

A group of people are seated at a restaurant table, engaged in conversation and dining. In the foreground, two wine glasses filled with white wine are held up, suggesting a toast. The background shows other diners and the restaurant's interior, which has a warm, rustic feel with wooden accents.

# TIMELESS CHARACTER. UNIQUELY WEST YBOR.

New Construction Restaurant Spaces in Tampa's most historic neighborhood

CASA YBOR

10.04.2023



“Tampa—the city situated along Florida’s Gulf Coast known for its cultural attractions and bustling business district. It’s also home to some truly innovative cuisine.”

Michelin Guide 2023 – Florida



THE  
WEST YBOR DISTRICT  
OPPORTUNITY

- \* A collection of opportunities to design and deliver the highest caliber of new-construction restaurant spaces directly adjacent to a vibrant neighborhood dripping with historic character and charm
- \* Collaboration with the visionary teams behind Hotel Haya, Ybor's newest boutique hospitality property, and Gasworx, a new mixed-use district under construction with more than 5,000 residential units
- \* A gateway location connecting the 7th Ave retail corridor, Gas Worx, Downtown, and the Channel District/Water Street Tampa



# AT THE CENTER OF TAMPA'S HOSPITALITY COMMUNITY



## HOSPITALITY SNAPSHOT

**Residents (2023)**  
Dining expenditures  
\$2.1 billion - Tampa/Hillsborough  
\$1.6 billion - St. Pete/Pinellas

**Tourism (2022)**  
\$5.4 billion total spending  
of which: \$1.5 billion on dining

109% of 2019 visitor levels  
16M daytime visitors  
11M overnight visitors

**Port Tampa Bay**  
Largest port in Southeast, serving:  
Carnival  
Norwegian  
Royal Caribbean

**Amalie Arena**  
200 events per year  
2 million guests per year

**Michelin Guide - FL (2023)**

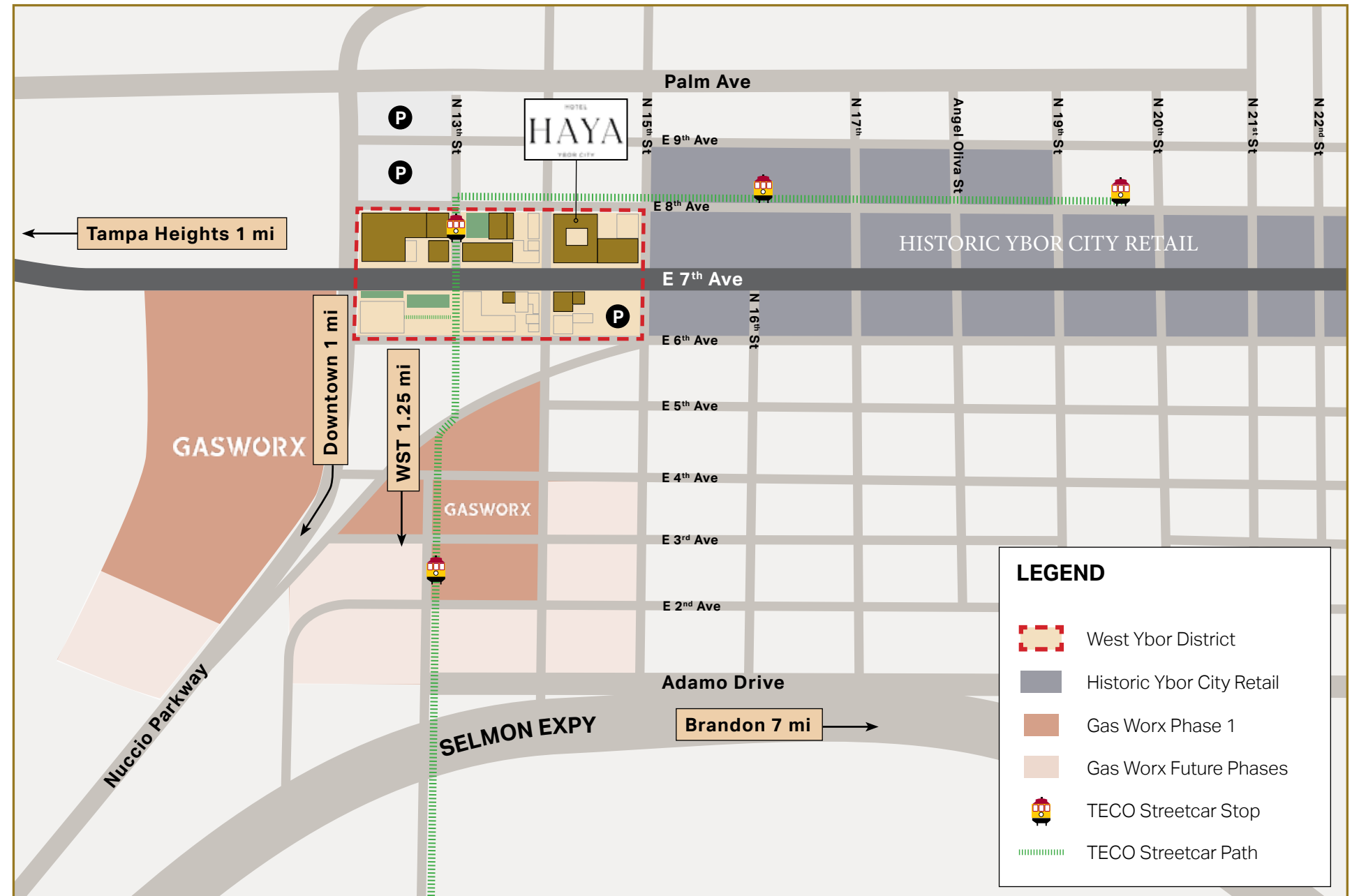
1-Star	Bib Gourmand
Rocca	Gorkhali Kitchen
Lilac	Rooster and Till
Koya	Psomi

Listed  
18 Restaurants

# A NEW GATEWAY TO HISTORIC TREASURE

Uniquely positioned at the intersection of the future 50-acre Gasworx development and the historic 7th Avenue retail corridor, the West Ybor District establishes an enchanting gateway to one of the city's most iconic, internationally-known destinations.

- \* 7th & 8th Avenue storefronts on end cap of existing 500,000+ SF of retail corridor
- \* Adjacent public parking garages
- \* Adjacent TECO street car stop
- \* 1 block from Hotel Haya
- \* 2 blocks from Gasworx
- \* 1 mile from Tampa Heights, Downtown, Water Street
- \* 7 miles via Selmon Expressway from affluent Brandon suburbs





In a modern city, the natural tendency is to search for something old. The best place to experience Old Tampa is Ybor City.

The New York Times  
March 2022



Photo Credit: Aerial Innovations

View of Casa Marti, Casa Gomez, and Casa Pedroso construction, June 2023

# YBOR'S NEW CHAPTER

## **WEST YBOR DISTRICT (Recently Delivered):**

Total Square Feet: 166,000+

Residential Units: 180

Office SF: 36,485

Retail SF: 18,707

## **GAS WORX (Phase 1):**

Total Acres: 50

Residential Units: 931

Office SF: 100,000

Retail SF: 91,751

## **EXISTING RESIDENTS AND WORKERS (5-MIN DRIVE)**

Residents: 31,609

Avg. Income: \$82K

Households >\$100K: 27%

Med. Age: 35

Daytime Workers: 67,806

Daytime Residents: 15,050

source: ESRI

# THREE BLOCKS OF OWNERSHIP CONTINUITY, ANCHORED BY HOTEL HAYA







**1311 E 8th Avenue**

Located on East 8th Avenue in the heart of Ybor City, Casa Pedroso is a new, four-story building one block from the District's main commercial strip along E 7th Avenue.

The newly constructed building offers three stories of stylish new studio and one-bedroom apartments for rent featuring spacious balconies providing year-round outdoor living space with sweeping city views.

STATUS: **OPEN**

Resi Units: 33

Retail SF: 5,322 SF





### East 7th Ave at Nuccio Parkway

A stunning new landmark at the gateway to the Ybor City Historic District near Downtown Tampa, Casa Marti creates a distinctive new residential and retail destination directly on East 7th Avenue.

New luxury residences include studio, one-bedroom, one-bed + den, and two-bed, 2 bath floor-plans featuring premium apartments and stunning views of the historic district. The ideal location and numerous planned amenities will elevate Casa Marti to the pinnacle of Ybor City living.

STATUS: **UNDER CONSTRUCTION**

Resi Units: 127

Retail SF: 4,031 SF





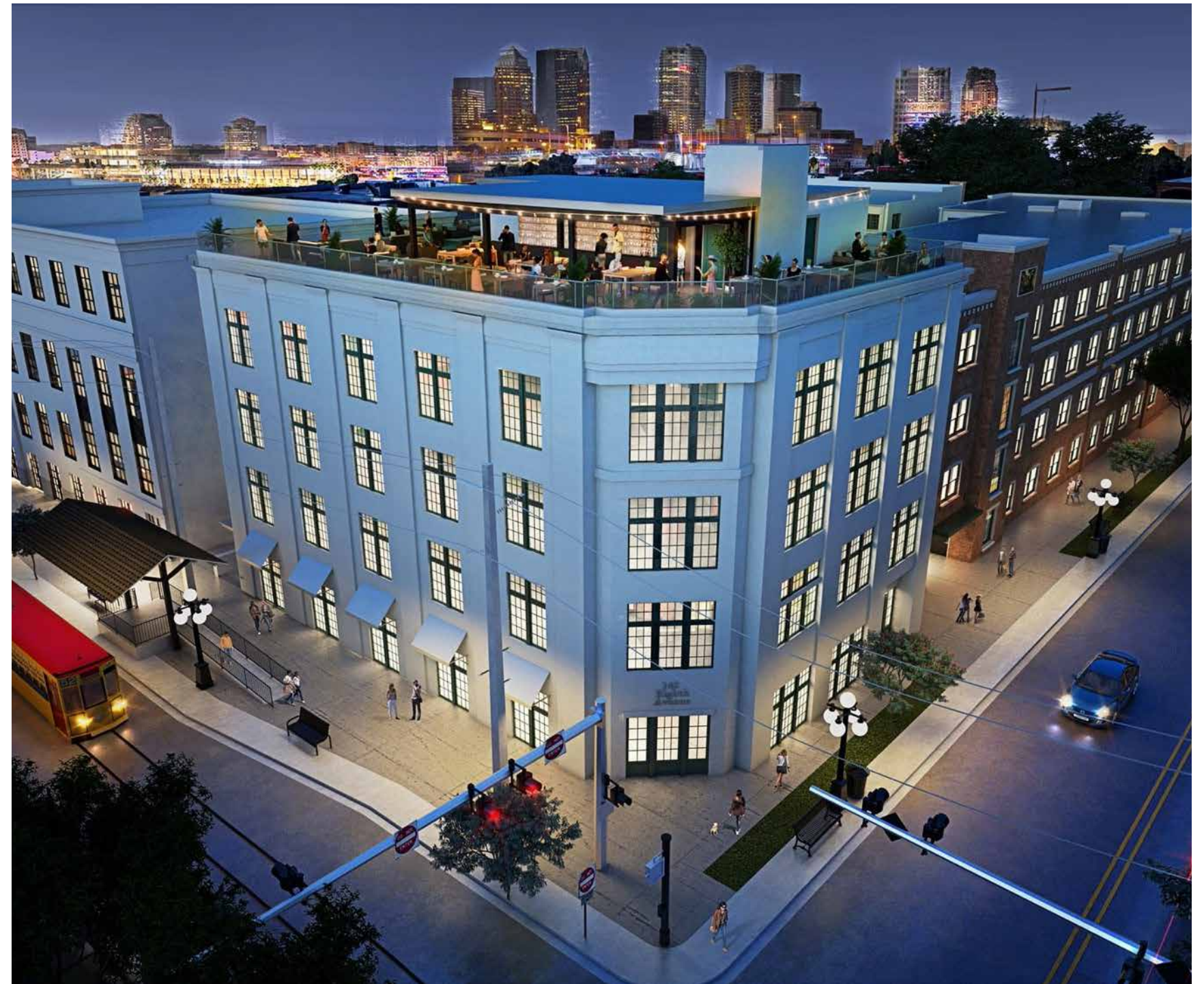
**Corner of East 8th Avenue & North 13th Street**

Located adjacent to Casa Marti, Casa Gómez is planned as a premier new retail and office property featuring a stunning rooftop restaurant and bar overlooking the Ybor City Historic District, with views to the Channel District, Water Street, and Downtown Tampa.

STATUS: **UNDER CONSTRUCTION**

Office SF: 12,485 SF

Retail SF: 7,526 SF



YBOR HOSPITALITY  
LOOK BOOK



## THE WORLD IN A NEIGHBORHOOD

At the turn of the 20th century, Ybor City's streets were a collision of cultures and people. The smell of freshly baked Cuban bread filled the streets in the morning; Italian, Jewish and Cuban social clubs popped up along the main avenue; and the sounds of zarzuelas and flamenco music drifted out of bars at night. In 1905, patrons may have popped into the Columbia Restaurant for a quick drink...just as they do today, more than 115 years since they opened their doors.

Historic Ybor remains a multicultural culinary, nightlife, and hospitality hotbed for the city of Tampa and its 27 million annual visitors. The neighborhood entertains every walk of life: fans celebrating after Lightings game, couples on a romantic weekend getaway, suburban folks on a shopping trip to IKEA. This diversity is reflected in its ever growing offerings of cuisines, quick service lunch spots, fine dining establishments, and late night bars.

# FLOR FINA

## **BOLD WITHOUT THE BRAG, AND INVITING TO ALL**

From the coastal cuisines of Latin America, the Mediterranean, and our very own Gulf Coast, you'll find the heat of our live-fire grill and an ever-evolving rotation of ceviches. A welcoming escape in Hotel Haya, Flor Fina in Ybor City is crowned by the warming glow of the bar's golden-hued ceiling, ample spaces to lounge, and an expansive array of cocktails crafted to inspire long, rum-soaked conversations.

**412 E 7th Ave, Tampa, FL**





The Columbia Restaurant began as a dream.

For Spanish-Cuban immigrant Casimiro Hernandez, Sr. arriving in Tampa, FL, with his four young sons meant searching for opportunity and a better life. Over nearly 120 years, the original restaurant has expanded to an entire city block and is now the largest Spanish restaurant in the world.

Casimiro's descendants diligently care for the Columbia Restaurant and help preserve his American dream. As Florida's oldest restaurant, the Columbia has seven locations in Florida and is still owned and operated by family members.

**2117 E. 7th Ave, Tampa, FL**





**A RICH HISTORY OF ART  
& HOSPITALITY**

“Ybor’s social clubs all had libraries, dance halls, and canteens where folks gathered in the evening. At the Centro Asturiano we saw zarzuelas performed by local amateurs. . . . I remember as a boy going to a free art class summer evenings at the *Círculo Cubano*.”

Jose Yglesias, *Nuestra* (1977)  
Michelin Guide 2023 – Florida



# 7TH + GROVE

EAT. VIBE. FLOURISH.

Nestled in the heart of Tampa, Florida in the Ybor City Historic District lies restaurant/lounge concept 7th+Grove. For the comfort food connoisseur searching for fresh authentic taste with a down home flair 7th+ Grove delivers an elevated southern menu, warm ambiance, extraordinary service and creatively crafted cocktails.

7th+Grove is an inviting adult-friendly space ideal for schmoozing and celebrating the perfectly imperfect you.

**1930 E 7th Ave, Tampa, FL**

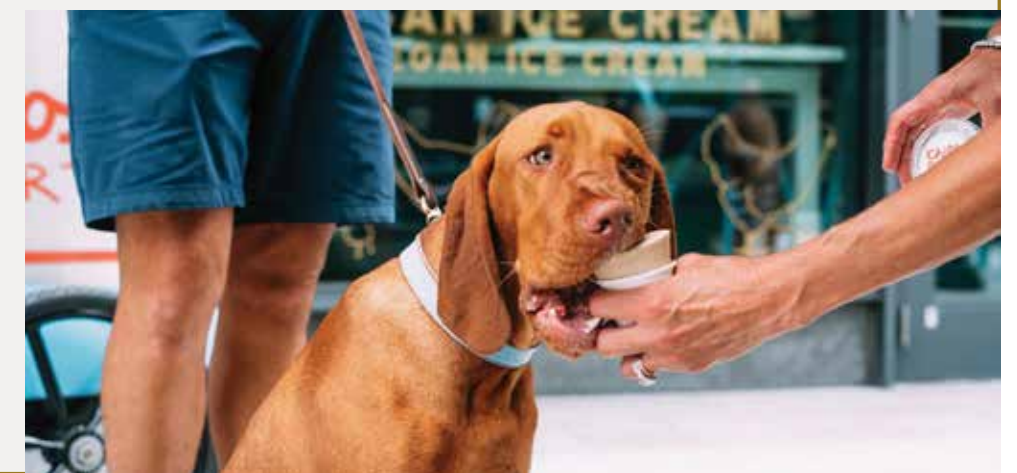


# Chill Bros.

We make our own Traditional, All-Natural Custard base with 5 simple ingredients: Florida milk and cream, egg yolks, pure cane sugar and a dash of salt. It's what gives Chill Brothers ice cream its rich flavor, and velvety smooth texture. Better yet, you won't find any unnatural stabilizers, emulsifiers, gums, starches, coloring, corn syrups or sweeteners...Not here bro!

As 4th Generation Tampanians, our ever-changing line up of Ice creams showcase the flavors of our Tampa-upbringing and incorporate the work of the best food artisans that our community has to offer, guys and gals that have the same passion for their trade as we do.

**1910 E 7th Ave, Tampa, FL**





The first Blind Tiger Cafe started in Ybor City – a small historic, cigar city in Tampa, Florida. The founders had a desire to bring great roasted coffee flavors back to a city that was known for its historic richness. Inspired by the tailored and craftsman feel of a speakeasy, the founders wanted to start a Blind Tiger (another name for speakeasy) of their own.



They wanted to sell quality, original roasts so great tasting, it would seem illegal. The Blind Tiger is a speakeasy-inspired lifestyle brand for those who desire quality and richness in the small pleasures of life.

**1901 E 7th Ave, Tampa, FL**

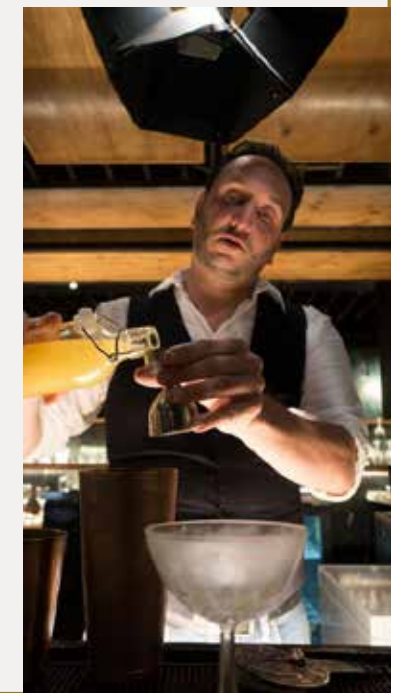


# BARTERHOUSE

At Barterhouse Ybor, we believe in the simple act of hospitality. To us, that means a passion for food and drink that influences guests to eat, sip, and experience outside of what's commonplace.

Barterhouse is a passion project built by a community for a community following years of farm dinners and pop ups throughout the southeast. "Having a concept in mind and finding a suitable location to execute it in is not what we do," says Emery. "It's the space that tells you what to do. And, no two spaces are alike." This perfectly imperfect nostalgic space was created to stunning congruence with Ybor and its honest food and cocktails.

**1811 N 15th St Ste A, Tampa, FL**



# PETE'S BAGELS

## AN ALL DAY CAFE, LOCATED IN HISTORIC YBOR

With community top of mind, we created Pete's - Ybor with a vision of a place that locals and tourists alike could come and relax. Drink a latte, a glass of wine and eat a bagel.

Growing off of our St Pete menu, we have added a variety of lunch and late afternoon items.

Though similar, we offer a bunch of new things in Tampa

**1804 E 4th Ave, Tampa, FL**



# CASA SANTO STEFANO

## TO US, FAMILY IS EVERYTHING

Much of what we serve here – from the wines in your glass to the cheese on your plate and even the extra-virgin olive oil and the salt on your food – we import from family businesses in Sicily.

The hand-painted, colorful backsplashes, tabletops and countertops we ordered in person from a family in Caltagirone, Sicily. The vintage pictures artfully scattered around the restaurant represent many of the founding Sicilian families in Tampa, generously shared with us by their proud descendants.

**1607 N 22nd St, Tampa, FL**





Authentic Mexican Food with fresh ingredients prepared daily and cooked fresh the moment you order.

At Los Chapos Tacos, you can find a variety of cuisines such as Burritos, Quesadillas, Guacamole & Chips, Nachos de Asada, and Burrito Bowls. We are conveniently located along East 7th Avenue



**951 E 7th Ave, Tampa, FL**



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

**Leasing By:**

Jaclyn Langholz Graham  
jaclyn.langholz@colliers.com  
+1 813 228 9834

