



1504-1512 E 4th

Historic Ybor City

TAMPA, FL 33605

OFFERING MEMORANDUM

Historic Ybor City Overview

HISTORY OF YBOR CITY:

Ybor City, a historic neighborhood in Tampa, Florida, was founded in the late 19th century by Vicente Martinez-Ybor, a Cuban cigar manufacturer who sought to escape political turmoil in his homeland. The area flourished as a bustling center for cigar production, attracting immigrants from Cuba, Spain, and Italy, which infused Ybor City with a rich, multicultural heritage. Today, visitors can explore its vibrant history through preserved architecture and museums, such as the Ybor City Museum State Park. The district is renowned for its lively nightlife, featuring an array of restaurants, bars, and clubs along 7th Avenue. Additionally, the weekly Ybor City Saturday Market and annual events like the Ybor City Heritage and Music Festival offer a taste of its dynamic cultural scene.

THREE TOP THINGS TO-DO:

- 1. Visit the Ybor City Museum State Park:** Explore the rich history of Ybor City through exhibits and guided tours in this museum, which is housed in a restored 1920s cigar factory. The museum offers a glimpse into the area's past as a major cigar manufacturing hub and its vibrant immigrant culture.
- 2. Stroll along 7th Avenue:** This bustling street is the heart of Ybor City, lined with historic buildings, eclectic shops, and lively restaurants and bars. It's the perfect place to soak in the neighborhood's unique atmosphere, sample delicious cuisine, and experience its vibrant nightlife.
- 3. Tour the historic cigar factories:** Discover Ybor City's cigar-making heritage by taking a guided tour of some of its historic cigar factories, like the J.C. Newman Cigar Company or the Tampa Bay History Center. These tours offer insights into the traditional craftsmanship behind Ybor's renowned cigars and the role they played in shaping the area.



Historic Ybor City Overview

BARRIO LATINO | THE HEART OF YBOR CITY

Barrio Latino is another name for the vibrant and historic Ybor City neighborhood in Tampa, Florida. It's a district renowned for its rich cultural heritage, lively atmosphere, and significant role in the city's history.

A BRIEF HISTORY:

Originally populated by Cuban, Spanish, and Italian immigrants who worked in the cigar factories, Ybor City experienced a period of decline after the cigar industry faded. However, it has since undergone a revitalization, transforming into a hub for arts, entertainment, and nightlife.

BARRIO GUIDELINES:



Property Overview

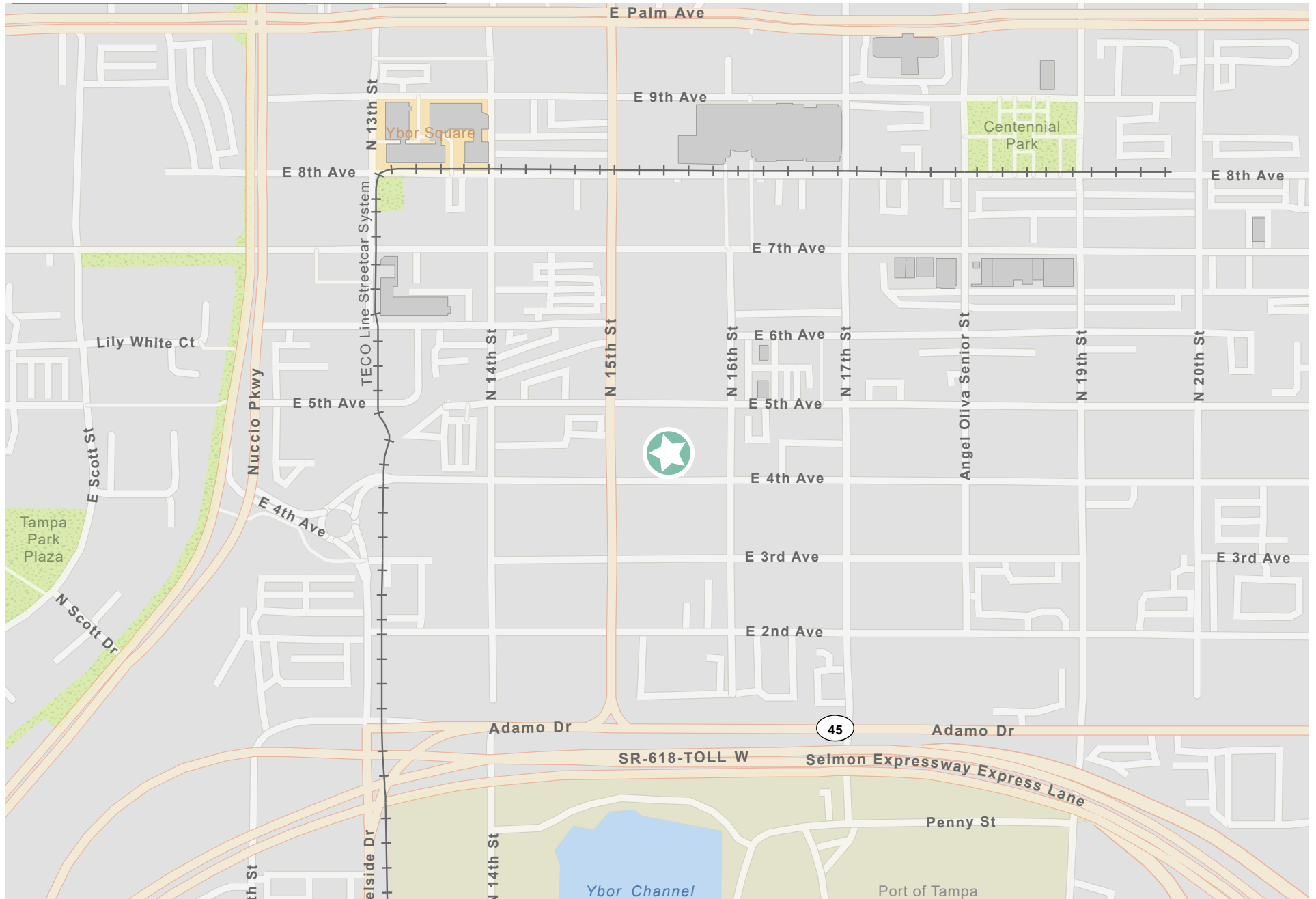
Property Information

Address:	1504 - 1512 E 4th Ave Tampa, FL 33605
Size:	.94 Acres, 3 parcels
Zoning:	YC-6
Future Land Use (FLU):	CC-35
Pricing:	Market

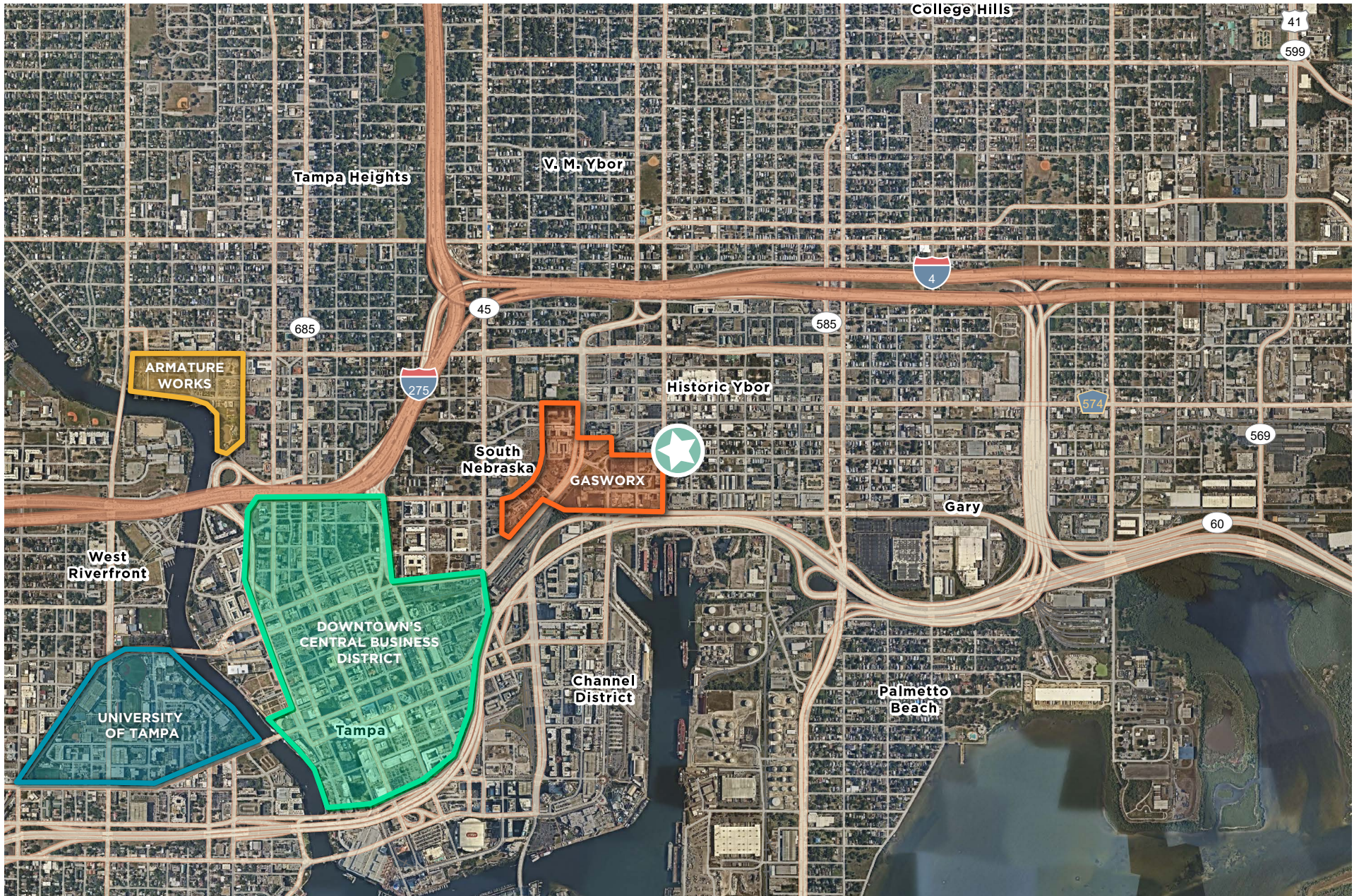
Ybor City

Nestled in the vibrant heart of Historic Ybor City and just a short drive from Downtown Tampa, this prime development opportunity sits right across from the dynamic GasWorx Development. Just two and a half blocks from the bustling 7th Avenue, it offers a rare chance to create a truly exceptional live-work-play experience in one of Tampa's most exciting neighborhoods.

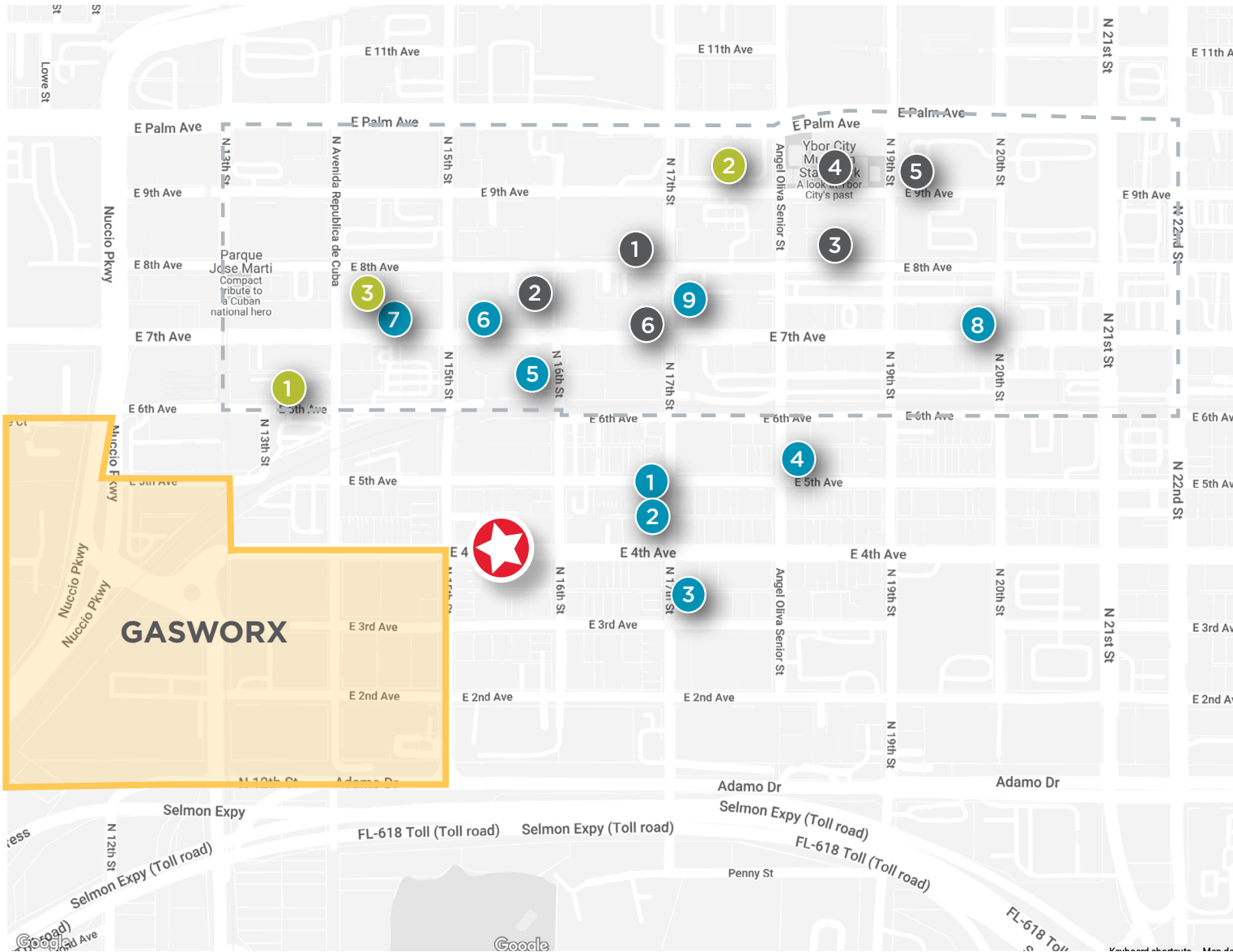
Map View



Aerial



Amenities Map



HOTELS

- 1 Hampton Inn & Suite
- 2 Hilton Garden Inn
- 3 Hotel Haya

RESTAURANTS

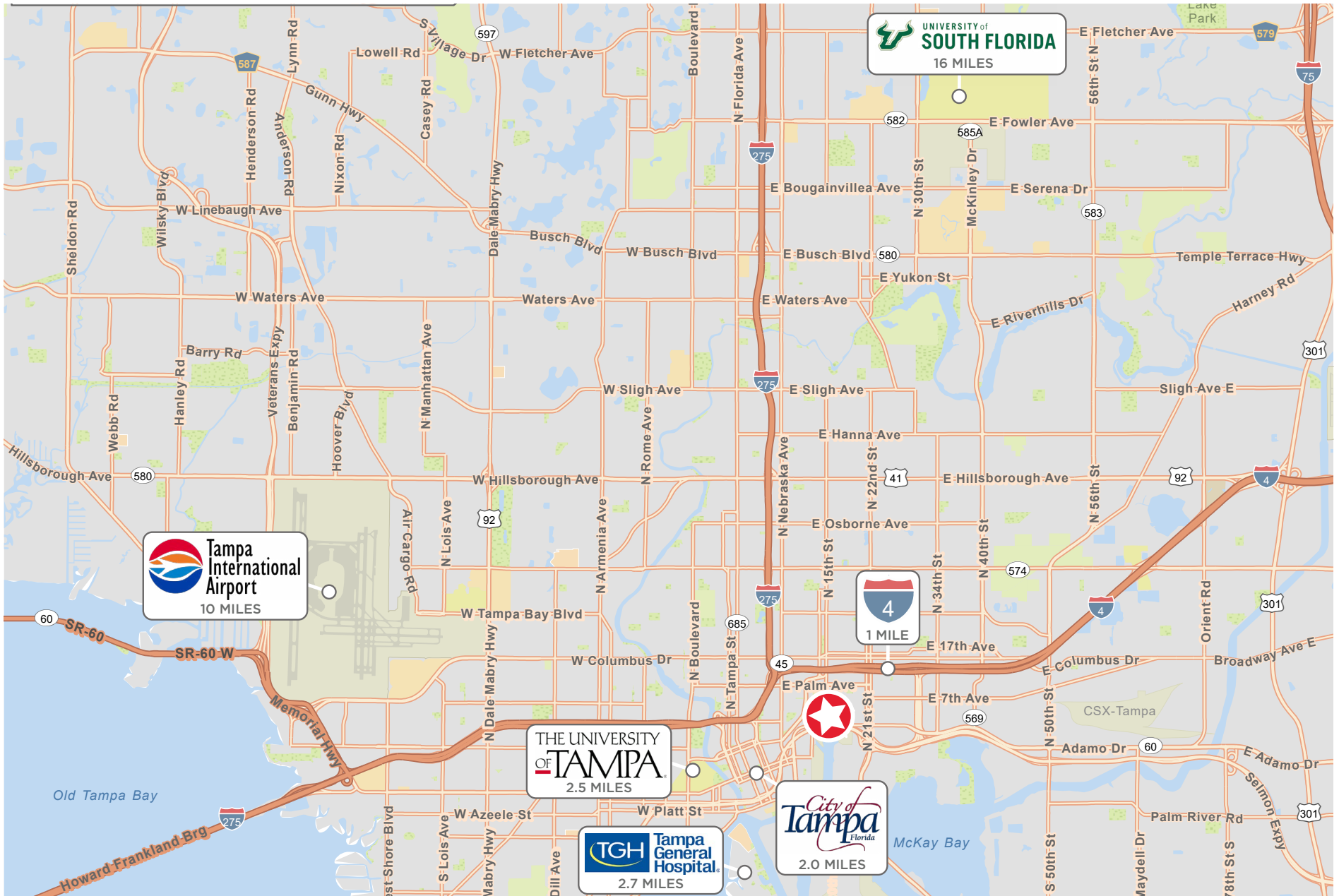
- 1 Jimmy's Tacos
- 2 El Puerto Restaurant & Grill
- 3 Pepper Island
- 4 Als Finger Licking Good Bar-B-Que
- 5 Ybor Seoul
- 6 New York Pizza
- 7 Flor Fina
- 8 7th + Grove
- 9 Rasoi Indian Cuisine

ENTERTAINMENT

- 1 Game Time Tampa
- 2 Ghost Party Haunted Tours
- 3 Centennial Park
- 4 Ybor City Museum State Park
- 5 Tampa Baseball Museum
- 6 The Florida Museum of Photographic Arts

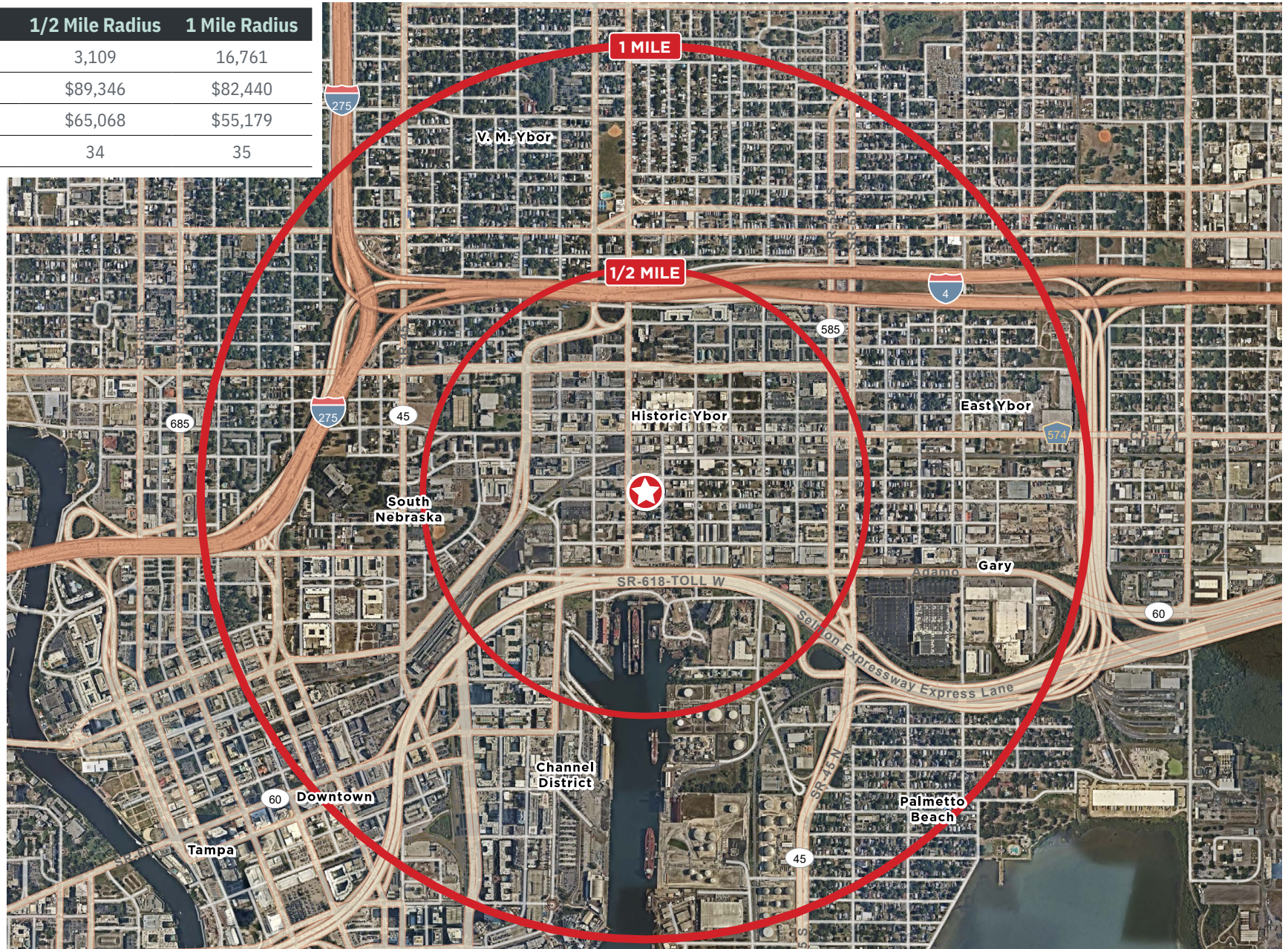
--- Ybor City Historic District

Distance Map



Demographics

2024	1/2 Mile Radius	1 Mile Radius
Total Population	3,109	16,761
Avg. HH Income	\$89,346	\$82,440
Median HH Income	\$65,068	\$55,179
Median Age	34	35



Gasworx Development



Gasworx is a groundbreaking 50-acre mixed-use development redefining Tampa's lifestyle with a genuine "live-work-play" environment. With years of meticulous planning and acquisitions, this project is committed to preserving and enhancing Ybor City's rich cultural and diverse heritage, with Phase 1 scheduled for completion by 2026.

Ongoing Ybor City Developments



MILES YBOR

The Miles Ybor Apartment buildings in Tampa, Florida, feature a total of 168 modern apartment units. Nestled in the vibrant Ybor City neighborhood, these apartments offer a blend of historic charm and contemporary amenities.



CASA GOMEZ

Premier new mixed development with views of historic Ybor City. It offers 12,060 square feet of office space, ground-level retail, and an impressive rooftop dining and bar area.



HOTEL HAYA

Hotel Haya in Tampa's Ybor City blends 1920s charm with modern luxury, featuring stylish rooms, a rooftop bar with city views, and a sophisticated restaurant. The hotel offers historical elegance and contemporary amenities with easy access to local attractions.



CASA MARTI

Casa Martí in Ybor City, Tampa, is a boutique hotel blending 1920s charm with modern comfort. Its elegant design and prime location offer guests a stylish stay in a vibrant historic district with prime retail storefront.

Ybor City Rental & For Sale Overview



Walkability Score

81



Ybor Rental Market | 580- 1,255 SQ FT Rate

\$2.15/SF and \$3.23/SF

Ybor For Sale Market

Currently there are 2 townhome projects under construction. One is asking \$899,000 for 1733 SF, and the other is asking \$ 845,000 for 2,294 SF. This project is on the north side of I-4. There are no condominiums under construction.

CGHJ Architects Ybor 1504 5th Ave Density Studies

Municode – Chapter 27 – Zoning and Land Development:

Sec. 27-177 – Historic District Established

YC-6 community commercial. This subdistrict comprises land devoted to general and intensive commercial uses located on the southern fringe of the historic district and which will provide a transition to the industrial uses south of the historic district.

Y-6 Recommended Uses	
Schedule of Dimensional Regulations:	
Lot Size	30' width, 2,850 sq.ft Area
Required Yards	Front 0' Side 0' Rear 0'
Max Density/FAR	2
Max Height	60'
Required Parking Spaces	
Adult Family Home	1/dwelling unit
Clinic	2/1,000 sf
Club	3/1,000 sf
Dwelling Multiple family	1/dwelling unit
Hotel/Motel	1/room
Office, business	1/1,000 sf
Office, Medical	2/1,000 sf
Personal Services	5/1,000 sf
Pharmacy	3/1,000 sf
Restaurant	2/1,000 sf
Retail	3/1,000 sf
Warehouse	1/1,000 sf
Lot 1	
Combined Site Area	33,725 sf
F.A.R (2) Allowed	67,450 sf
Lot 2 (across alley)	
Site Area	6,650 sf
F.A.R (2) Allowed	13,300 sf

Y-6 Recommended Uses	
Permitted uses:	
Group A	Bed & Breakfast Dwelling, multiple family
Group B	Clinic Hub Hotel and Motel Place of religious assembly Public cultural facilities School
Group C	Office, Medical Office, Business and Professional Personal Services Pharmacy Public Use Restaurant Retail Warehouse

Possible Parking Solution

Lot 1:

1st Floor – 7,450 SF

Restaurant and Café ~2,385 SF

Office – 3,000 SF

Required Parking – 5 for Restaurant/café + 3 for Offices
= 8 spaces

2nd – 4th Floor – 20,000 SF/Floor

Office (19,000 SF) / Dwelling Units

(~1,000 SF each dwelling unit)

Required Parking – 19/floor

Total FAR (2) – Proposed 67,450 SF (Allowed 67,450 SF)

Total Parking Required – 5 + 3 + 19 + 19 + 19 = 65 spaces

Lot 2:

1st Floor – 2,833 SF

Restaurant and Café 2,154 SFX

Required Parking – 5 for Restaurant/café

2nd – 4th Floor – 3,489 SF/Floor

2 each floor Dwelling Units

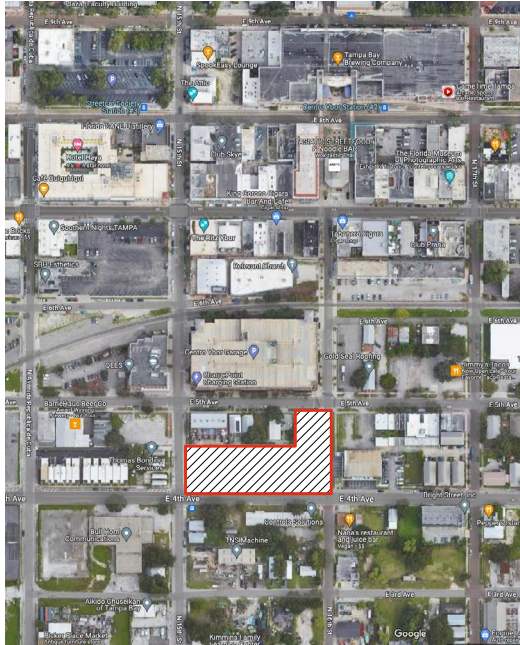
Required Parking – 2 per floor (1/dwelling unit)

Total FAR (2) – Proposed 13300 SF (Allowed 13,300 SF)

Total Parking Required – 5 + 2 + 2 + 2 = 11 spaces




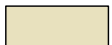
Total Required Parking between Both Lots – 76 Spaces
Total Provided Parking Between Both Lots – 85 Spaces

Density Study



KEY MAP

LEGEND

-  SERVICE SPACES
-  OFFICE
-  RESTAURANT/CAFE
-  OUTDOOR AREA

OWNER LOGO

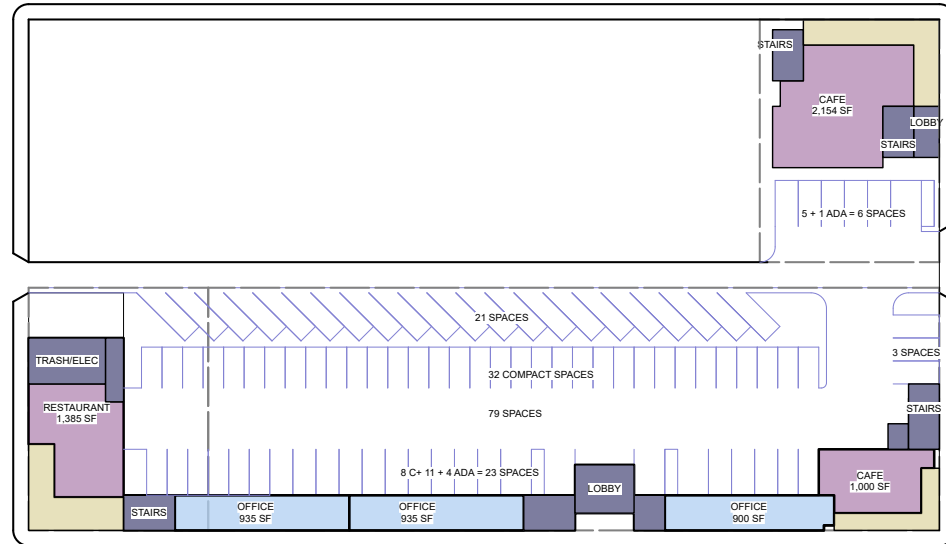
DENSITY STUDY
1504 4TH AVE , TAMPA 33605

CENTRAL YBOR GARAGE

E 5TH AVE

N 15TH STREET

N 16TH STREET



E 4TH AVE

1 CONCEPT PLAN - 1ST FLOOR
SD-01 Scale: 1" = 40'-0"

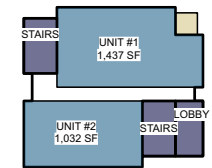


CONCEPT PLAN

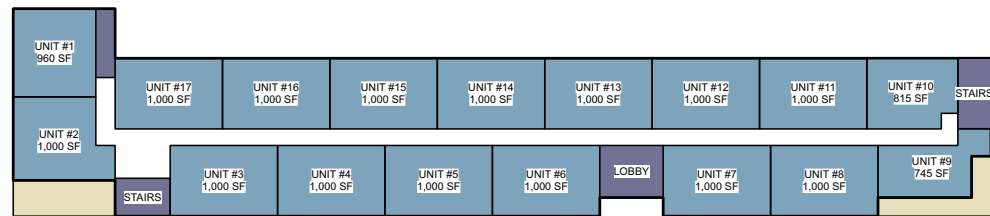
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Density Study



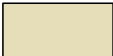



2 Units/Per Floor



17 Units/Per Floor | This Plan Yields 60 Units

LEGEND

-  SERVICE SPACES
-  DWELLING UNIT
-  OUTDOOR AREA

2 CONCEPT PLAN - 2ND - 4TH FLOOR
 SD-02 Scale: 1" = 40'-0" 

OWNER LOGO

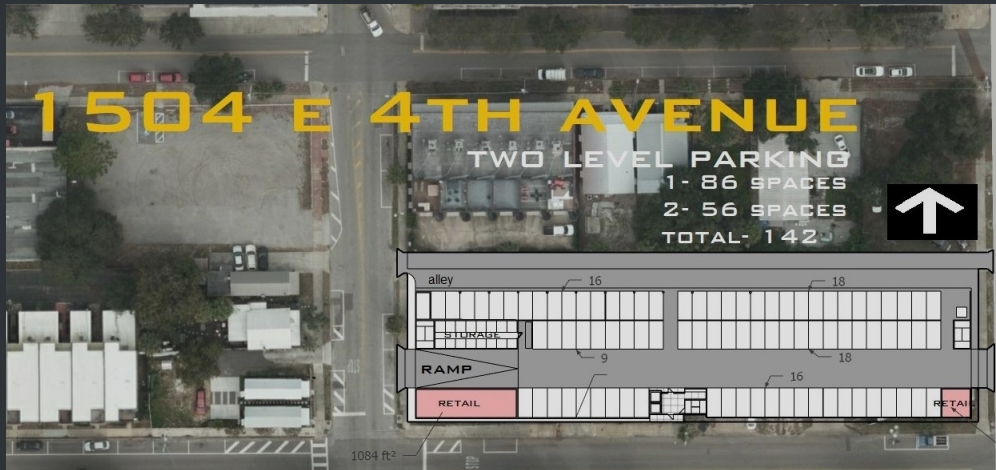
DENSITY STUDY
 1504 4TH AVE

CONCEPT PLAN

11.14.2023
 © CGHJ ARCHITECTS



UrbanOrder Density Study- 1504 E 5th Ave



This Plan Yields 137 Units

Architect : Joe Troph

Parking:

Level One - 86
 Level 2 - 56
 Total - 142 Spaces

Units:

58 Eff, 1 and 2 br units between 600 SF and 1100 SF (mix can vary)

Retail:

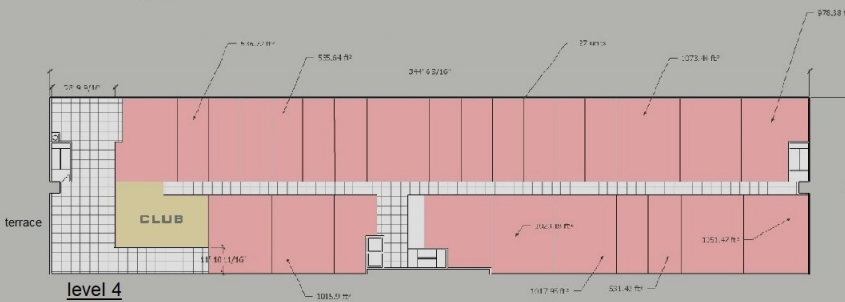
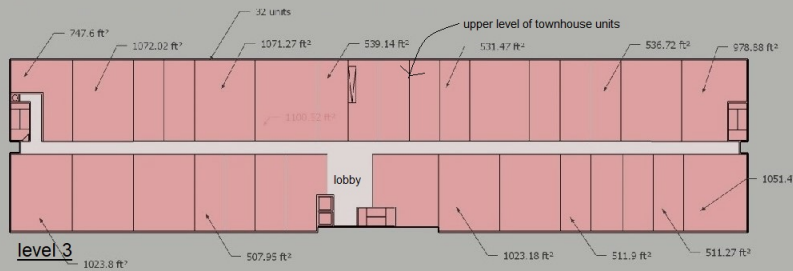
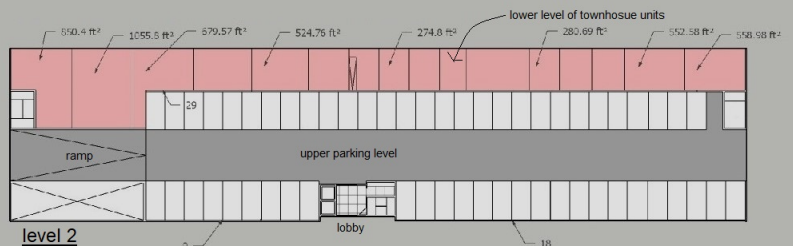
1400 SF

*Parking spaces can be substituted for more retail

parking:
 level one- 86
 level 2- 56
 total 142 spaces

units:
 58 eff, 1 and 2 br units between 600sf and 1100sf (mix can vary)

retail:
 1400sf
 parking spaces can be substituted for more retail



UrbanOrder Rendering- 1504 E 5th Ave



Architect : Joe Troph

1504-1512 E 4th Ave | Cushman & Wakefield

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