



3780 & 3800 Via Del Rey

Two-Building Office Portfolio | For Sale or Lease | Sold Together or Separately

Bonita Springs, Florida 34134



3780 Via Del Rey

Bonita Springs, Florida 34134

DEL REY BUILDING
3780 VIA DEL REY

3800 Via Del Rey

Bonita Springs, Florida 34134



Q. GRADY MINOR
& ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

Matthew W. Stepan, CCIM
Commercial Advisor
Matt@pc-cre.com

WT Pearson
Broker Associate
WT@pc-cre.com

www.premcomm.com

28410 Bonita Crossings Blvd., Suite 225
Bonita Springs, FL 34135
(239) 992-1200

Table of Contents



www.premcomm.com
28410 Bonita Crossings Blvd., Suite 225
Bonita Springs, FL 34135
(239) 992-1200

DISCLAIMER

The information contained in this offering memorandum is based on sources deemed reliable and, to the best of Seller's knowledge, is accurate. However, no representation or warranty is made as to the accuracy or completeness of the information, and Buyer should independently verify all information, including property condition, dimensions, zoning, financial terms, lease terms, and other matters material to Buyer's evaluation. This offering memorandum is not a substitute for inspections, due diligence, or professional advice. In the event of any conflict between this offering memorandum and the purchase and sale agreement, the purchase and sale agreement shall control. Seller and Premier Commercial, Inc. disclaim any liability arising from Buyer's reliance on this information.

ABOUT PREMIER COMMERCIAL

Premier Commercial is a full-service commercial real estate firm serving Florida's west coast, with offices in Naples, Bonita/Estero, and Sarasota. Backed by an experienced team of real estate professionals, the company provides strategic advisory, brokerage, and commercial real estate solutions tailored to clients across the Gulf Coast.

As part of the Lutgert family of companies, Premier Commercial is supported by a 60-year legacy of service to Gulf Coast communities, combining regional market knowledge with a longstanding reputation in Florida real estate.

EXECUTIVE SUMMARY **03**

PROPERTY OVERVIEW **05**

AREA OVERVIEW **10**

Matthew W. Stepan, CCIM
Commercial Advisor
Matt@pc-cre.com

W.T Pearson
Broker Associate
WT@pc-cre.com

Executive Summary

THE OFFERING

A rare opportunity to acquire or lease two vacant, single-story office buildings totaling ±12,570 SF on 1.19 acres within Vanderbilt Office Park, one of Bonita Springs' most established commercial corridors. Offered together or separately, 3780 and 3800 Via Del Rey deliver flexible ownership options for investors, owner-users, and end-users seeking a foothold in Southwest Florida's thriving Gulf Coast market.

Strategically positioned between Naples and Fort Myers with direct access to Interstate 75, U.S. 41, and Southwest Florida International Airport, the properties combine functional layouts, ample on-site parking, and CPD zoning flexibility — all within a mature, professionally maintained office park. Whether acquired as a portfolio or as individual assets, the offering provides immediate occupancy potential, flexible owner-user options, and long-term lease-up opportunity within one of Bonita Springs' established office submarkets.

DEAL SNAPSHOT



\$2,695,000
PORTFOLIO PRICE



±12,570 SF
COMBINED BUILDING AREA

ASSET	BUILDING SIZE	SALE PRICE	PRICE/SF	LEASE RATE
3780 Via Del Rey	±5,210 SF	\$1,150,000	\$221	\$16.00 PSF + NNN
3800 Via Del Rey	±7,360 SF	\$1,545,000	\$210	\$15.00 PSF + NNN



Investment Highlights

Flexible Acquisition Structure

Two adjacent office buildings available together as a portfolio or separately as individual assets. The structure allows investors, owner-users, and end-users to tailor the acquisition to their strategy and capital position.

Prime Gulf Coast Location

Strategically positioned between Naples and Fort Myers along Florida's affluent Gulf Coast, with direct connectivity to Interstate 75, U.S. 41, and Southwest Florida International Airport (RSW). The location places tenants and owners at the center of one of the nation's fastest-growing metro corridors.

Established Office Park Setting

Located within Vanderbilt Office Park, a mature, professionally maintained commercial environment surrounded by retail, service, and residential communities. The setting offers immediate market credibility and a stable, business-friendly address.

Functional Buildings with Immediate Occupancy Potential

Two single-story buildings totaling ±12,570 SF with efficient layouts, private offices, conference rooms, supporting workspaces, and access control systems. With the buildings being sold vacant, the offering is well-suited for owner-users, professional services, medical, engineering, financial, or lease-up strategies.

CPD Zoning Flexibility

Commercial Planned Development (CPD) zoning permits administrative offices, medical offices, banks and financial establishments, business services, health care facilities, research and development laboratories, commercial schools, and other uses as outlined in the approved zoning resolution. Owners retain the flexibility to occupy, lease, or reposition the asset, subject to the permitted uses of the CPD zoning designation.

Strong Submarket Fundamentals

Bonita Springs continues to benefit from sustained in-migration, an affluent residential base, and rising demand for healthcare, financial, and professional services across Lee and Collier Counties. These dynamics support durable, long-term office demand.

Property Overview

3780 Via Del Rey

Lease Rate	\$16.00 PSF + NNN
Land Area	0.50 Acres
Stories	1-Story
Parking*	18 Spaces (3.5/1,000 SF)
Zoning	CPD (Commercial Planned Development)
Parcel ID	044825B1016000090
Occupancy	To be delivered vacant



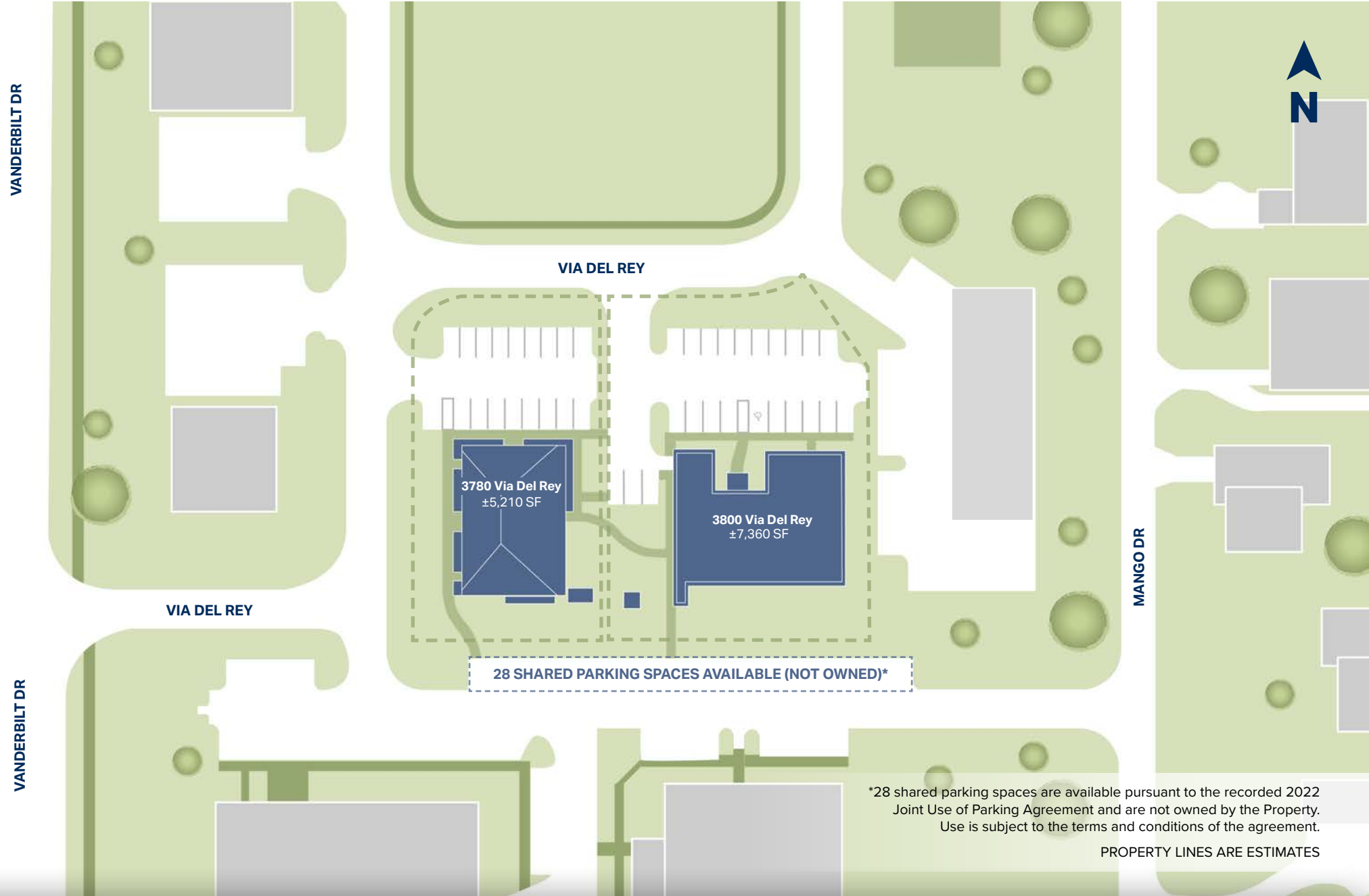
3800 Via Del Rey

Lease Rate	\$15.00 PSF + NNN
Land Area	0.69 Acres
Stories	1-Story
Parking*	23 Spaces (3.1/1,000 SF)
Zoning	CPD (Commercial Planned Development)
Parcel ID	044825B1016000040
Occupancy	To be delivered vacant



**Additional 28 shared parking spaces are available pursuant to recorded Joint Use of Parking Agreement, subject to the terms and conditions of the agreement. Buyer to independently verify all parking rights during due diligence.*

Site Plan

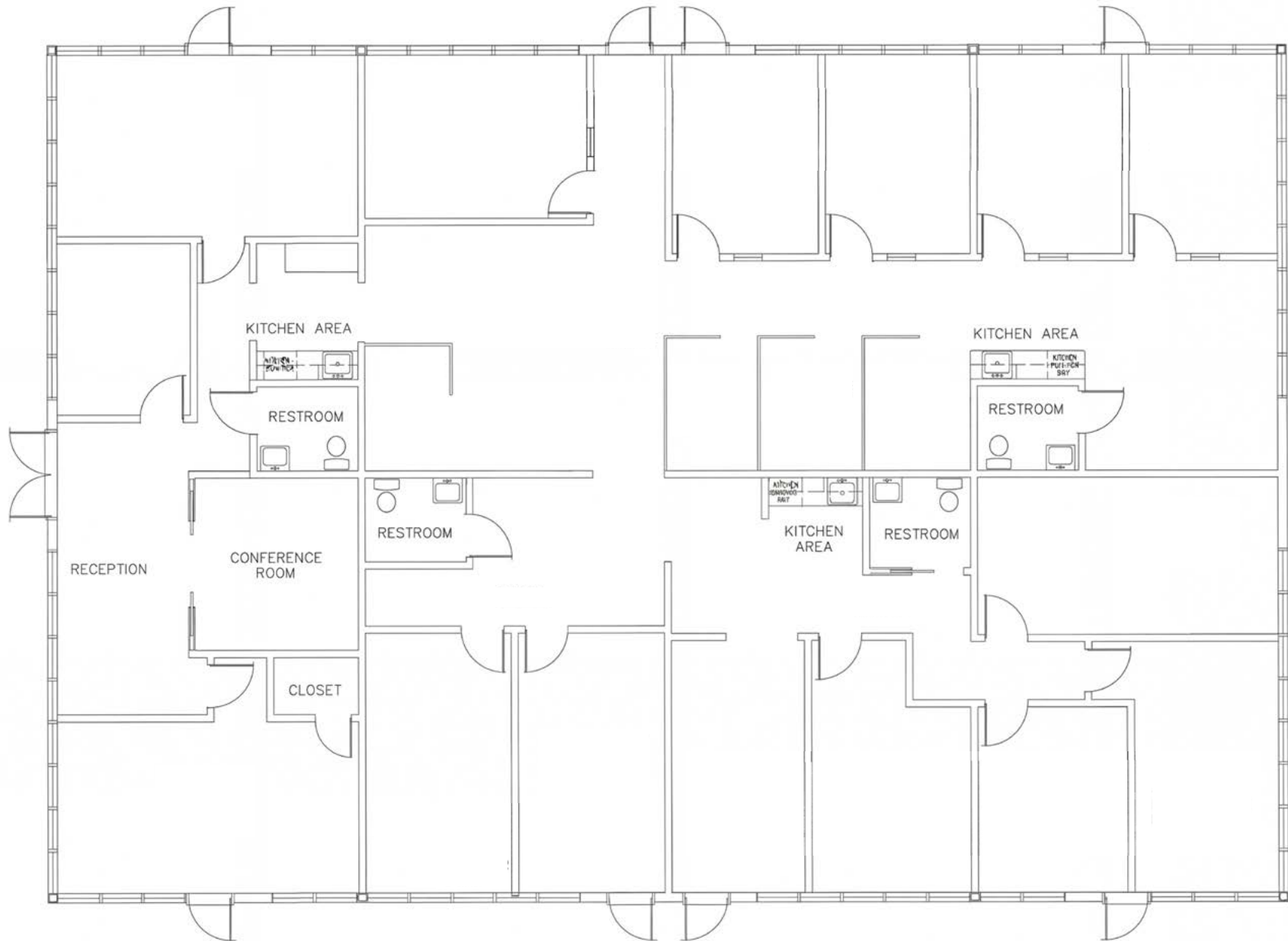


*28 shared parking spaces are available pursuant to the recorded 2022 Joint Use of Parking Agreement and are not owned by the Property. Use is subject to the terms and conditions of the agreement.

PROPERTY LINES ARE ESTIMATES

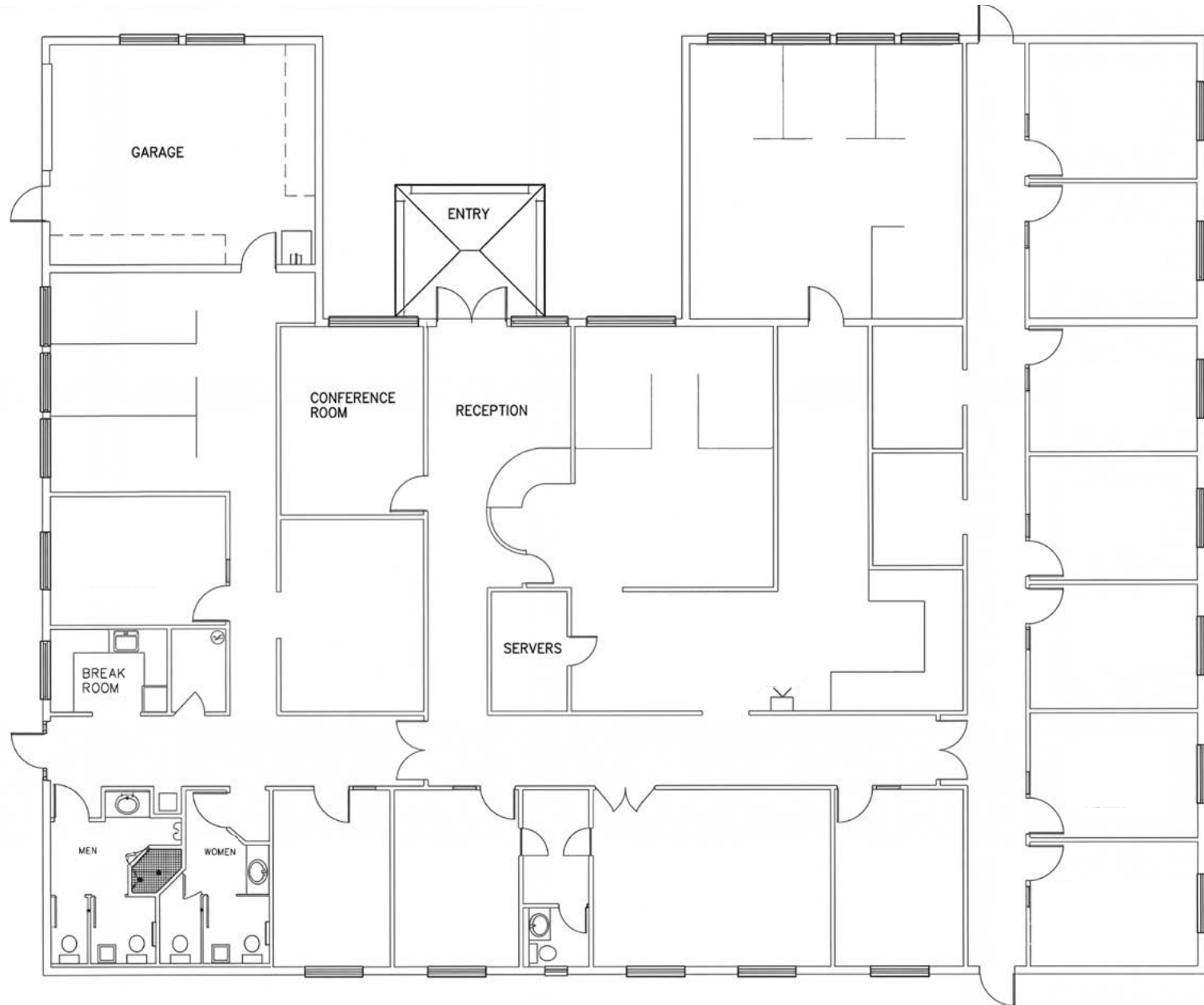
Floor Plan

3780 Via Del Rey - 5,210 SF



Floor Plan

3800 Via Del Rey - 7,360 SF



Immediate Area



BONITA SPRINGS, FL

Located along Florida's Gulf Coast between Naples and Fort Myers, Bonita Springs is supported by an affluent residential base, sustained in-migration, and strong demand for healthcare, financial, and professional services. High-income communities including Pelican Landing, Bonita Bay, and Quail West anchor one of the region's most stable trade areas. Direct access to Interstate 75, U.S. 41, and Southwest Florida International Airport (RSW) connects the submarket to Naples, Fort Myers, and beyond.

The surrounding trade area is characterized by high owner-occupied households and one of Southwest Florida's strongest income profiles. Household incomes are projected to grow at 2.46% annually through 2030, reinforcing long-term professional service demand along the Vanderbilt Office Park corridor.

Affluent Surrounding Demographics (5-Min Drive)

\$161,523

Average Household Income

\$96,350

Median Household Income

77%

Owner-Occupied Housing Rate

\$180,406

Projected Avg. HH Income by 2030

\$108,804

Projected Median HH Income by 2030

2.46%

Annual Median HH Income Growth Rate (2025-2030)

Source: Esri, 2026

Healthcare & Professional Services Demand

58

Healthcare & Social Assistance
Businesses (5-Min Drive)

15.9%

Share of Total Employment
(5-Min Drive)

52

Ambulatory Health Care Businesses (5-Min Drive)

Sources: Esri / Data Axle, 2025; Lee Health

Regional Connectivity

11.1M

RSW Passengers Served
in 2025

Top 25

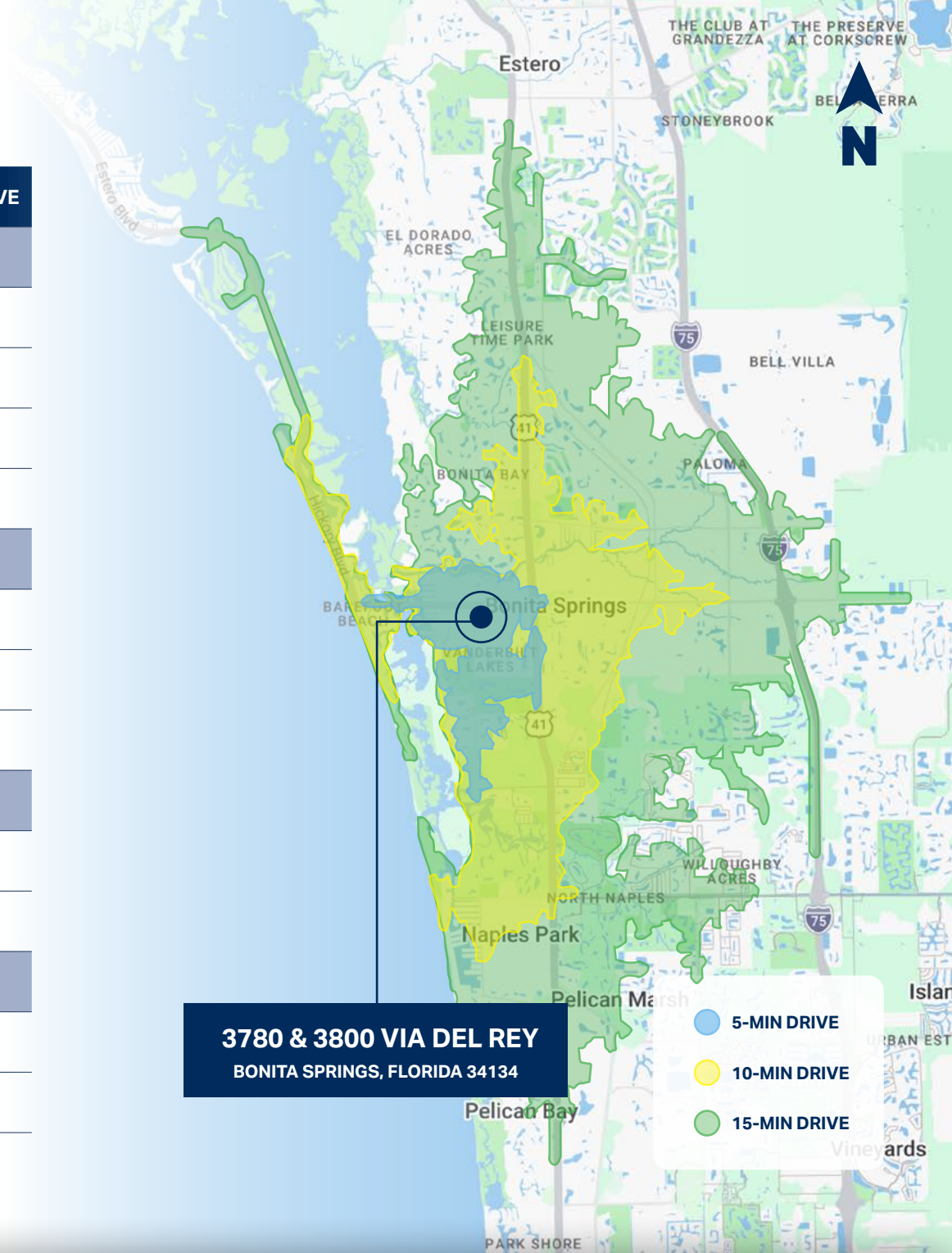
Busiest Airports in the
United States

Sources: Lee County Port Authority, FAA

Demographics

	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
POPULATION			
2025 Population	5,584	27,780	69,756
2030 Population Projection	5,795	29,015	72,863
Pop Growth 2025-2030	0.7%	0.9%	0.9%
Median Age	66.4	64.3	62.5
HOUSEHOLDS			
2025 Households	3,159	14,419	34,320
2030 Household Projection	3,342	15,368	36,522
HH Growth 2025-2030	1.1%	1.3%	1.3%
INCOME			
Average Household Income	\$161,523	\$145,327	\$154,106
Median Household Income	\$96,350	\$89,994	\$96,386
DAYTIME DEMOGRAPHICS			
Total Businesses	524	2,541	5,412
Total Employees	3,440	20,302	49,834

Source: Esri, 2026



3780 & 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134

- 5-MIN DRIVE
- 10-MIN DRIVE
- 15-MIN DRIVE



PREMIER
COMMERCIAL

www.premcomm.com

28410 Bonita Crossings Blvd., Suite 225
Bonita Springs, FL 34135
(239) 992-1200



OFFERING MEMORANDUM

3780 & 3800 Via Del Rey

Two-Building Office Portfolio | For Sale or Lease | Sold Together or Separately

Bonita Springs, Florida 34134

Matthew W. Stepan, CCIM

Commercial Advisor

Matt@pc-cre.com

WT Pearson

Broker Associate

WT@pc-cre.com