

# HYATT CAPTION HOTEL

118 12TH AVENUE S

Restaurant / Retail | For Lease | Central Gulch

OJAS





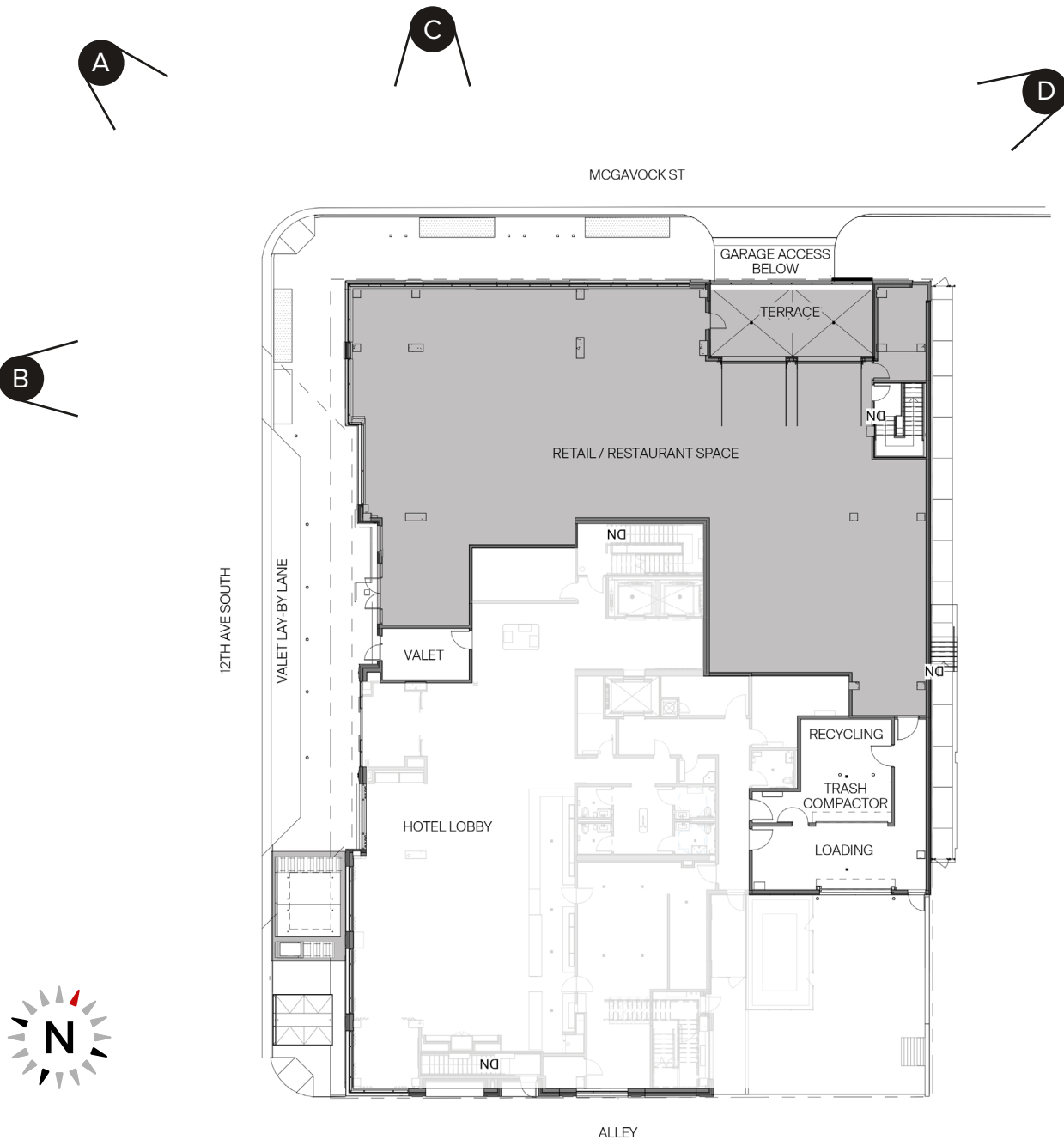
ABOUT THE PROPERTY

Caption by Hyatt is the upscale, select-service lifestyle brand that attracts conscientious locals and guests throughout the day to use its social spaces to connect and interact with one another and the places around them. This elevated hotel is located in Nashville’s buzzing Gulch neighborhood, which continues to attract locals and tourists alike in search of a high quality experience. The 12-story high-rise is located along 12th Ave S, in a walkable area that features unobstructed views of the city, along with some of Nashville’s highest density of Class A office, luxury hotels, and multi-family.

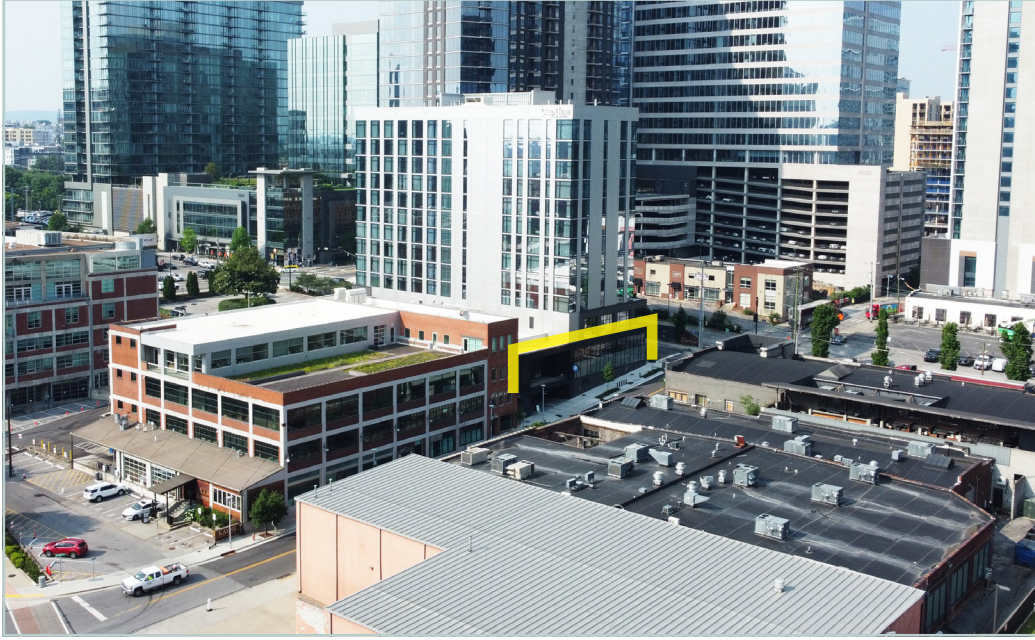
PROPERTY SPECIFICATIONS

Ground Floor Retail	7,236 SF Rentable SF, inclusive of 410 SF Covered Terrace
Ceiling Heights	18’
Delivery Date	Immediate
Hotel Units	210 Keys



















# THE GULCH

The Gulch has undergone remarkable growth over the past 5-10 years, transforming into a vibrant urban hub in Nashville. This evolution has been fueled by trendy restaurants, upscale boutiques, and luxury apartment buildings, making it a magnet for both tourists and locals. Tourists are drawn to The Gulch for its atmosphere and diverse culinary scene, offering a unique departure from downtown Nashville.

In addition to its appeal to tourists, The Gulch has become increasingly popular among locals, with a growing number of residents calling this neighborhood home.

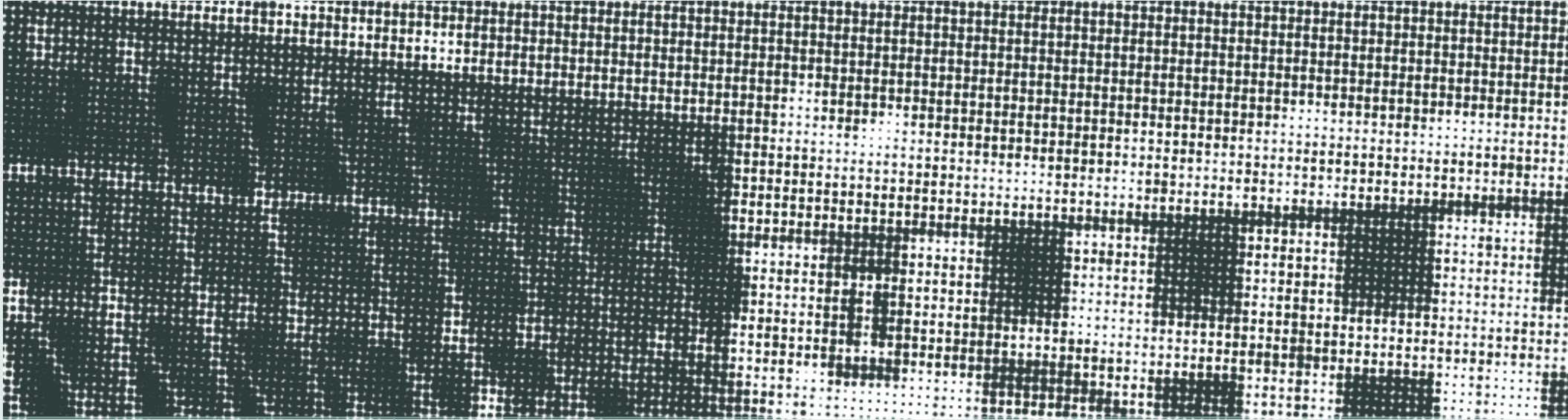
The influx of new apartment buildings has provided housing options for those seeking a more urban lifestyle. The neighborhood continues to evolve with exciting new developments, attracting renowned tenants that add to its allure. Boutique hotels like the Thompson Nashville and the W Hotel offer stylish accommodations and further enhance The Gulch's reputation as a desirable destination in Nashville.

The Gulch is bustling with a wide array of new projects, with many recently completed and more on its way. In the span of the next 3 years, the Gulch will be home to over 4 million square feet of office and 11,000 multi-family units.









21,850

TOTAL  
POPULATION

31.4

MEDIAN AGE

\$123K

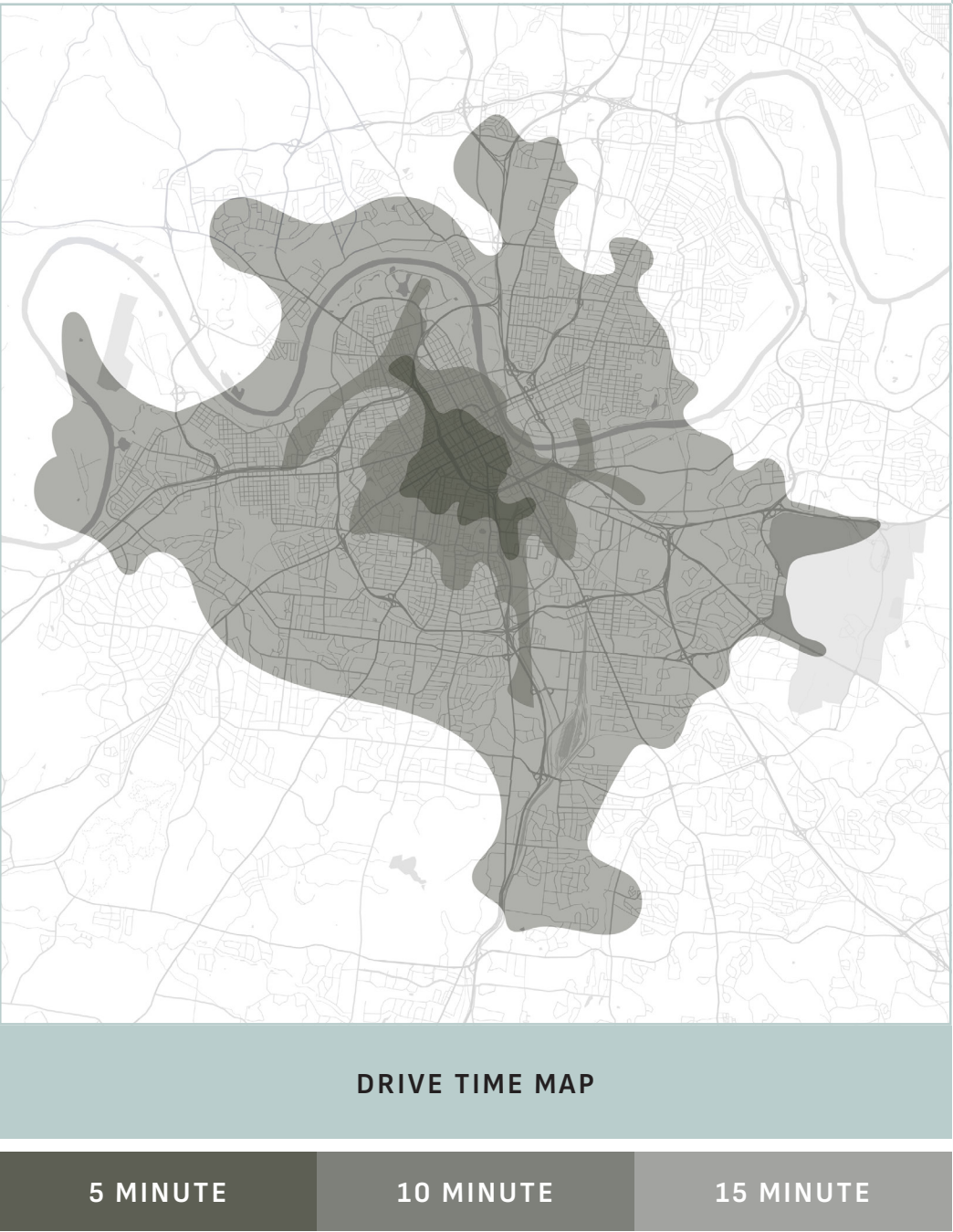
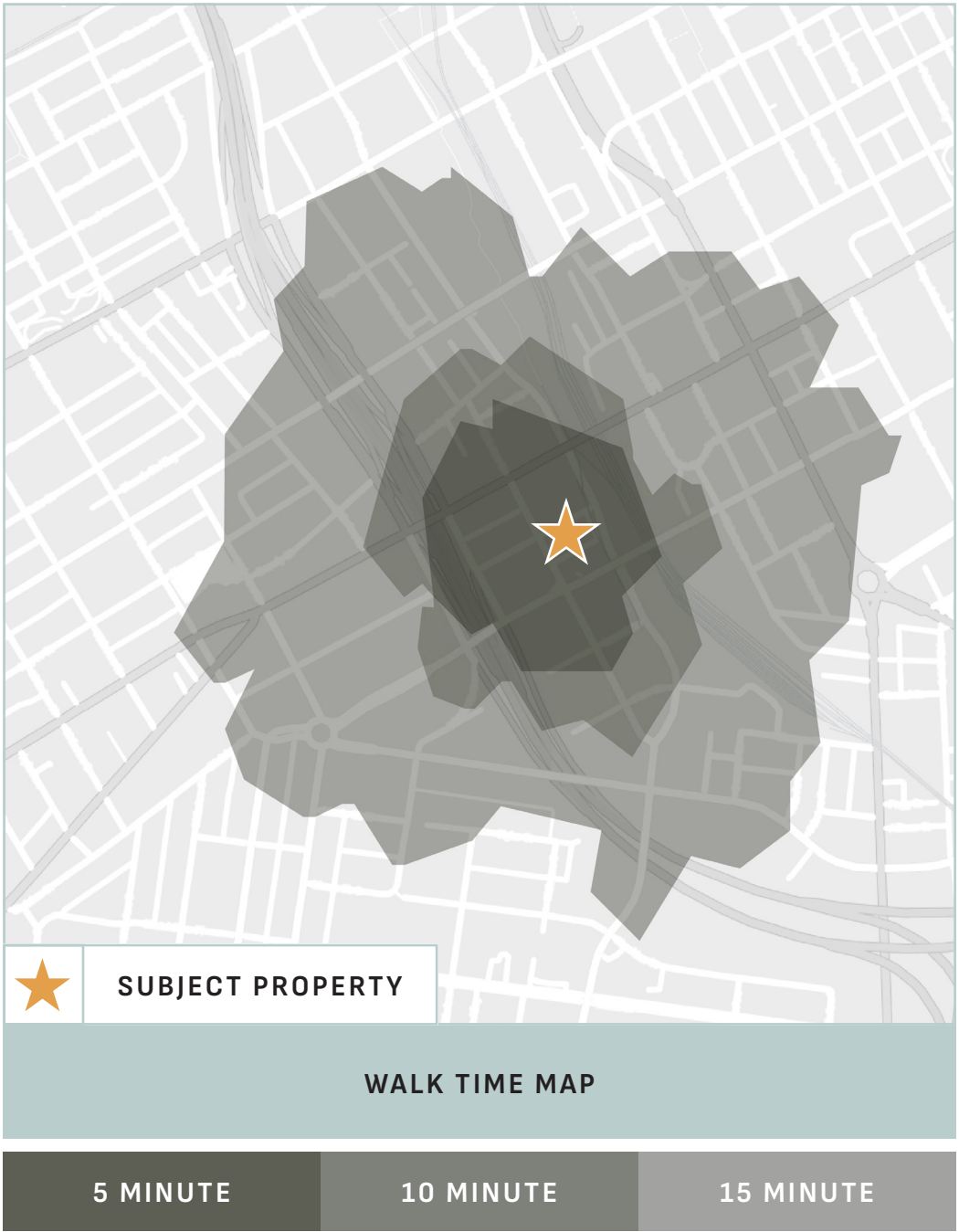
AVERAGE  
HOUSEHOLD  
INCOME

13,539

TOTAL  
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.







# NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons**, **St. Regis**, **Pendry**, **1 Hotel**, **The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others, including **Hermès**, are set to open in Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne**, **Sezane**, **Todd Snyder**, **Aviator Nation**, **Little Words Project**, **Love Shack Fancy**, **Reformation**, **Jenni Kayne**, **Kendra Scott**, **Hart**, **Birkenstock**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason**, **Gorjana**, **STUDS**, **Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas**, **Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.



TOP 10

Large Metros  
for job growth  
and population  
growth for the  
past 9 years<sup>1</sup>

3.2%

Retail Vacancy  
Rate<sup>2</sup>

15M

Visitors to  
Nashville in  
2023<sup>1</sup>

\$5B

Generated  
every year from  
Nashville’s F&B  
industry<sup>3</sup>

4TH

Best Real  
Estate Market  
in the US<sup>4</sup>

75%

of the US  
is within a  
2-hour flight of  
Nashville<sup>1</sup>

\$102K

Average  
Household  
Income<sup>5</sup>

2.01M

People living in  
Nashville’s  
Metro Area<sup>6</sup>

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce



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