



# **RESTAURANT SPACE AVAILABLE 2003 GRANADA BOULEVARD**

The City of Coral Gables has a unique restaurant space available right on its historic Granada Golf Course, the oldest operating nine-hole course in Florida. Nestled in the heart of The Country Club of Coral Gables Historic District, the Granada Golf Course is surrounded by some of the earliest Mediterranean-style residences in the City. With one of the best golf-course views in the City Beautiful, the restaurant space is adjacent to the pro-shop, and includes dedicated and on-street parking. Nearby tenants are Liberty Caff  and the Coral Gables Country Club.

The City is interested in a chef-driven restaurant concept. The ideal operators should be experienced restaurateurs with direct involvement in the ownership or day-to-day operations of restaurants who must also have had a leading role in the design of restaurant build-out project(s) of similar size, complexity, and/or constraints.

## Property Information & Pricing

- A complete interior/exterior renovation of the restaurant space that requires a full build-out, new furniture and kitchen/bar equipment, as well as an interceptor system overhaul, and other improvements will be required to provide patrons with both interior and exterior dining experiences.
- Base Rent \$5,000.00 per month – Triple Net Lease (NNN)\*
- NNN charges estimated at \$5.00 Per Sq. Ft.

**Proposals will be accepted until August 23, 2021. In order to be considered, proposals must include a summary of the proposed restaurant concept, the amount of total private investment projected for building renovations, kitchen/bar equipment, furniture, and other permanent assets that will be owned by the City, as well as an accompanying summary that explains the economic viability of both the proposed concept and the proposer, the minimum guaranteed rent, and any proposed revenue sharing options. Please send all inquiries to Zeida Sardi as, Asset Manager, [zsardinas@coralgables.com](mailto:zsardinas@coralgables.com) or 305-460-5314.**

\*NNN- A triple net lease is a lease agreement whereby the tenant/lessee is responsible for payment of all expenses of the property including real estate taxes, building insurance, and maintenance.