



This investment presents a rare opportunity to acquire a fully leased retail condominium package within SanRoc Cay Marina, a designated Waterfront Entertainment District in Orange Beach, Alabama. The offering is comprised of a fully leased commercial or residential space currently occupied by Serenity at the Beach Salon & Spa, a well-established salon and spa serving both local residents and Orange Beach’s strong tourism market. The suite totals approximately 3,188 square feet and features a well-designed layout that includes multiple private rooms, service areas, reception and retail display space, waiting lounge, and private restroom facilities. The functional floor plan supports a wide range of services while providing an efficient workflow for daily operations.

SanRoc Cay Marina is a mixed-use destination along Perdido Beach Boulevard, combining ground-level shops and restaurants with office and residential condominiums above. The development draws steady foot traffic from popular establishments such as Louisiana Lagniappe, Pelican Grill, Pizza at the Pass, Serenity at the Beach Salon & Spa, and the Tippy Pelican outdoor bar. The property benefits from ample surface and underground parking, as well as direct access to the marina, which supports charter fishing boats, dolphin cruises, and the Reel Surprise Dock Store—offering fuel, bait, ice, and boating necessities.

The marina and retail center creates a vibrant coastal district blending shopping, dining, entertainment, and waterfront recreation. Boutiques add variety with resort wear, swimwear, jewelry, and specialty fashion. The courtyard at the heart of the property serves as a central gathering space, highlighted by live music events, the Tippy Pelican bar, and the Silver Sailfish statue—a well-known local landmark and photo spot.

Located in Baldwin County on Alabama’s Gulf Coast, Orange Beach is a thriving resort city with about 8,095 residents (2020 census). Its population swells to over 100,000 during peak tourist season, driven by its 32 miles of sugar-white sand beaches, Gulf State Park’s 6,000 acres of trails and fishing pier, and attractions like The Wharf entertainment district. Known for both tourism and retirement appeal, Orange Beach offers a moderate cost of living, favorable tax benefits, and a high percentage of retirees (28.5% of residents are 65+).

Investment Highlights

- Fully leased retail condo package within SanRoc Cay Marina
- Prime location with frontage along Perdido Beach Boulevard, near Perdido Pass
- SanRoc Cay courtyard offers live music and entertainment anchored by the Tippy Pelican outdoor bar
- Peak seasonal population exceeds 100,000, creating strong customer demand

27269 Perdido Beach Blvd, Unit B3-II

PPIN 366560 / Parcel ID: 65-02-10-0-000-069.000.916

The package includes 1 suite totaling approximately 3,188 square feet, currently occupied by Serenity at the Beach Salon & Spa, a well-established salon and spa serving both local residents and Orange Beach's strong tourism market.

- Current Tenant: Serenity at the Beach Salon & Spa
- 3,188 sqft
- Private Restroom
- Association Dues \$21,192/year.
- Annual Revenue: \$160,845
- Annual Expenses: \$110,703
- Virtual Tour: <https://my.matterport.com/show/?m=ttBfBQGxDo4&mls=1>

Condo Association:

Sanroc Cay Condominium Owner's Association
PO Box 1880
Orange Beach, AL 36561

Listing Agent:

Mitch Holliman, BROKER
251-979-8155
mholliman@dolphincoveralty.com