PROFESSIONAL OFFICE :: RETAIL STOREFRONT



CASA BOMBEROS
YBOR CITY, FL

*Located one block off the main commercial strip of E. 7th Avenue, **Casa Bomberos** (Firemens' House) and the adjoining **Casa Pedroso** offer a mix of stylish new rental apartment homes over **prime retail and office space for lease in the heart of the Ybor City Historic District.***

- www.casaybor.com

CASA BOMBEROS LEASE HIGHLIGHTS

- **Available: 2nd Qtr. 2021**: 4 Newly Renovated Suites
  - 1st Floor- 2,622 SF (Retail)
  - 2nd Floor- 1,135 SF
  - 3rd Floor- 3,001 SF
  - 4th Floor- 1,190 SF
- Suites 1 and 2 may be combined as a Contiguous Space up to 3,757 SF
- Suites 3 and 4 may be combined as a Contiguous Space up to 4,191 SF
- To adjoin **Newly Constructed Casa Pedroso** (1st Qtr. 2021)
- Highest and Best Use: Executive Suites or Professional Office Space
- Prime Location in Ybor City's Newly Developing **MARTI DISTRICT**
- Prominent 8th Avenue Exposure with Exceptional Signage Opportunities
- Transient Oriented Destination- Cadrecha Plaza Trolley Station, just around the corner on N. 13th Street
- **Neighboring Businesses Include:** Brand New Hotel Haya, Ybor Chop-house, Hampton Inn and Suites, Centro Ybor, The Bricks and others...

LISTING AGENT: Tina Marie Eloian • **P:** 813-997-4321 • **F:** 813-930-0946 • **E:** Tina@FloridaCommercialGroup.com

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LISTING DETAILS

FINANCIAL & TERMS
Status: **Active**
For Lease: **Negotiable**
Price Per SF: **$30.00 PSF**
NNN Expenses: **Call Broker**

LOCATION
County: **Hillsborough**
Street Number: **1313**
Street Name: **8th**
Street Suffix: **E. Avenue**
City: **Tampa**
Traffic Count:
4,983- VTD, 9th Avenue and 13th Street (2018- MPSI)
6,983- VTD, 7th Avenue and Nuccio Parkway (2018- MPSI)
Market: **Tampa/ St. Petersburg**
Sub-market: **Ybor City**

THE PROPERTY
Folio Number: **197057-0000**
Zoning: **YC- 1 (Central Commercial Core)**
Property Style: **Commercial Office Building**
Current Use: **Vacant, Under Renovation**
Site Improvements:
4- Story Brick/ Stucco Constructed Building
Improvement Size: **7,948 SF**
Future Use: **Professional Office, Creative Space or Retail Storefront**
Lot Dimensions: **70' x 95' (approximately)**
Lot Size (Sq. Ft.): **6,650 SF**
Front Footage: **70'**
Total Acreage: **.15 AC**
Parking:
Offsite, Palm Avenue Parking Garage and Street

UTILITIES
Electricity: **TECO**
Water: **City of Tampa Utilities**
Waste: **City of Tampa Utilities**
Communications: **Verizon/ Frontier/ Spectrum**

THE LISTING
Driving Directions:
From Interstate- 4: Take Ybor City Exit. Head South on 21st Street to 8th Ave. Turn right. Head West, 8 blocks. Arrive at Property on the left at: 1313 E. 8th Avenue

THE COMMUNITY
Community/ Subdivision Name: **Ybor City**
Flood Zone Area: **X**
Flood Zone Panel: **12057C0354H**

TAXES
Tax Year: **2019**
Taxes: **$14,723.91**



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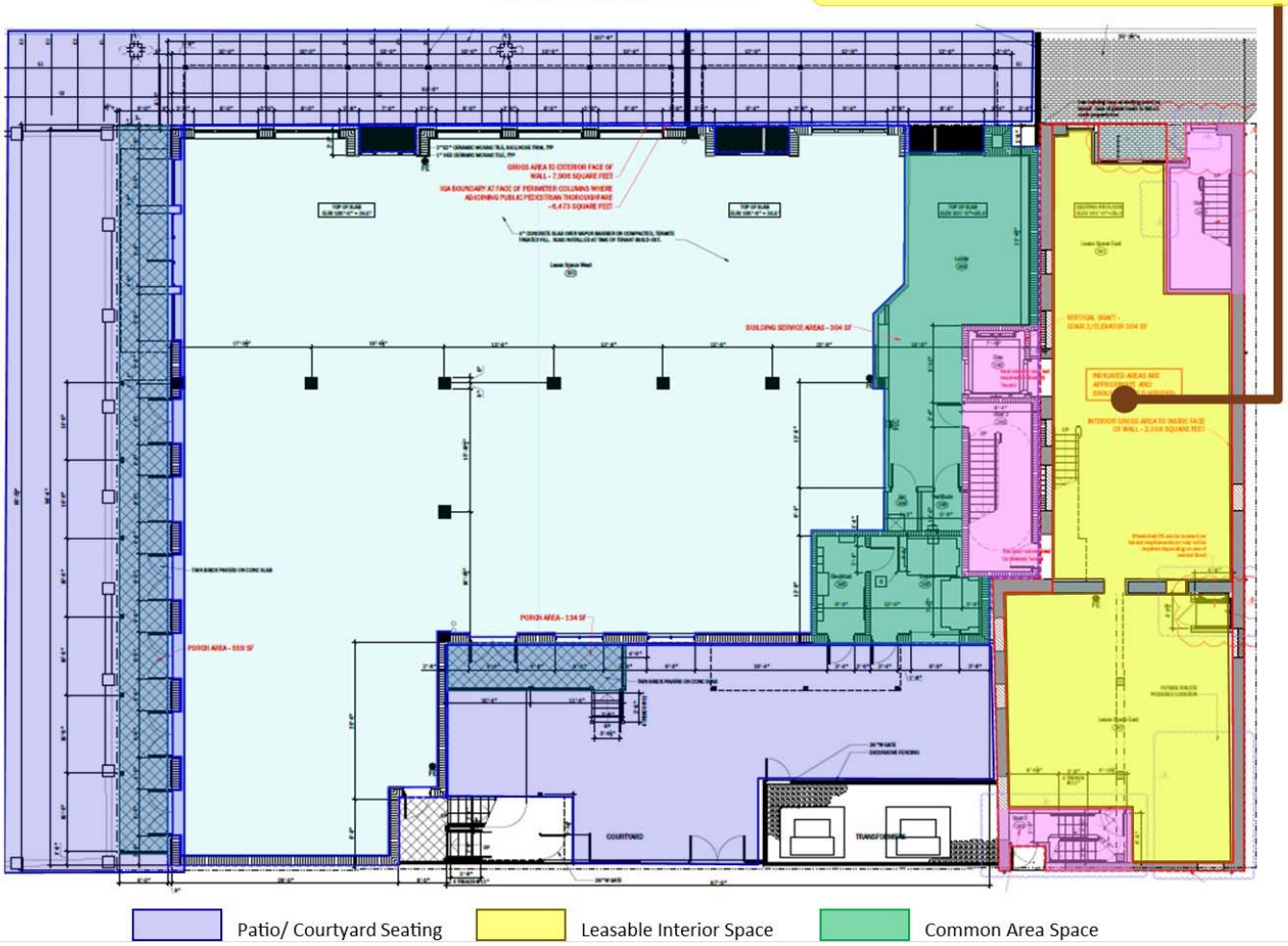
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CASA BOMBEROS **STRUCTURAL PLANS**

<< E. 8th Avenue >>

Available: 1,135 SF- 7,948 SF



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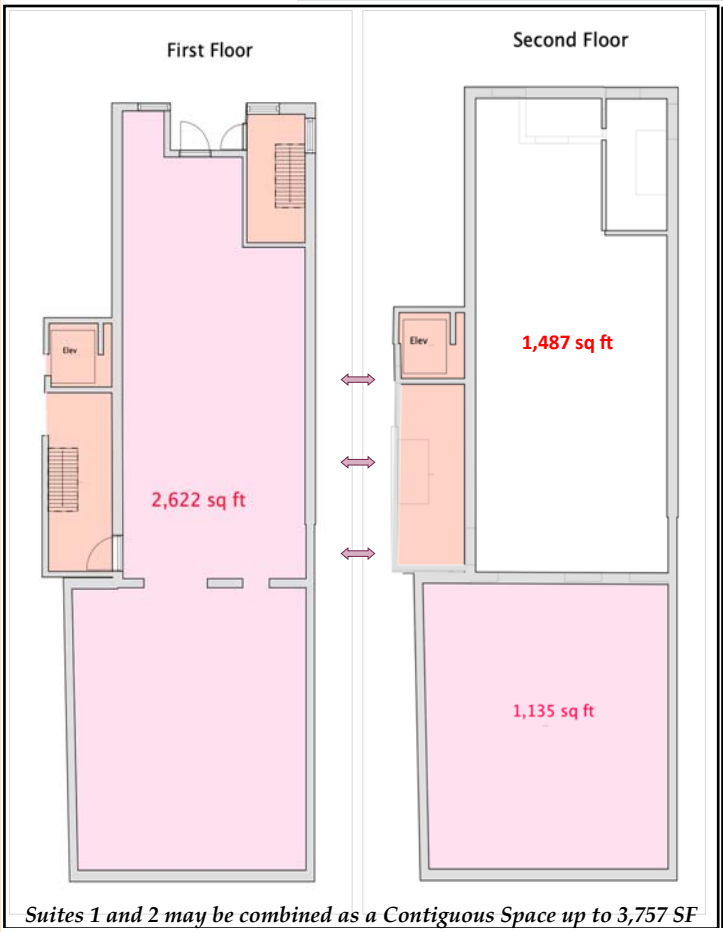
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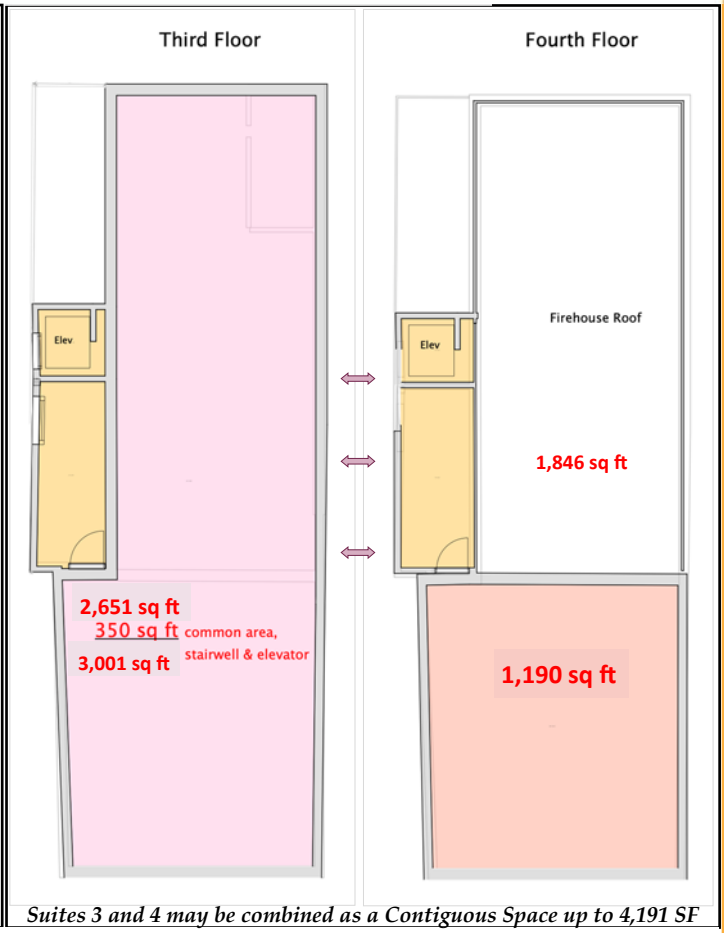
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BUILDING **FLOORPLANS :: PARKING &** ACCESS



Suites 1 and 2 may be combined as a Contiguous Space up to 3,757 SF



Suites 3 and 4 may be combined as a Contiguous Space up to 4,191 SF

PARKING & ACCESS:

Some Street Parking/ Curbside Parking • Parking Garage: Palm Avenue & 13th Street Garage within 2 blocks • Plenty of Daily/ Monthly Parking in adjoining lot at 14th Street & 8th Avenue • Additional Daily/ Monthly Parking Sites within a One- Two Block Radius • Easy access to the Lee Roy Selmon Expressway, I-275, I-75, I-4, and Tampa International Airport • Within walking distance of the Hampton Inn and Suites, dining and shopping • Close to local attractions such as: Jose Marti Park, Ybor City Museum and Centro Ybor • Destinations accessible via the trolley/ streetcar include: Channelside, Downtown Tampa and Harbor Island

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AREA **MAP** & PROPERTY **HISTORY**

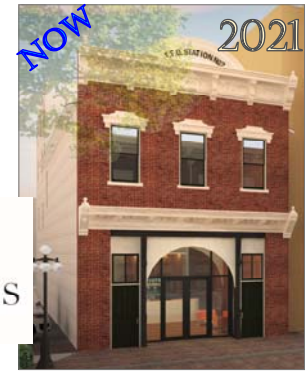


Constructed in 1888, Casa Bomberos served as Tampa Fire Station #2 until 1924 and is the oldest extant original firehouse in the city.

- www.casaybor



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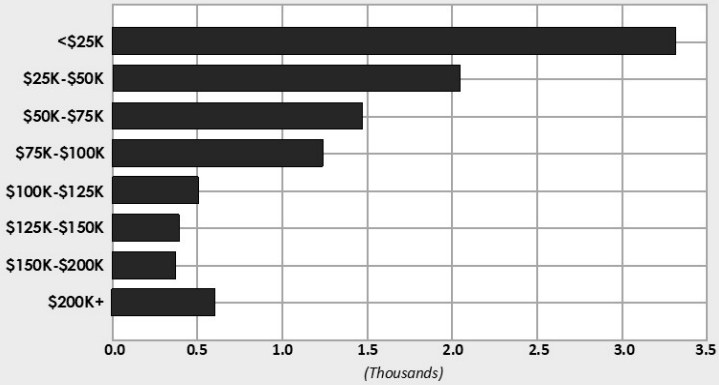
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PROPERTY **ELEVATION** & **DEMOGRAPHICS**

Within a 1 block radius of the **Newly Constructed Boutique Hotel Haya** ♦ Located in a Qualified Opportunity Zone (QOZ) ♦ Build to Suit- Tenant Improvement Allowance Available for a qualified user ♦ Located 1.5 miles from Interstate 4



CASA BOMBEROS
YBOR CITY, FL



POPULATION		1 Mile	3 Mile	5 Mile
	2019 Total Population:	19,978	121,790	270,437
	2024 Population:	22,664	134,571	297,307
	Pop Growth 2019- 2024:	13.44%	10.49%	9.94%
	Average Age:	38.40	37.00	37.60
HOUSEHOLDS				
	2019 Total Households:	9,884	50,985	109,646
	HH Growth 2019- 2024:	14.37%	10.87%	9.95%
	Median Household Inc:	$45,203	$44,039	$45,136
	Avg House Hold Size:	1.90	2.20	2.40
	2019 Avg HH Vehicles:	1.00	1.00	1.00
HOUSING				
	Median Home Value:	$160,683	$177,018	$175,981
	Median Year Built:	2003	1971	1971

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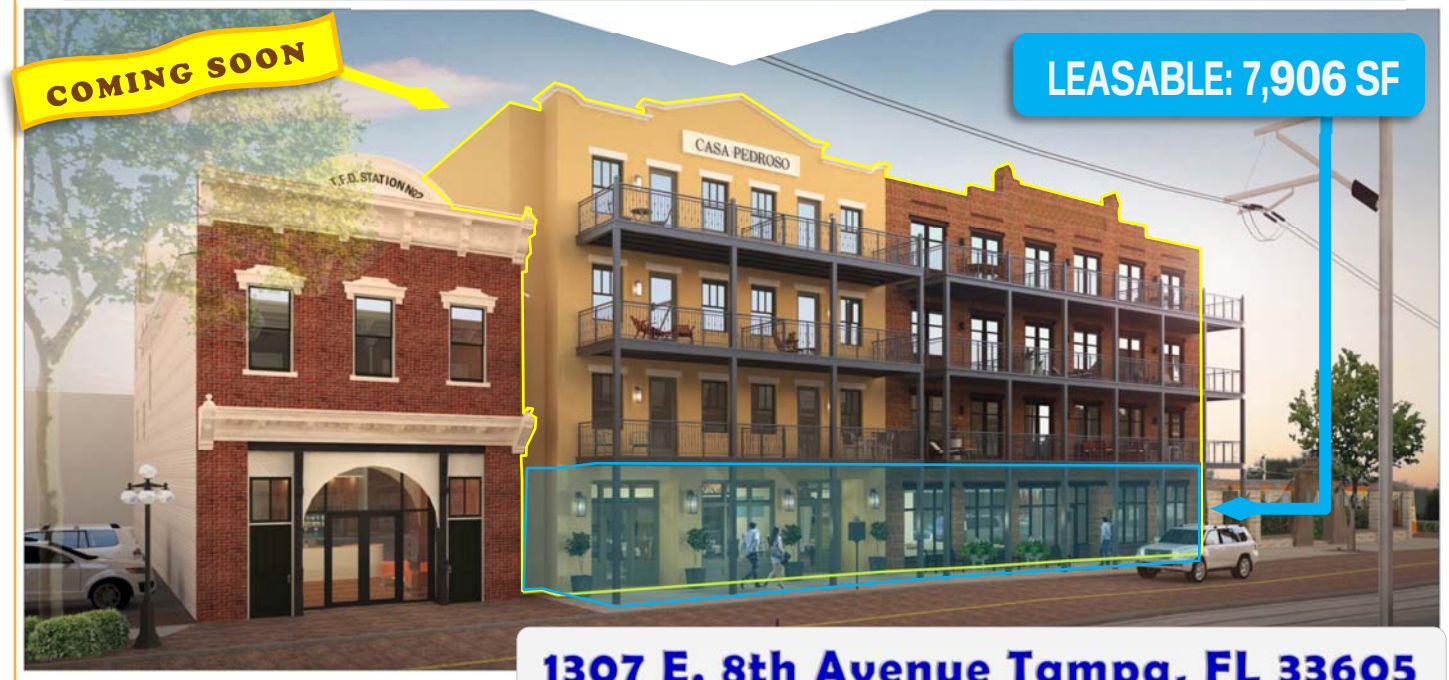
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RESTAURANT :: RETAIL STOREFRONT



1307 E. 8th Avenue Tampa, FL 33605

CASA PEDROSO
YBOR CITY, FL

Located one block off the main commercial strip of E. 7th Avenue, ***Casa Bomberos*** *(Firemens' House) and the adjoining* ***Casa Pedroso*** *offer a mix of stylish new rental apartment homes over* ***prime retail and office space for lease in the heart of the Ybor City Historic District.***

-www.casaybor.com

BUILDING HIGHLIGHTS

- FOR LEASE: $30/ PSF/ YR/ NNN
- A+ Visibility w/ Excellent Proximity to Centro Ybor, Downtown Tampa and Channelside District
- 7,906 SF of Class A, Street Level– **RESTAURANT OR RETAIL SPACE**
- Phenomenal Opportunity for a Destination Location– Directly on the TECO Streetcar Line
- Boasting 693 SF of Front, Side and Rear Patio Seating & 1,600 SF of Courtyard Access
- Within a 1 block radius of the Newly Constructed Boutique Hotel Haya
- Located in a Qualified Opportunity Zone (QOZ)
- Build to Suit- *Tenant Improvement Allowance Available for a qualified user*
- **PRIME LOCATION** Anchored by 33 High- End Residential Units

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YBOR STORY

Ybor City holds a unique place in Florida's social and economical history as our state's "first industrial town." The founding of this community in 1886 was based on what turned out to be a very shrewd "business decision" by Don Vicente Martinez-Ybor to move his cigar factory from Key West to Tampa. This was at a time when points south were literally "Indian Territory."



Tampa's city elders offered low-cost land, "the incentive of the day," to Don Vicente. He built his factory, which was at that time, the largest brick structure in Florida. Other cigar-makers followed, building their own factories. Immigrants from Spain, Cuba and Sicily came to work in them and Romanian merchants opened stores to serve the community. As the industry matured, German lithographers brought the latest in printing and engraving technology to Ybor and a whole new commercial art form, the cigar label, was born.

Ybor city is not only a great example of turn-of-the-century capitalism, but also of organized labor – and this in what has always been a "right to work" state. The Labor Temple was an integral part of the industrial infrastructure. This moderate form of collectivism was not limited to just work, but formed the basis for the social clubs that offer mutual aide and a rich social life.

Ybor's social clubs provided "cradle to grave healthcare" at a time when the HMO was not even on the drawing board. These mutual aid societies provide a home base for each ethnic group and with their cantinas, theatres and ballrooms, a range of social activities that were more sophisticated than the general environment.

Rather than trap the workers "beholden to the company store," Ybor and many of his fellow entrepreneurs encouraged cigar rollers to own their own casitas or "little houses." This allowed skilled, hard-working people to build equity in their homes and gave them a growing piece of the "American Dream." The children and grandchildren of these Tampanians are successful professionals, business owners and community leaders.



What is so fascinating about Ybor City is that the buildings and architecture are still here and tell a story. The sturdy cigar factories, elegant social clubs, quaint casitas and balconied storefronts are preserved and in productive use today – giving another generation "roots and wings." Why even the "art of the label" foreshadowed Ybor City's modern roll as a center for high-tech creativity. You can experience the early history of Ybor City yourself at the Ybor City Museum State Park.

~ Source: www.ybor.org

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