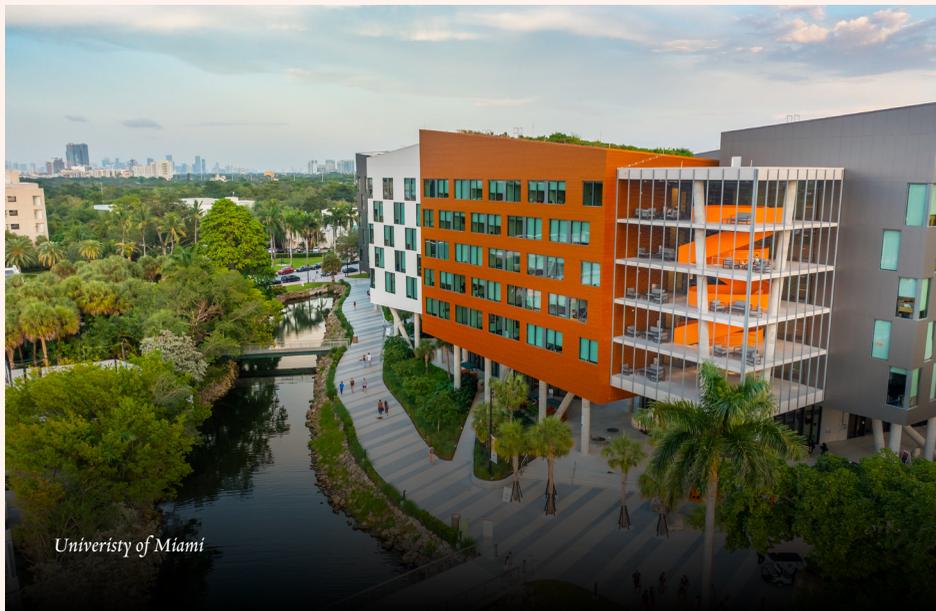
Puerto de Santa Maria, Spain (Emeritus)  
 Quito, Ecuador (Emeritus)  
 San Isidro, Argentina  
 Santa Tecla, El Salvador  
 Sevilla, Spain





### 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



# Financial Overview

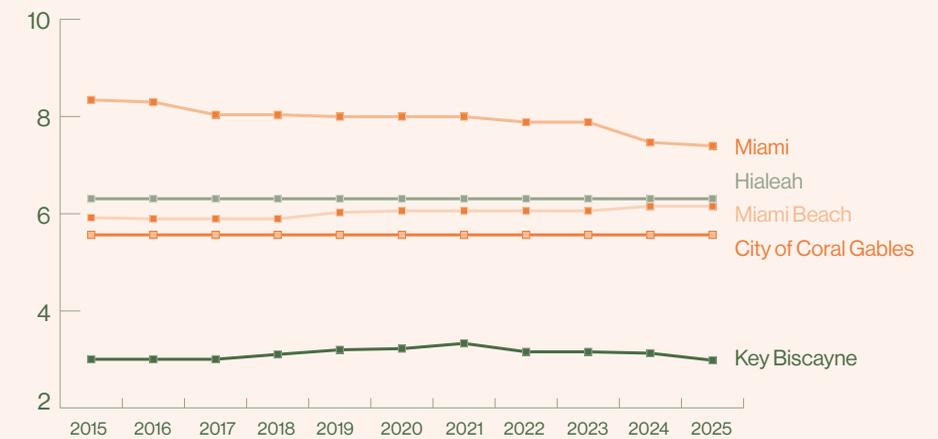
Detailed Budget Insights and Property Value Trends



Fiscal Year 2025

<b>City Budget</b>	<b>Municipal Millage Rate</b>	<b>Total Taxable Value of Property (All Assessed Property)</b>
\$313,573,494	5.559	\$26 Billion
<b>Total Just Value (All Assessed Property)</b>	<b>Total Millage Rate</b>	<b>Total Value of Commercial Property</b>
\$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

12

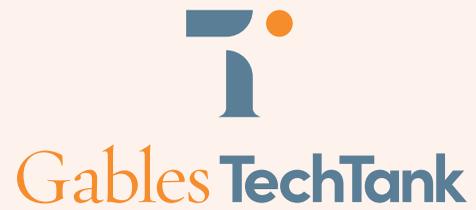
Smart Cities  
Gartner's Eye on Innovation Awards



Smart City Pole

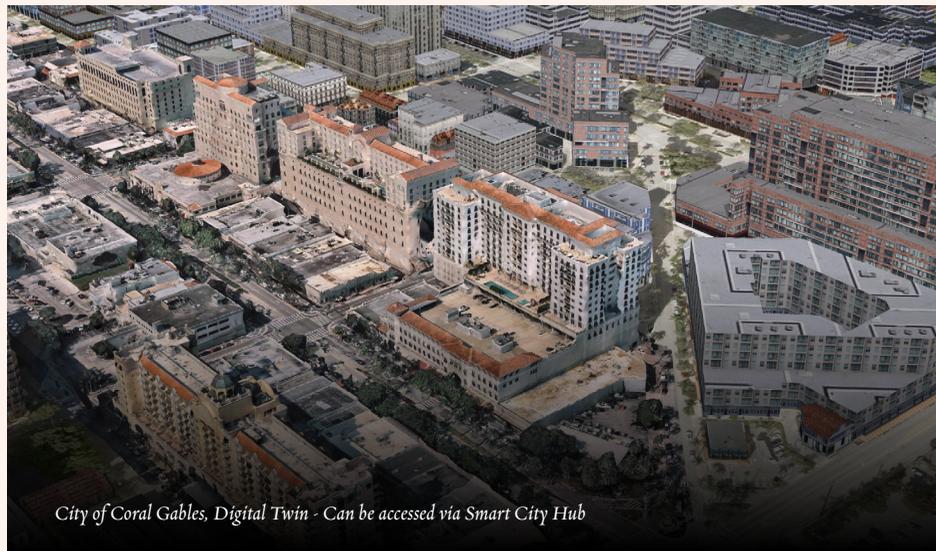
### Gables TechTank

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](http://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](http://www.coralgables.com/developmentprojects).

### Business Explorer

Coral Gables has a free data platform on the city website [www.businessexplorer.coralgables.com](http://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*

Economic Development Department  
2506 Ponce de Leon Blvd.

Coral Gables, FL 33134

[www.coralgables.com/business](http://www.coralgables.com/business)

*Phone*

305-460-5311

*Email*

[business@coralgables.com](mailto:business@coralgables.com)

**CORAL GABLES**  
THE CITY BEAUTIFUL