



ZOMLIVING.COM



# WATERMARK

AT CORAL GABLES

THE ESSENCE OF LIVING. —



THE WATERMARK  
AT CORAL GABLES

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CORAL GABLES | FLORIDA

Watermark at Coral Gables is an 8-story, Class AAA luxury senior living community in a premier infill location. Situated in the heart of the affluent Coral Gables neighborhood, residents of this community will enjoy a variety of shopping, dining, arts and entertainment just steps from their front door. Immediately across the street to the north lies Shops at Merrick Park. Anchored by Neiman Marcus and Nordstrom, Merrick Park is an upscale lifestyle center, featuring over 100 shops and restaurants, including Williams-Sonoma, Pottery Barn and Anthropologie. Favorite eateries include Sawa and Villagio. One block south of the site is Gables Station, a large scale, transit oriented development adjacent to the Miami Metrorail and the Underline Park. It features 495 multifamily units, 125,000 sq ft of ground floor retail, including a Life Time Athletic, and is centered around an open inviting "Urban Living Room". Finally, just one mile to the north lies the renowned Miracle Mile, one of Miami's most sought after shopping and dining destinations. Watermark at Coral Gables is strategically positioned to have seamless access to some of South Florida's top shopping and dining destinations, serving as a unique amenity to residents.





## DESCRIPTION

UNITS: 196: 103 INDEPENDENT LIVING (IL),  
63 ASSISTED LIVING (AL), 30 MEMORY CARE (MC)

BUILDING TYPE: 8-STORY MIDRISE

GROUNDBREAKING: Q4 2020

COMPLETION: Q1 2023

## PREMIER DEMOGRAPHICS

\$836,000 median home value within zip code,  
which is more than 4x the state average and the  
second highest within Miami

\$235,000 Median household income within zip  
code, which is more than 4x the state average

One fourth of all 75+ households report earning in  
excess of \$100,000 within a 1-mile radius

Income qualified demand totals nearly 6,000  
residents within a 5-mile radius

22% of the population within a 5-mile radius is  
aged 65+, materially higher than the national  
average of 16%.

63,000 residents aged 45-64 reside within a  
5-mile radius, of which one third report household  
earnings above \$100,000

## DEVELOPMENT TEAM

CO-DEVELOPER: ZOM Senior Living

CO-DEVELOPER / OPERATOR: Watermark Retirement Communities

CAPITAL PARTNER: PGIM

CONSTRUCTION LENDER: PNC

GENERAL CONTRACTOR: Kast Construction

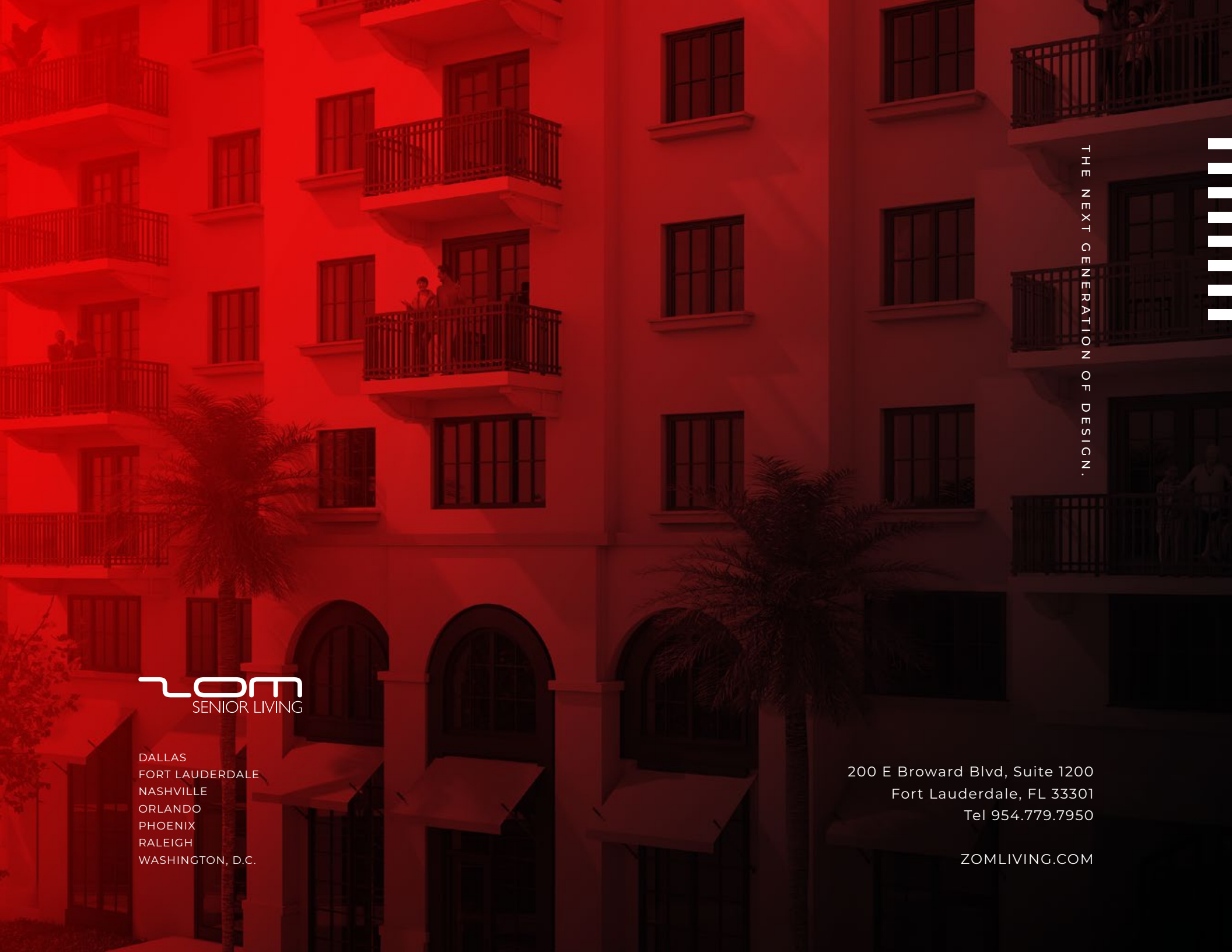
ARCHITECT: MSA Architects

INTERIOR DESIGN: Lemay Escobar

## UNIT MIX

| UNIT TYPE    | COUNT      | AVG SF     |
|--------------|------------|------------|
| IL           | 103        | 929        |
| AL           | 63         | 673        |
| MC           | 30         | 396        |
| <b>TOTAL</b> | <b>196</b> | <b>779</b> |





THE NEXT GENERATION OF DESIGN.

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