



CASA YBOR

RETAIL | RESIDENTIAL | OFFICE

EST. 2016 | YBOR CITY, FL

# MIXED USE | YBOR CITY

1501-1505 E 9TH AVE TAMPA, FL 33605

SALES PRICE | \$3,000,000.00



# TABLE OF CONTENTS

- 01 Executive Summary
- 02 Property Overview
- 03 Location Overview
- 04 Market Overview
- 05 Disclaimers & Contact

**Financial Overview**  
Available Upon Request





# EXECUTIVE SUMMARY

# 01



# EXECUTIVE SUMMARY

Casa Ybor presents 1501-1505 E 9th Avenue, Ybor City, FL – a fully restored, income-producing mixed-use property offered at \$3,000,000. This two-story asset encompasses approximately 7,692 rentable square feet, combining historic character with modern functionality to support commercial office and residential uses.

The ground floor is fully leased to two established office tenants, providing stable, street-level commercial income. The second floor comprises three residential units, all 100% occupied, delivering diversified cash flow and long-term tenant stability. Throughout the property, exposed brick, original hardwood finishes, large windows, and high ceilings preserve Ybor City's signature architectural charm while enhancing tenant appeal.

Zoned YC-1 (Historic Commercial Core), the property benefits from high visibility, walkable connectivity, and strong access to Tampa's primary entertainment corridor, Centro Ybor, and the TECO Line Streetcar. This fully stabilized asset offers investors a turnkey opportunity in one of Tampa's most vibrant and rapidly evolving submarkets.





# PROPERTY OVERVIEW

# 02





# BUILDING HIGHLIGHTS

## FULLY STABILIZED MIXED USE INCOME

Fully leased with two office tenants and three residential units, delivering stable, diversified cash flow.

## HISTORIC CHARM MEETS MODERN COMFORT

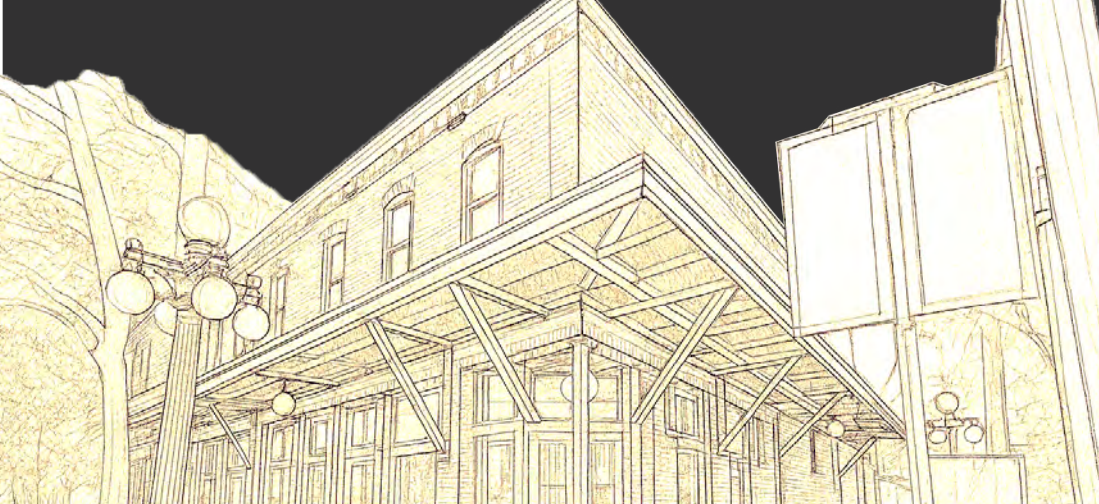
Exposed brick, soaring ceilings, updated flooring, and central air combine character with functionality.

## UNBEATABLE YBOR CITY LOCATION

Prime street visibility, rooftop access, and walking distance to the TECO Line Streetcar, Centro Ybor, and the city's entertainment corridor.







# KEY FEATURES



**7,692 TOTAL RSF**



**2 STORIES**



**± 0.09 TOTAL ACREAGE**



**1905 YEAR BUILT**

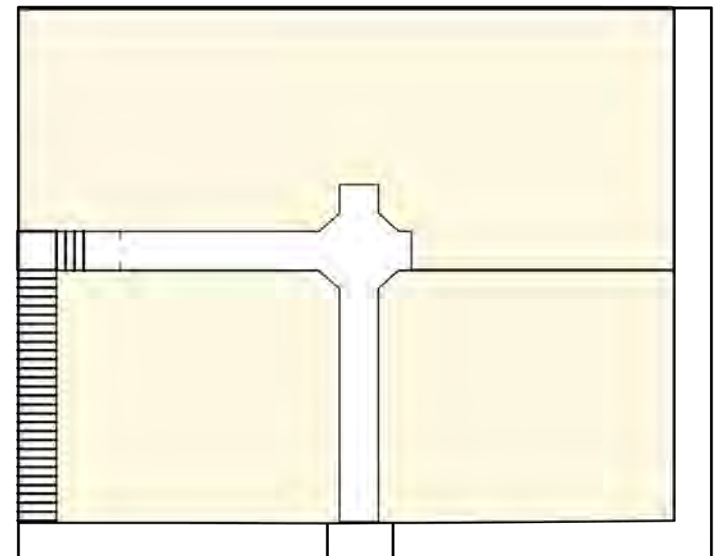


**PAID LOT AND STREET  
PARKING AVAILABLE**

## GROUND FLOOR - RETAIL



## SECOND FLOOR - RESIDENTIAL





## GROUND FLOOR – OFFICE

### 3 SUITES | FULLY LEASED

**±3,832 SF First Floor | 100% Occupied**

- Three-suite configuration across the full first floor
- Exposed brick walls and character-rich finishes
- Hardwood and ceramic tile flooring
- Abundant natural light throughout
- Functional back-of-house components including restrooms, kitchen areas, and storage
- Multiple entry points with excellent street exposure

### Key Highlights

- Fully leased with established tenants
- Prime corner location with exceptional visibility
- Prominent signage opportunities
- Walkable to restaurants, bars, cafés, streetcar, and public parking

### Ideal Uses

Boutique or specialty retail, showroom concepts, professional or creative office, medical or wellness office (non-invasive), personal services, financial services, gallery, or other service-oriented users seeking a highly visible, walkable location.









## SECOND FLOOR – RESIDENTIAL

### 3 UNITS | FULLY LEASED

The second floor features 3 residential units including a 2-bedroom, 1 bedroom, and 1 bedroom with den.

#### KEY HIGHLIGHTS

Configuration: Three (3) residential units

Occupancy: 100% occupied

Unit Sizes: Approximately 750 SF to 1,800 SF

#### INTERIOR FEATURES

- Exposed brick walls
- Dramatic 14-foot ceilings
- Recently updated interiors
- Hardwood or vinyl flooring
- Central air conditioning
- Shared washer and dryer
- Rooftop access







# LOCATION OVERVIEW

# 03





## A Fast-Growing Metro Driving Strong Commercial Demand

Tampa continues to rank as one of the fastest-growing metropolitan areas in the United States, supported by a strong economic base, steady population inflows, and a rapidly diversifying employment market. Corporate expansions in technology, finance, professional services, healthcare, and logistics have reinforced the city's reputation as a leading business destination, while major mixed-use developments such as Water Street Tampa and the Channel District have transformed the urban core into a vibrant, walkable center of activity.





# MARKET OVERVIEW

# 04







## Ybor City Submarket

### *Ybor City: A Historic District with Modern Commercial Energy*

Within this broader context, Ybor City stands out as one of Tampa Bay's most distinctive and culturally rich districts. Designated as a National Historic Landmark, Ybor blends historic architecture with an evolving commercial landscape driven by restaurants, entertainment venues, boutique retailers, galleries, and creative businesses. The neighborhood benefits from strong year-round foot traffic, weekend tourism, and a growing daytime population fueled by new residential projects and adaptive reuse developments. Its unique aesthetic, walkable grid, and expanding amenities continue to attract both local and national operators seeking character-filled urban environments.

The 7th Avenue corridor—Ybor's primary pedestrian spine and a nationally recognized historic main street—remains the district's strongest commercial draw. The street's mix of dining, nightlife, retail, and artistic venues creates a dynamic environment that consistently generates high visibility for ground-floor tenants. With direct streetcar access linking Ybor to the Channel District and Downtown Tampa, 7th Avenue has become a central node within the city's connected urban network. Retail and experiential concepts thrive here due to the area's constant activity, strong nighttime economy, and growing residential base.





# DISCLAIMER & CONTACT

# 05





# LET'S CONNECT

## PROPERTY CONTACTS



**Tee Ann Bailey**

Vice President

[Tee.Bailey@casaybor.com](mailto:Tee.Bailey@casaybor.com)

813-334-1537



**Carisa Erion**

Director

[Carisa.Erion@casaybor.com](mailto:Carisa.Erion@casaybor.com)

813-494-7119

This Offering Memorandum has been prepared by Casa Ybor solely for informational purposes and does not claim to contain all information necessary for an investment decision. While the information herein is believed to be accurate, Casa Ybor makes no representation or warranty, express or implied, as to its accuracy or completeness, and assumes no liability for errors or omissions. Prospective purchasers are advised to conduct their own due diligence and independent analysis. This document is not an offer to sell or lease, nor a solicitation to buy or rent, and is subject to change or withdrawal without notice. By accepting this Memorandum, the recipient agrees to keep its contents confidential and not reproduce or distribute it without prior written consent from Casa Ybor.