

## OFFERING SUMMARY

Subject property

**CHASE** 

±4,740 SF (Retail Space)

±472 SF (Drive-Through Facility)

Opportunity to acquire a **fully net-leased bank branch** with **superb credit tenancy** in the **affluent and burgeoning** district of **Coral Gables** (Miami), Florida

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Avison Young is pleased to exclusively offer for sale the **Chase Bank Ponce de Leon** (the "Property"), a ±4,740 SF retail-condo with a ±472 SF drive-through facility located on the ground floor of 1300 Ponce de Leon Boulevard in Coral Gables, Florida. The Property is leased on a net basis to Chase Bank, N.A., with over two years of term remaining.

Coral Gables is regarded as one of the premier retail and office markets in South Florida, with an abundance of class A office space and proximity to some of the City's most-desired executive housing, fine dining restaurants, boutique shops and most affluent families.

## PROPERTY STATS

Address	1300 Ponce de Leon Boulevard Suites R1 & R2, Coral Gables, FL
Folio	03-4108-123-1260, 03-4108-123-1270
Year Built	2009
Property Size (SF)	±4,740 SF (Retail Space) ±472 SF (Drive-Through Facility)



### SUPERB CREDIT TENANCY

## Superb Credit Tenancy

The Property is fully occupied by Chase Bank, **one of the largest banks in the world with a credit rating of A-** from Standard and Poor's Global Ratings. The bank employs more than 270,000 people with locations in more than 100 countries. As of Q1 2022, the bank had **more than \$3 trillion in assets, making it the largest financial institution in the United States.**



### SIGNIFICANT DEPOSITS

## Significant Deposits

Recent FDIC data shows deposits of **more than \$146M** at this Chase Bank branch—pointing to its importance as an on-going location for Chase's operations in Miami. The branch is well within driving distance of **Coral Gables' central business district** and most of its high-value executive housing.



### FULLY NET-LEASED INVESTMENT

## Fully Net-Leased Investment

The Property is **fully net-leased**, with the Tenant responsible for all expenses, except for structural elements. This structure requires very little management, allowing an owner to **collect cash flow with significantly less day-to-day management work required.**



### PREMIER LOCATION

## Premier Location

The Property is located with **direct frontage to Ponce de Leon Boulevard**, just a few blocks north of Coral Gables' core Central Business District and minutes away from SW 8th Street (Miami's famed "Calle Ocho"). Access is excellent and street parking is typically easily available in the area. **The Property is also located on the Coral Gables trolley line, which offers customers quick and easy access to the bank branch from the shops, restaurants and office buildings located just south of the Property.**

**AVISON  
YOUNG**



< 15 mins



COCONUT GROVE

ATLANTIC OCEAN

MIRACLE MILE



SHOPS AT  
MERRICK PARK

DOWNTOWN  
CORAL GABLES  
8M+ SF office space

CORAL GABLES  
MEDIAN HOME VALUE  
\$546K

Subject property

CHASE

±4,740 SF (Retail Space)  
±472 SF (Drive-Through Facility)

PONGE DE LEON BLVD (9,900 AADT)







10 mins



836

W FLAGLER ST

953

10 MINUTES  
TO MIA

SW 8TH ST

DOUGLAS ENTRANCE  
OFFICE PARC  
Class A office

LE JEUNE RD (29,000 AADT)

Subject property

**CHASE** 

±4,740 SF (Retail Space)  
±472 SF (Drive-Through Facility)

PONCE DE LEON BLVD (9,900 AADT)

PONCE DE LEON BLVD

GALIANO ST

SIDONIA AVE

SALAMANCA AVE





**If you would like more information about this offering,  
please get in touch.**

## **Deal contacts**

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