

**1 SPACE  
REMAINING!**

**MSC**



1500 VENERA AVE | CORAL GABLES, FL

# THE STANDARD CORAL GABLES

±4,488 SF RETAIL OPPORTUNITIES





# THE STANDARD CORAL GABLES

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- Retail available in new construction, mixed-use student housing project at the doorstep of University of Miami
- Join newly signed Title Boxing, Salon Lofts, R&A Cycles
- 376 beds / 147 residential units
- 27,159 SF ground floor retail / restaurant opportunities  
Convenient vehicular access right off of Route 1
- Great visibility with heavy foot traffic (adjacent Whole Foods and William Jerdyk Park)
- Easy accessibility via metro rail line to downtown Miami
- 6.8 miles to Miami International Airport
- Immediate availability

## JOIN THESE AREA TENANTS



## DEMOGRAPHICS

- EST. POPULATION**  
1 mi 18,037 | 3 mi 109,598
- AVG. HH INCOME**  
1 mi \$184,509 | 3 mi \$187,310
- MEDIAN HH INCOME**  
1 mi \$103,034 | 3 mi \$113,559
- DAYTIME EMPLOYEES**  
1 mi 21,479 | 3 mi 89,117

- WHITE COLLAR EMPLOYEES**  
1 mi 69.4% | 3 mi 72.9%
- COLLEGE DEGREE**  
1 mi 49.8% | 3 mi 57.7%
- MEDIAN AGE**  
1 mi 35.6 | 3 mi 41.1

## UNIVERSITY OF MIAMI

- UNDERGRADUATE STUDENTS** 11,117
- GRADUATE** 6,214
- TOTAL STUDENT POPULATION** 17,331
- FACULTY/STAFF** 16,174

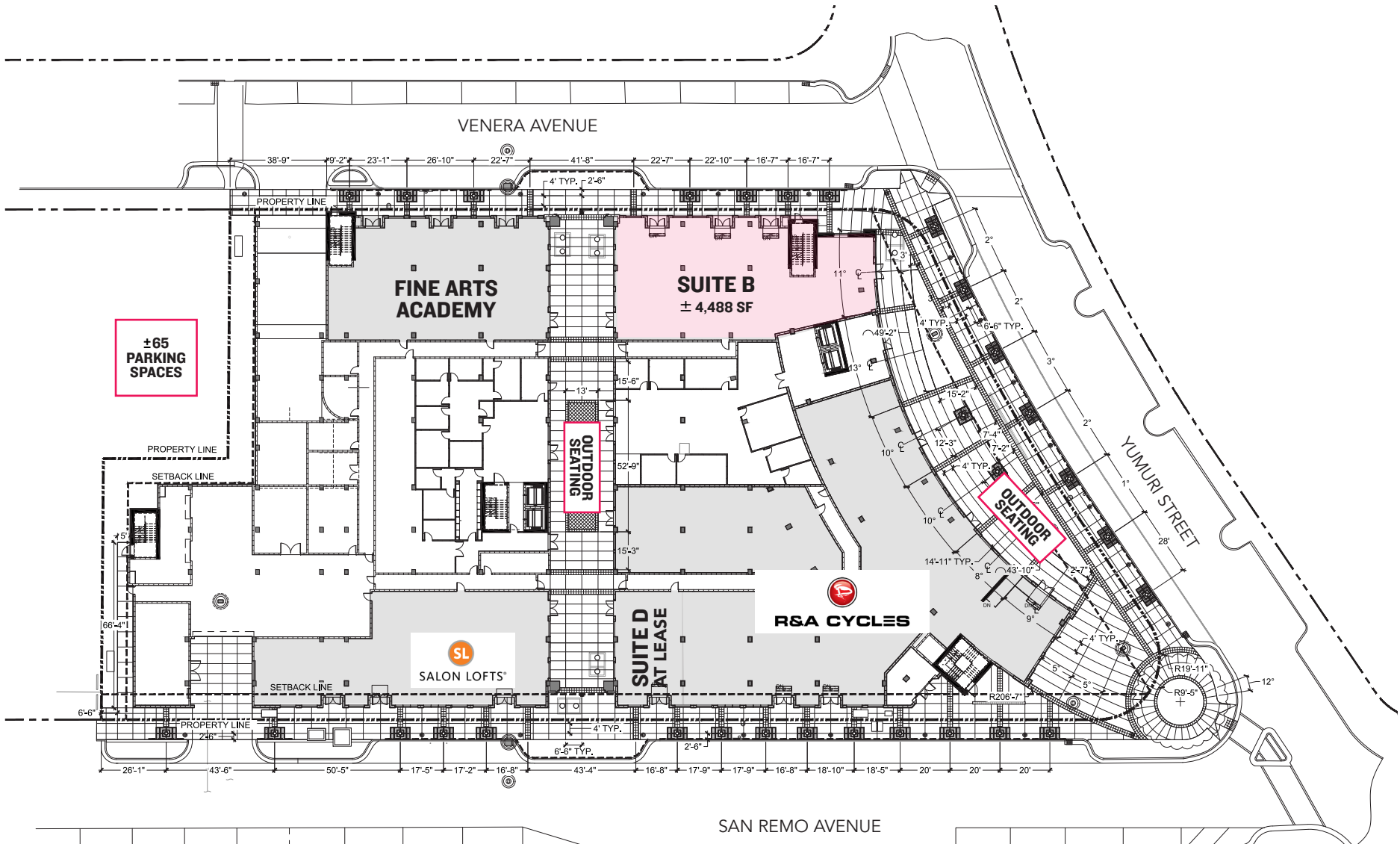


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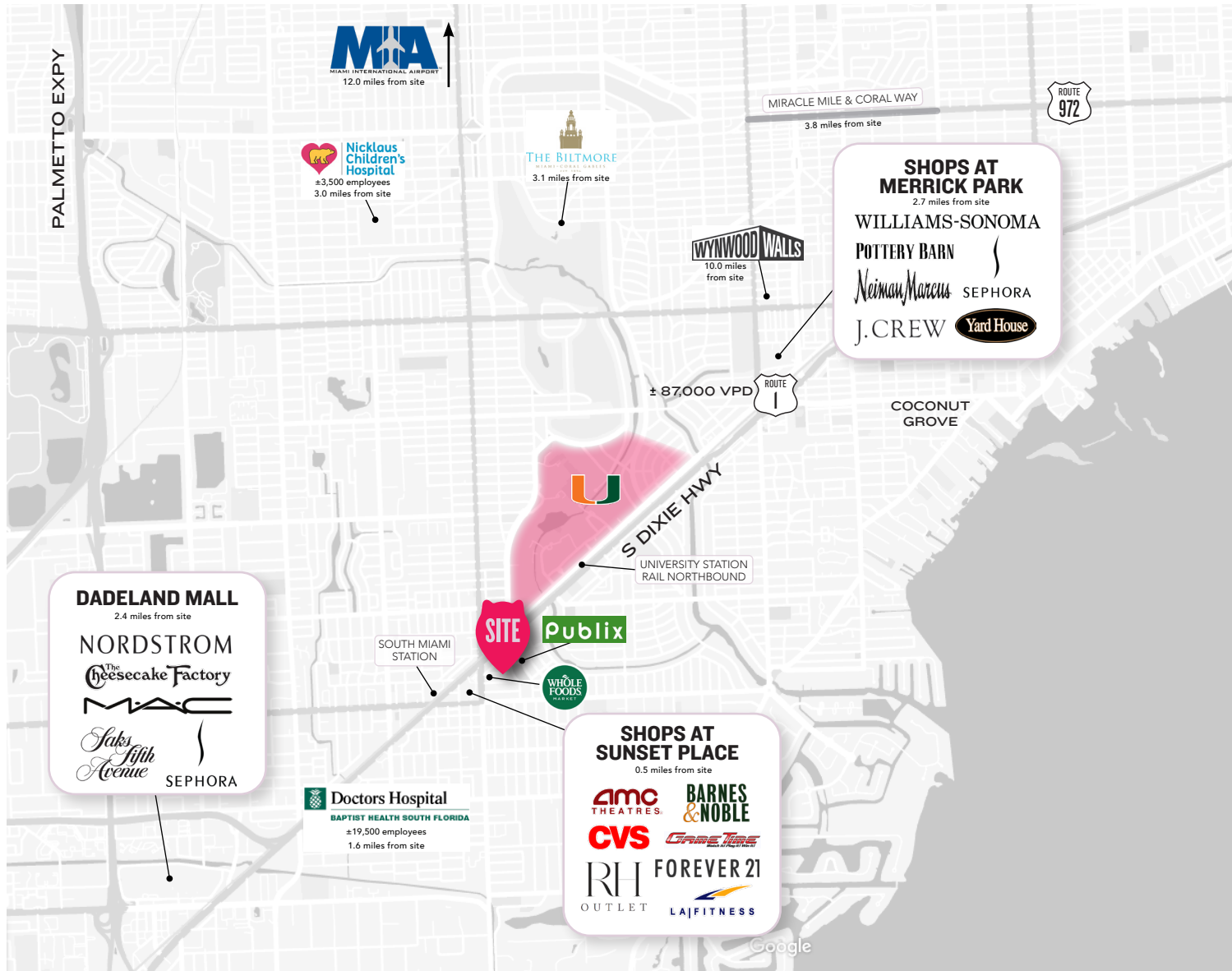


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## PHOTOS

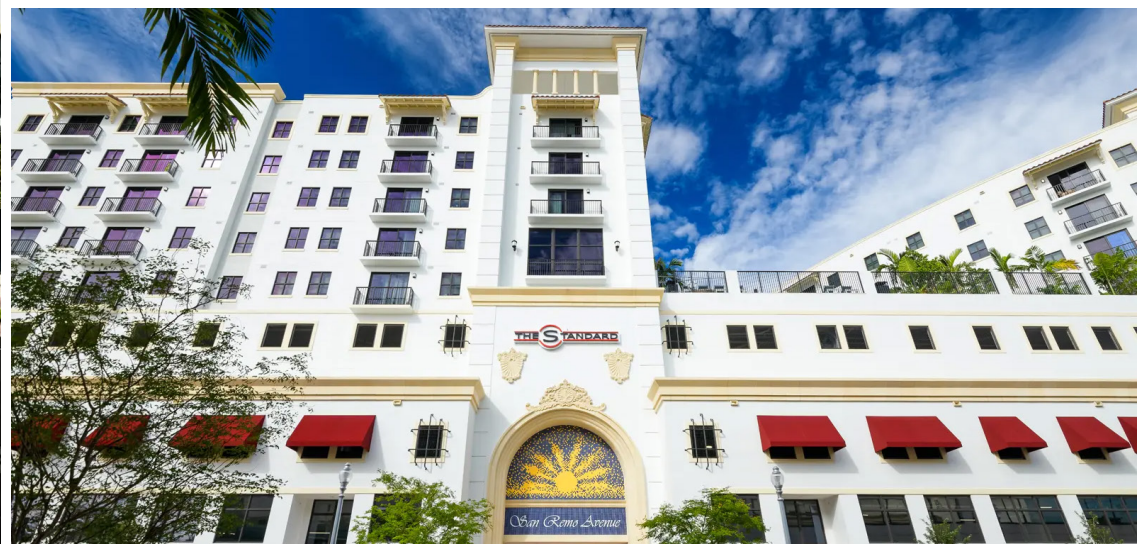


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