



# FOR LEASE

1609 E. 7TH AVE.  
TAMPA, FL 33605

BUILDOUT OPPORTUNITY IN TRANSFORMING YBOR CITY

Now is the perfect time to bring your vision to life in one of Tampa's most iconic and fastest-evolving districts.

Located directly on 7th Avenue—the beating heart of Ybor City—this open shell space offers unmatched visibility, foot traffic, and flexibility.

*Brokerage Done Differently*

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live  
work  
& play  
IN THE HEART OF TAMPA BAY!

# EXECUTIVE SUMMARY

1609 E. 7TH AVE.  
TAMPA, FL 33605

LEASE PRICE

Negotiable

## AVAILABLE SPACE

6,586 SF GROUND FLOOR  
6,000 SF SECOND FLOOR OPTION TO BUILD OUT  
TOTAL: ±12,586 SF INTERIOR SPACE  
ADDITIONAL ROOFTOP BUILD OUT OPTION

## PROPERTY FEATURES

### Buildout Opportunity in Transforming Ybor City

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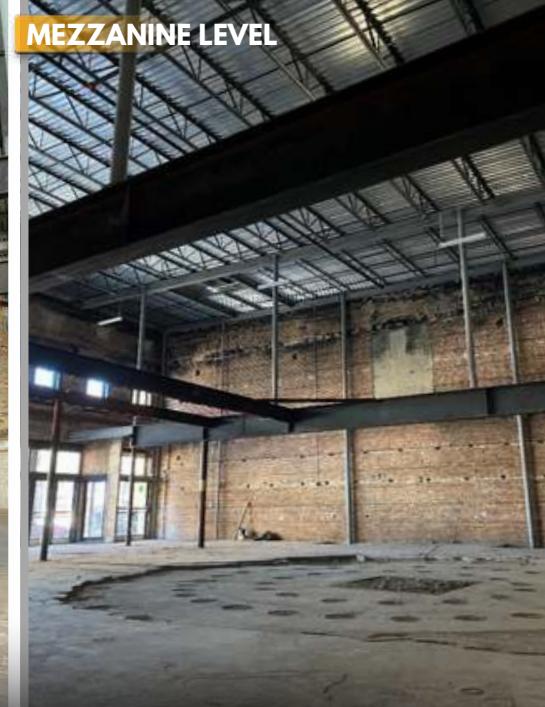
Whether launching a new concept or expanding your brand, this is a rare chance to create a space from scratch in a location primed for growth. With high ceilings, a fully customizable interior and the opportunity to add a second floor, this property is an ideal foundation for your next venture. For over 15 years, Amphitheatre Ybor City was a successful nightclub. Now, it's a blank canvas for your creative vision. Imagine a dynamic space that attracts both locals and visitors—right in the center of everything Ybor has to offer.

Even more exciting, this property sits just blocks from the transformational 50-acre Gasworx development, a multi-phase project bringing over 5,000 new residences, 500,000 SF of office, 150,000 SF of retail, parks, public space, and a streetcar stop connecting you to Downtown Tampa. A once-in-a-generation opportunity to join Ybor's revival and shape its future.

## GROUND LEVEL



## MEZZANINE LEVEL



## INTERIOR PHOTOS

#### HIGHLIGHTS:

- Located on Ybor City's busiest corridor – 7th Avenue
- 6,586 SF Ground Floor
- 6,000 SF Second Floor Option to Build Out
- Total: ±12,586 SF Interior Space
- Additional Rooftop Build Out Option
- **Zoned YC-1**
- Custom buildout opportunity – design it your way
- Balcony and open-air frontage option overlooking Centro Ybor
- High foot traffic, excellent signage, and nonstop visibility
- Just steps from Gasworx, Tampa's most ambitious urban development
- Public parking garage 1 block away + nearby private lots

#### BEST USES FOR THE SPACE:

- Restaurant or Gastropub
- Live Music Venue
- Entertainment Center or Barcade
- Creative Office / Studio / Co-Working Space
- Retail Showroom
- Brewery or Distillery Tasting Room
- Art Gallery or Cultural Venue
- Wellness Studio or Event Hall

# LISTING DETAILS

## FINANCIAL TERMS

### LEASE PRICE

**Negotiable**

## LOCATION

STREET NUMBER	1609 E 7TH AVENUE
CITY	TAMPA
COUNTY	HILLSBOROUGH
TRAFFIC COUNT	5,400 VTD (2024 AADT) 7TH AVE
MARKET	TAMPA-ST. PETERSBURG-CLEARWATER
SUB MARKET	YBOR CITY

## UTILITIES

ELECTRICITY	TECO
WATER	CITY OF TAMPA UTILITIES
WASTE	CITY OF TAMPA UTILITIES
COMMUNICATION	FRONTIER COMMUNICATIONS/ VERIZON/SPECTRUM

## THE COMMUNITY

NEIGHBORHOOD/SUB DIVISION NAME	YBOR CITY HISTORIC DISTRICT
FLOOD ZONE AREA	X
FLOOD ZONE PANEL	12057C0354J

## THE PROPERTY

FOLIO NUMBER	197229-0000
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### ZONING YC-1

1609 E. 7TH AVENUE FALLS UNDER THE YC-1 ZONING DESIGNATION, WHICH SUPPORTS THE PRESERVATION AND ENHANCEMENT OF YBOR CITY'S UNIQUE CULTURAL, SOCIAL, RETAIL, AND SERVICE CHARACTER. THIS ZONING ENCOURAGES A RICH MIX OF USES, LOW-RISE DEVELOPMENT, AND THE MAINTENANCE OF THE DISTRICT'S DISTINCTIVE HISTORIC ARCHITECTURE AND WALKABLE URBAN FABRIC—MAKING IT AN IDEAL SETTING FOR CREATIVE RETAIL AND HOSPITALITY VENTURES.

PROPERTY USE	RETAIL / HOSPITALITY
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AVAILABLE SF	6,586 SF - 12,586 SF
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PROPERTY SIZE	2 STORIES - UP TO 12,586 SF
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LOT DIMENSION	28' (FRONTAGE) X 140' (DEPTH)
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FRONT FOOTAGE	28' ON E. 7TH AVENUE
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PARKING	NEARBY OFF-SITE PARKING AVAILABLE
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## TAXES

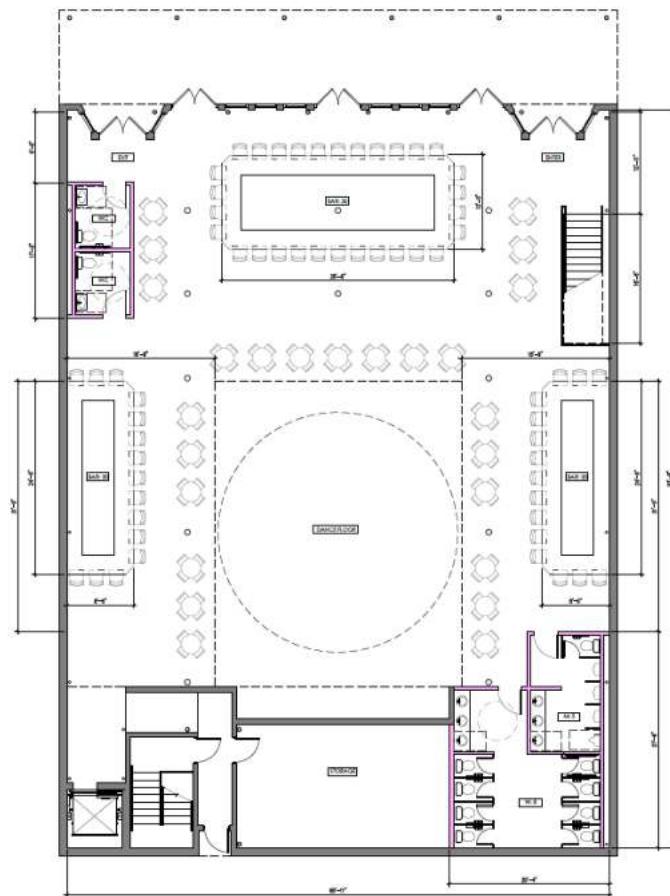
TAX YEAR	2024
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TAXES	\$11,083.80
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# OPTIONAL FLOOR PLAN

THIS IS JUST A SUGGESTED LAYOUT TO HELP VISUALIZE POSSIBILITIES. IT DOESN'T CURRENTLY EXIST AND CAN BE CHANGED TO FIT YOUR NEEDS.

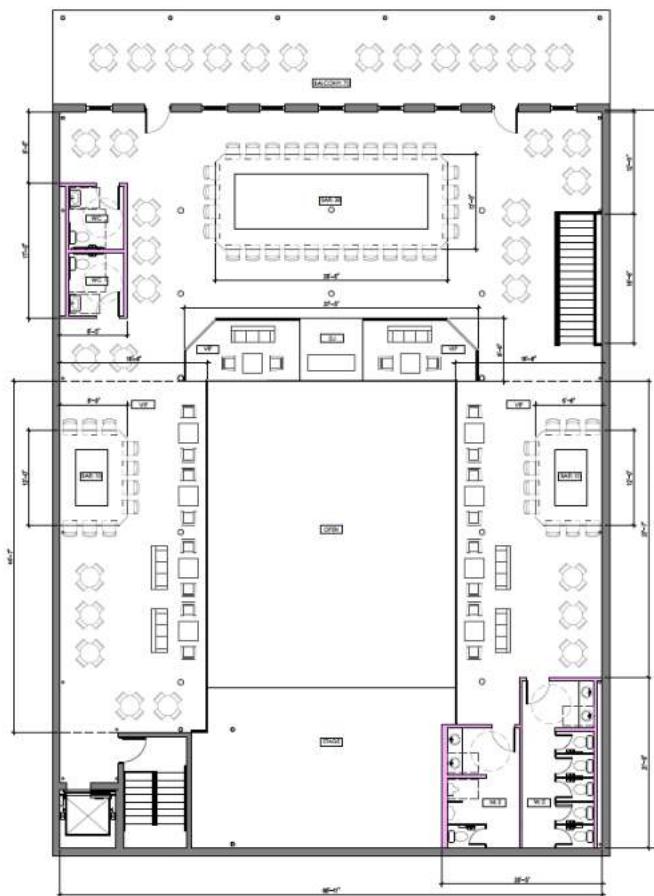


1 FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"

ASSEMBLY  
4400 SF  
160 SEATS  
500 STANDING  
660 TOTAL OCCUPANTS

REQUIRED PLUMBING FIXTURES (TOTAL LEVELS 1 & 2)						
OCCUPANCY	RATE	WCs	RATE	LAWS	RATE	EWCS
ASSEMBLY	1 PER 40	24.75	1 PER 75	12.20	1 PER 500	1.98
TOTAL REQUIRED		25		14		2
TOTAL PROVIDED		25		14		2



2 FLOOR PLAN - LEVEL 2

SCALE: 1/8" = 1'-0"

ASSEMBLY  
3300 SF  
220 SEATS  
110 STANDING  
330 TOTAL OCCUPANTS

**Please note:** This layout doesn't currently exist but is offered as a potential option to help you visualize what's possible with the space. You're not limited to this design—it's just one idea to consider if it aligns with your needs and vision.

# MAPS AND DIRECTIONS

1609 E. 7th Ave. is conveniently located in the heart of Ybor City, Tampa's iconic historic district, at the corner of E. 7th Avenue and N. 16th Street—directly across from Centro Ybor. Easily accessible from major roadways, the property is just a 5-minute drive from Downtown Tampa.

From I-275, take Exit 45A toward Downtown East, merge onto N. Jefferson Street, then turn left on E. Twiggs Street, which turns into E. 7th Avenue. The property will be on your right, just after you pass N. 16th Street.

This prime location offers excellent visibility, heavy foot traffic and convenient access to parking and public transit.



# A JOURNEY THROUGH YBOR CITY'S RICH HISTORY

## **Ybor City: Built by Immigrants, Powered by Legacy**

Ybor City was founded in 1885 by cigar manufacturer Vicente Martinez-Ybor, who relocated his operations from Key West to Tampa. The area quickly developed into a hub for cigar production due to its ideal climate and transportation links. It attracted thousands of immigrants—primarily Cuban, Spanish, Italian, and Eastern European Jewish—who came seeking work and opportunity in the booming cigar industry.

These diverse immigrant communities shaped Ybor's unique cultural identity. They established mutual aid societies, social clubs, and newspapers, building a tight-knit and self-sufficient neighborhood. This rich blend of traditions fostered a distinct Latin-European cultural environment, which influenced everything from food and architecture to music and politics.

At its peak, Ybor City was known as "Cigar City," producing up to 500 million hand-rolled cigars annually and becoming a major economic driver in the region. However, the cigar industry declined in the mid-20th century due to automation, changing markets, and labor struggles, leading to economic downturn and urban decay in the neighborhood.

In recent decades, Ybor has experienced a cultural and economic revival, transforming into a lively entertainment and nightlife district. Its historic charm, walkable streets, and vibrant atmosphere now attract a diverse mix of locals, tourists, and entrepreneurs. Ybor's ongoing growth makes it a prime location for new businesses and a shining example of successful urban revitalization grounded in cultural heritage.



# LIFESTYLE & ENTERTAINMENT

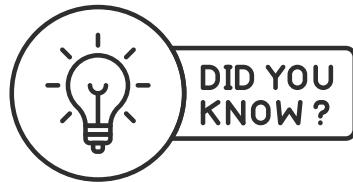


## A Neighborhood That Never Sleeps

Ybor City is renowned for its energetic nightlife and rich daytime experiences. During the day, residents and visitors can explore the Ybor City Saturday Market, held at Centennial Park since 2000. It's the largest continually operating outdoor market in Tampa Bay, offering local produce, art, and crafts.

Ybor's cigar shops are a nod to its heritage, offering premium hand-rolled cigars and traditional craftsmanship. Local cafes and breakfast spots like The Blind Tiger and The Attic Café cater to early risers and brunch enthusiasts, offering fresh and diverse menus with cultural flair.

Since its revitalization, Ybor City has emerged as one of Tampa's premier nightlife destinations. The neighborhood is home to a diverse array of venues, ranging from iconic clubs to intimate bars and eclectic live music spaces. Whether you're seeking a high-energy dance floor, a themed DJ night, or a relaxed lounge experience, Ybor offers something for every taste. As evening falls, the district's historic streets come alive with vibrant energy, drawing locals and visitors alike for unforgettable nights out in one of Florida's most culturally rich neighborhoods.



**Ybor City is being transformed with new housing, arts, and infrastructure projects—like the Gas Worx development—while still preserving its historic charm.**

# COMMUNITY & EVENTS

**Ybor City stands as a dynamic hub where culture, celebration, and community intersect**

Known for its rich history and diverse heritage, the neighborhood pulses with energy through a year-round calendar full of engaging events. At the heart of Ybor's cultural identity is the legendary Gasparilla Festival, a vibrant pirate-themed celebration that transforms the streets into a lively spectacle. Thousands gather to witness the iconic Gasparilla Parade of Pirates, where elaborately costumed revelers and festive floats create an atmosphere of fun and tradition, reflecting the community's spirited embrace of its unique roots.

Beyond Gasparilla, Ybor City thrives on a diverse lineup of events that celebrate its multicultural fabric. From arts and crafts festivals showcasing local talent to culinary events that highlight the neighborhood's flavorful cuisine, there is always something happening to spark interest and bring people together. Seasonal food tastings, live music performances, and cultural heritage celebrations enrich the community's social calendar, attracting both residents and visitors eager to experience the neighborhood's vibrant lifestyle.

These events do more than entertain—they foster a deep sense of belonging and pride among Ybor's residents, strengthening community bonds while inviting newcomers to partake in its lively traditions. This ongoing cycle of celebration and cultural expression sustains Ybor City's reputation as a vibrant destination, making it not only a great place to live but also a compelling location for investment and growth. The neighborhood's lively events scene ensures that Ybor remains a place where history, culture, and modern life seamlessly blend.

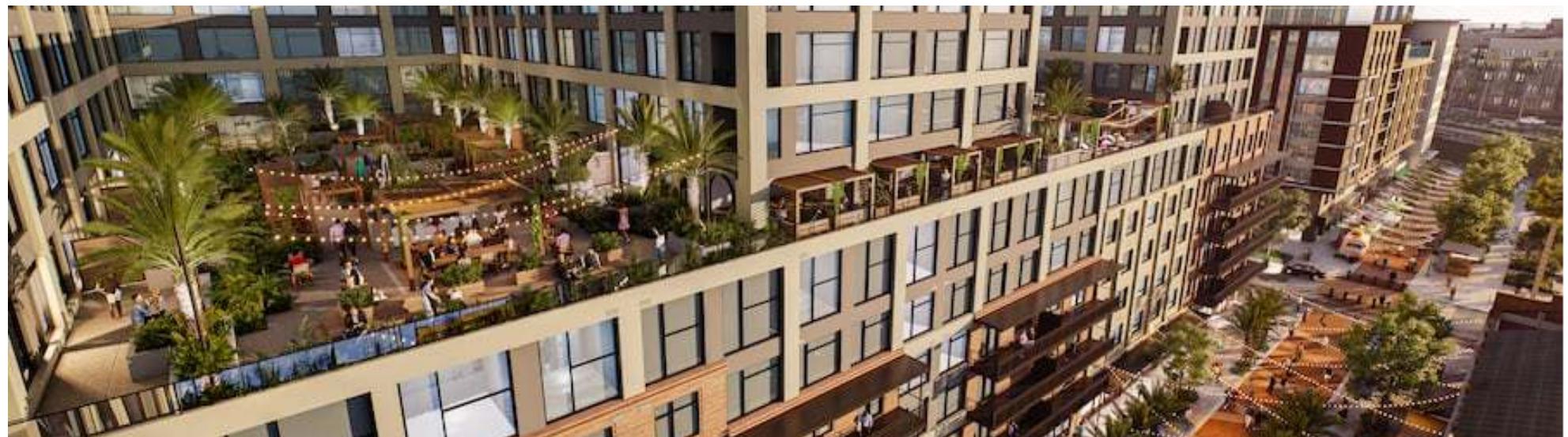


# THE FUTURE OF URBAN LIVING IN YBOR CITY

At the forefront of Ybor City's ongoing renaissance is Gasworx, an ambitious mixed-use development transforming a once-industrial site into a vibrant urban community. Ideally situated just minutes from downtown Tampa and the scenic waterfront, Gasworx represents the future of city living with its seamless blend of residential, commercial, and leisure spaces. By revitalizing this historic area, the project pays homage to Ybor's rich past while boldly shaping its next chapter, offering residents and visitors a fresh experience rooted in both heritage and modernity.

Designed with intentionality, Gasworx features a dynamic mix of upscale apartments, innovative office spaces, and trendy dining venues, all woven together by thoughtfully landscaped green areas and walkable streets. This integration encourages a lively, connected lifestyle where work, play, and relaxation coexist effortlessly. The development is especially appealing to young professionals, creatives, and entrepreneurs who seek a community that fosters collaboration, inspiration, and convenience — all within the vibrant cultural fabric of Ybor City.

More than just a real estate project, Gasworx embodies a comprehensive vision for urban living that prioritizes sustainability, accessibility, and social engagement. Its combination of contemporary design and historic preservation sets a new standard for development in Tampa, positioning Gasworx as a cornerstone in Ybor's emergence as one of the region's most sought-after neighborhoods. As the project continues to take shape, it promises to be a landmark destination that elevates the quality of life for its residents while contributing to Ybor City's ongoing legacy of innovation and cultural richness.



# PRIME COMMERCIAL SPACE IN THE HEART OF HISTORIC YBOR CITY

Located in the heart of Tampa's historic Ybor City, 1609 E. 7th Ave presents a rare opportunity to lease up to 12,500 RSF of flexible commercial space in one of the city's most vibrant and high-traffic districts. This iconic property, positioned directly on bustling 7th Avenue and across from Centro Ybor, was formerly home to a successful nightclub that operated for over 15 years. Now available and ready to occupy, the building offers 6,586 RSF on the ground floor and 6,500 RSF on the second floor, making it ideal for a wide range of uses including retail, restaurant, bar, office, or entertainment concepts. The space features excellent visibility, high ceilings, and prime frontage, with expansive windows that overlook one of Ybor's busiest intersections.

Ybor City is one of Tampa's most dynamic cultural districts, known for its rich history, eclectic mix of dining, shopping, and entertainment, and its unique blend of historic charm and modern energy. The area attracts a constant flow of foot traffic from both locals and tourists and benefits from proximity to Downtown Tampa, the Channel District, and the Port of Tampa. With its cobblestone streets, restored brick buildings, and electric streetcars, Ybor offers a vibrant backdrop for businesses looking to stand out in a truly iconic setting.

1609 E. 7th Ave comes with zoning (YC-1) that supports a wide range of commercial uses, making it easy to customize the space to your vision. The property offers flexible lease terms, custom buildout opportunities and nearby parking options. Great signage opportunities ensure maximum exposure along one of Tampa's busiest commercial corridors.



# Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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