

Saint Andrews Marina

BECK AVENUE

W 10TH STREET

THE HUB

of St Andrews

Premier Experiential Destination

Beck Avenue's Landmark Opportunity

0.28 Acre | $\pm$ 7,618 Square Feet

For Sale

Conceptual Rendering

The Opportunity

The Hub at 1000–1012 Beck Avenue presents a rare opportunity to acquire a fully restored, income-producing boutique mixed-use property in the heart of Historic St. Andrews, Panama City’s most walkable waterfront district. Originally built in 1907/1925 and meticulously renovated in 2019–21, this ±7,618 SF landmark blends historic character with premium modern finishes.



Restaurant & Bar



Boutique Retail



Outdoor Dining



Experiential Destination



THAI BELL RESTAURANT

Conceptual Rendering
CURRAN



Portico Outdoor Bar

Conceptual Rendering



Courtyard Patio & Dining

Conceptual Rendering
CURRAN

Features & Amenities

Price
\$3,195,000

NOI
\$157,200

The Hub of Saint Andrews
Panama City, Florida



Property Overview

- ±7,618 SF Historic Mixed-Use Building
- Originally Built 1907 | 1925 Expansion
- Fully Renovated 2019–2021
- Premium Interior & Exterior Finishes
- Four (4) Operating Tenants — Income In Place
- Boutique Experiential Destination Asset
 - » Restaurant & Craft Taproom
 - » Boutique Bridal Suite
 - » Custom Home Builder Showroom
 - » Bottle Club
- Near Near-Term Lease Extension Opportunities
 - » Newly Leased Portico Bar (~718 SF)
 - » Courtyard Patio — ~2,078 SF
 - » The Vault — Newly Leased to Bottle Club Concept — 1,000 SF
- Free Public Parking | Abundant Nearby

Location

- Heart of Historic St. Andrews District
- Corner of Beck Avenue & W. 10th Street
- Steps from St. Andrews Marina & Market
- 90+ Community & Corridor Events Annually
- High Foot Traffic Walkable Corridor
- Next-Door Parcel Recently Traded for \$400,000 (\$1.2 Million per Acre). Additional Comparable Under Contract for \$450,000 (\$1.125 Million per Acre)

Value-Add Capabilities

- Owner-User Flagship Conversion Option
- Near-Term Lease Rollover — Built-In Rent Upside
- Convert to NNN Lease Structure
- Rooftop Bar / Hospitality Expansion Opportunity
- Interior Suite Interconnectivity Option
 - » Fully Combinable Floor Plan

Leasing & Value Creation Completed

- 100% Leased Retail & Restaurant Spaces
- Strengthened Cash Flow & Income Profile

Interior Features

- The Grocery Kitchen & Taproom
 - » ~2,500 SF Full-Service Restaurant
 - » Craft Taproom & Bar
 - » Fully Built-Out & Equipped Kitchen
- Baytowne Bridal Suite
 - » 1,580 SF Ground Floor
 - » 520 SF Second Floor
- Traton Homes Showroom — 1,000 SF
- The Vault Private Lounge Speakeasy — 1,000 SF
- Rooftop Bar / Elevated Concept with Rare Waterfront Views

Property Overview





Site Plan



Beck Avenue

West 10th Street

Traton Homes ^{Showroom}

~1,000 SF

The Grocery ^{Kitchen & Taproom}

~2,500 SF

The Vault ^{Private Lounge}

~1,000 SF

Baytowne Bridal ^{Suite}

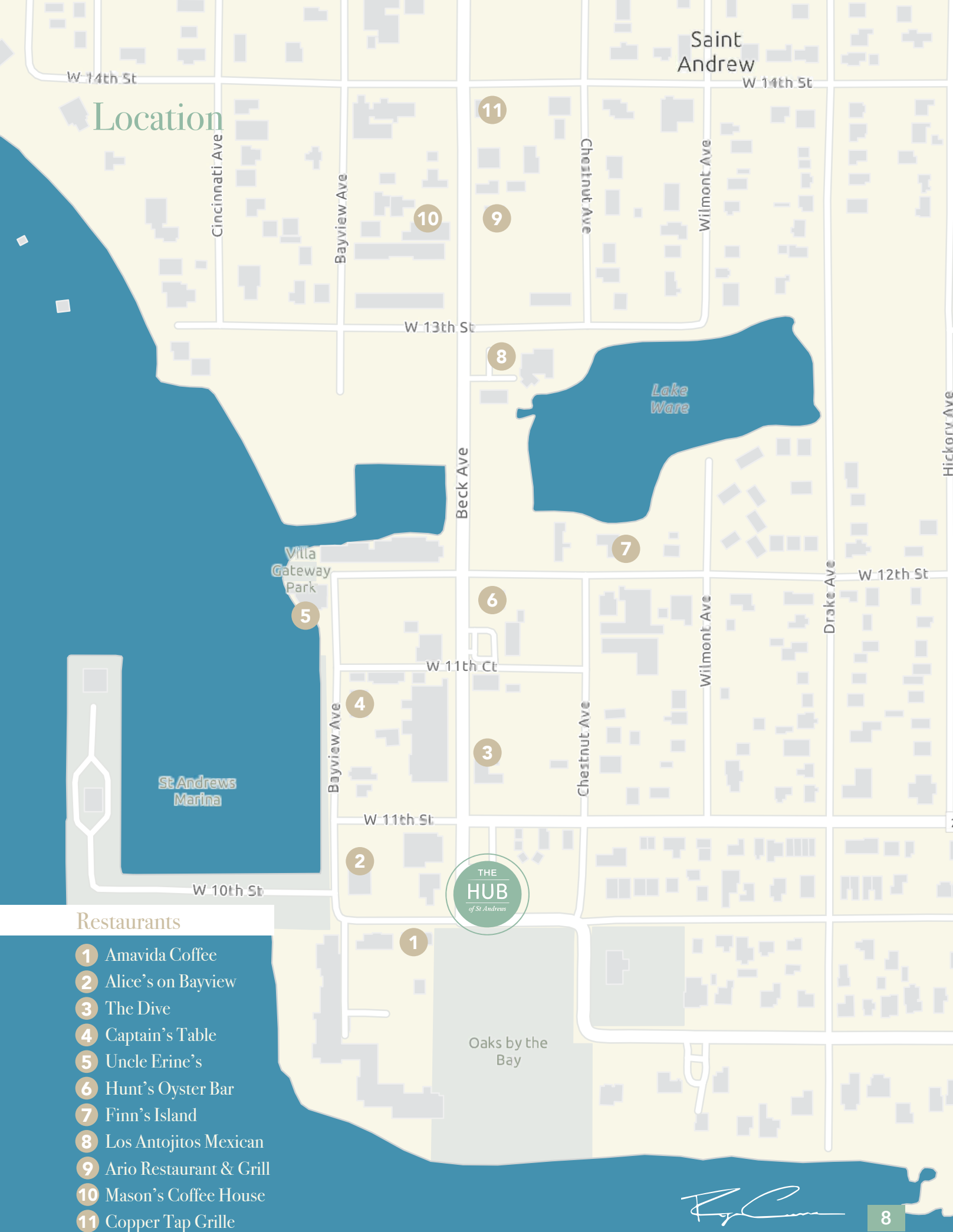
~1,580 Ground SF
~520 2nd Floor SF

Courtyard ^{Patio}

~2,078 SF

Portico ^{Outdoor Bar}

~718 SF



Location

Restaurants

- 1 Amavida Coffee
- 2 Alice's on Bayview
- 3 The Dive
- 4 Captain's Table
- 5 Uncle Erine's
- 6 Hunt's Oyster Bar
- 7 Finn's Island
- 8 Los Antojitos Mexican
- 9 Ario Restaurant & Grill
- 10 Mason's Coffee House
- 11 Copper Tap Grille



Sandy Point - Saint Andrews State Park
CURRAN



The Vault Private Lounge

The Grocery Kitchen & Taproom

Actual Photo

Actual Photo

Financials & Projections

Tenant	Suite Size	Term	Current
The Grocery Kitchen & Taproom	~2,500 SF	2 Years ¹	\$5,250
Baytowne Bridal Suite	1,580 SF (1 st floor) 520 SF (2 nd floor)	3 Years ²	\$3,350
Traton Homes Showroom	1,000 SF	2 Years	\$2,000
The Vault Private Lounge	1,000 SF	1 Year ³	\$2,500
Portico Outdoor Bar	718 SF	1 Year	See Notes ³
Total	7,618 SF		\$157,200

Net Operating Income

1 - **The Grocery** – Lease in place through March 2028 with landlord-controlled renewal options. Tenant operates under a modified net structure, reimbursing real estate taxes and insurance, paying utilities directly, and assuming responsibility for all maintenance and repairs, including structural components.

2 - **Baytowne Bridal** – Lease in place with approximately 3 years and 11 months remaining.

3 - **The Vault & Portico Bottle Club** – The Vault and covered Portico have been leased together to a new bottle club operator under a lease generating \$2,500 per month (\$30,000 annually). The combined indoor-outdoor concept activates the previously underutilized Portico and Courtyard, enhancing the property's food-and-beverage offerings, increasing occupancy, and contributing additional recurring rental income.

Courtyard Patio	2,078 SF	Lease Restructuring	\$1,080 ⁴
Rooftop Expansion Bar & Dining	~1,250 SF	Value-Add	\$4,400 ⁵
Value-Add Square Footage	~3,328 SF	\$175,200 - \$240,960 Pro Forma	

4 - **Courtyard** – The Courtyard is currently designated as common area under the existing tenant leases. As leases are renewed or restructured, ownership has the opportunity to incorporate the Courtyard into a dedicated hospitality lease, creating a seamless indoor-outdoor experience with the Portico and The Vault. The pro forma assumes a conservative rental rate of \$6.25/SF for the outdoor space.

5 - **Rooftop Expansion** – The property presents an opportunity to introduce a rooftop bar or elevated hospitality concept, further enhancing the asset's positioning and revenue profile. Pro forma assumes approximately \$4,400/month in additional rental income from future rooftop activation (subject to approvals and feasibility).

Value-Add Strategies

- Option 1
Owner-user flagship concept
- Option 2
Lease-up & NNN activation
- Option 3
Curated hospitality expansion
- Option 4
Stabilize & hold for appreciation

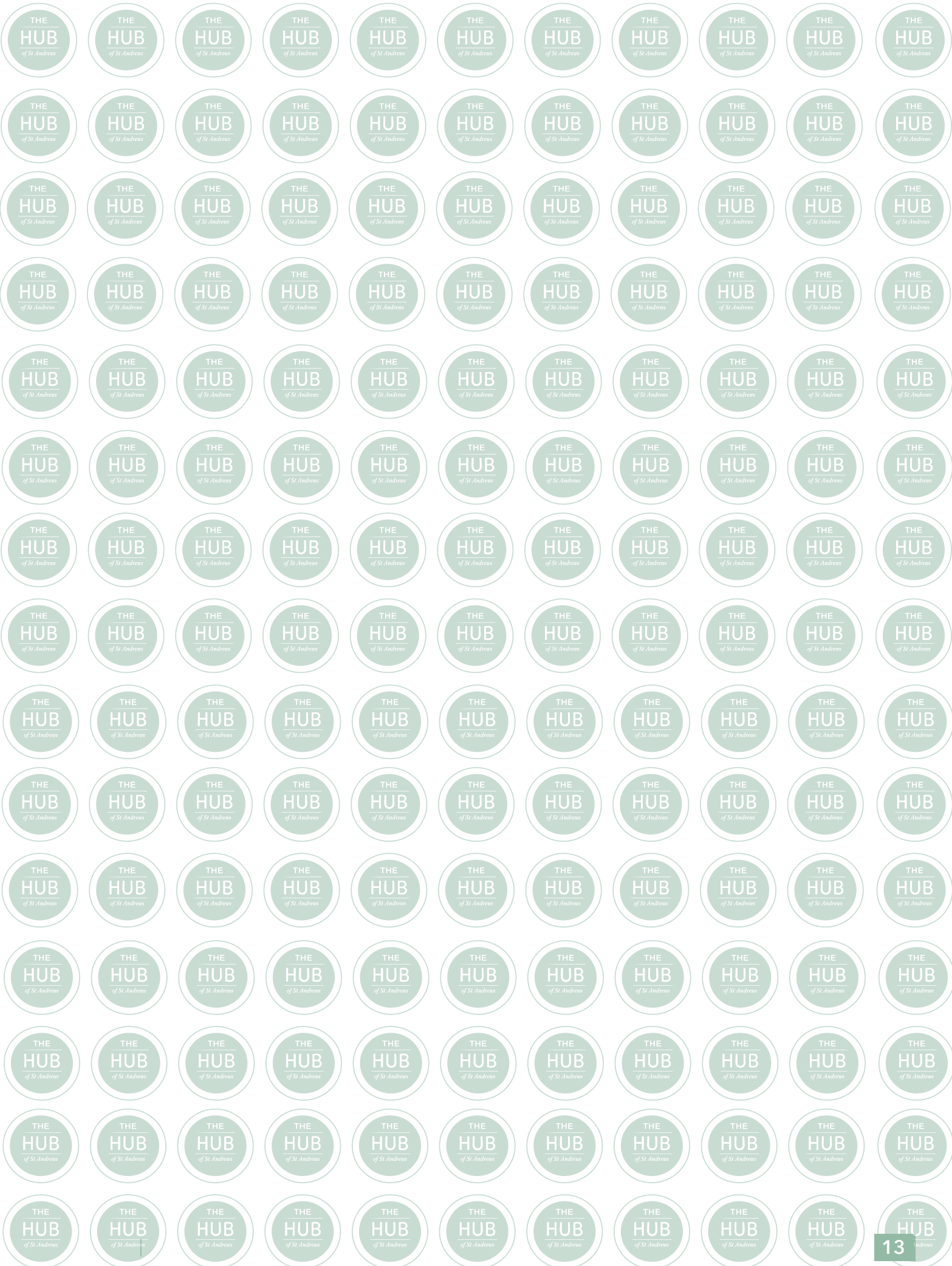
Expense Responsibilities & Recoveries

Tenant	HVAC	Electric	Utilities ¹	Taxes ²	Insurance ²	CAM ³
The Grocery Kitchen & Taproom	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord
Baytowne Bridal Suite	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord
Traton Homes Showroom	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord
The Vault Private Lounge	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord
Portico Outdoor Bar	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord
Total Expenses				\$11,235.49	\$8,443.91	\$500.00

1 - **Utilities** – Water, sewer, and trash services are tenant-paid.

2 - **Taxes & Insurance** – Tenants reimburse ownership for real estate taxes and property insurance.

3 - **Common Area Maintenance** – CAM expenses are minimal and incorporated into base rental rates, with no formal reconciliation—providing an opportunity for a more structured recovery program.



OFFERING PROCEDURE

Offers should be in the form of a **Letter of Intent (LOI)**

1. **Price**
2. **Earnest Money Deposit**
3. **Due Diligence Time Period**
4. **Closing Period**
5. **Bio/Experience**, and any other substantial business points the buyer wants the seller to know

Please address offers and questions to:

Ryan Curran

ryan@curranusa.com

Curran Capital brokered by eXp Commercial

DISCLAIMER

Renderings are for illustrative purposes only and may not reflect final approved plans. Financial projections and income estimates are forward-looking, based on assumptions believed to be reasonable, and are not guarantees of future performance. Actual results may vary materially. All information is subject to independent verification.

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By receipt of this Memorandum, the recipient agrees that all information contained herein is confidential and shall not be disclosed, copied, reproduced, or distributed, in whole or in part, to any other party without the prior written consent of Broker(s).

Recipients further agree not to contact, communicate with, or solicit the property owner, tenants, employees, or any affiliated businesses directly regarding the Property. All inquiries, discussions, offers, and negotiations shall be conducted exclusively through Broker(s). Any attempt to circumvent Broker(s) or interfere with existing ownership, tenant relationships, or business operations may result in disqualification from the opportunity and may be subject to legal action.

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BROKER MUST BE PRESENT FOR ALL SHOWINGS.**



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