

2772 SANTA BARBARA BLVD

2772 Santa Barbara Blvd

Naples, FL 34116



FOR LEASE



INFORMATION

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	7,609 SF
Available SF:	1,472 - 1,554 SF
Number of Units:	5
Year Built:	2022
Zoning:	C4
Market:	Naples
Submarket:	Golden Gate
Traffic Count:	28,230

OVERVIEW

Step into the future with our newly constructed medical spaces, offering two endcaps and one interior unit, each customizable to suit your practice's unique needs. Situated at the intersection of Santa Barbara Blvd and Golden Gate Pkwy, adjacent to CVS Pharmacy, these prime spaces guarantee high visibility and accessibility. With close proximity to I-75, your patients and staff will enjoy effortless travel. Imagine crafting your ideal workspace in a blank canvas interior, all at competitive leasing rates. Elevate your practice by securing your spot in this sought-after medical hub.

FEATURES

- Exposure to the 28,230 AADT along Santa Barbara Blvd.
- 132k residents within 5-miles
- Established market with high barriers to new construction competition
- Brand New Construction, Zoned C-5

Felipe Arcila

Senior Advisor
239.315.7097
239.692.1097
felipearcila@kovacg.com

KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109
239.261.2627

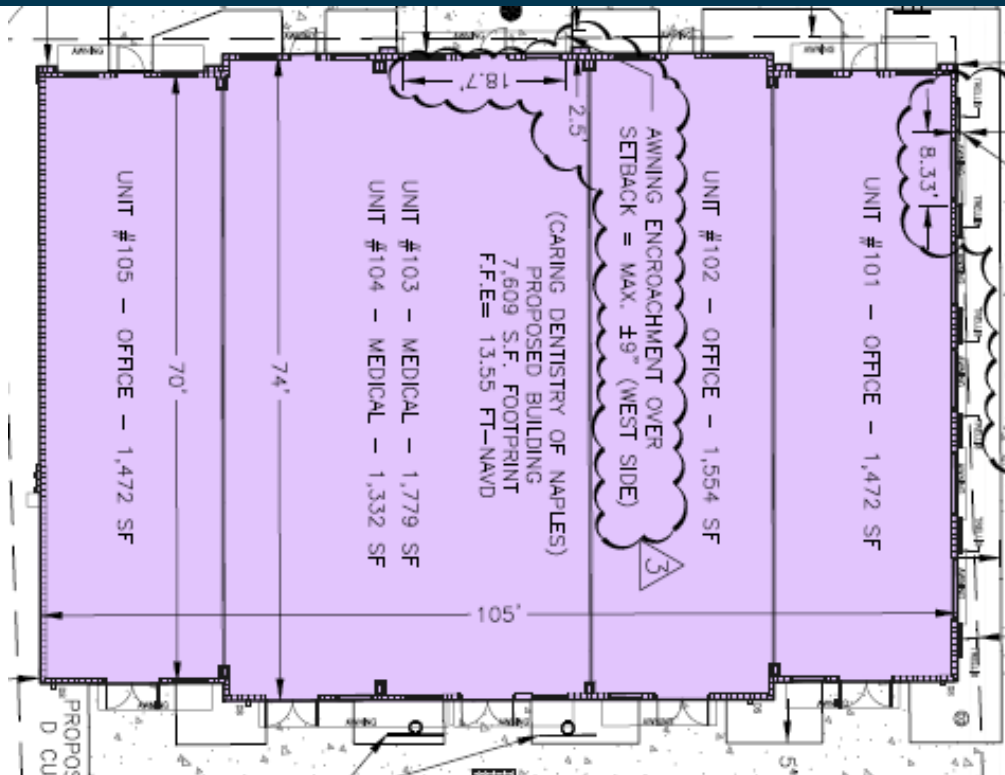
www.kovacg.com

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,472 - 1,554 SF	Lease Rate:	\$35.00 SF/y

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,472 SF	NNN	\$35.00 SF/yr	Suite 101 is a 1,72sf end-cap suite.
Suite 102	Available	1,554 SF	NNN	\$35.00 SF/yr	Suite 102 is a 1,554sf inline suite.
Suite 105	Available	1,472 SF	NNN	\$35.00 SF/yr	Suite 105 is a 1,472sf end-cap suite

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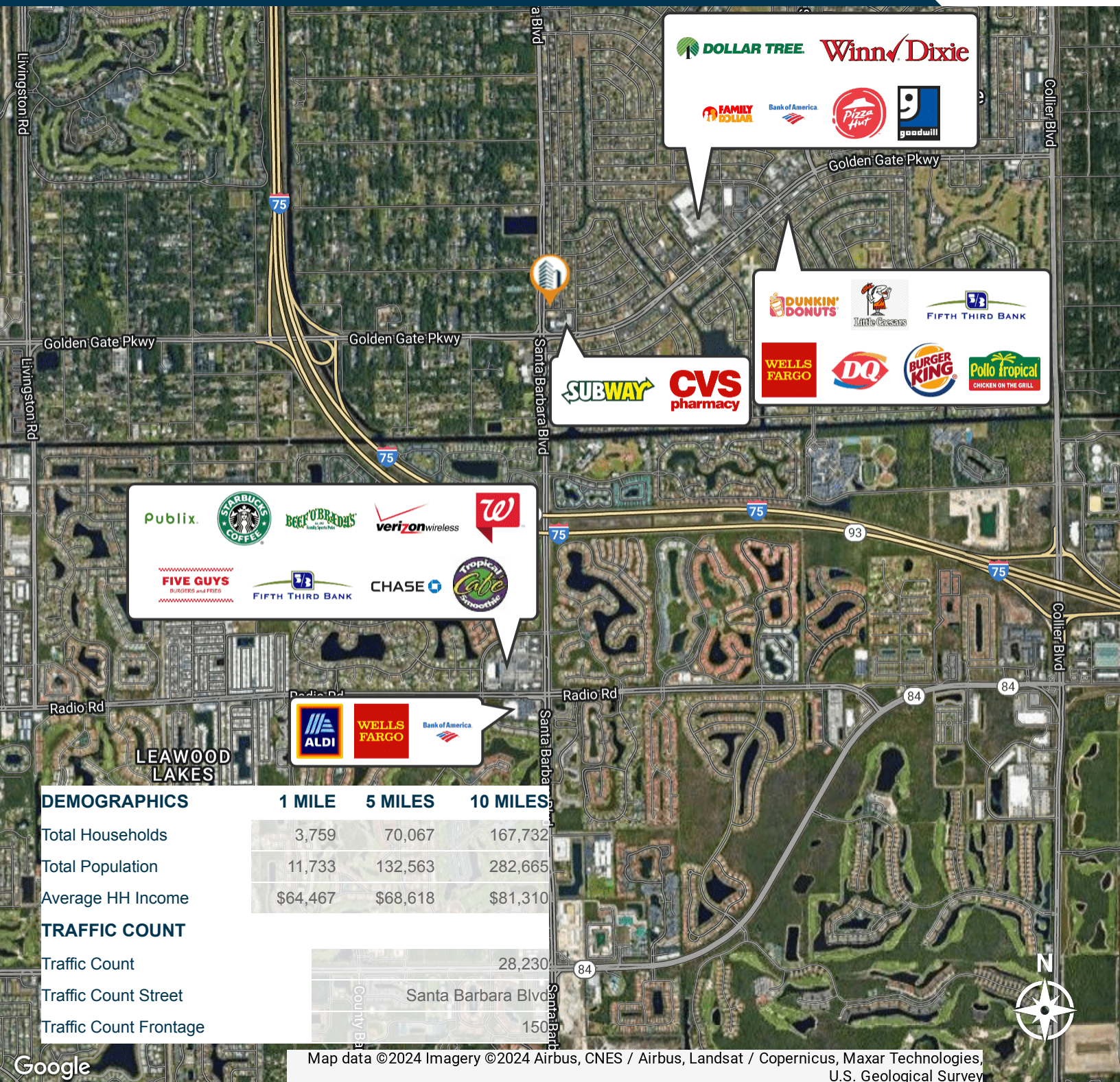
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Publix, Starbucks Coffee, Beechwood's, Verizon Wireless, Tropical Caba Smoothie, Five Guys Burgers and Fries, Fifth Third Bank, Chase

Dollar Tree, Winn-Dixie, Family Dollar, Bank of America, Pizza Hut, Goodwill

Dunkin' Donuts, Little Caesars, Fifth Third Bank, Wells Fargo, DQ, Burger King, Pollo Tropical

Subway, CVS pharmacy

Aldi, Wells Fargo, Bank of America

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,759	70,067	167,732
Total Population	11,733	132,563	282,665
Average HH Income	\$64,467	\$68,618	\$81,310

TRAFFIC COUNT	1 MILE	5 MILES	10 MILES
Traffic Count			28,230
Traffic Count Street			Santa Barbara Blvd
Traffic Count Frontage			150

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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FELIPE ARCILA

Senior Advisor

felipearcila@kovacg.com

Direct: 239.315.7097 | Cell: 239.692.1097

FL #SL3199905

PROFESSIONAL BACKGROUND

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

CAREER HIGHLIGHTS:

- Transactions in the United States, Puerto Rico, Colombia, and Mexico
- Retail site selection throughout the State of Florida
- Habitat for Humanity volunteer

MEMBERSHIPS

- NABOR member and commercial committee
- CCIM member and candidate
- ICSC
- Golden Gate Parkway Economic Development Zoning Advisory Board

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