

# THE SHOPPES ON GARDENIA

303 GARDENIA ST, WEST PALM BEACH, FL 33401

EBC CAPITAL | ERIC COHEN

(516) 603-1054

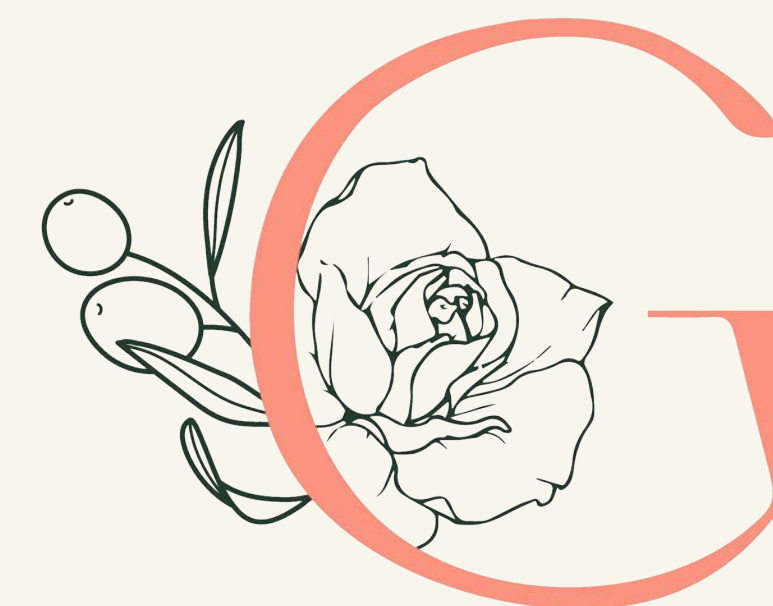
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## ABOUT THE SHOPPES OF GARDENIA

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, and Reforming Pilates 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 UNTIS**







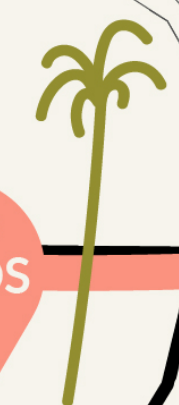
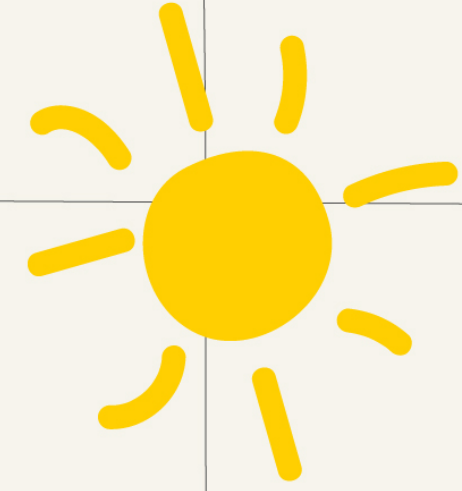
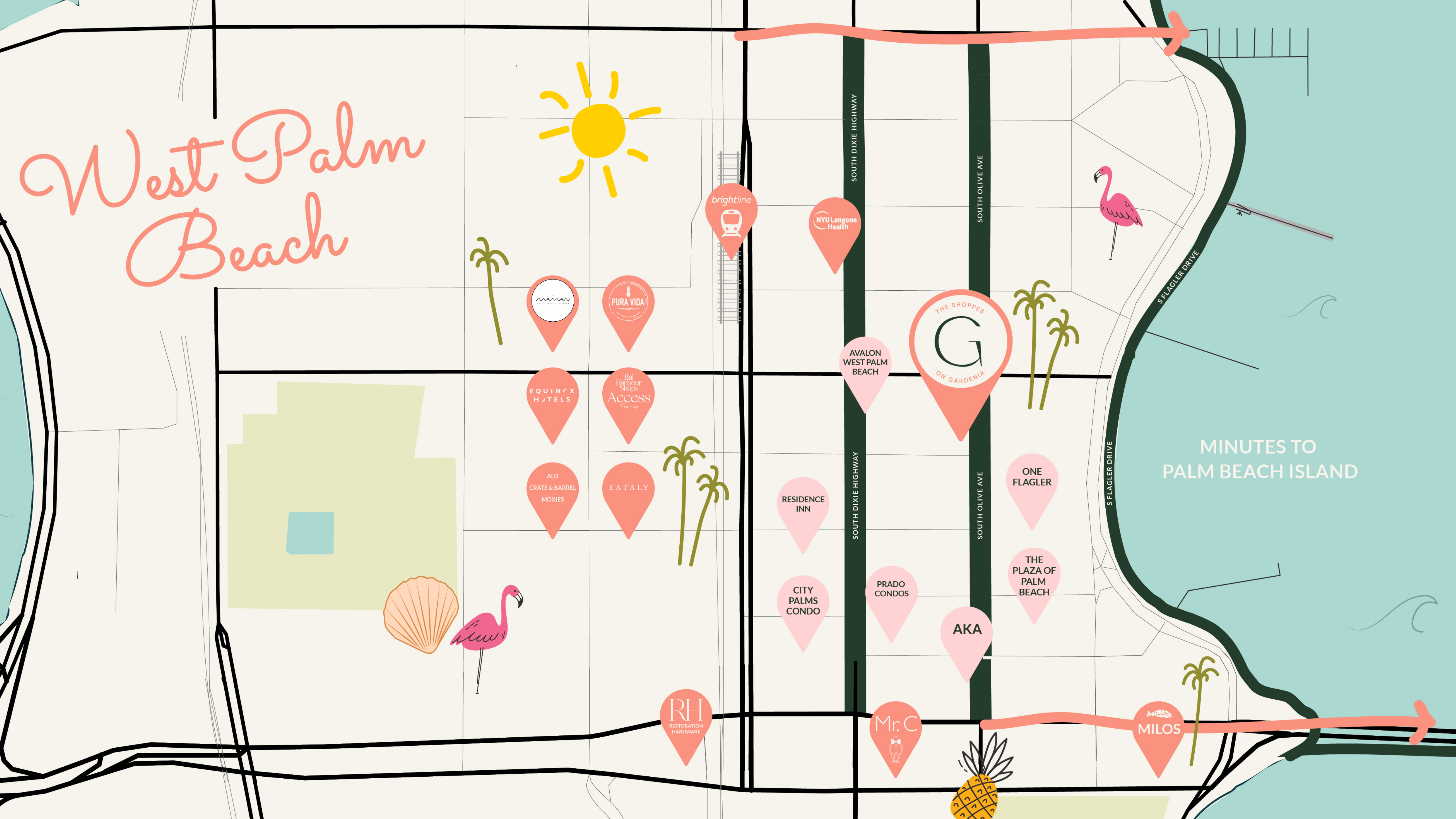
# Our Vision

The Shoppes on Gardenia, an adaptive reuse project by EBC CAPITAL, reimagines a dynamic community hub that blends timeless Palm Beach architectural charm with modern vibrancy. Envisioned as a destination where neighbors can walk over to shop, dine, and work out, the project will feature boutique shops, stylish restaurants, and fitness spaces alongside tenants like Redvanly, Montce, and Reforming Pilates.

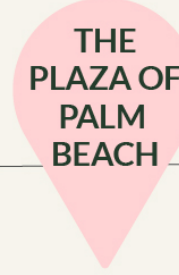
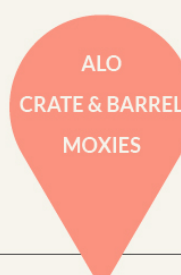
A nearby bakery, with inviting outdoor seating framed by lush landscaping, will offer a serene urban oasis where friends and families can gather over coffee and pastries. With its walkable design and vibrant energy, The Shoppes on Gardenia will serve as the neighborhood's go-to spot for both everyday activities and special moments.



# West Palm Beach



MINUTES TO  
PALM BEACH ISLAND





# Property History

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.

A black and white photograph of a small, single-story building, likely a gas station or convenience store, with a wet, reflective pavement in the foreground. The building has a sign that reads "GAS" and another that says "OPEN 24 HOURS". There are benches outside the entrance.



MARKETPLACE

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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

*Palm Beach Daily News*

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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)

Advertisement

Private Vacation Rentals

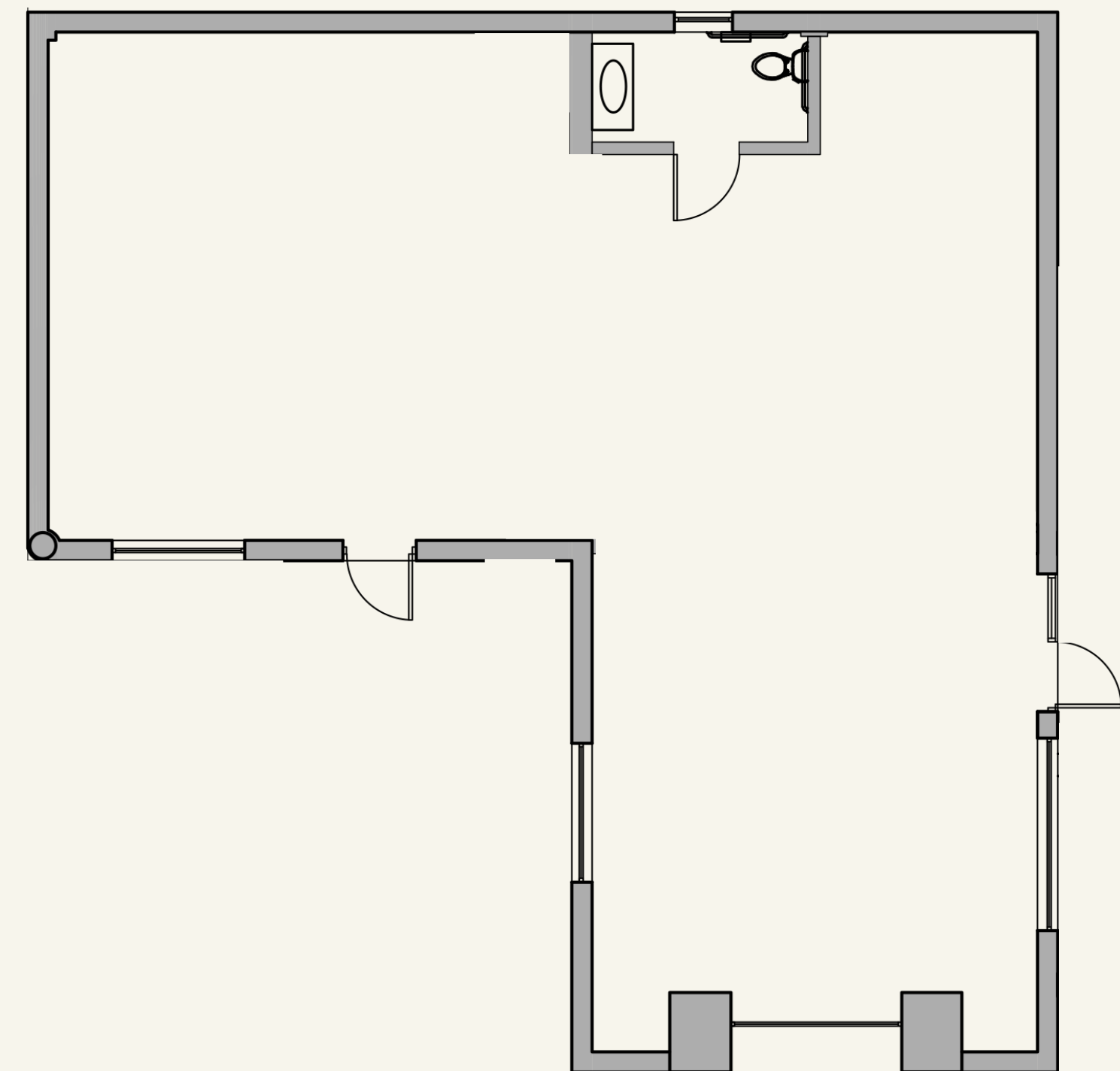
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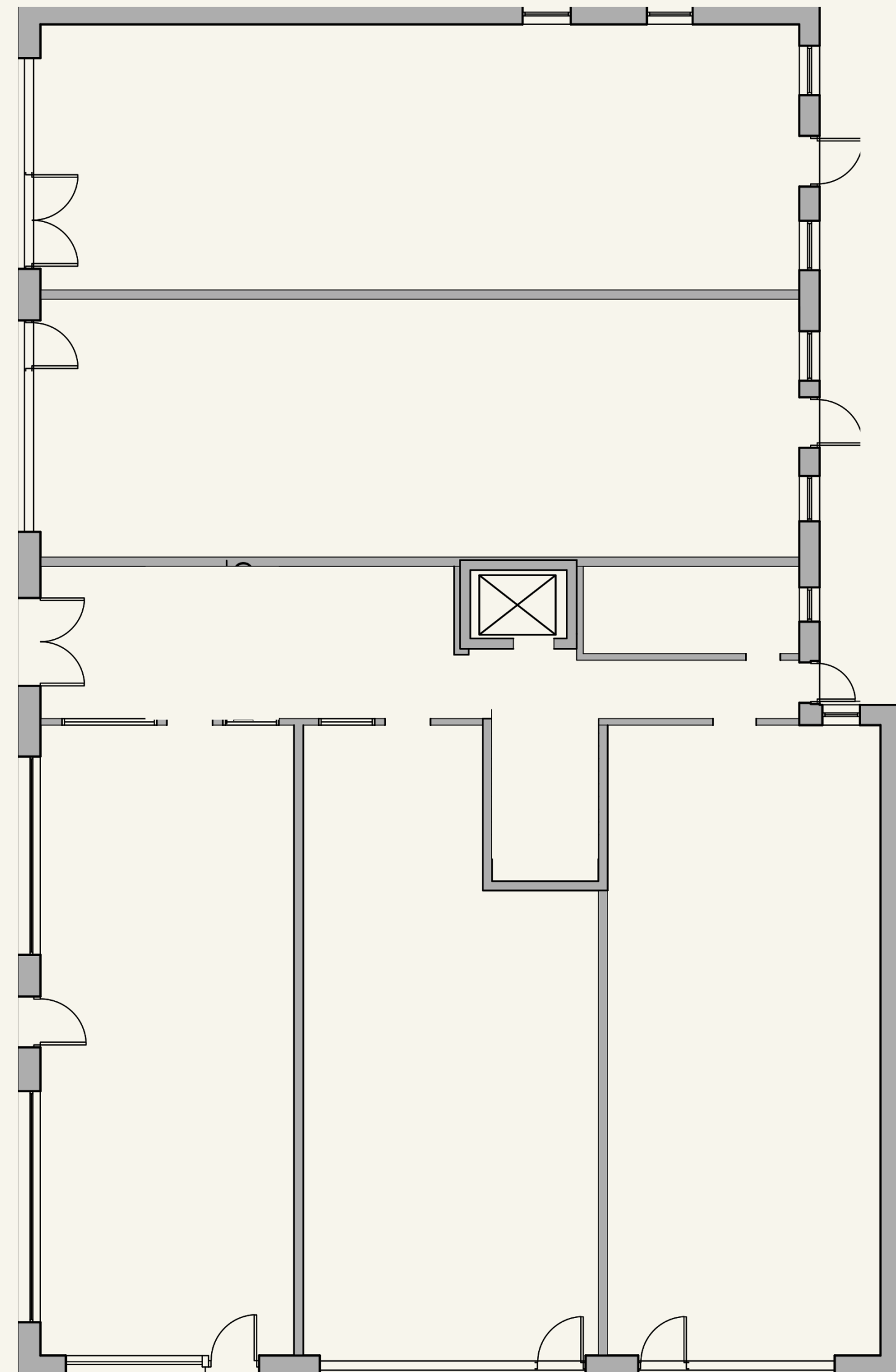


SHOPPES OF GARDENIA



GARDENIA ST

SOUTH OLIVE AVE





# THE SHOPPES ON GARDENIA

## BUILDING INCLUDES:

- 5 retail units ground floor
- 3 retail units second floor

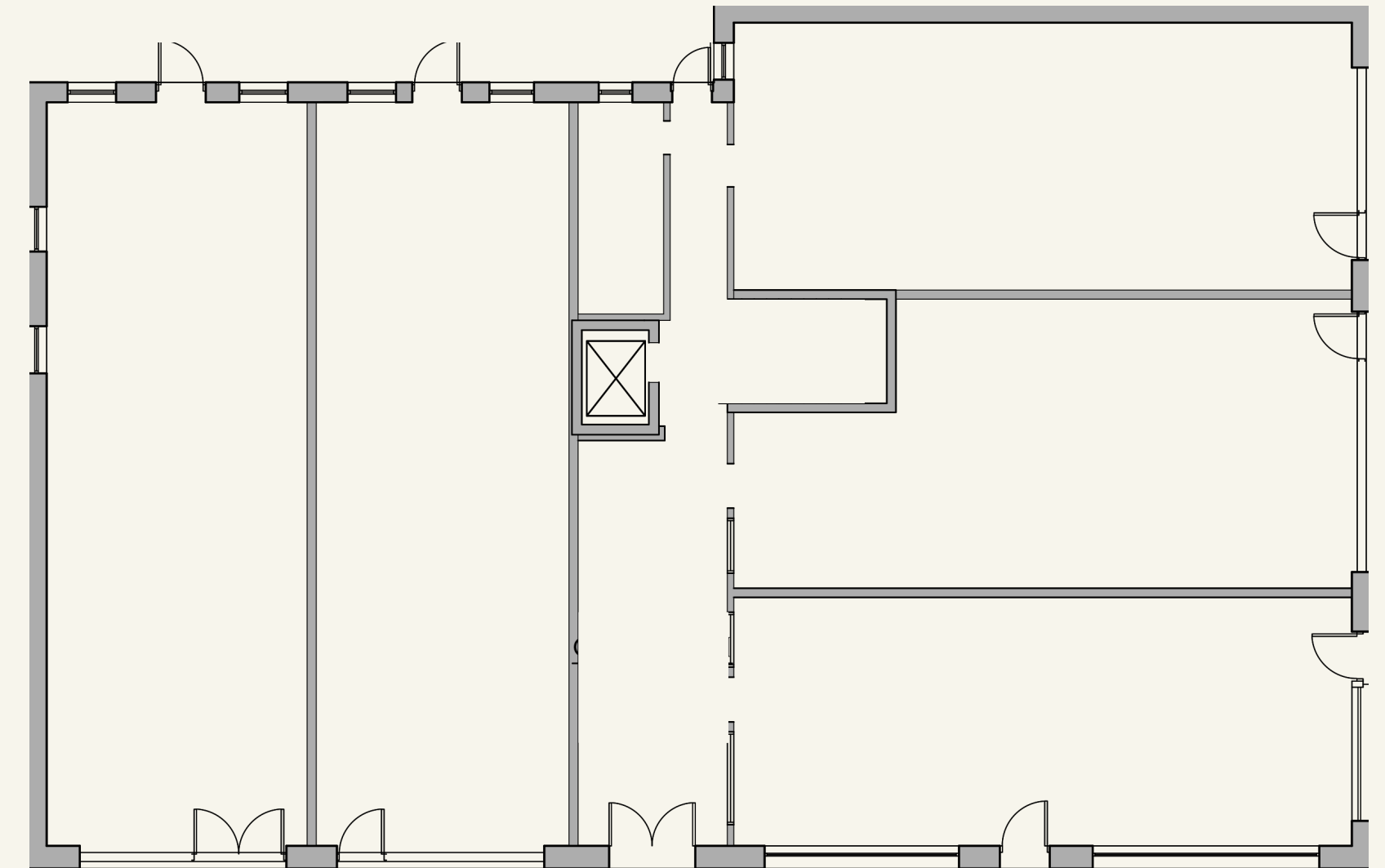
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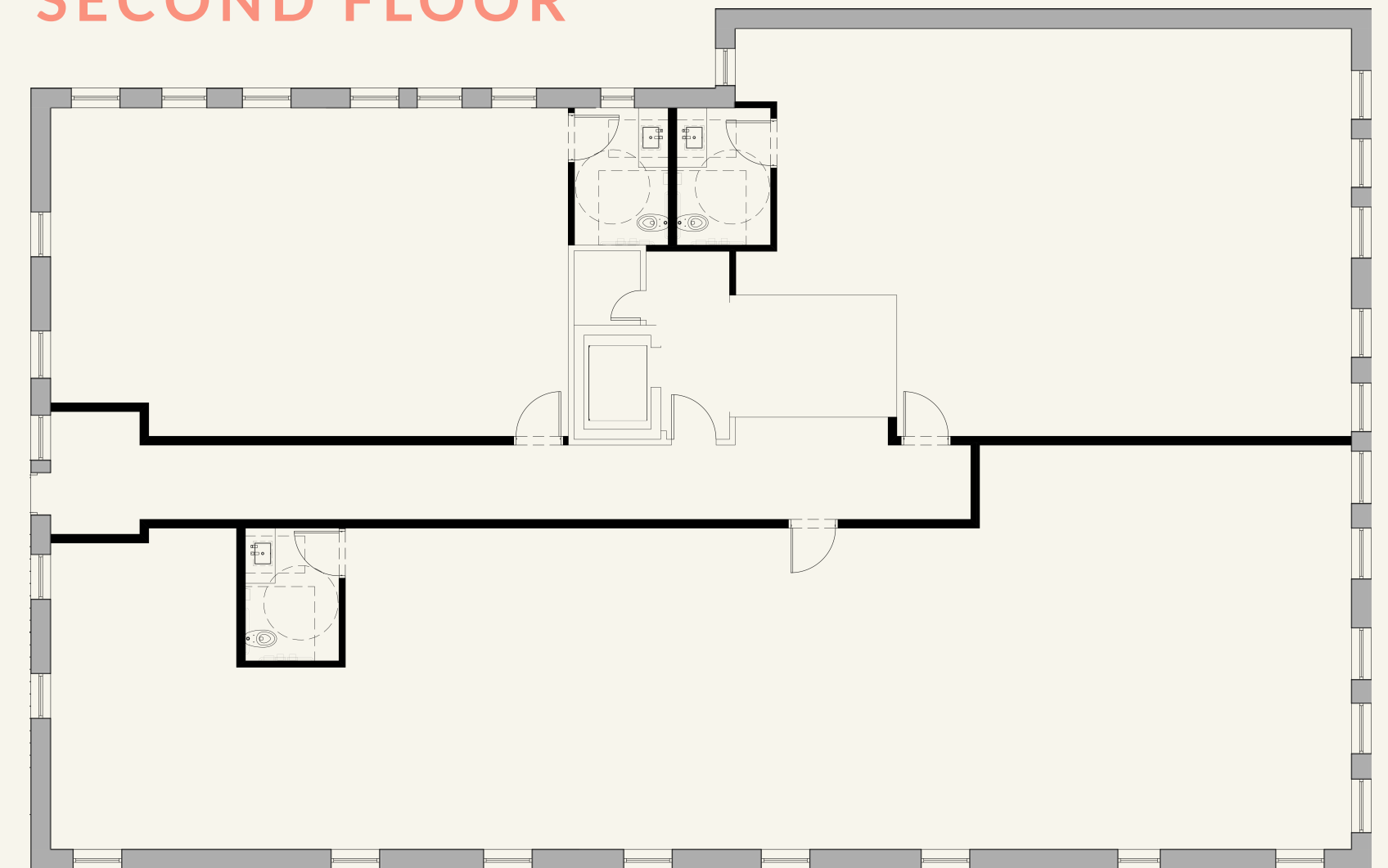
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## FIRST FLOOR



## SECOND FLOOR





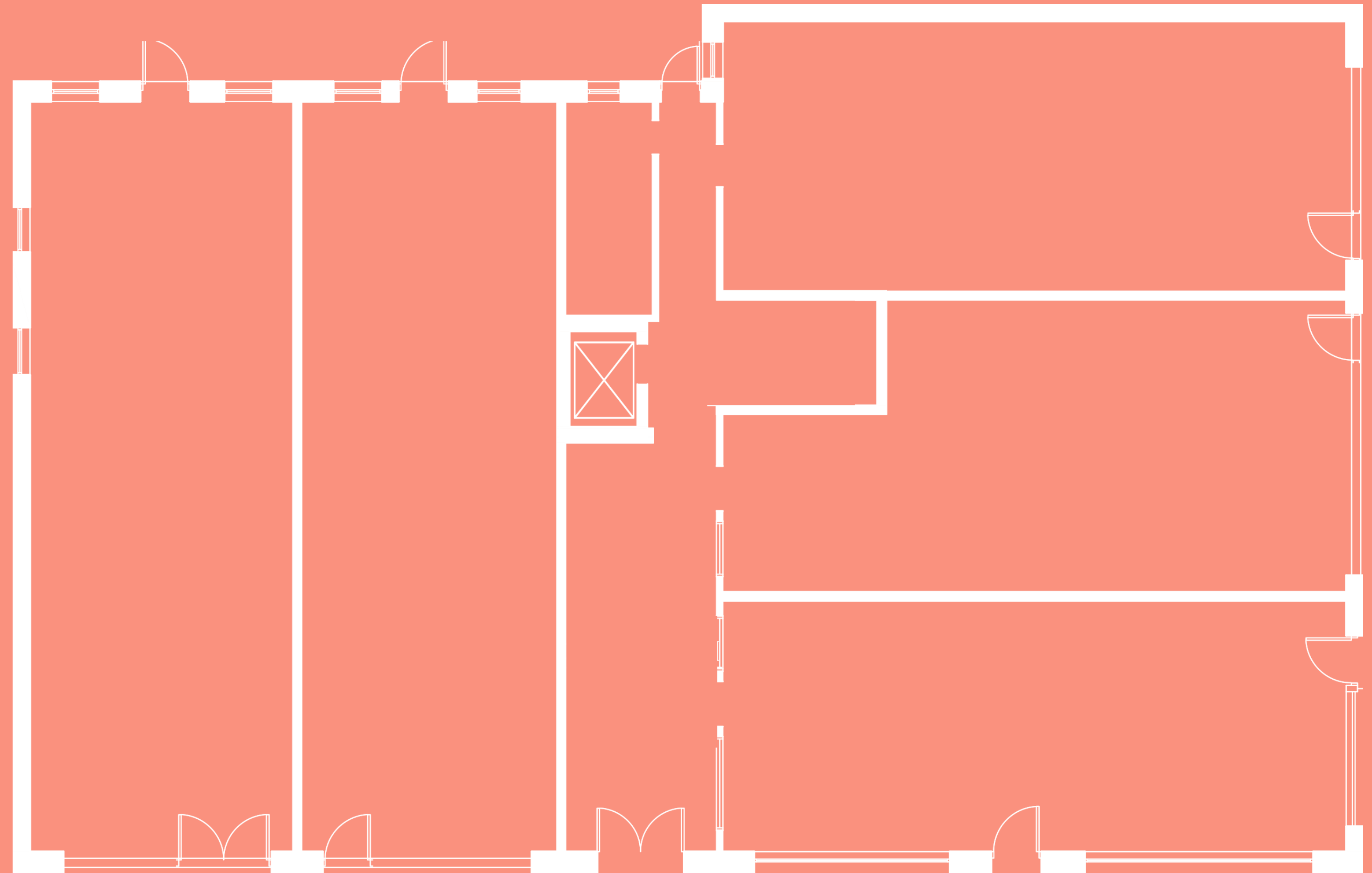
THE SHOPPES ON GARDENIA

# Ground Floor

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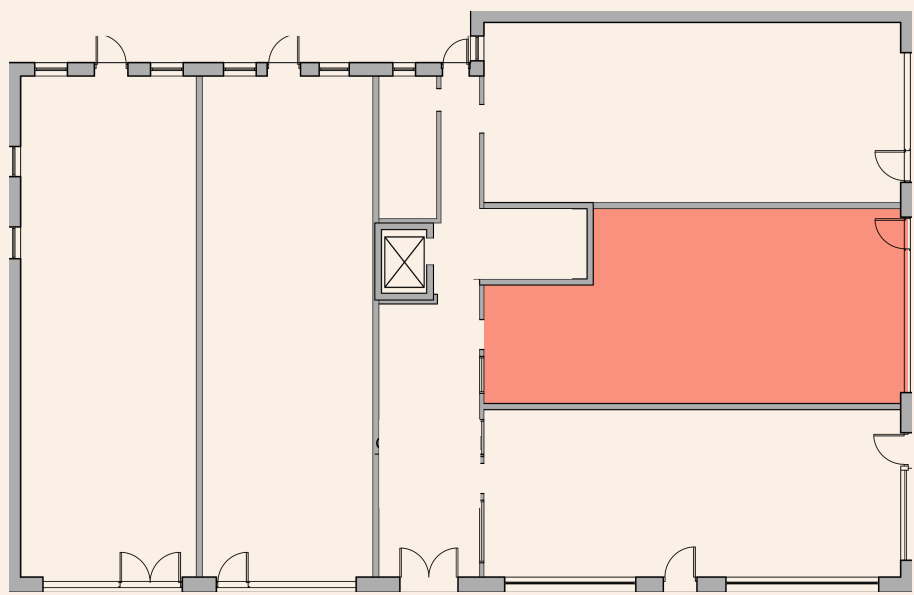
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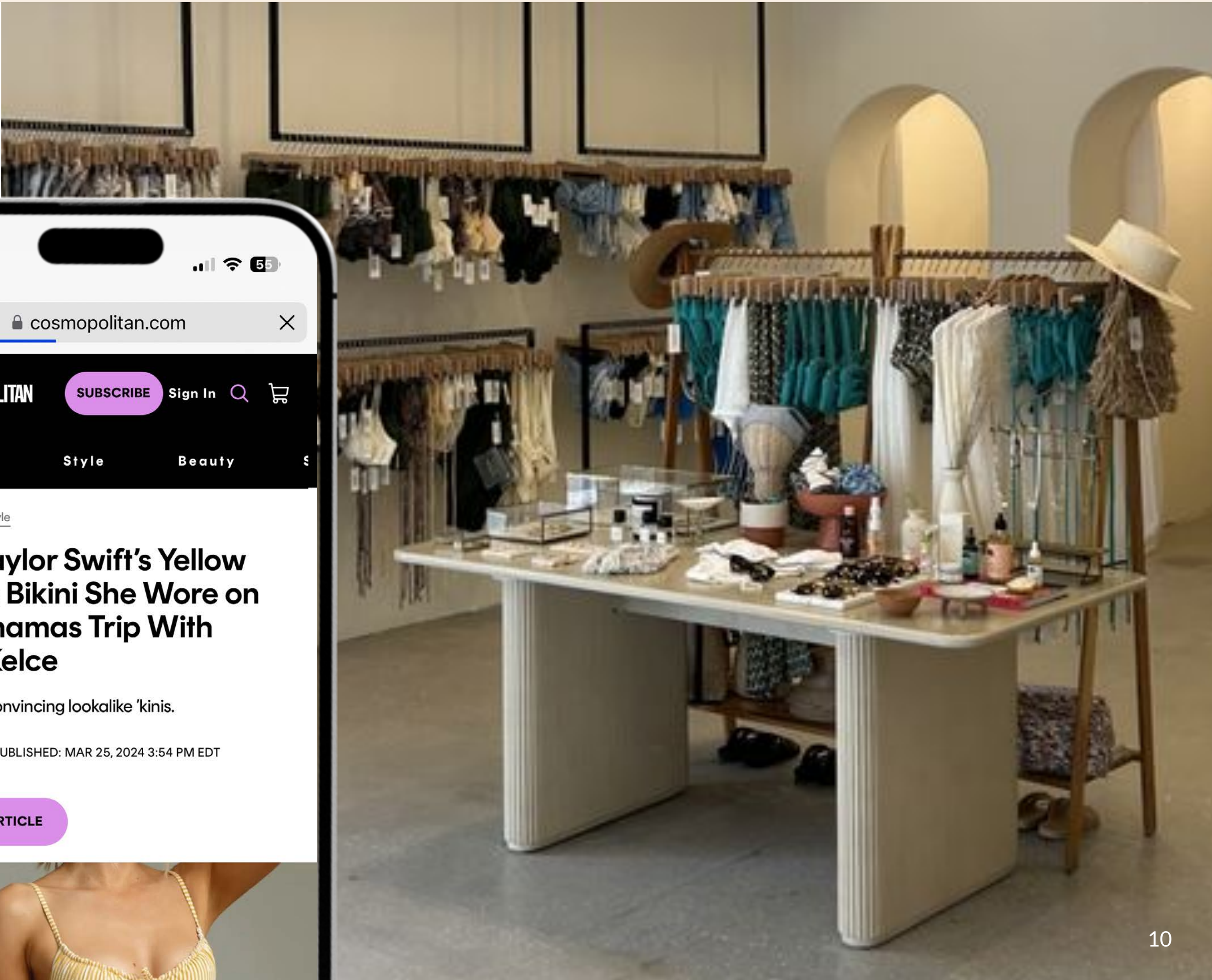
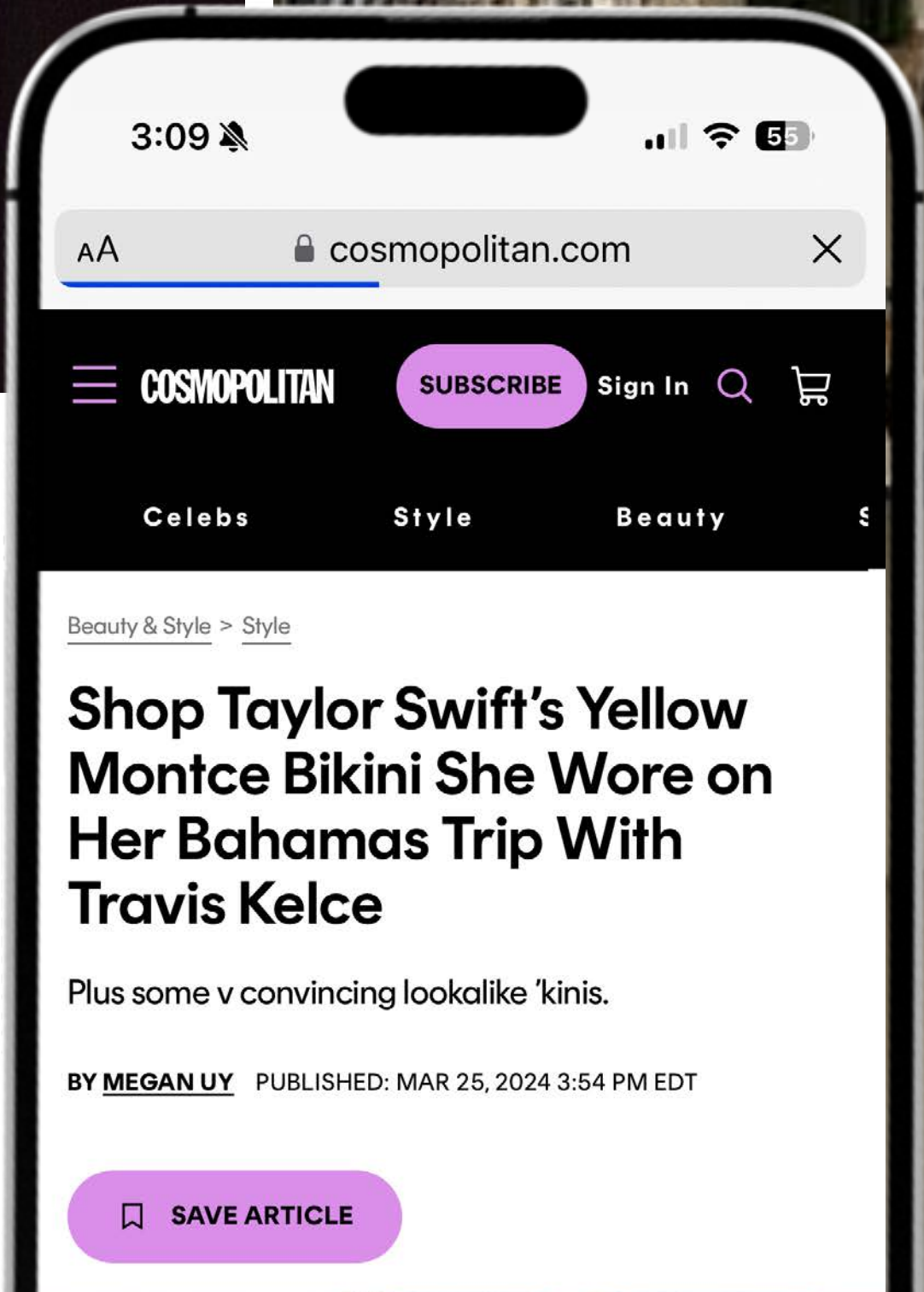


montce

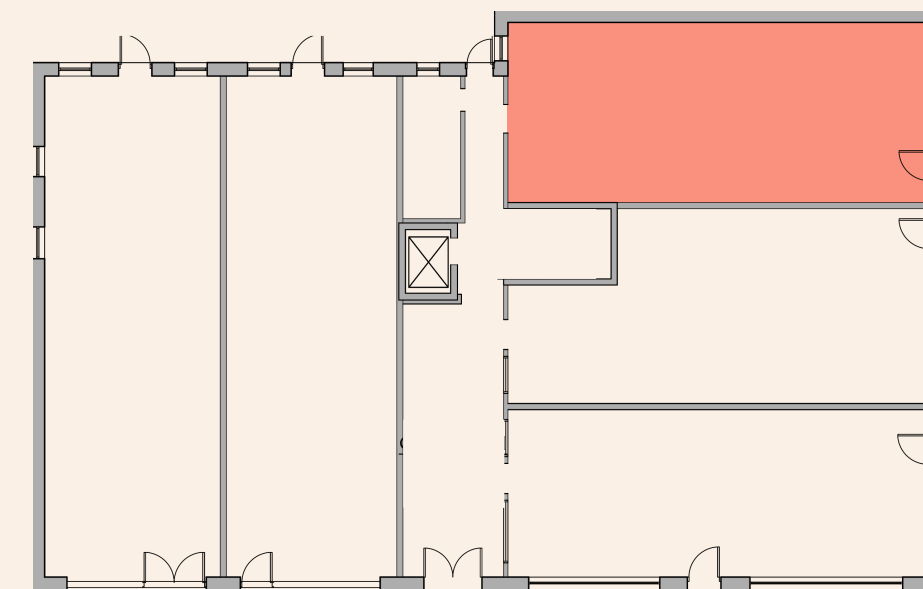


Montce Swim is a premium swimwear brand founded in 2009 by Alexandra Grief, known for its flattering, fit-focused designs and high-quality materials. Offering a diverse range of bikinis, one-pieces, activewear, and accessories in stylish prints and colors, the brand caters to individuals seeking confidence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



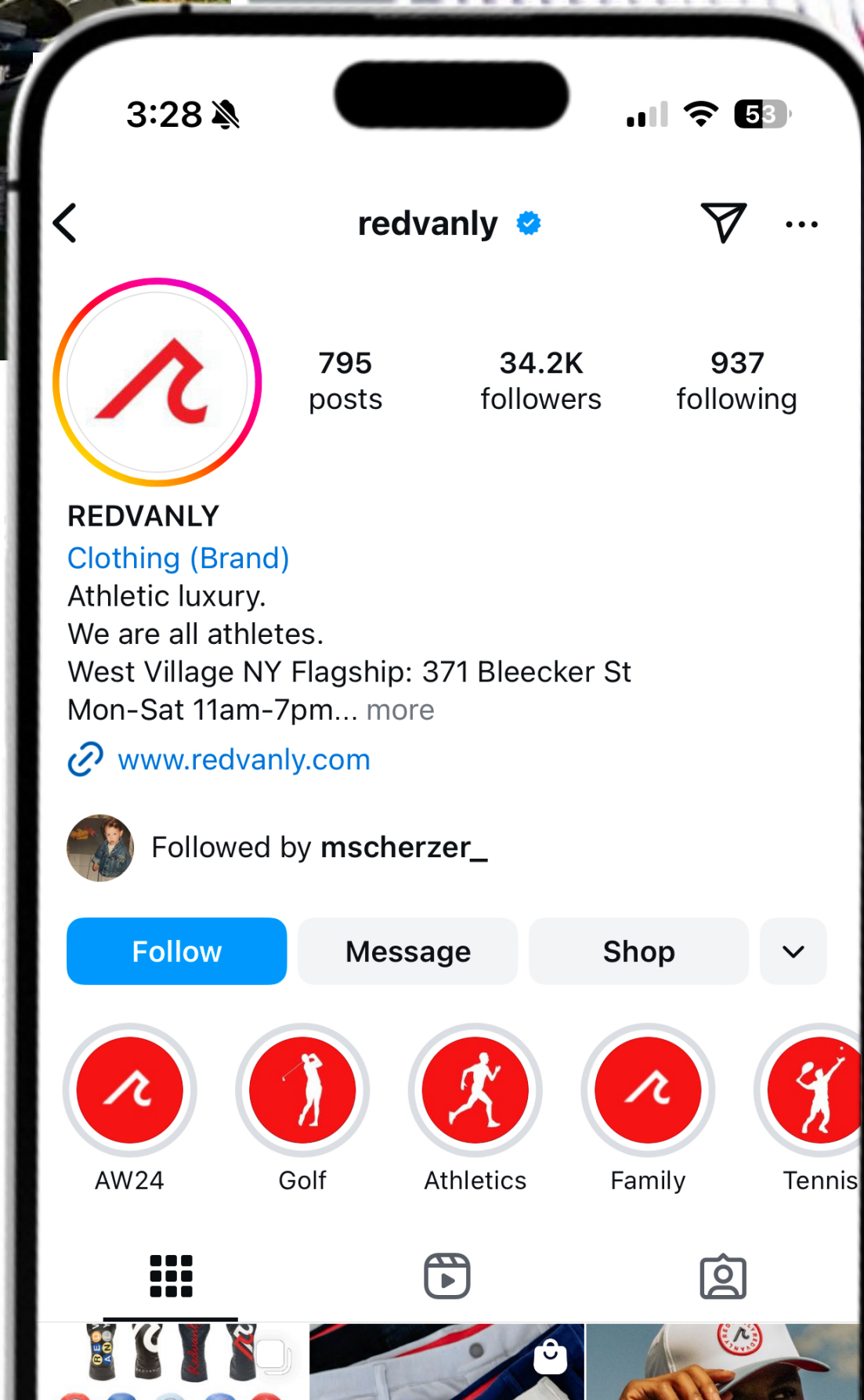




Redvanly is a modern athletic apparel brand founded by cousins Andrew and David Redvanly, who combined their passion for sports and design to create high-performance, stylish clothing for individual athletes.

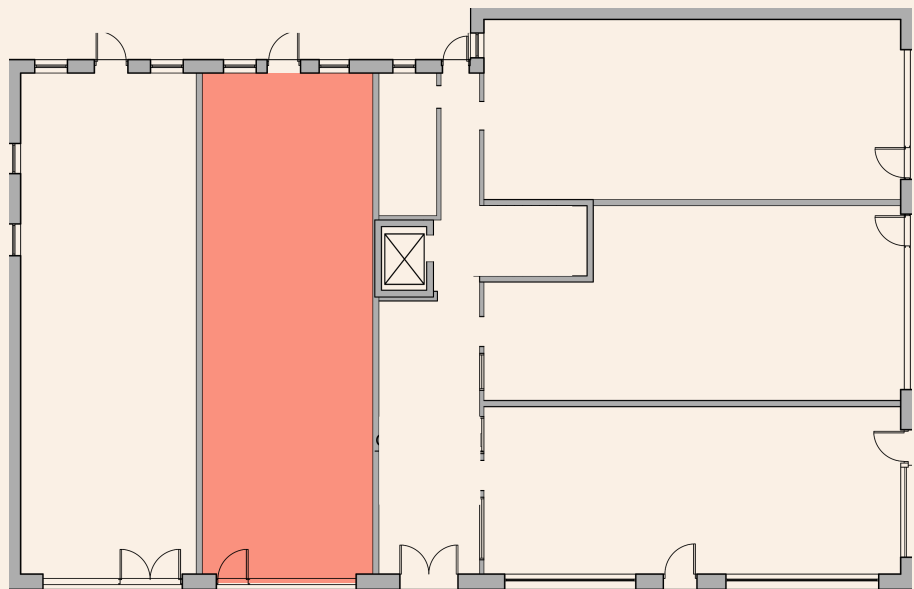
The brand offers a range of products, including athletic polo shirts, crew shirts, and jackets, all designed with advanced fabric technology to enhance performance and comfort.

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



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.

303 GARDENIA ST, WEST PALM BEACH

Athletech<sup>NEWS</sup>

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.

Reform RX Lands Investment from "Game of Thrones" Producer





GROUND FLOOR

# Available Spaces

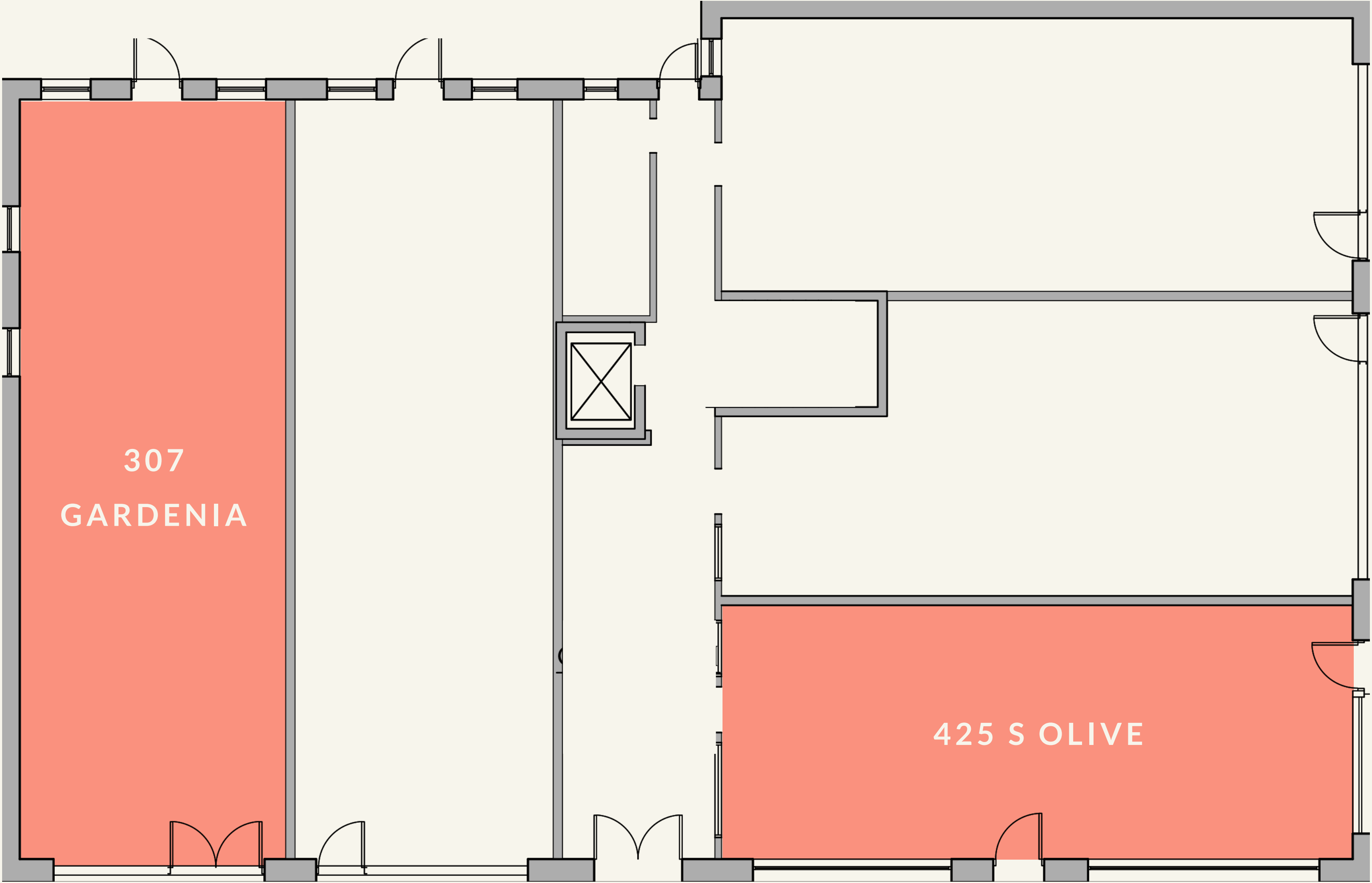
307 Gardenia - 1,150 sq ft

425 Olive - 925 sq ft

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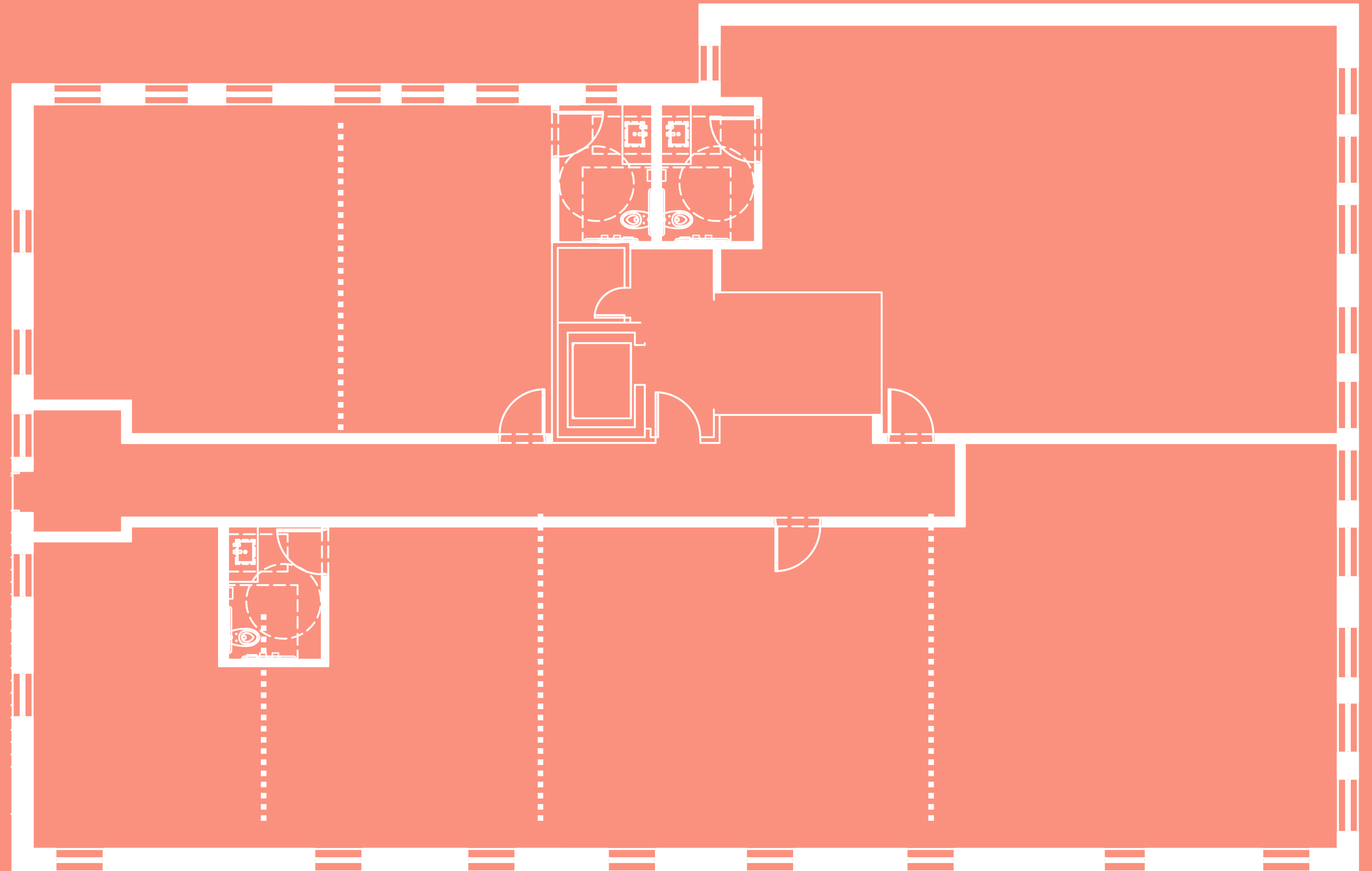
# Second Floor

Available/ Flexible units  
from 400 sq ft to 4,000 sq ft

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POTENTIAL SPACE USAGE





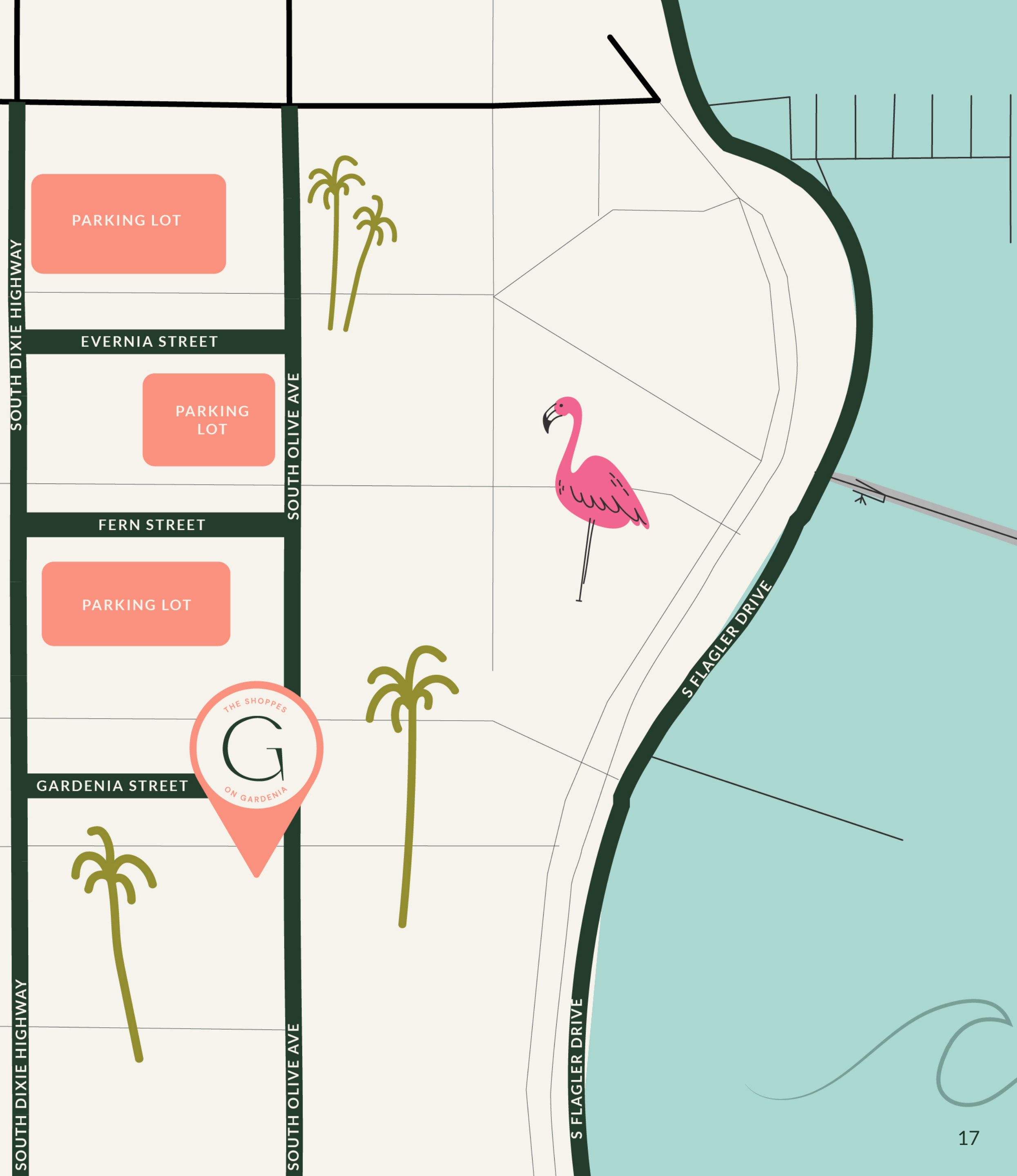


RENOVATED COMMON AREAS



THE SHOPPES ON GARDENIA

# Parking Map





# 501 South Olive

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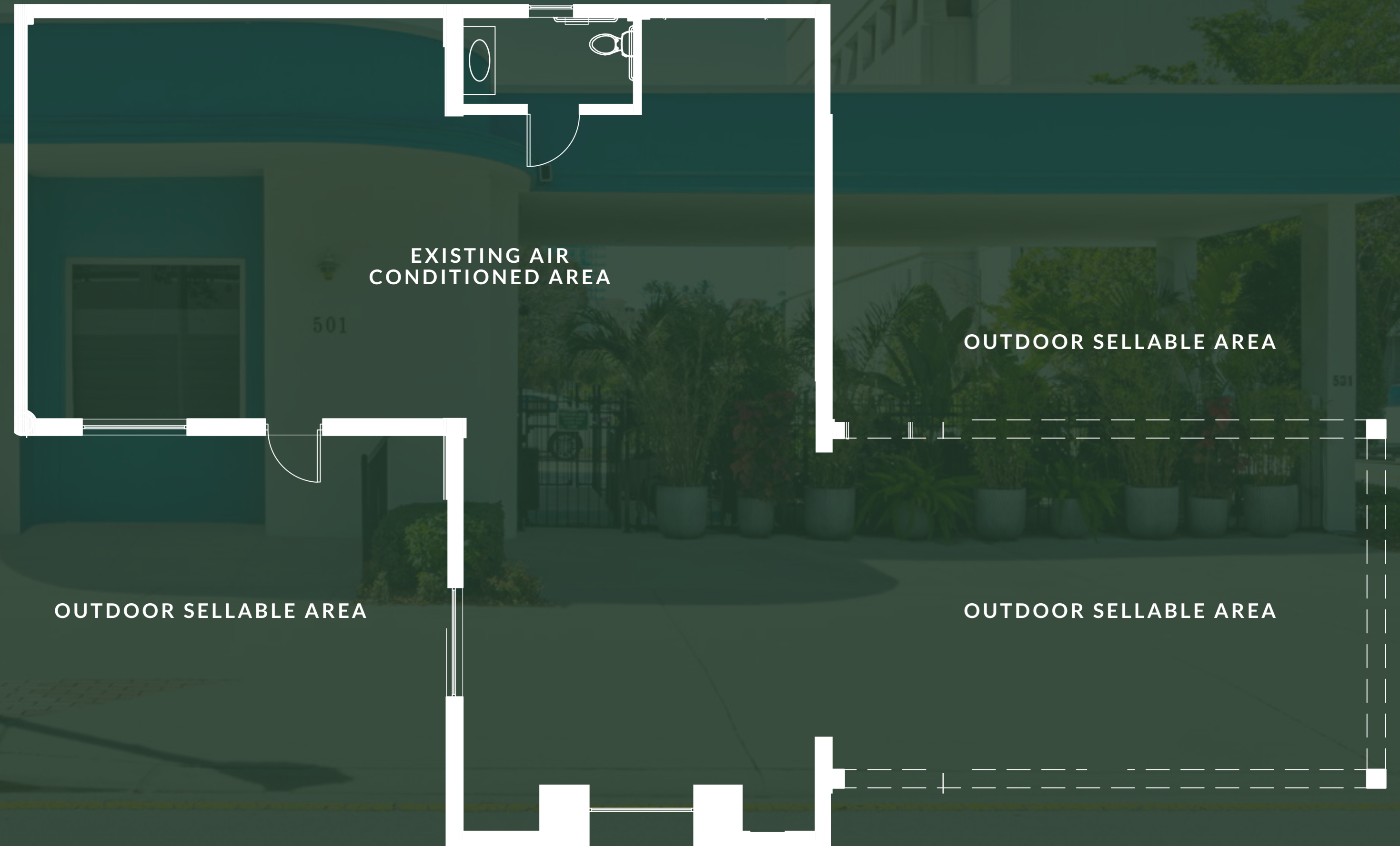




# 501 S Olive

## BUILDING INCLUDES:

- 1 Retail Unit
- Unit 1 - 1697 square feet - expandable to 2350 sq ft
- 1750 square feet outdoor space





## 501 SOUTH OLIVE

### Indoor Sellable Areas:

The building is optimized for boutique retail outlets, cafes, and small businesses. The slide highlights flexible floor plans, abundant natural light, and modern finishes, all designed to create inviting, multi-use commercial spaces that attract high foot traffic.

### Outdoor Sellable Areas:

The outdoor component is envisioned as a vibrant community hub. It features landscaped areas, pop-up market spaces, and seating zones for outdoor dining or events. The design seamlessly integrates green spaces with commercial functionality, offering a fresh, open-air experience that complements the indoor areas.

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Downtown West Palm Beach is undergoing a vibrant transformation that is reshaping the urban landscape into a dynamic blend of historic charm and modern sophistication. This revitalization is breathing new life into the area, infusing it with a fresh cache that combines renovated historic buildings with state-of-the-art commercial developments and cultural hubs. With renewed investment in infrastructure, arts, and entertainment, the downtown has rapidly emerged as one of the hottest markets in the country, attracting savvy investors and visionary entrepreneurs alike.

This surge in redevelopment presents a prime opportunity for entrepreneurs looking to tap into a thriving, high-demand market. The influx of tourists, residents, and creative professionals has created a bustling ecosystem where businesses can flourish. As downtown West Palm Beach continues to evolve into a premier destination for both leisure and commerce, now is the ideal time for any entrepreneur to establish a foothold in this exciting urban center, poised for long-term success and growth.



501 SOUTH OLIVE



501 S OLIVE DRIVE



# Thank you.

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