

CBRE

FORMER

LaMoraga

FINE DINING.
CONTEMPORARY.

2ND GENERATION RESTAURANT

AVAILABLE FOR LEASE



3936 TAMiami TRAIL N
NAPLES, FL 34103

PROPERTY OVERVIEW

Rare opportunity to lease a former fine dining restaurant - an established, high-profile location directly on US-41.

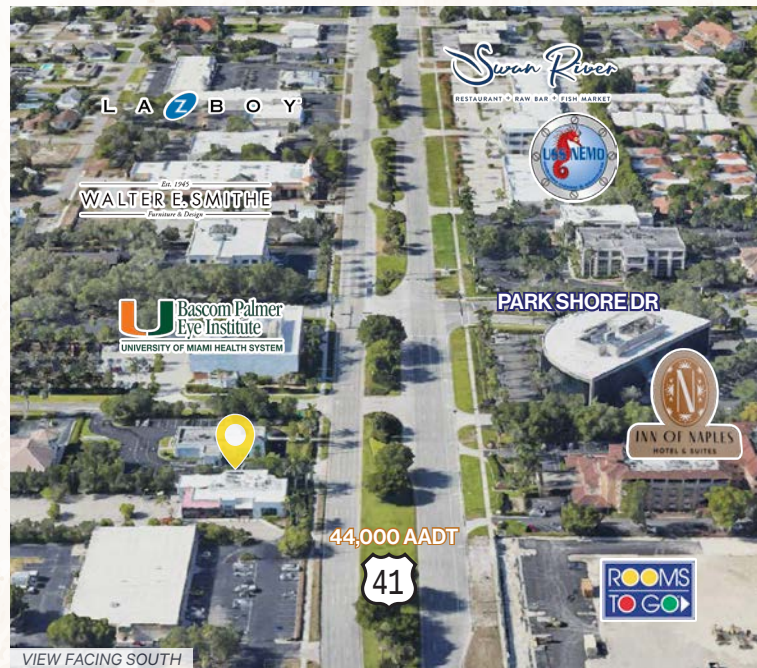
This contemporary-designed, turnkey space features seating for 232 guests, a full commercial kitchen, full-service bar, and 45+ dedicated parking spaces.

AVAILABLE OCTOBER 1, 2026

READY FOR A NEW OPERATOR TO BRAND & OPEN.

\$75.00 PSF BASE RENT Absolute Net (NNN)	0.95± ACRES LOT SIZE	5,417 SF BUILDING SIZE	232 SEATS TOTAL SEATING
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45+ SPACES		PARKING
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ESTIMATED OCCUPANCY COST BREAKDOWN (NNN)

COST COMPONENT	ANNUAL	MONTHLY	\$/SF/YR	NOTES
Base Rent (NNN)	\$406,275	\$33,856	\$75.00	\$75.00 PSF - Absolute Net
Real Estate Taxes	\$42,000	\$3,500	\$7.75	Est (current - \$34K; est. \$42K)
Property Insurance	\$35,000	\$2,917	\$6.46	Estimated annual premium
Ext Electric / Landscape / Ext Cleaning	\$12,000	\$1,000	\$2.22	Approx \$1,000/mo combined
TOTAL OCCUPANCY COST	\$495,275	\$41,273	\$91.43	Estimated total (excl. sales tax)

*All NNN figures are estimates provided for budgeting purposes only. Actual taxes, insurance, and operating expenses will be per lease terms and may vary. Tenant responsible for all utilities, janitorial, and interior maintenance. Sales tax applicable on base rent per Florida Law.

ABSOLUTE NET LEASE (NNN)

Under an absolute net lease structure, the Tenant pays base rent plus their pro-rata share of real estate taxes, property insurance, and exterior maintenance expenses. The Landlord retains responsibility for the building structure. This transparent, predictable cost structure provides excellent budget clarity for the operator.

SPACE

HIGHLIGHTS

- » Designer slatted wood ceilings throughout
- » Hardwood floors - full dining rooms
- » Floor-to-ceiling glass windows - panoramic street views
- » Custom circular full-service bar (13 seats)
- » Bar lounge area (16 seats) - separate from dining
- » 150 seat main dining room + bar lounge + colonnade = **232 total seats**
- » Dual commercial kitchens (Kitchen A+B) + prep room
- » Walk-in cooler + walk-in freezer + dry storage
- » Covered colonnade outdoor lounge (North + East sides)
- » Wine room + on-site office
- » Men's, ladies', and employee restrooms
- » 45+ parking spaces on 0.95± acre site





FLOOR PLAN

DINING / GUEST AREAS

- » Dining A: 80 seats (main room)
- » Dining B: 8 seats
- » Bar / Lounge: 16 seats
- » Circular Bar: 13 seats
- » North + East Colonnade: add'l covered seating

TOTAL SEATING: 232 SEATS

BACK OF HOUSE

- » Kitchen A: (27-seat service) + Kitchen B
- » Prep Room + Dish Wash + Dish Closet
- » Walk-In Cooler + Walk-In Freezer
- » Dry Storage + Linen Closet
- » Wine Room + Office
- » Men's, Ladies' Employee Restrooms + MEP



SITE PLAN

FRONTAGE

Direct frontage on US-41
(Tamiami Trl N) - northbound lane

SECOND FRONTAGE

60' R/W - First Ave N (Tenth St N)

LOT DEPTH

375.0' along south line of
Platted Block A

PARKING LAYOUT

Asphalt parking front (US-41)
& rear (First Ave N)

SITE AREA

0.95± Acres



2025 DEMOGRAPHICS | 3 MILES

 36,980 TOTAL POPULATION	 \$226,618 AVERAGE HH INCOME	 63.3 MEDIAN AGE	 \$1,004,820 MEDIAN HOME VALUE	 68,189 DAYTIME POPULATION	 \$121,846 MEDIAN HH INCOME
 79.9% WHITE COLLAR	 29,034 HOUSING UNITS	 4,778 TOTAL BUSINESSES	 \$1,126,403 MEDIAN NET WORTH	 \$105,342 MEDIAN DISPOSABLE INCOME	 1.93 AVERAGE HH SIZE

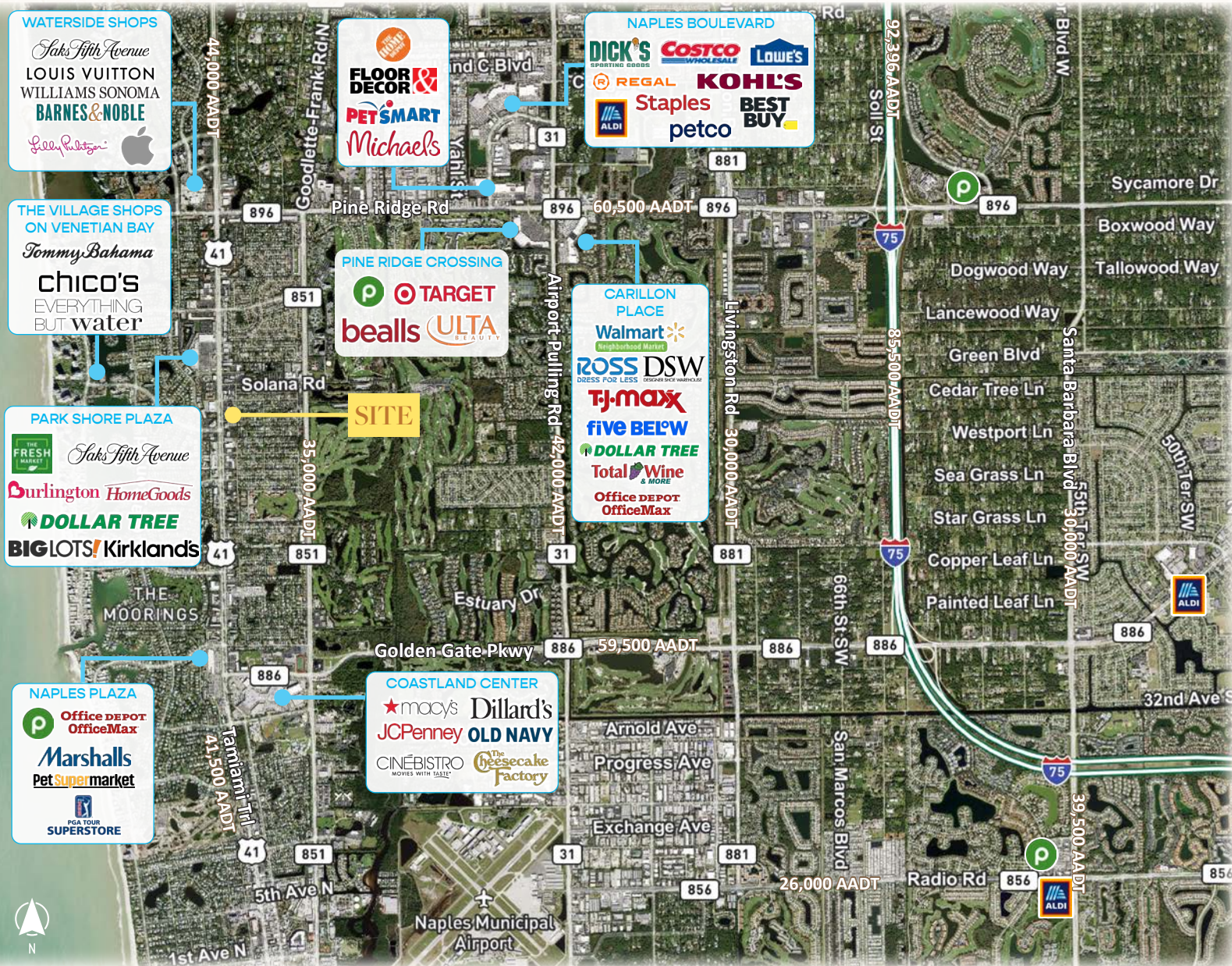
A PREMIER RESTAURANT LOCATION ON US-41

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