

THE  
SHOPPES  
ON

# GARDENIA

303 GARDENIA ST, WEST PALM BEACH, FL 33401

EBC CAPITAL | ERIC COHEN

(516) 603-1054

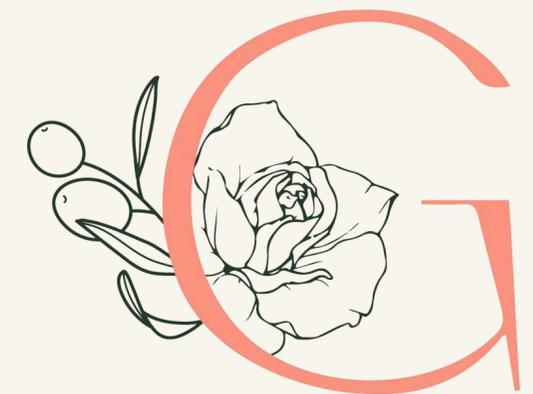
ERIC@EBCCAP.COM



## **ABOUT THE SHOPPES OF GARDENIA**

The Shoppes on Gardenia is an adaptive reuse project by EBC CAPITAL. Inspired by Palm Beach architecture the project aims to maintain its original character. EBC CAPITAL plans to maintain the buildings charm through renovations to the facade, roof, barrel tile and add exterior lighting to improve the buildings streetscape.

Through these upgrades EBC plans to attract a younger tenant demographic to support West Palm Beach's younger clientele. Brands already committed to the project include Redvanly, Montce, Reforming Pilates, Garden Butcher, House of Mane and Deema Aesthetics which represent a fair mix of the type of tenants EBC is looking to attract.



# 2 Buildings

WEST PALM BEACH, FL

# 11,989 Square Feet

# 20 Parking Spaces

32 WITH PARKING STACKERS

# 6 ground floor retail units

3 SECOND FLOOR RETAIL UNITS





# Our Vision

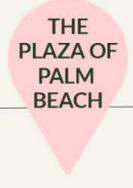
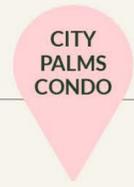
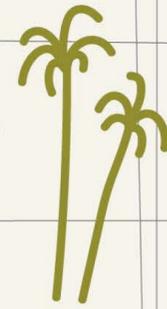
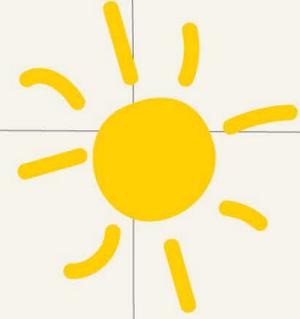
**The Shoppes on Gardenia**, an adaptive reuse development by EBC CAPITAL, redefines neighborhood retail in Downtown West Palm Beach through a thoughtful blend of timeless Palm Beach architecture and modern lifestyle energy. Designed as a walkable community destination, the project brings together curated boutique retail, elevated dining, and wellness-forward experiences in a setting rooted in charm, texture, and place.

Anchored by best-in-class operators including Redvanly, Montce, Reforming Pilates and House of Mane, the property caters to a design-conscious, health-oriented demographic seeking quality, authenticity, and convenience.

At the heart of the experience is Garden Butcher, whose inviting outdoor seating framed by lush landscaping creates a relaxed gathering space—an everyday oasis for coffee, fresh fare, and community connection.

With its pedestrian-friendly layout, curated tenancy, and distinctly Palm Beach character, The Shoppes on Gardenia is poised to become the neighborhood's go-to destination—where commerce, community, and lifestyle intersect seamlessly.

# West Palm Beach



SOUTH DIXIE HIGHWAY

SOUTH OLIVE AVE

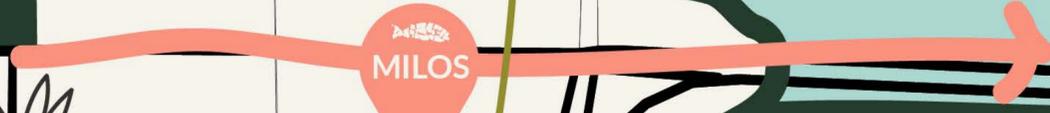
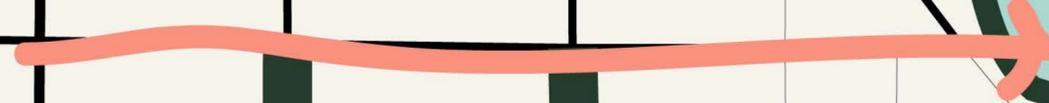
SOUTH DIXIE HIGHWAY

SOUTH OLIVE AVE

S FLAGLER DRIVE

S FLAGLER DRIVE

MINUTES TO PALM BEACH ISLAND



## WEST PALM BEACH

# Property History

The West Palm Beach Trailways Station, located at 501 S Olive Avenue, is steeped in transportation history, having served as a vital hub connecting the region. In 1973, it became a stop for the groundbreaking Electrobus, a battery-powered, pollution-free vehicle that symbolized early efforts in sustainable transit, linking destinations from Palm Beach to Boca Raton. This legacy of innovation and connectivity now finds new relevance as EBC Capital undertakes the adaptive reuse of this historic site.

EBC Capital's redevelopment plans aim to honor the station's storied past by transforming the property into a vibrant, modern space, potentially housing a boutique wellness center, upscale showroom, or food and beverage venue. This adaptive reuse not only preserves the historical significance of 501 S Olive Avenue but also revitalizes its role as a focal point of community engagement and progress in West Palm Beach. The project embodies a seamless blend of history and modernity, breathing new life into a landmark that has long been a symbol of innovation and connectivity.



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LOCAL

### Our history in photos: All sorts of buses, from minibuses to double-decker omnibuses

Staff Writer Palm Beach Daily News  
Published 12:01 a.m. ET May 16, 2014 | Updated 12:57 p.m. ET May 16, 2014

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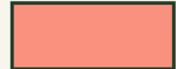
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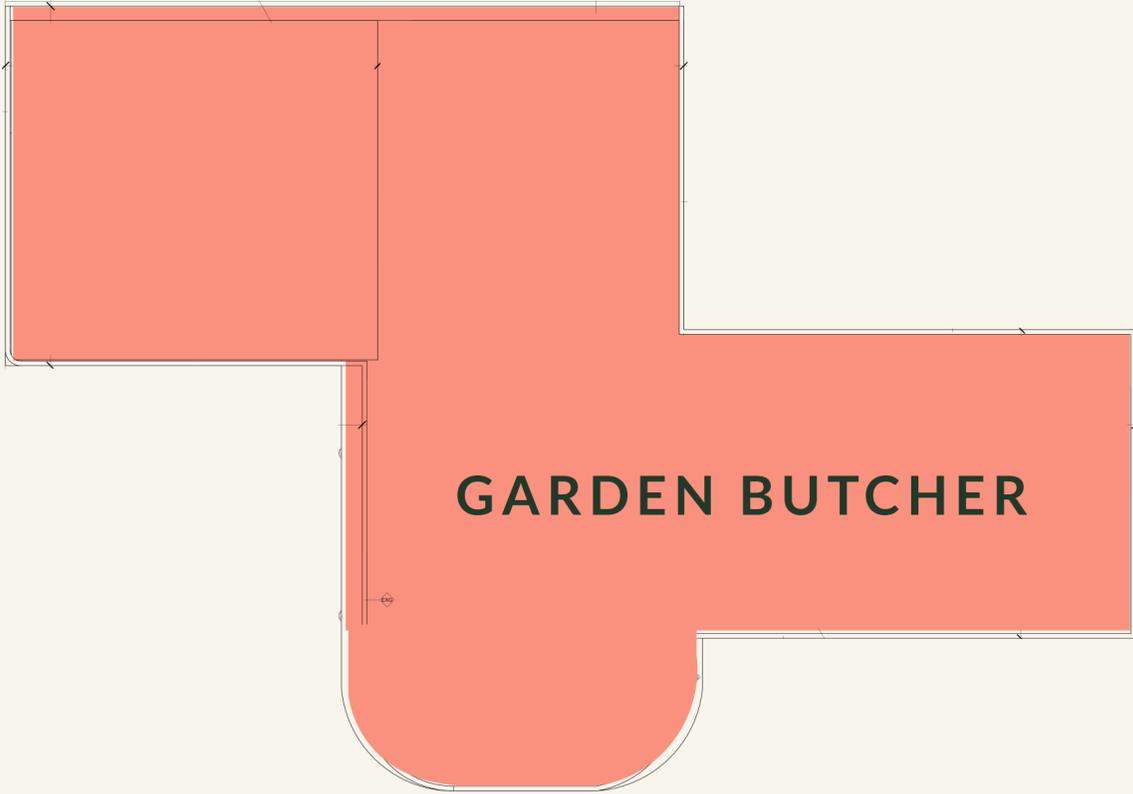


The West Palm Beach Trailways station, May 12, 1967 (Palm Beach Post-Times staff photo)

Lake Worth Greyhound Bus Depot, June 15, 1966. The depot was at 20 S. East Coast Ave. according to the 1967 city directory. (Palm Beach Times staff photo)

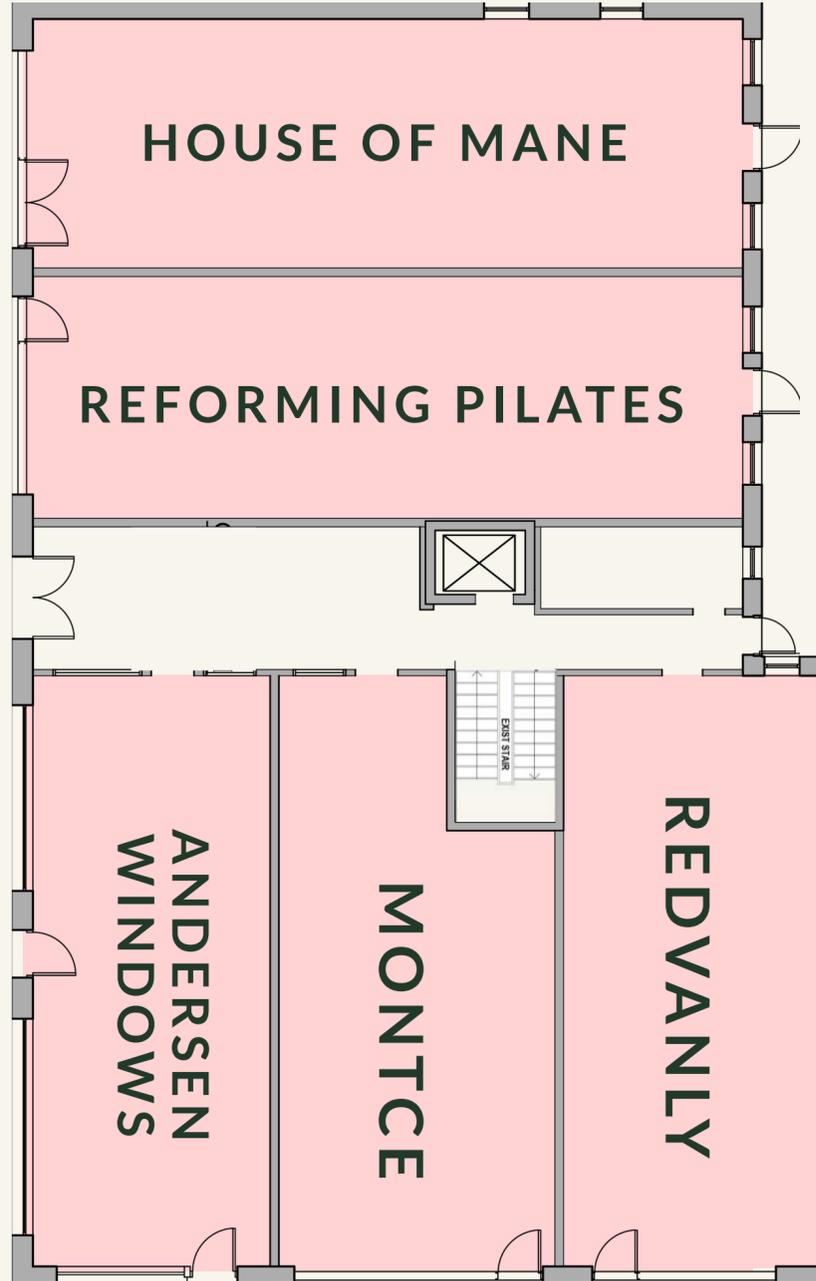
# SHOPPES ON GARDENIA

-  - AVAILABLE
-  - LEASED

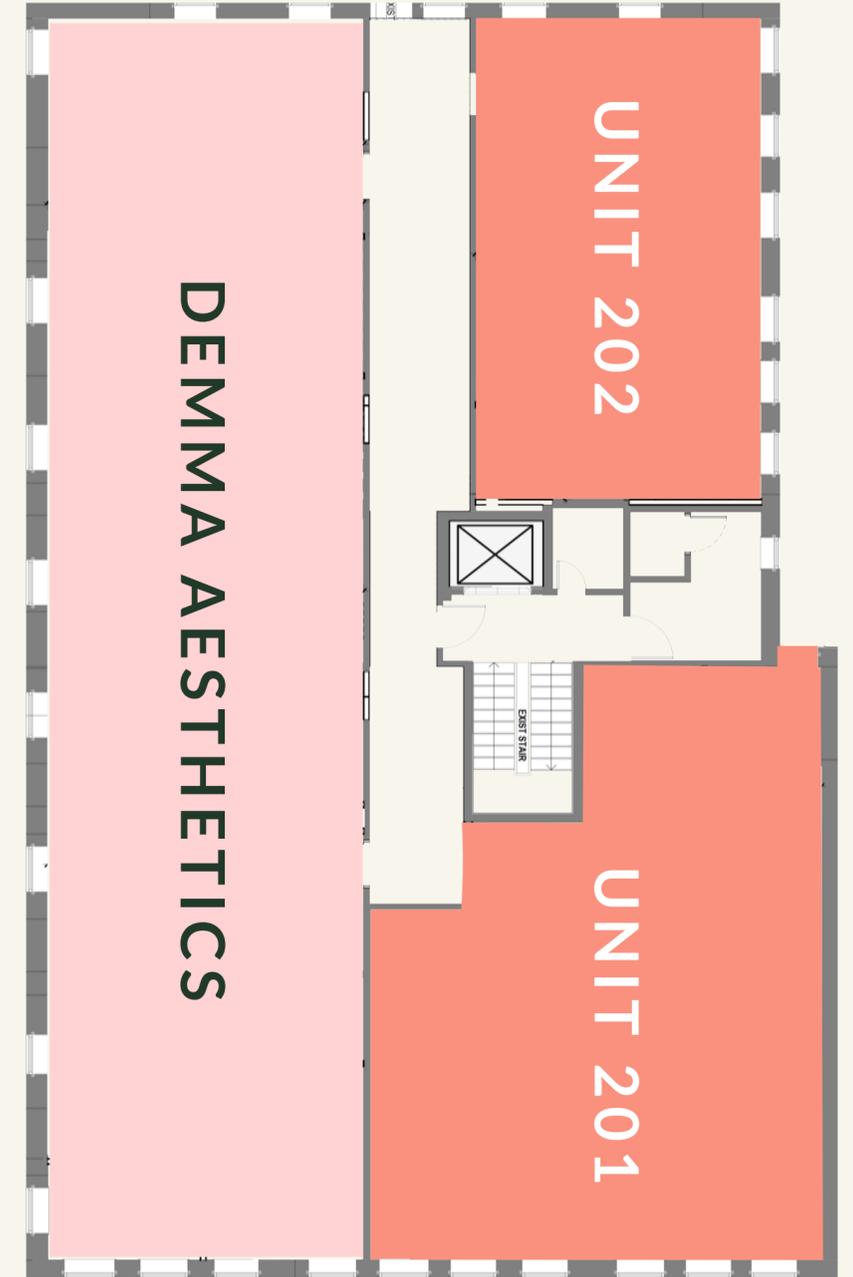


GARDENIA ST

## FIRST FLOOR

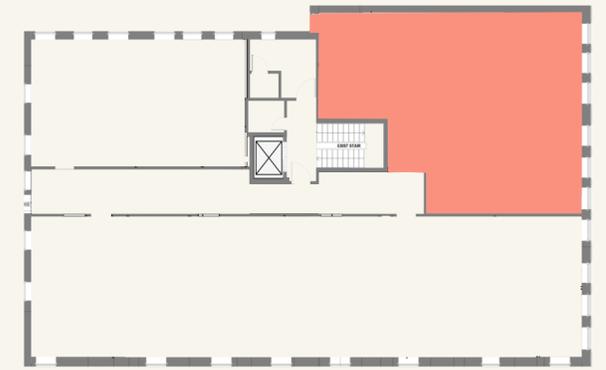


## SECOND FLOOR



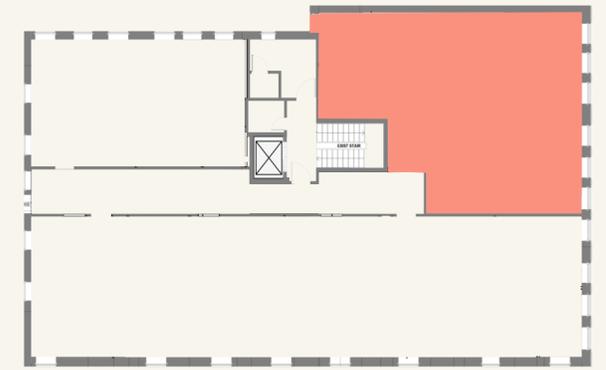
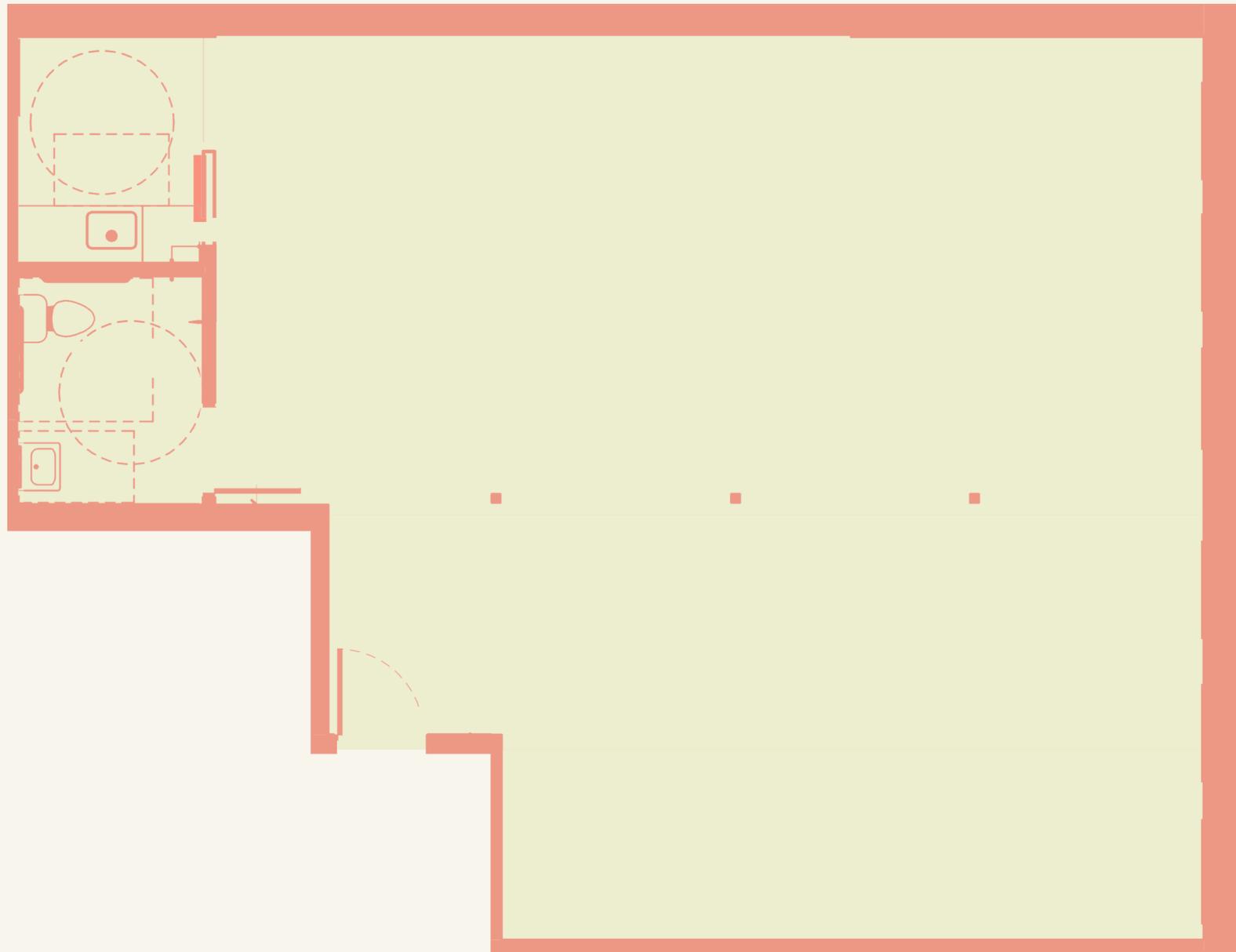
SOUTH OLIVE AVE

## SHOPPES ON GARDENIA - UNIT 201



Newly renovated from top to bottom – including upgraded air conditioning, lighting, flooring, bathrooms, and private kitchenettes – this turnkey space delivers a level of finish and functionality rarely available in the Downtown West Palm Beach market. Ideal for interior designers, architects, curated showrooms, boutique fitness, wellness-driven concepts, and creative studios, the space blends thoughtful infrastructure with an elevated, lifestyle-forward atmosphere.

Designed for operators who prioritize community, experience, and brand presence, it offers a one-of-a-kind opportunity to plant a flag in a curated corridor that reflects the energy and sophistication of South Florida living.



# UNIT 201

## INTERIOR:

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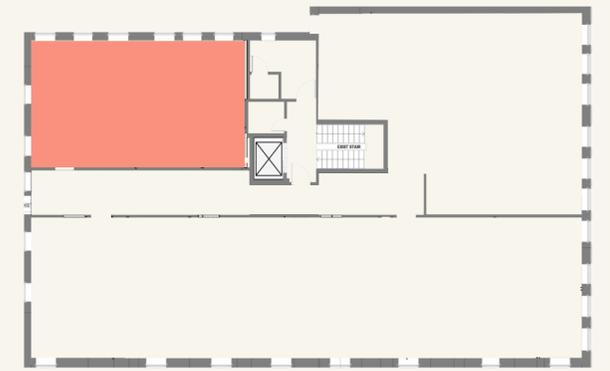
1,250 SQ FEET

## FLOOR PLANS INCLUDE:

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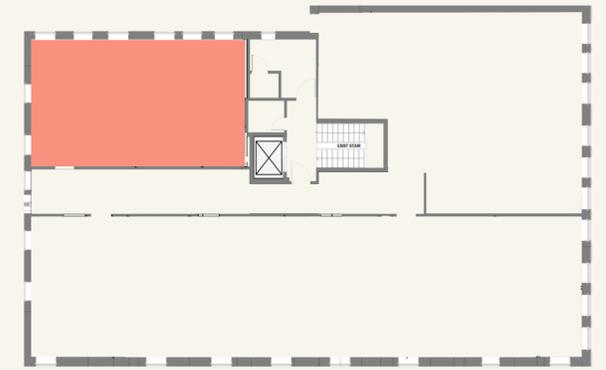
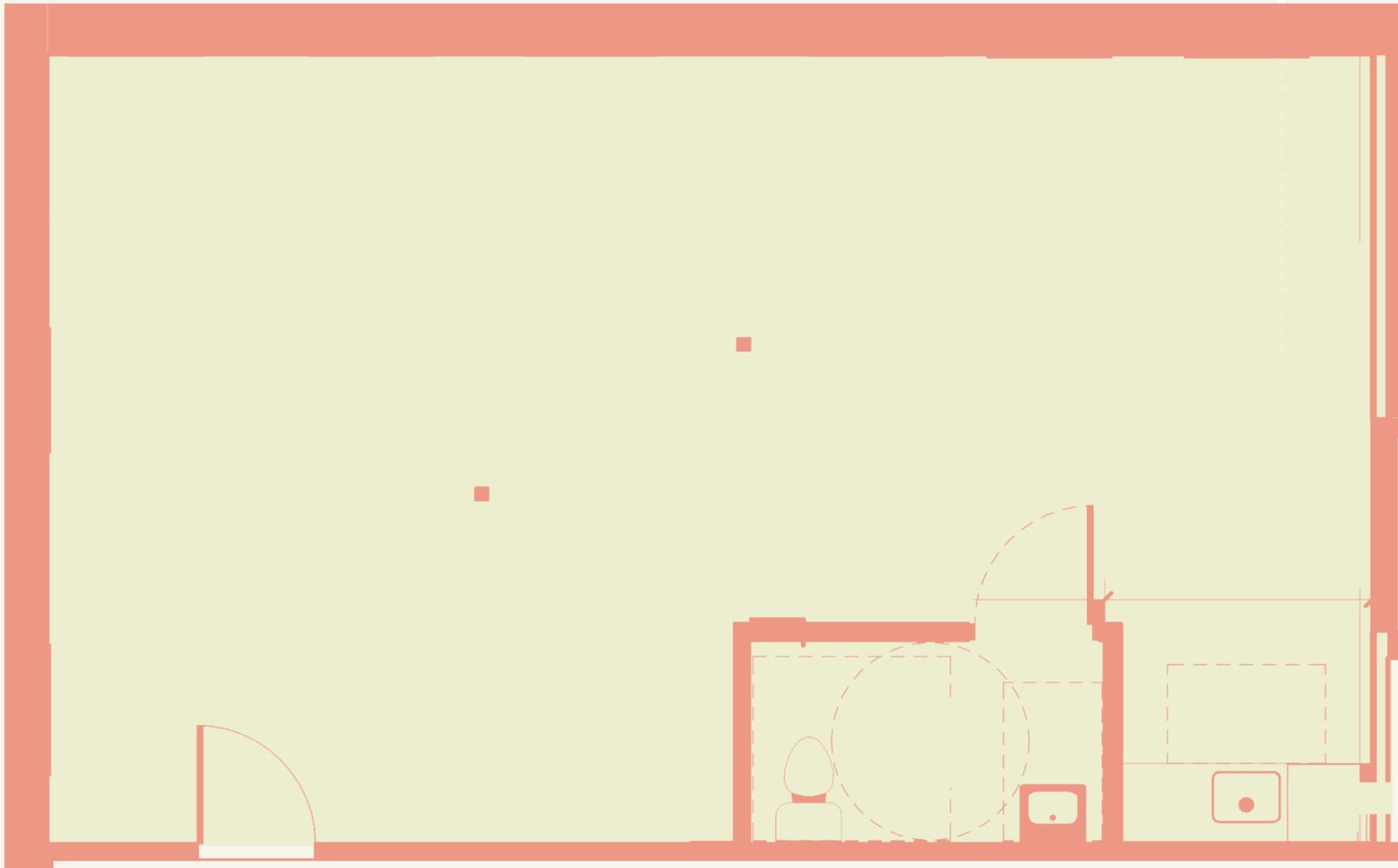
- 10' high ceiling heights
- 8,000 MB of internet speed
- Complete gut renovation consisting of new bathrooms, floors, lights, air conditioning, kitchenette, and security system.
- 200 amps of 3 phase power

## SHOPPES ON GARDENIA - UNIT 202



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## UNIT 202

### INTERIOR:

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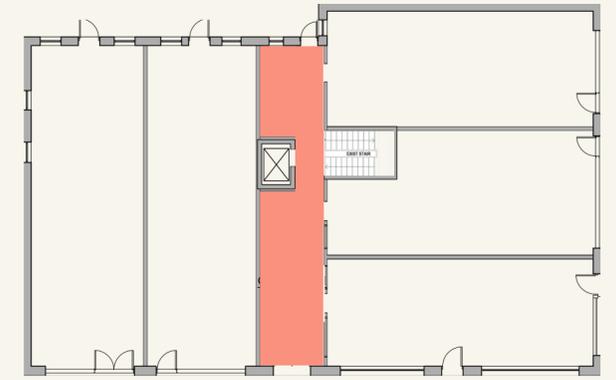
780 SQ FEET

### FLOOR PLANS INCLUDE:

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- 10' high ceiling heights
- 8,000 MB of internet speed
- Bright corner unit with natural light
- Complete gut renovation consisting of new bathrooms, floors, lights, air conditioning, kitchenette, and security system.
- 100 amps of 3 phase power

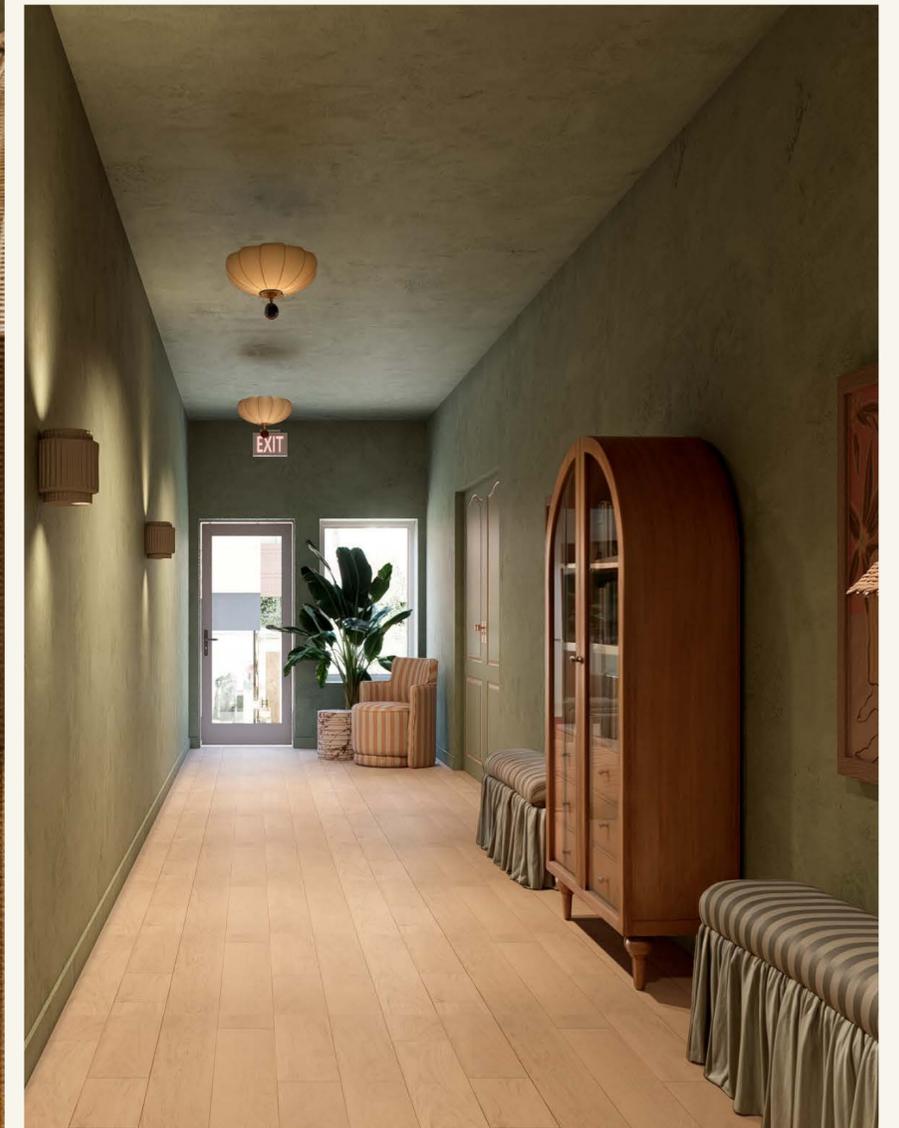
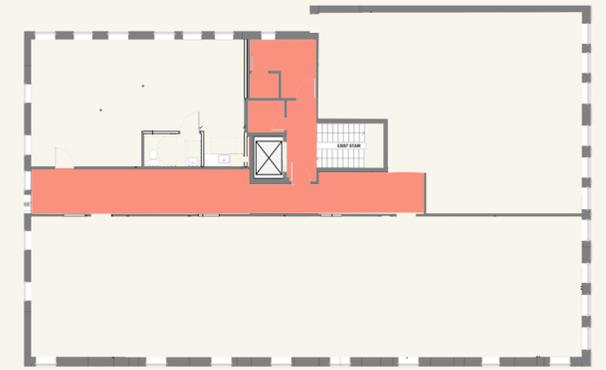
## SHOPPES ON GARDENIA - GROUND FLOOR ENTRANCE



The Shoppes on Gardenia embraces the timeless elegance of Palm Beach architecture, reimaged for a modern retail environment.

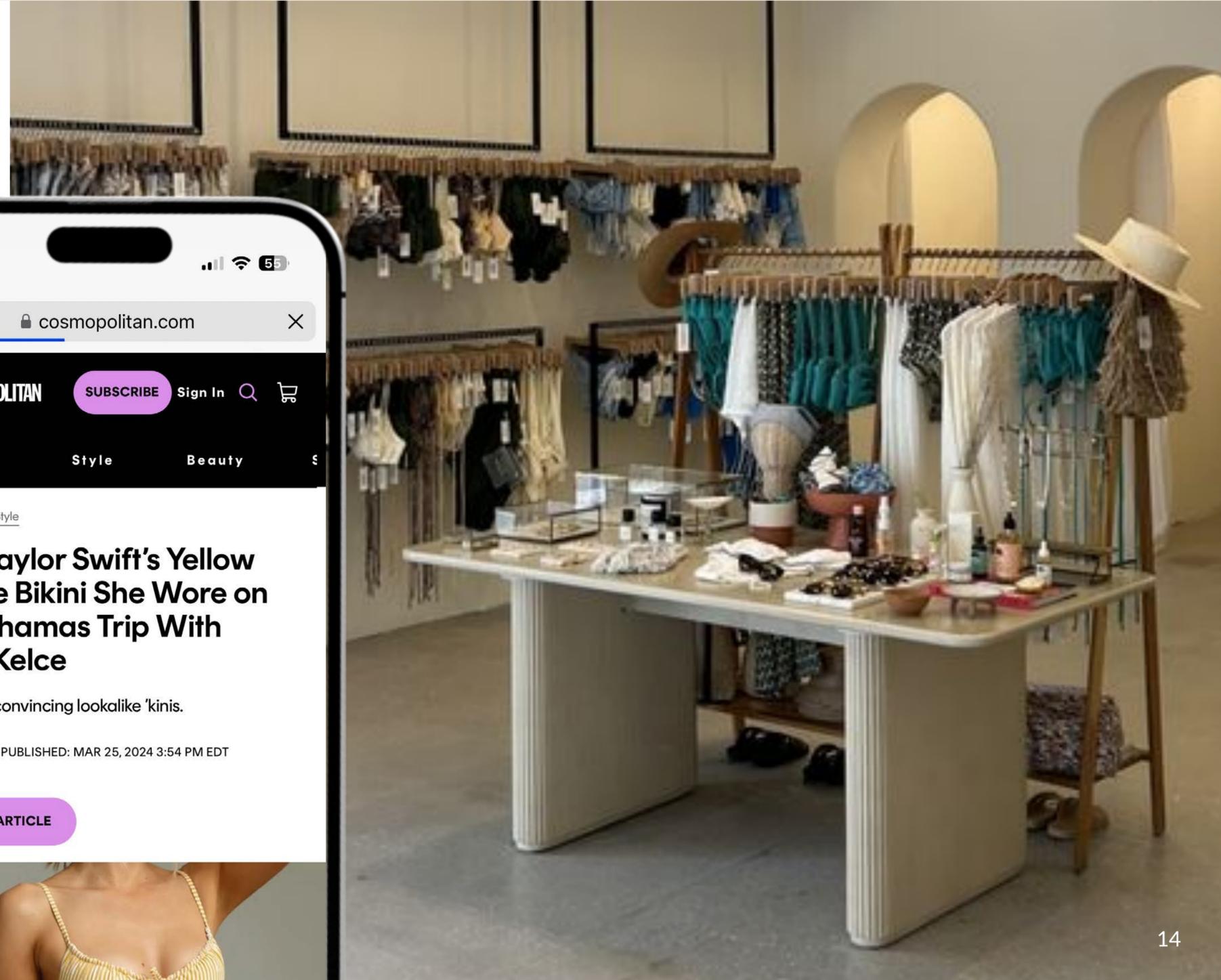
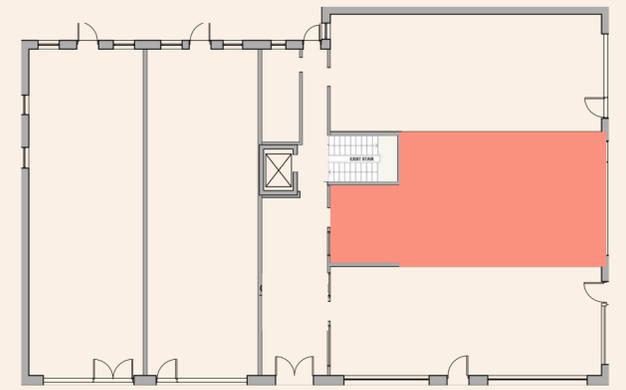
Inspired by the Mediterranean Revival character of Worth Avenue, our common areas feature arched openings, textured stucco, natural stone accents, layered neutral palettes, and lush tropical landscaping. The result is a refined yet relaxed setting that anchors best-in-class operators in a place that feels distinctly South Florida — curated, walkable, and designed to elevate both brand presence and customer experience.

# SHOPPES ON GARDENIA - 2ND FLOOR CORRIDOR



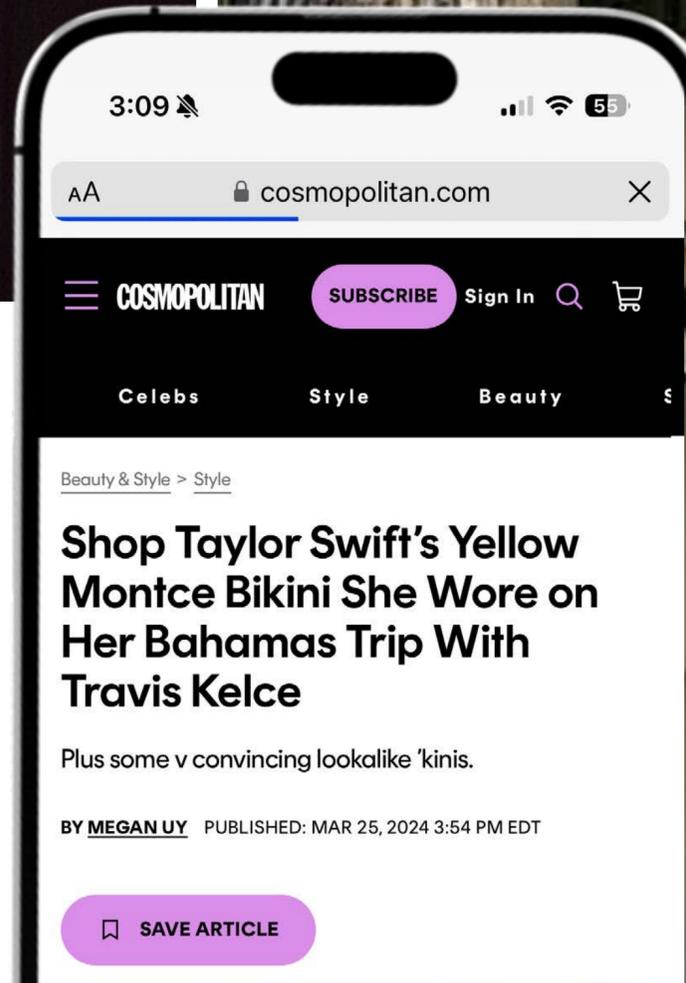
# montce

GROUND FLOOR



Montce Swim is a premium swimwear brand founded in 2009 by Alexandra Grief, known for its flattering, fit-focused designs and high-quality materials. Offering a diverse range of bikinis, one-pieces, activewear, and accessories in stylish prints and colors, the brand caters to individuals seeking confidence and elegance in their swimwear.

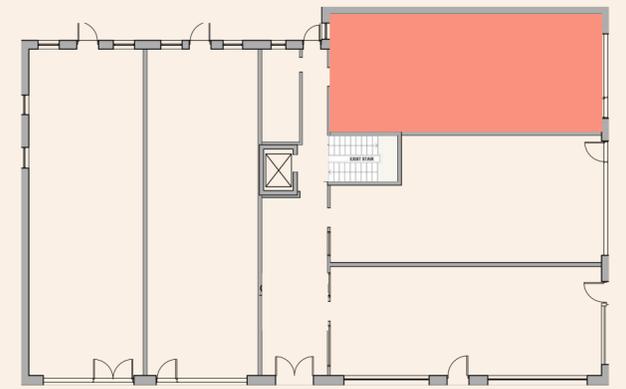
With stores in South Florida and international availability online and through retailers like Nordstrom, Montce has become a celebrated name in the swimwear industry.





REDVANLY

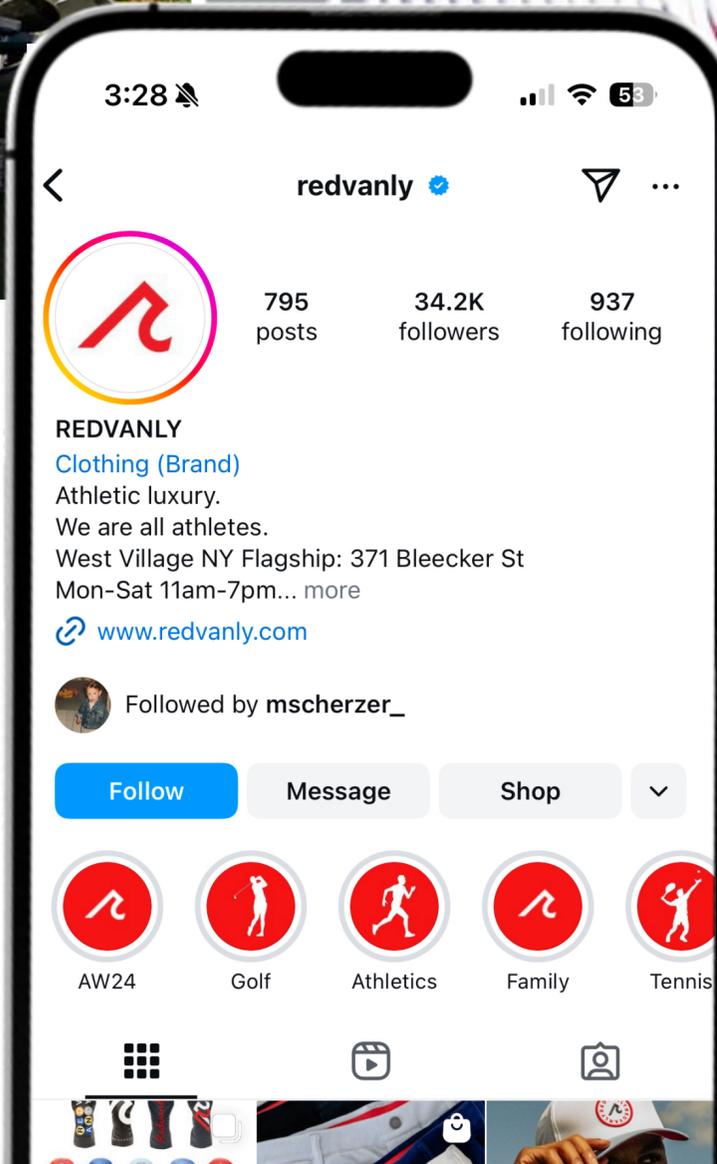
GROUND FLOOR



Redvanly is a modern athletic apparel brand founded by cousins Andrew and David Redvanly, who combined their passion for sports and design to create high-performance, stylish clothing for individual athletes.

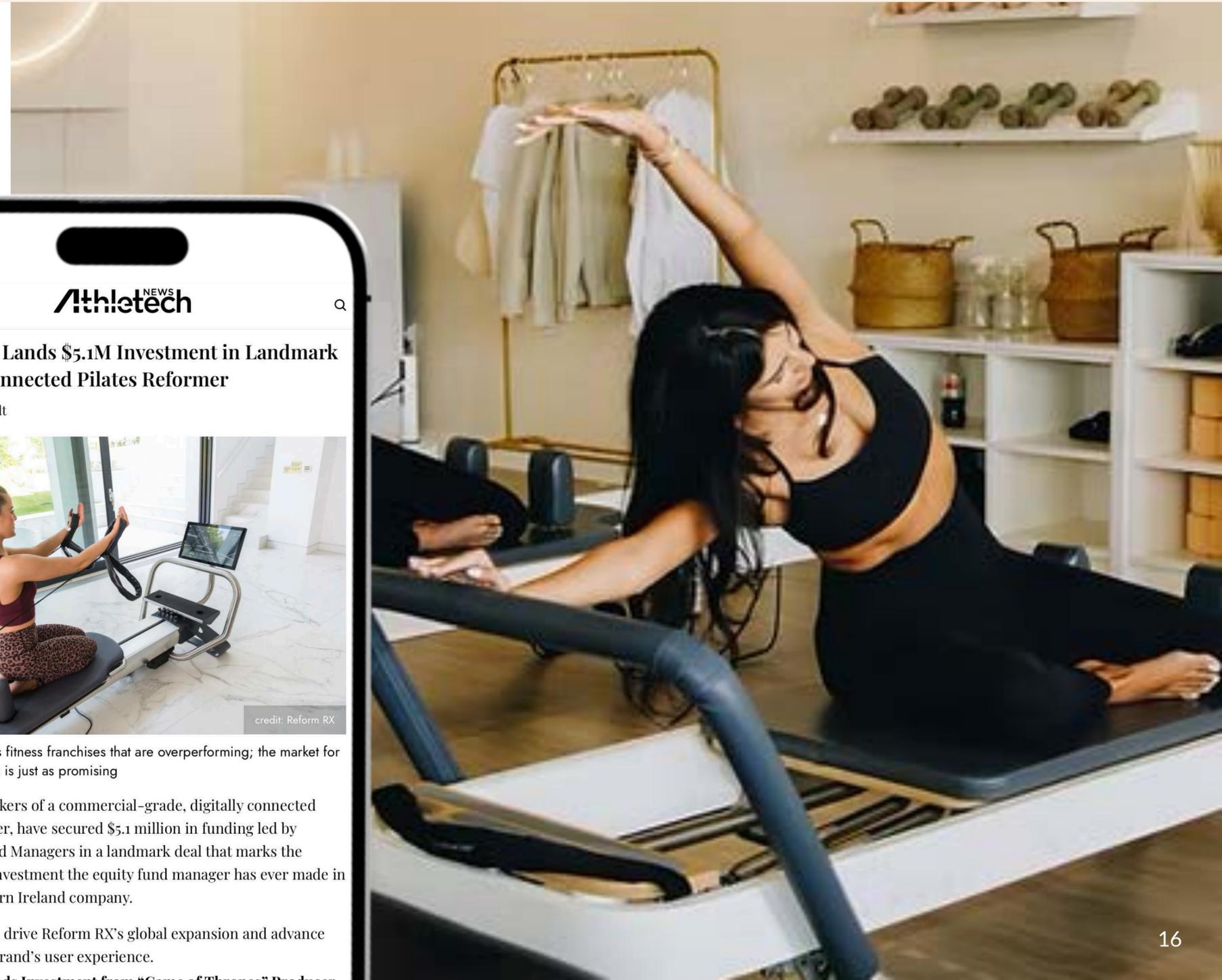
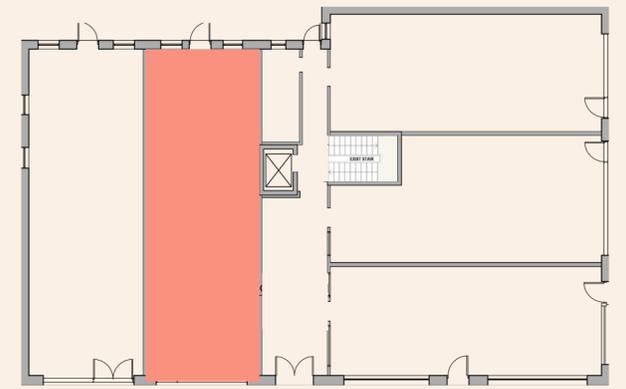
The brand offers a range of products, including athletic polo shirts, crew shirts, and jackets, all designed with advanced fabric technology to enhance performance and comfort.

Redvanly's commitment to quality and innovation has led to its presence in over 3,000 worldwide stockists, reflecting its growing influence in the athletic wear industry.



# REFORMING PILATES

GROUND FLOOR



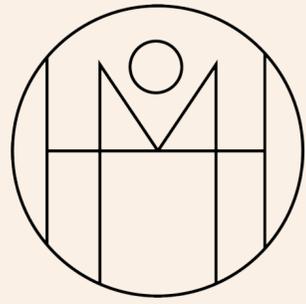
Reforming Pilates is a boutique classical Pilates studio in South Florida, offering daily group and private classes for all levels. With locations in Miami Beach, Bay Harbor Islands, Fort Lauderdale, and Boca Raton, the studio emphasizes creating a welcoming environment for both newcomers and regular practitioners.

Known for its focus on style and youthfulness, Reforming Pilates combines modern aesthetics with a vibrant approach to fitness, attracting a diverse and energetic clientele. Their method centers on Pilates as a safe and effective way to develop a strong and balanced body and mind.

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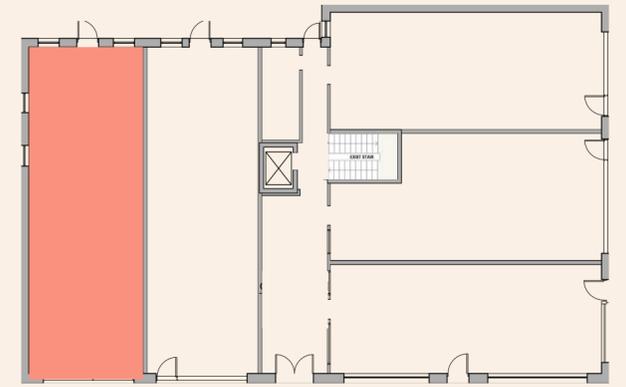
A smartphone mockup displaying a news article from Athletech. The article title is "Reform RX Lands \$5.1M Investment in Landmark Deal for Connected Pilates Reformer". The author is Courtney Rehfeldt, dated September 23, 2024. The article includes a photo of a woman on a reformer machine and a credit to Reform RX. The text discusses the investment and the company's expansion plans.

**Athletech**  
Reform RX Lands \$5.1M Investment in Landmark Deal for Connected Pilates Reformer  
Courtney Rehfeldt  
SEPTEMBER 23, 2024  
credit: Reform RX  
It's not just Pilates fitness franchises that are overperforming; the market for Pilates Reformers is just as promising  
Reform RX, makers of a commercial-grade, digitally connected Pilates Reformer, have secured \$5.1 million in funding led by Clarendon Fund Managers in a landmark deal that marks the largest initial investment the equity fund manager has ever made in a single Northern Ireland company.  
The capital will drive Reform RX's global expansion and advance the Reformer brand's user experience.



HOUSE OF MANE

GROUND FLOOR

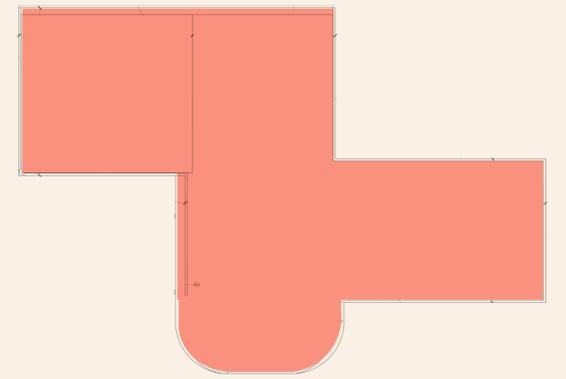


## FOUND IN THE WILD, TAMED IN THE HOUSE

House of Mane is a curated space where both artists and guests feel at home. We're a departmentalized salon, giving each stylist the freedom to focus on their specialty—so every client receives elevated, customized care from start to finish.



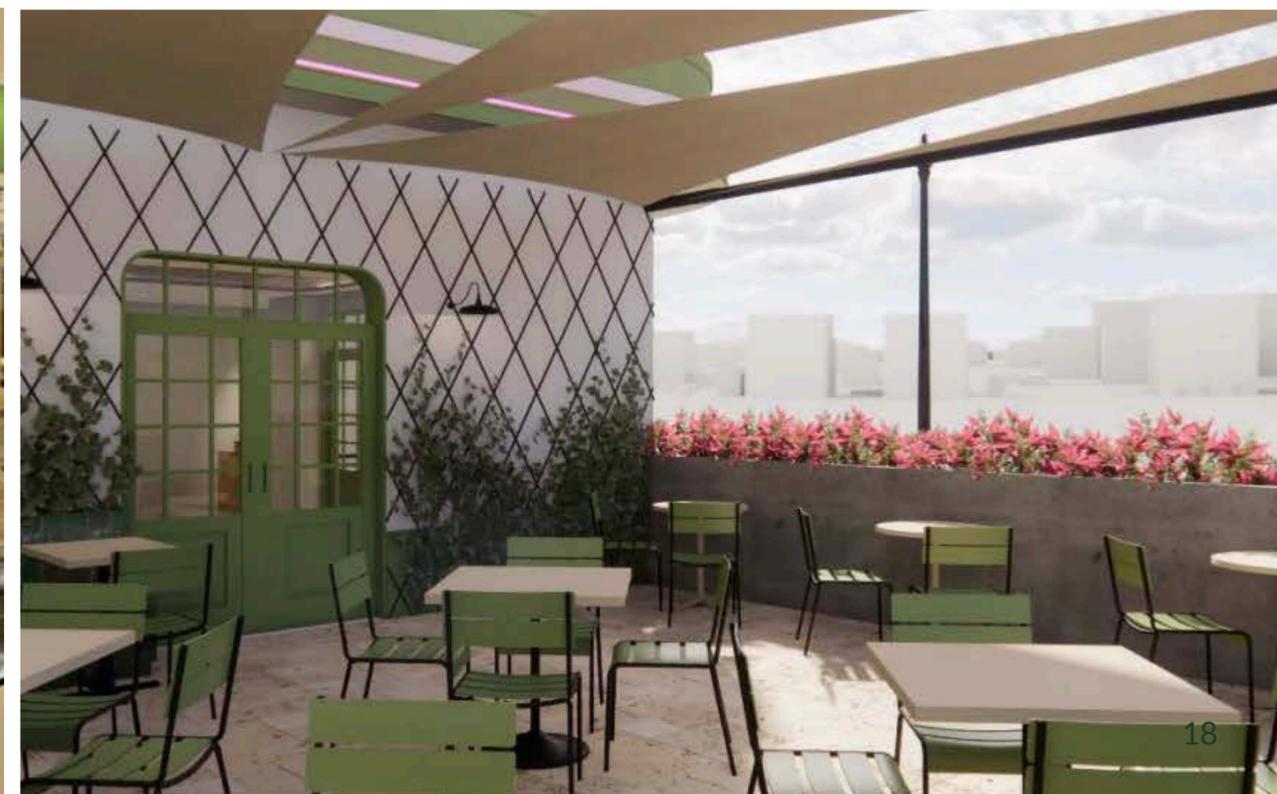
# GARDEN BUTCHER



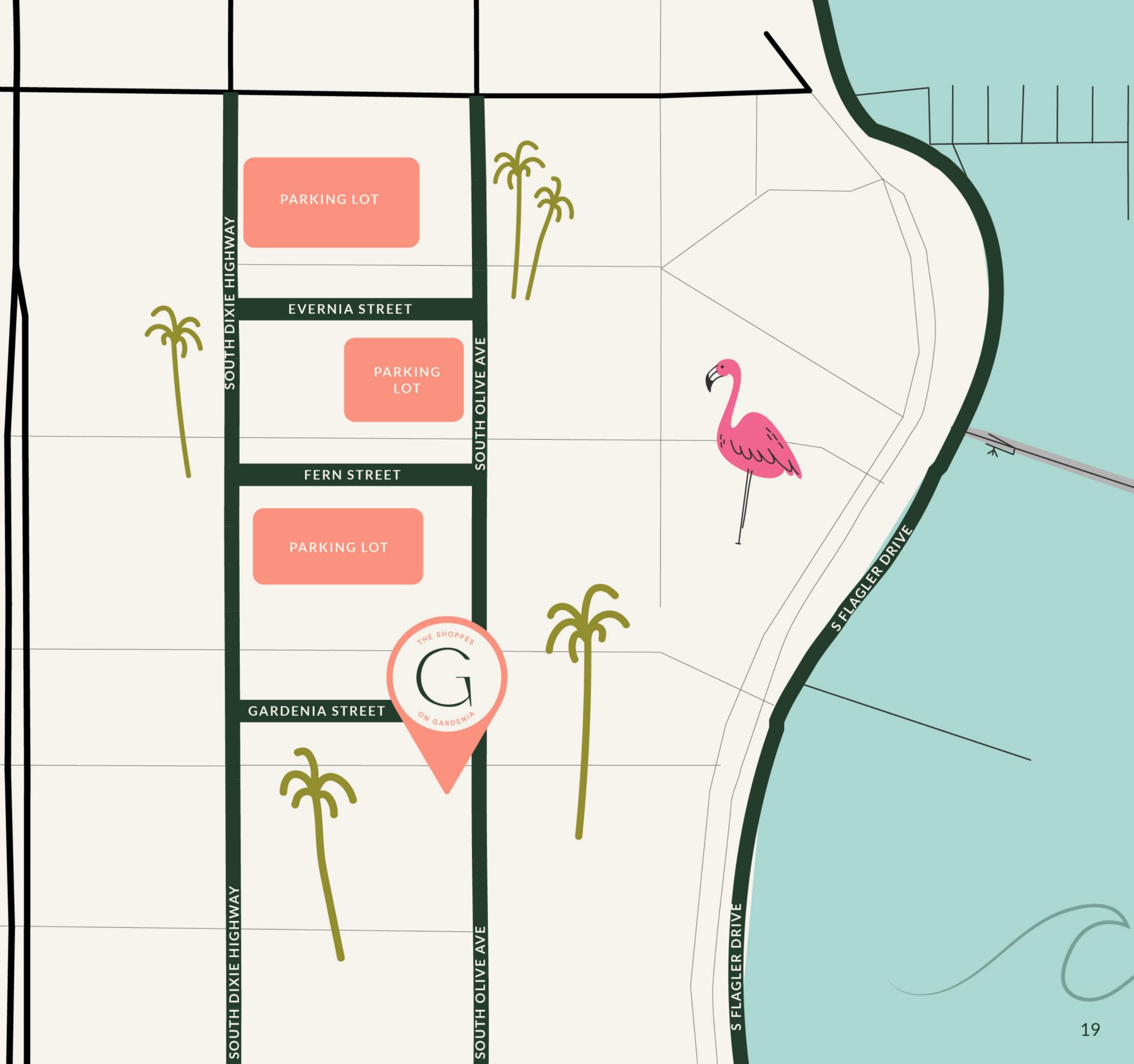
## HEALTHY FOOD, MADE BEAUTIFULLY SIMPLE.

Garden Butcher is a health-focused market and café in Boca Raton, Florida, known for its clean, nutrient-dense prepared foods made with organic, local, and seasonal ingredients. The concept blends an all-day café with grab-and-go options and catering services, offering everything from salads and bowls to smoothies and refrigerated family meals.

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# Parking Map



# THE SHOPPES ON GARDENIA

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GARDEN BUTCHER

montce

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AESTHETICS  
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REDVANLY

HOUSE OF MANE

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