



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



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Financial Overview  
Available Upon Request





# 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

# 02





# 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**

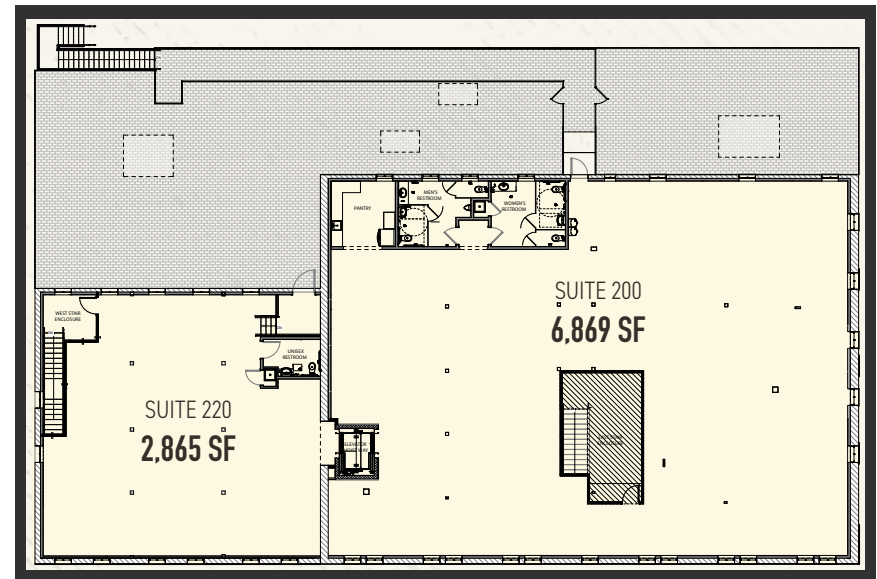


**PAID LOT AND STREET PARKING AVAILABLE**

## GROUND FLOOR - RETAIL



## SECOND FLOOR - OFFICE







## 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

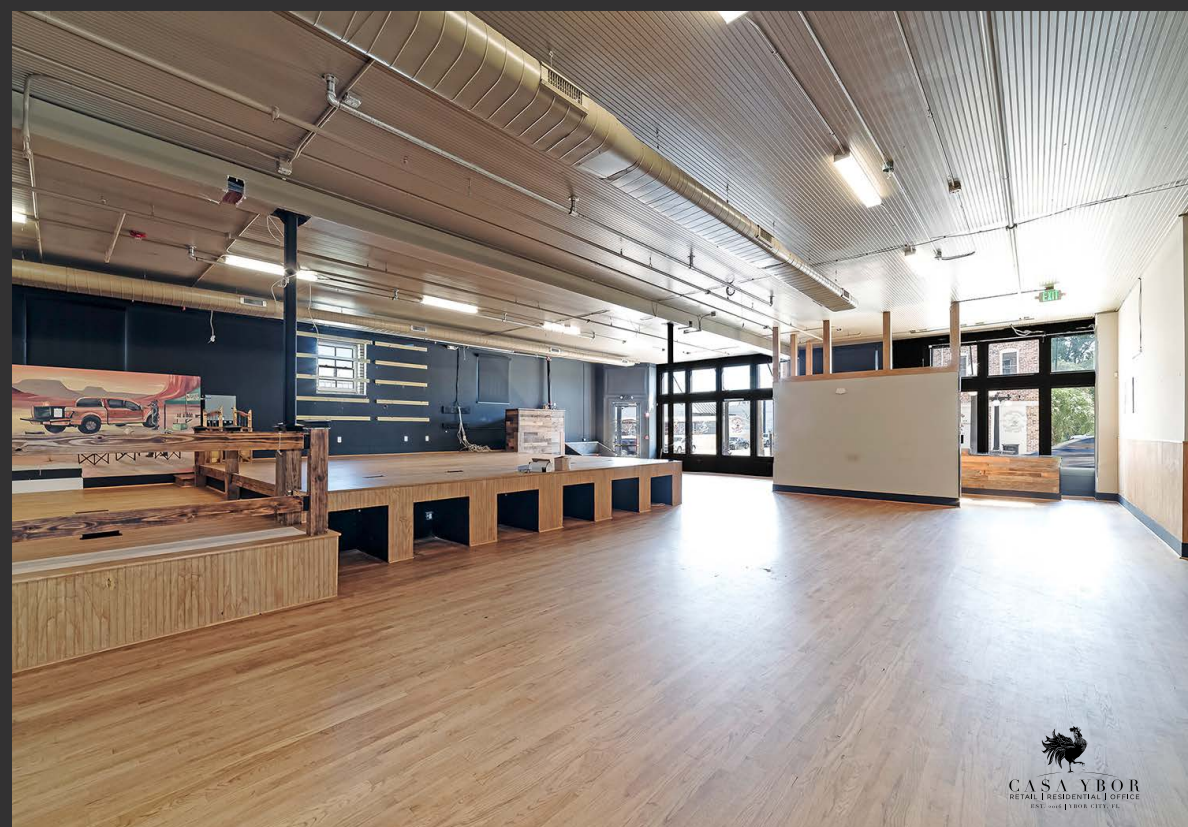
### Key Highlights

- ±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



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