

1200
CENTRAL AVE



3,407 SF
CONDO RETAIL FOR SALE

CBRE
www.moxyretailstpete.com

AFFILIATED BUSINESS DISCLOSURE

© 2025 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

CONTACT US

James Garner, CCIM (Lead Broker)
Senior Vice President
+1 805 666 8378
james.garner@cbre.com

Jim Shiebler, CCIM, CEC
Senior Vice President

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2025 CBRE, Inc. All Rights Reserved.

1200

CENTRAL AVE



CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

AREA
OVERVIEW

04

TENANT
DESCRIPTIONS

05

FINANCIAL
OVERVIEW

CBRE



1200

CENTRAL AVE

01

EXECUTIVE
SUMMARY

THE OFFERING

MOXY Condo Retail

CBRE is pleased to present a rare opportunity to acquire a retail component of the Moxy Hotel prominently located in the newly energized EDGE District at the western edge of downtown St. Petersburg, Florida. Moxy St. Petersburg Downtown is ideally located at 1234 Central Avenue in the flourishing EDGE District—an emerging creative, social, and urban core that bridges downtown culture with walkable retail and nightlife. The district's transformation into a lively mixed-use hub backed by major development gives ground floor retail real estate immense promise.

Moxy is positioned in the heart of a live-work-play neighborhood, attracting millennials and creative professionals with its design forward, socially oriented brand. The ground floor retail sits within an emerging mixed use district designed to attract foot traffic from both hotel guests and local residents of the future residential towers in Phase II (~330 units) along with downtown office workers. It is fully occupied by two growing and credit-worthy tenants, both of whom signed new 10 year leases with annual rent increases and multiple renewal options, demonstrating a strong commitment to the property as well as a healthy financial position for years to come. These tenants are unique in their industries; they offer not just services but a social experience, making them valuable and resilient assets in the changing retail landscape.

Dubbed the EDGE Collective, this stretch of Central Avenue is undergoing strategic redevelopment. Phase I, now complete, includes the 163 room Moxy hotel and the revitalized 1246 Central Avenue building, offering approximately 7,094 square feet of food & beverage and 17,408 square feet of office space. This area rides the wave of St. Pete's larger downtown, a vibrant arts and culture hub with galleries, the SHINE mural festival, historic districts, museums, and music venues. The EDGE District is part of that creative mosaic while bringing a more modern, nightlife oriented edge. Phase II of the EDGE Collective promises more residential units, retail, and parking structures, increasing density and making the area a true urban neighborhood. Early retail ownership here positions investors at the ground floor of long term appreciation.

Buying into this retail component now means staking a claim at the heart of a fast evolving urban corridor with cultural cachet, curated energy, and a forward looking development plan that primes it as one of St. Pete's most dynamic investment zones.



moxy
Retail

\$3.4M
PRICE

6.40%
CAP RATE

3,407
GLA

\$217,690
IN-PLACE
NOI



[solidcore]

ABOUT Moxy Retail

Moxy St. Pete blends Miami's energy, New York's sophistication, and the laid-back vibe of Tampa Bay's beaches. Designed by Storyn Studio for Architecture, the hotel reflects St. Pete's eclectic spirit throughout. Located on Central Avenue in the EDGE Collective, Moxy is steps from Tropicana Field and surrounded by local favorites like Hawker's, Bavarro's, and Ferg's.

The hotel features vibrant shared spaces, a bar-as-front-desk check-in, rooftop lounge, and stylish lobby. The retail tenant mix caters to the same lively customer base that the Moxy targets: Gen Z and millennial travelers with a "work from anywhere" mindset.

Retail businesses at the ground level of the Moxy Hotel in St. Pete are well-positioned for success for several compelling reasons:

Ground Level Retail



Creditworthy Tenants

Solidcore recently secured a \$325M senior secured credit facility from Comvest Credit Partners in conjunction with L Catterton acquiring a majority stake, suggesting CCP assessed Solidcore's creditworthiness and deemed it suitable for this substantial debt financing.



Tourism-Driven Retail Upside

Downtown St. Pete benefits from revenue of the 15 million+ visitors that spill into Pinellas County each year. This influx generates \$6.4B in economic impact from direct spending.



Brand Visibility

Being tied to the Marriott/Moxy name provides instant credibility and brand association with quality, trend-forward hospitality, drawing curious foot traffic from both hotel guests and passersby.





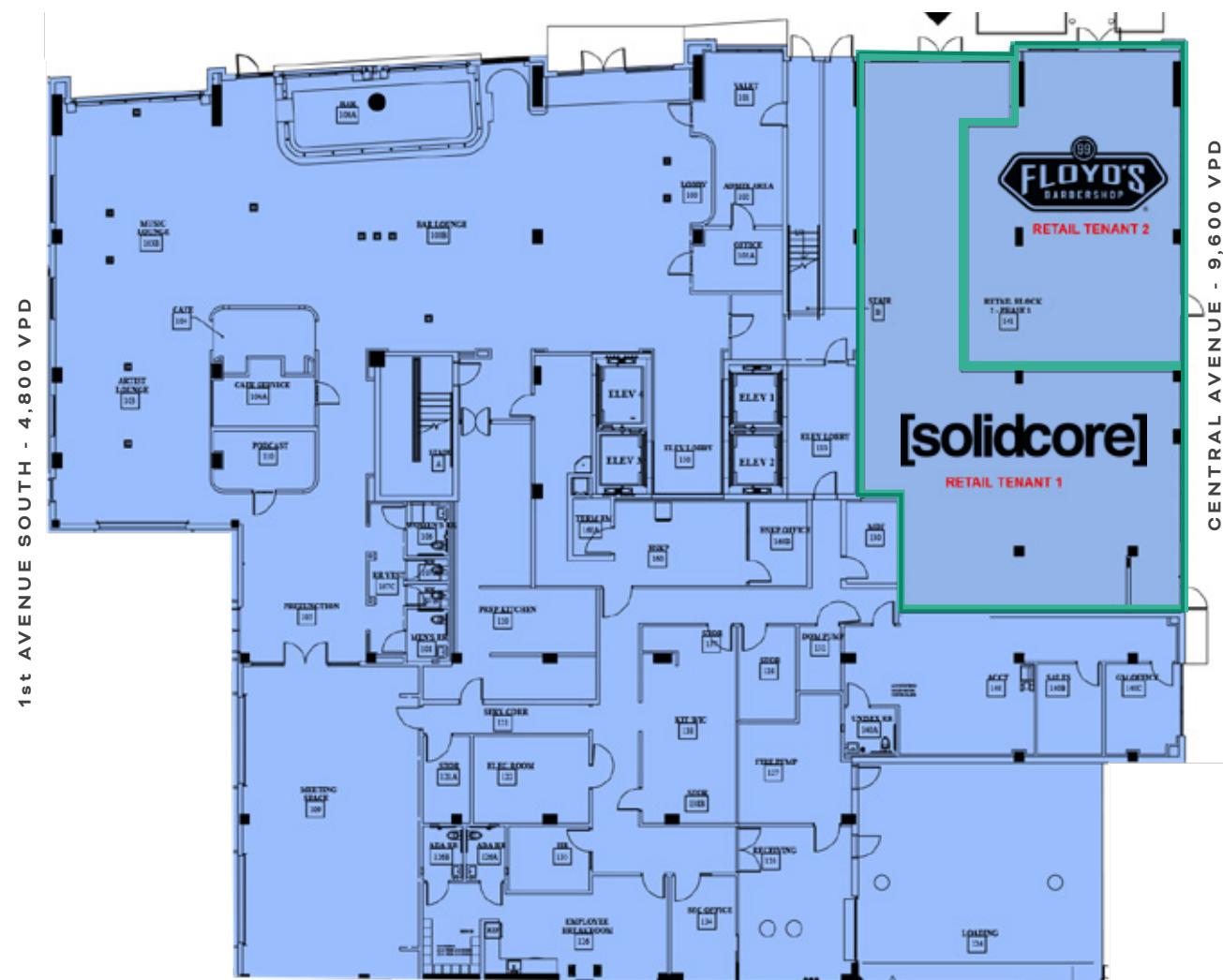
1200

CENTRAL AVE

02

PROPERTY
DESCRIPTION

SITE PLAN



moxy Retail

SUITE	TENANT	GLA	PRO RATA
1200	Floyd's Barbershop	1,265 SF	37.13%
1210	SolidCore	2,142 SF	62.87%
	Total Vacant	0 SF	0%
	Total Occupied	3,407 SF	100%

- ▶ Parcel #: 24-31-16-59387-000-0020
- ▶ Year Built: 2024
- ▶ Ownership: Fee Simple, Undivided Interest in the Common Elements
- ▶ Construction: Concrete









03

AREA
OVERVIEW



ST. PETE | TAMPA MSA

Demographics	St. Petersburg	Pinellas County	Tampa Bay MSA
POPULATION			
2020 Population			
2020 Population	258,305	959,107	3,175,275
2025 Population	262,292	967,797	3,356,667
2020-2025 Population Growth Rate*	0.40%	0.21%	1.32%
Median Age	44.1	49.8	43.0
HOUSING			
2020 Total Households	120,089	442,789	1,307,725
2025 Total Households	123,630	451,261	1,384,869
2020-2025 Household Growth Rate*	0.69%	0.45%	1.36%
Owner Occupied Housing Units	51.5%	55.9%	59.6%
Renter Occupied Housing Units	38.4%	29.3%	30.4%
Median Home Value	\$432,379	\$444,450	\$424,933
HOUSEHOLD INCOME			
2025 Average Household Income	\$111,610	\$107,021	\$106,305
2025 Median Household Income	\$77,758	\$72,965	\$73,773
2025 Per Capita Income	\$52,689	\$49,985	\$43,929
WORKFORCE			
Total Employees	144,642	469,139	1,700,800
Total Businesses	14,570	51,436	141,727
Assoc., Bach or Prof Degree	54%	49.4%	47.2%
Work Commute 15-30 Minutes	55%	41.8%	36.1%

*Annual Growth

St. Pete ranks **best place to live in Florida** & a Top in the U.S.

-Livability

St. Pete ranks **#1 in Florida** for Gen-Z Professionals & Top Spot for Millennials

-CommercialCafe / Hire a Helper

St. Pete featured as One of the **Best Places to Travel** in the U.S.

-Forbes

Tampa MSA ranks **5TH for Overall Best Growth** in the U.S.

-Chmura Analytics / Area Development

St. Pete Considered one of the **Biggest Boomtowns** in the Country

-Coworking Cafe

St. Pete ranks **4TH for Economic Growth** Among Mid-Sized Cities

-CoWorking Cafe

DOWNTOWN ST. PETE



Downtown St. Pete is in a transformative growth phase, underserved in both modern office and housing supply yet supported by strong fundamentals: high visitation, rising population, vibrant creative economy, and catalytic major developments. For investors targeting downtown St. Pete, it represents one of Florida's most compelling emerging urban markets. Some key factors:

- › Downtown St. Pete has a developer-friendly ecosystem: supply constrained, rising rents, and city-backed incentives for affordable and workforce housing.
- › Tourism-driven retail upside: 15 million+ visitors annually supporting restaurants, shops, galleries, and events.
- › Future anchor assets: Gas Plant redevelopment and new stadium, a \$7B investment, will generate commercial spillover over decades.
- › Creative/live-work force magnet: A younger, educated demographic fuels demand for lifestyle-oriented spaces, co-working, leisure, and retail amenities.
- › Quality-of-life appeal: Walkability, waterfront access, parks, arts, bike infrastructure, and diverse community draw both residents and employers.



**Best Place to Live
in Florida**
US News &
World Report



**Best Run City
in Florida**
St. Pete Catalyst



**One of the Best
Places to Travel**
Forbes



**#4 for Economic
Growth - Mid-
Sized Cities**
Coworking Cafe

St. Petersburg-Pinellas County Continued to be a **Top Tourist Destination** in 2024

ECONOMIC CONTRIBUTION: Tourism drove more than \$11.2B in economic impact to Pinellas County

VISITOR NUMBERS: More than 15.4M visitors

ACCOMMODATIONS: More than 6.4M hotel room nights were booked

TAX REVENUE: The region collected over \$96M in Tourist Development Taxes (bed tax) for the third consecutive year





Downtown St. Petersburg Districts



The Pier District

Spans 26 acres, a vibrant and dynamic area located on the waterfront of Downtown, it offers a variety of restaurants, shops, art, and recreational areas. Key attractions include The Pier and the Tampa Bay Watch Discovery Center.



Waterfront Museum District

Spanning along waterfront space with several parks and home to some major attractions in St. Pete, such as the Dali Museum, Mahaffey Theater, Museum of Fine Arts, James Museum, and an iconic hotel, The Vinoy.



Warehouse Arts District

Known for its vibrant arts scene, this area is filled with murals, galleries, museums, music venues, and some of the best eateries.



Grand Central District

15-block stretch of Central Avenue full of thriving galleries, shops and restaurants. It's a flourishing LGBTQ+ hub, and was the original location of St. Pete Pride.

The Edge District

Where the excitement of Tampa Bay Rays games and eclectic boho flea markets converge. With a mix of retail shops, craft breweries, and eclectic dining options such as The Independent, Green Bench Brewing, and Fergs Sports Bar.



Major Area Attractions



St. Pete Pier

Newly renovated St. Pete Pier is a vibrant destination that combines dining, shopping, and entertainment. It features beautiful views of Tampa Bay, a marketplace with local vendors, and the Tampa Bay Watch Discovery Center. The pier also hosts events and concerts, making it a lively spot for both locals and visitors.



The Dali Museum

Dedicated to the works of the surrealist artist Salvador Dalí. It features an impressive collection of his paintings, sculptures, and other artworks. The museum itself is an architectural marvel, designed by Yann Weymouth, with a unique geodesic glass structure known as the "Enigma". Visitors can explore Dalí's masterpieces, including his famous melting clocks and dreamlike landscapes.



Museum of Fine Arts

Offers a diverse collection of art from around the world¹⁴. It includes works by renowned artists such as Monet, Gauguin, and O'Keeffe. The museum also hosts temporary exhibitions and educational programs, providing a rich cultural experience.



Tropicana Field

Home of the Tampa Bay Rays of Major League Baseball (MLB) since the team's inaugural season in 1998. Currently undergoing renovations due to damage from Hurricane Ian, expected to be completed by the 2026 MLB season opener. During the renovation, the Tampa Bay Rays will play their home games at the New York Yankees' spring training facility in Tampa.



Shell Key Preserve

Includes one of the county's largest undeveloped barrier islands, numerous mangrove islands, and expansive seagrass beds. A secluded spot for nature enthusiasts. Accessible only by boat, it offers a pristine environment with opportunities for shelling, bird-watching, and snorkeling on 1,800 acres.



Fort De Soto Park

Sprawling park that covers five interconnected islands. It offers pristine beaches, nature trails, and a historic fort from the Spanish-American War. Visitors can enjoy activities like kayaking, biking, and walking trails. The park is also known for its dog-friendly beach and camping facilities.



Sunshine Skyway Bridge

Iconic structure in Florida, connecting St. Petersburg in Pinellas County with Terra Ceia in Manatee County. The bridge offers panoramic views of Tampa Bay and the Gulf of Mexico. It's a popular spot for photography and the remnants of the old bridge have been converted into the Skyway Fishing Pier State Park, which is a popular fishing destination.

D E V E L O P M E N T S I N D O W N T O W N

CREDIT: [DOWNTOWN ST PETE PARTNERSHIP](#)

ARTS & CULTURE

1. Central Park Food Hall
2. The Dali Museum Expansion
3. Florida Orchestra Center for Music Education & Innovation
4. Morean Arts Center Expansion
5. St. Petersburg History Museum Expansion
6. St. Petersburg Athletic Paddle & Social Club
7. Woodson African American Museum of Florida

HOTEL

1. TEMPO by Hilton
2. EDGE Boutique Hotel
3. Cordova Inn Expansion
4. 1888 Hotel

INSTITUTIONAL

1. Orlando Health Imaging Centers
2. Orlando Health Medical Pavilion
3. Orlando Health Women's Pavilion
4. Bernie McCabe Second District Court of Appeal
5. Chabad Center for Jewish Life
6. Johns Hopkins All Children's Hospital Emergency Center Expansion
7. Legacy Center for Social Justice
8. University of South Florida College of Marine Science Center of Excellence Environmental and Oceanography Sciences

MIXED USE

1. The Central
2. 450 1st Ave. N.
3. Waldorf Astoria Residences St. Petersburg
4. Residences at 400 Central
5. Sankofa on the Deuces
6. EDGE Collective II
7. 298 MLK Jr. St. S.
8. Tangerine Plaza
9. I-Mix

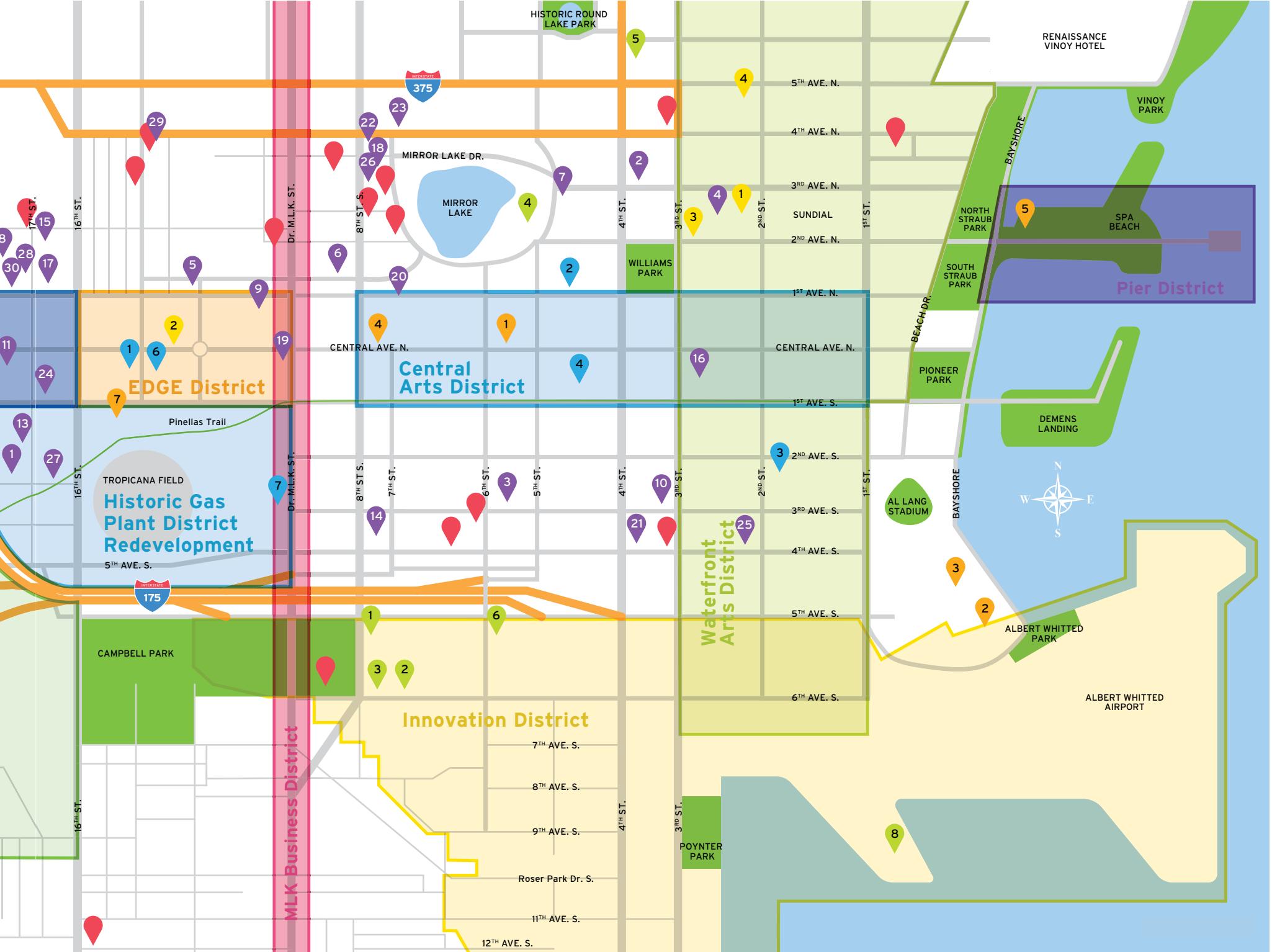
MIXED USE

1. Modera St. Petersburg
2. 333 3rd Ave. N.
3. 511, 533, 543, 551 3rd Ave. S.
4. Residential Tower (former Exchange/Indigo Hotel)
5. Kettler EDGE Development
6. 825 Arlington Ave. N.
7. Mirror Lake Red Apple Development
8. Leccese Tower
9. Viv Apartments
10. 3rd & 3rd
11. Alexan 1700
12. Fairfield Apartments
13. Gallery Haus
14. Tuxedo Court
15. Sky St. Pete
16. Art House
17. 1641 1st Ave. N.
18. Tomlinson Adult Learning Center Redevelopment
19. 900 Central
20. 699 1st Ave. N.
21. Roche Bobois Residences
22. Ellington Place Downtown
23. 747 4th Ave. N.
24. 1663 1st Ave. S.
25. Camden Pier District Expansion
26. Reflection
27. Hines-Rays Affordable Residential
28. Ellington Place EDGE District
29. Vincentian Village
30. 1735 1st Ave. N.

RESIDENTIAL

Under 50 Units per Site | Approximately 883 Units Total







1200
CENTRAL AVE

ST. PETE, FL

moxy
Retail



JAMES GARNER, CCIM (LEAD BROKER)
Senior Vice President
+1 805 666 3878
james.garner@cbre.com

JIM SHIEBLER, CCIM, CEC
Senior Vice President

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE