



CASA YBOR
RETAIL | RESIDENTIAL | OFFICE
EST. 2016 | YBOR CITY, FL

B.S. ROBERTSON 1910

B.S. ROBERTSON BUILDING

2234 E 7TH AVE TAMPA, FL 33605

SALES PRICE | \$11,500,000.00

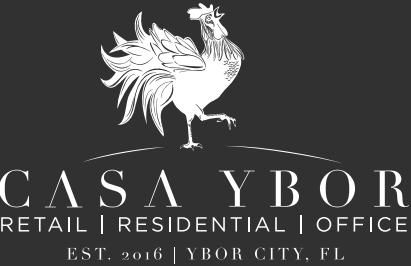


TABLE OF CONTENTS

- 01 Executive Summary**
- 02 Property Overview**
- 03 Location Overview**
- 04 Market Overview**
- 05 Disclaimers & Contact**

Financial Overview
Available Upon Request





CASA YBOR
RETAIL | RESIDENTIAL | OFFICE
EST. 1912 | YBOR CITY, FL

EXECUTIVE SUMMARY

01



EXECUTIVE SUMMARY

Offered at \$11,500,000 (\$491 per square foot), the B.S. Robertson Building provides a rare opportunity to acquire a 23,402 SF historic commercial property in the heart of Ybor City. Positioned directly on 7th Avenue, the asset delivers exceptional visibility, walkability, and connectivity within one of Tampa's most active and culturally significant districts.

The ground floor features approximately 12,000 SF of highly flexible retail and restaurant-ready space, including a full commercial kitchen, multiple bar areas, stage and event zones, and generous open floor plates. This second-generation layout allows tenants to activate the space quickly, making it well suited for retail, experiential concepts, food-and-beverage operators, galleries, and entertainment uses seeking prime frontage along Ybor's main corridor.

The second floor consists of two office suites accessible through a private lobby, elevator, and stairwells. Suite 220 (2,865 SF) is leased to Appcast, while the remaining 6,869 SF is available and offers an open, adaptable layout ideal for creative office or professional uses. Combined, the property offers a versatile blend of income stability, tenant flexibility, and location strength within one of Tampa's fastest-growing urban environments.



PROPERTY OVERVIEW

024



BUILDING HIGHLIGHTS

HISTORIC CHARACTER

Originally built over a century ago, the property blends original masonry and architectural detail with flexible interior configurations. This combination creates an ideal environment for adaptive reuse as retail, restaurant, or creative office space.

PRIME 7TH AVENUE VISIBILITY

Fronting Ybor City's most recognized street, the property offers unmatched exposure and branding potential. High daily foot traffic and wide sidewalks ensure maximum visibility to both locals and tourists.

VIBRANT URBAN SETTING

Located within Ybor's thriving entertainment and business district, tenants and visitors enjoy walkable access to dining, shopping, and cultural experiences. The surrounding redevelopment momentum enhances long-term value and connectivity to Downtown Tampa.





KEY FEATURES



23,402 TOTAL RSF



2 STORIES



± 0.34 TOTAL ACREAGE



1910 / 1923 YEAR BUILT

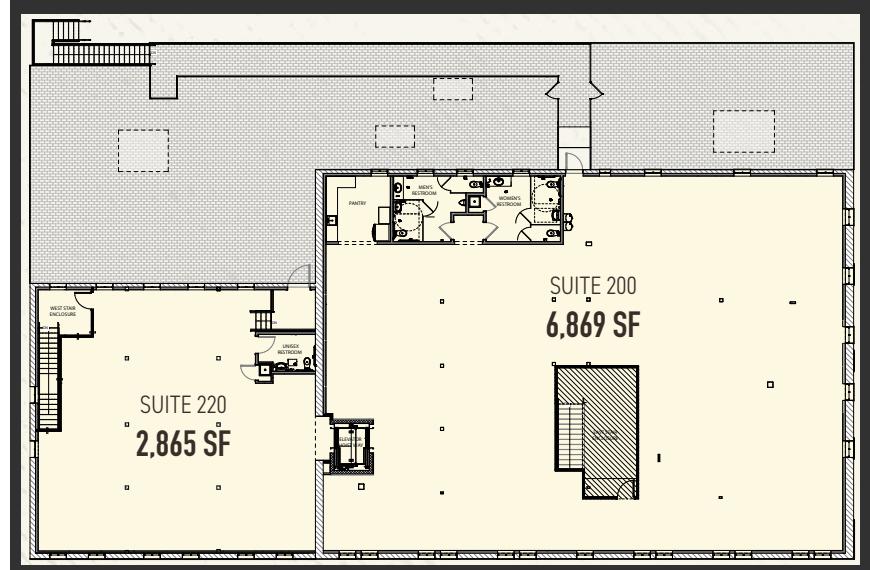


**PAID LOT AND STREET
PARKING AVAILABLE**

GROUND FLOOR - RETAIL



SECOND FLOOR - OFFICE



CASA YBOR
DETAIL RESIDENTIAL OFFICE
EST. 1904 YBOR CITY, FL



GROUND FLOOR – PRIME RETAIL SECOND-GEN RESTAURANT

±12,000 SF Available | Full Floor or Subdivided

The ground floor features an existing second-generation restaurant and entertainment layout, complete with:

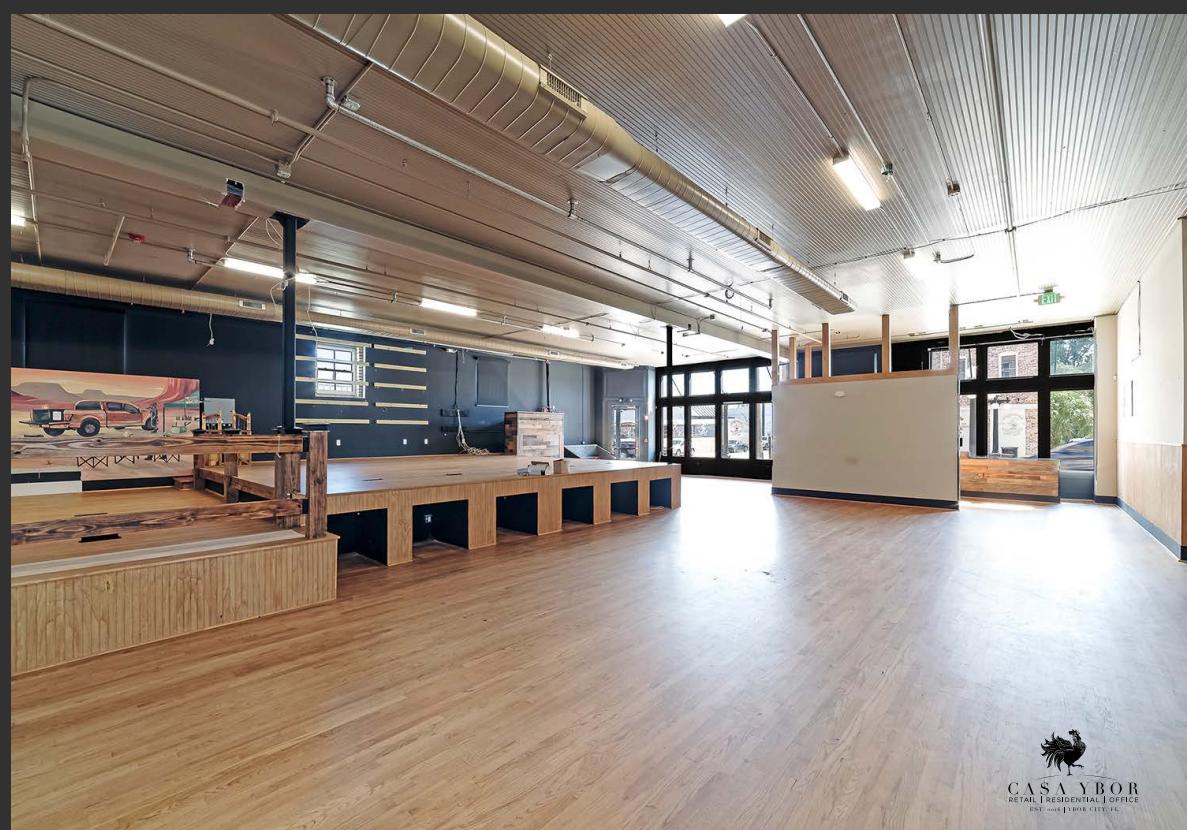
- Full commercial kitchen build-out
- Multiple bars
- Open dining and event areas
- Stage area
- Walk-ins, storage, and support spaces
- Ample power & mechanical systems

Key Highlights

- ±12,000 SF of flexible retail / restaurant / event space
- Dedicated parking (rare for Ybor City)
- Subdivisible into multiple suites
- High ceilings & exposed brick
- Historic storefront with large windows
- Direct frontage along 7th Avenue—Ybor's main pedestrian corridor
- Walkable to restaurants, bars, cafés, streetcar, and public parking

Ideal Uses

Retail Experiential concepts, Event space, Showroom / gallery, Studio & creative uses, Boutique fitness, Restaurant / bar, Food hall concepts





SECOND FLOOR – OFFICE SUITES

Two Suites | One Rented | One Available

The second floor features private office suites with a dedicated lobby, elevator access, shared restrooms, and direct access to the parking lot.

SUITE 220 – LEASED (Appcast)

2,865 SF

Occupied – strong professional tenant

Private entrance from the main corridor

AVAILABLE OFFICE SUITE

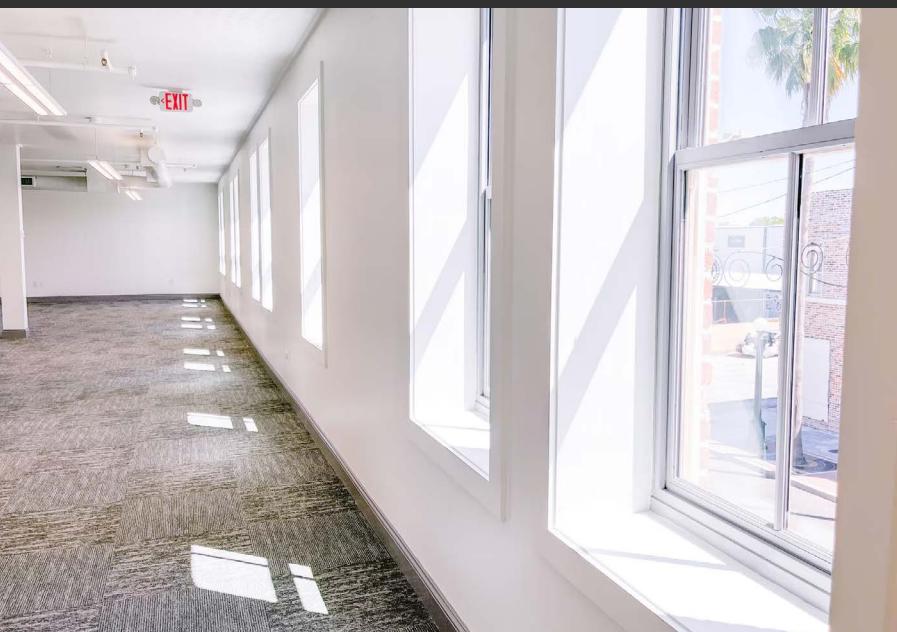
6,869 SF Available

Open floor plan with high ceilings

Dedicated stair and elevator access

Ideal for:

- Creative office
- Studio
- Professional services
- Production / post-production
- Co-working
- Design / architecture firm



LOCATION OVERVIEW

03



A Fast-Growing Metro Driving Strong Commercial Demand

Tampa continues to rank as one of the fastest-growing metropolitan areas in the United States, supported by a strong economic base, steady population inflows, and a rapidly diversifying employment market. Corporate expansions in technology, finance, professional services, healthcare, and logistics have reinforced the city's reputation as a leading business destination, while major mixed-use developments such as Water Street Tampa and the Channel District have transformed the urban core into a vibrant, walkable center of activity.



MARKET OVERVIEW

04





Ybor City Submarket

Ybor City: A Historic District with Modern Commercial Energy

Within this broader context, Ybor City stands out as one of Tampa Bay's most distinctive and culturally rich districts. Designated as a National Historic Landmark, Ybor blends historic architecture with an evolving commercial landscape driven by restaurants, entertainment venues, boutique retailers, galleries, and creative businesses. The neighborhood benefits from strong year-round foot traffic, weekend tourism, and a growing daytime population fueled by new residential projects and adaptive reuse developments. Its unique aesthetic, walkable grid, and expanding amenities continue to attract both local and national operators seeking character-filled urban environments.

The 7th Avenue corridor—Ybor's primary pedestrian spine and a nationally recognized historic main street—remains the district's strongest commercial draw. The street's mix of dining, nightlife, retail, and artistic venues creates a dynamic environment that consistently generates high visibility for ground-floor tenants. With direct streetcar access linking Ybor to the Channel District and Downtown Tampa, 7th Avenue has become a central node within the city's connected urban network. Retail and experiential concepts thrive here due to the area's constant activity, strong nighttime economy, and growing residential base.



DISCLAIMER & CONTACT

05



LET'S CONNECT

PROPERTY CONTACTS

Tee Ann Bailey

Vice President

Tee.Bailey@casaybor.com

813-334-1537



Carisa Erion

Director

Carisa.Erion@casaybor.com

813-494-7119



This Offering Memorandum has been prepared by Casa Ybor solely for informational purposes and does not claim to contain all information necessary for an investment decision. While the information herein is believed to be accurate, Casa Ybor makes no representation or warranty, express or implied, as to its accuracy or completeness, and assumes no liability for errors or omissions. Prospective purchasers are advised to conduct their own due diligence and independent analysis. This document is not an offer to sell or lease, nor a solicitation to buy or rent, and is subject to change or withdrawal without notice. By accepting this Memorandum, the recipient agrees to keep its contents confidential and not reproduce or distribute it without prior written consent from Casa Ybor.