



MIXED-USE RETAIL OPPORTUNITY

PASEO RETAIL AT CASS SQUARE

HOTEL + LUXURY MULTI-FAMILY

1101 E HARRISON STREET | TAMPA FL 33602

NOW LEASING

ANCHOR RETAIL | CURATED RETAIL/RESTAURANT | 2025 DELIVERY



LOT 10 | STIE



LOT 12



LOT 8



LOT 5

THE FUTURE OF THE

CASS SQUARE DISTRICT

ESTIMATED START
JANUARY 2024

MULTI-FAMILY
365 UNITS
2ND-28TH FLOOR

HOTEL
178 KEYS
2ND-8TH FLOOR

RETAIL
32,518 SF
GROUND FLOOR

AMENITIES
DECK

PARKING GARAGE
APPROX. 100
DEDICATED
RETAIL SPACES

OUTDOOR
RETAIL
AMENITY







FUTURE
TAMPA
RIVERWALK
EXPANSION

TAMPA
HEIGHTS

GASWORX
MASTERPLAN
MIXED-USE
DEVELOPMENT

HISTORIC
YBOR

DOWNTOWN
TAMPA

TAMPA UNION
STATION/ PROPOSED
BRIGHTLINE TAMPA
STATION

CHANNEL
DISTRICT

PROPOSED FUTURE
YBOR HARBOR
MIXED-USE
DEVELOPMENT

HYDE
PARK

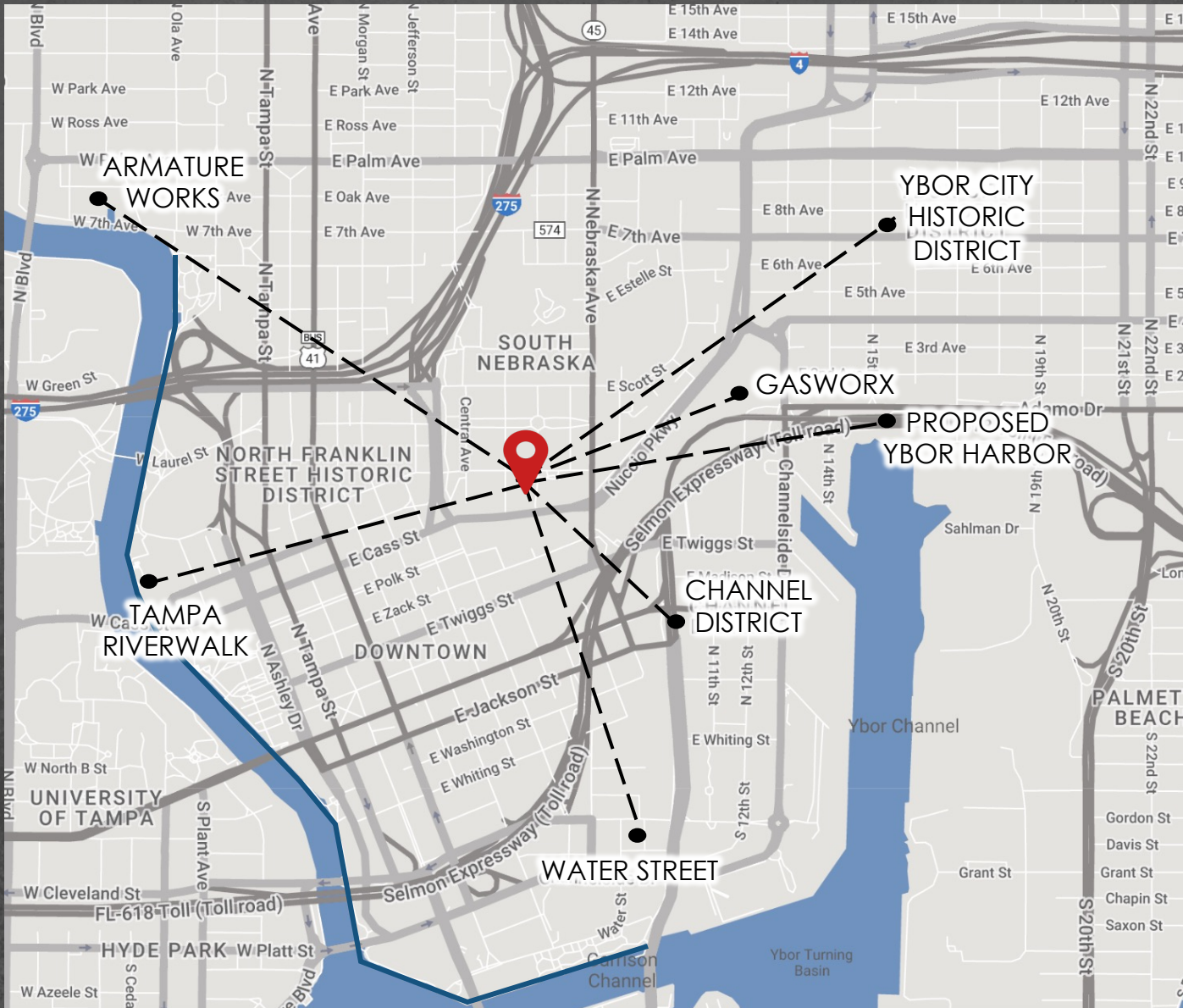
WATER STREET

DAVIS
ISLANDS

HARBOUR
ISLAND



CONNECTIVITY IS KEY



IN THE MIDDLE OF IT ALL!

SOME OF THE NEW MAJOR PROJECTS



IN THE MIDDLE OF IT ALL!

SOME OF THE NEW MAJOR PROJECTS

GASWORX

TIMING: 2024-2028

690 RESIDENTIAL UNITS
(PHASE 1)

PHASE 1 DELIVERY- 371
UNITS 2024

140,200 SF RETAIL

510,000 SF OFFICE
SPACE

4,471 RESIDENTIAL
UNITS (ADDITIONAL
PHASES)

5,923,144 TOTAL
GASWORX SQUARE
FOOTAGE INCLUDING
RESIDENTIAL

GROW FINANCIAL FEDERAL
CREDIT UNION HAS SIGNED A
LEASE FOR 50,000 SF OF OFFICE
SPACE. THEY ARE THE FIRST
ANNOUNCED TENANT FOR
PHASE TWO OF THE GAS WORX
PROJECT,

ENCORE!

TIMING: 2025-2027

2,475
TOTAL MULTI-FAMILY

APPROX. 100,000
SF RETAIL

87,464 SF OFFICE

MARRIOTT HOTEL

505 E TYLER

TIMING: 2025-2027

450 LUXURY MULTI-FAMILY

9,000 SF RETAIL

AER TOWER

TIMING: 2025- 2027

334 LUXURY
MULTI-FAMILY UNITS

13,688 SF RETAIL

WATER STREET

TIMING: 2022- 2030

3,525
RESIDENTIAL UNITS

341,867 SF RETAIL

2,390,007 SF OFFICE
SPACE

1,419 HOTEL KEYS

YBOR HARBOR

TIMING: PROPOSED

33 ACRES, 20 BUILDINGS, 6
MILLION SF

BOARDWALK, PIER, BOAT
SLIPS

UP TO 2,586 SF
RESIDENTIAL, 374 HOTEL
KEYS, 140,400 SF OFFICE,
292,260 SF
COMMERCIAL/RETAIL

ONE TAMPA

TIMING: 2025-2027

311 LUXURY CONDOS

GROUND FLOOR
RESTAURANT

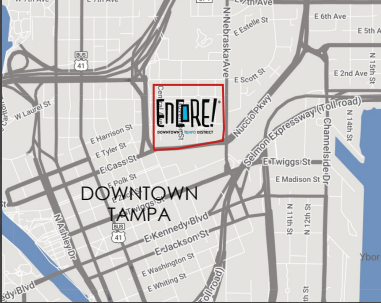
CENTRAL DOWNTOWN/ ENCORE! PROJECTS

APPROX. 100,000 SF
RETAIL

2,475

TOTAL MULTI-FAMILY
995+ ARE NEW LUXURY MF UNITS BREAKING
GROUND 2024/2025

87,464 SF
OFFICE



SUBJECT PROPERTY- LOT 10

PLANNED MIXED-USE DEVELOPMENT
365 LUXURY MULTI-FAMILY UNITS
32,518 SF RETAIL

178 KEY MARRIOTT HOTEL

LOT 5 PLANNED MIXED-USE



172 MULTI-FAMILY UNITS
20,000 SF RETAIL/ MEDICAL

LOT 8 UNDER CONSTRUCTION



LUXURY MIXED-USE
304 LUXURY MULTI-FAMILY UNITS
8,000+/-SF RETAIL

LOT 12 UNDER CONSTRUCTION



LUXURY MIXED-USE
148 MULTI-FAMILY UNITS
33,748 SF RETAIL (GROCER)
87,464 SF OFFICE

LOT 13 - PROPOSED MIXED-USE

350-UNIT LUXURY MULTI-FAMILY | RETAIL SPACE



MULTI-FAMILY UNITS BY THE NUMBERS

EXISTING DEVELOPMENTS

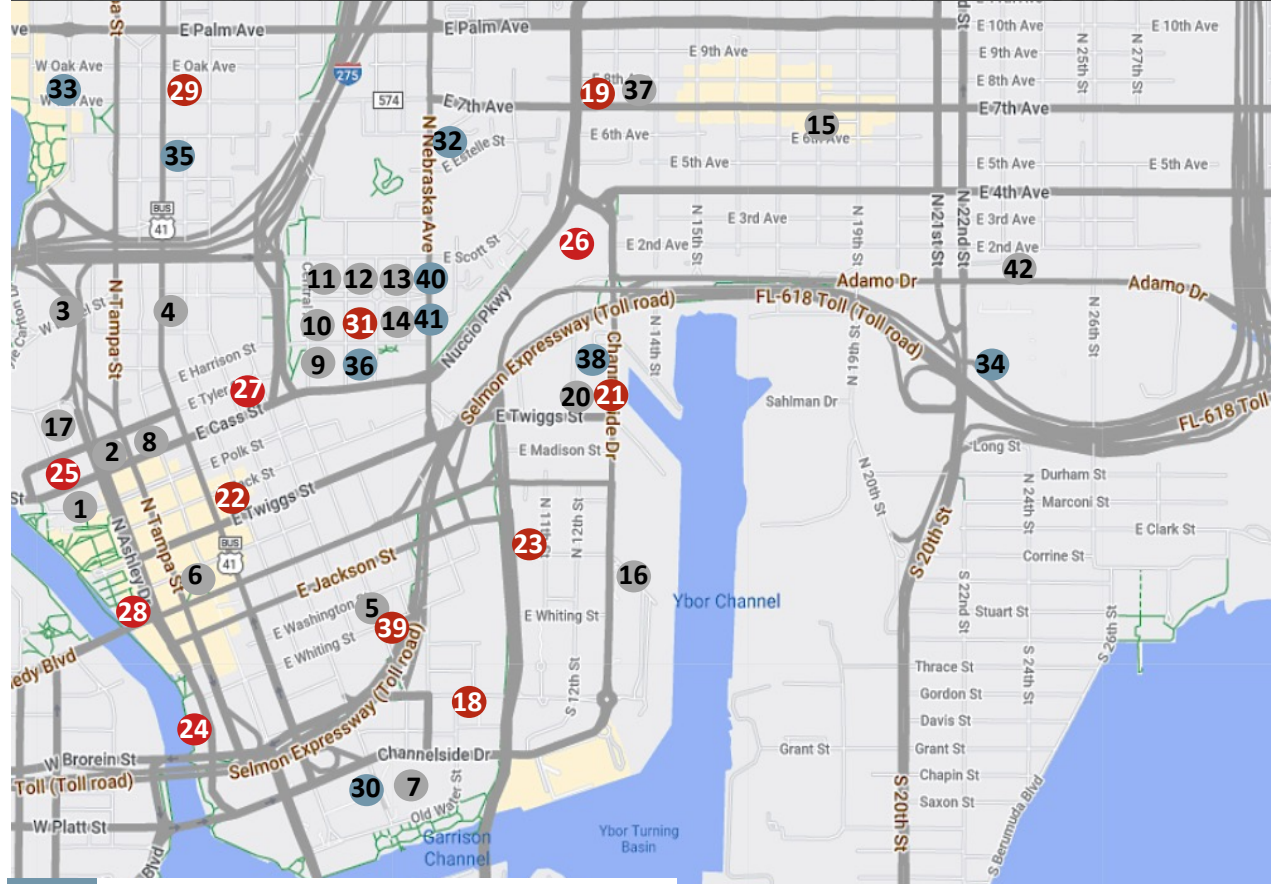
1	Skypoint Condominiums	380
2	Element	395
3	Anchor Riverwalk	394
4	Madison Heights	80
5	Aurora	351
6	220 E Madison	48
7	Water Street Apartments	808
8	Nine15	362
9	Navara at ENCORE!	288
10	Trio at ENCORE!	141
11	Tempo at ENCORE!	203
12	Ella at ENCORE!	160
13	Reed at ENCORE!	158
14	Legacy at ENCORE!	228
15	YBOR City	2,294
16	Channel District	4,000+
20	The Mav	324
17	Ave Tampa Riverwalk	353
37	Casa YBOR	57
42	Lector 85	254

TOTAL UNITS 11,024

CURRENT DEVELOPMENTS

18	Water Street Apartments	527
19	Casa Marti	127
21	Parc Madison	351
22	X TAMPA	450
23	101 Meridian	330
24	The Pendry	300+
25	AER Tower	344
26	Gas Worx	5,161
27	540 E Cass	450
28	ONE Tampa	225
29	Tampa Heights	321
31	Modera at ENCORE!	304
39	Residences at 801 E Whiting	104

TOTAL UNITS 8,994



FUTURE DEVELOPMENTS

30	Water Street Apartments	2,165
32	Central Park Development	236
33	The Heights	1,500+
34	YBOR Harbor Development	2,586
35	LOCI Heights	490
36	Cass Square	365
38	VeLa Channelside	532
40	Lot 5 Mixed-Use Development	172
41	Lot 12 Mixed-Use Development	148

TOTAL UNITS 8,194

28,212+
TOTAL MULTI-FAMILY UNITS

125,902

POPULATION (3 MI)

WITHIN 5 MILES OF THE SITE, THE PRIMARY CUSTOMER AREA SERVES DOWNTOWN, SOUTH TAMPA, YBOR CITY, DAVIS ISLANDS AND HARBOUR ISLAND. THESE NEIGHBORHOODS ENCOMPASS EVERYONE FROM YOUNG PROFESSIONALS TO ESTABLISHED LOCALS, TAKING ADVANTAGE OF ALL THAT TAMPA'S UBRAN CORE HAS TO OFFER.

\$127,274

HOUSEHOLD INCOME (3 MI)

32.5

MEDIAN AGE (1 MI)

51,574

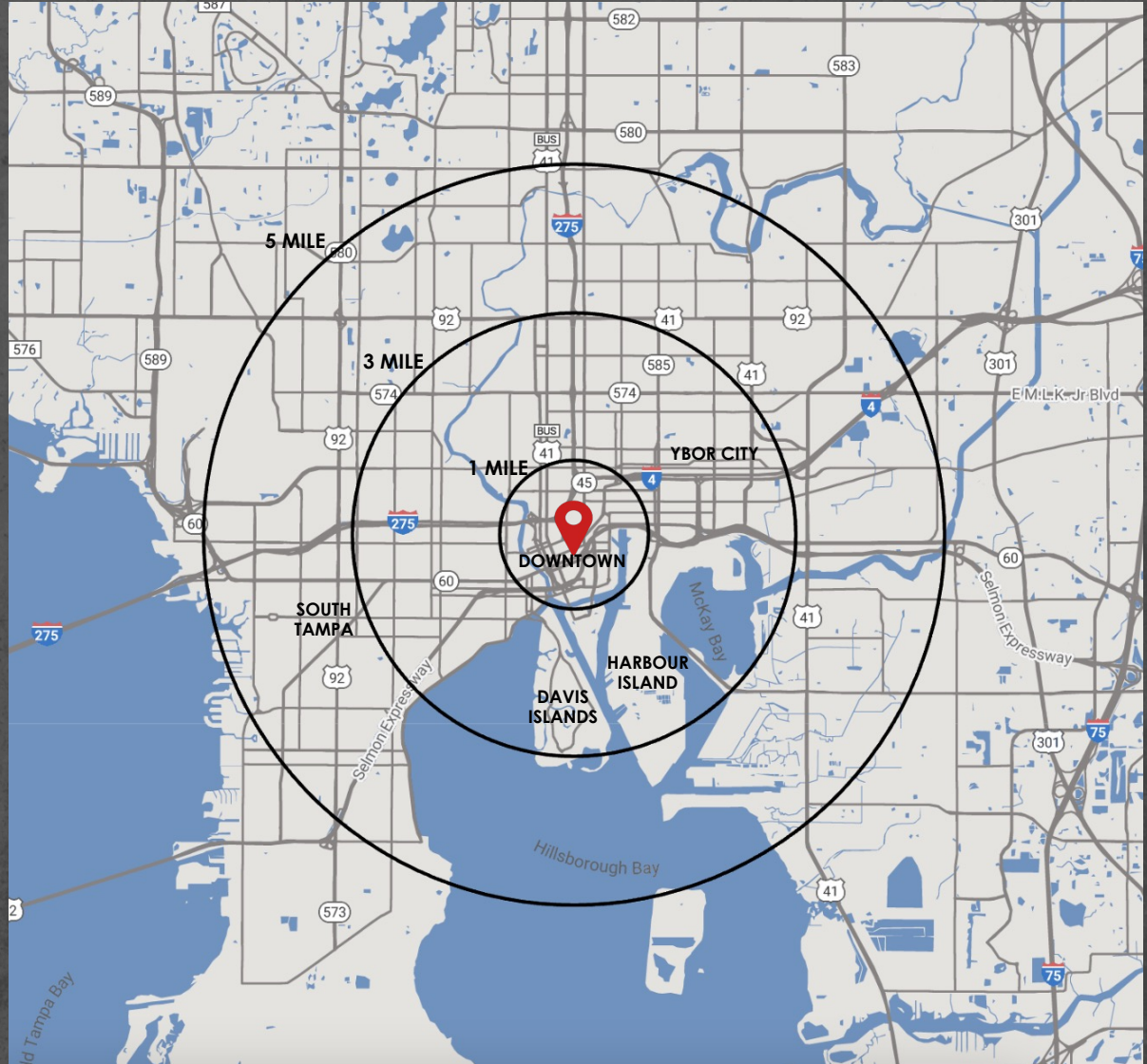
DAYTIME EMPLOYEES (1 MI)

26,000+

MF UNITS (CURRENT AND PLANNED)
WITHIN .75 MILES OF THE SITE

57,229

HOUSEHOLDS (3 MI)





ANCHOR/
JUNIOR BOX
OPPORTUNITY

UP TO
32,518 RSF

HIGHLY VISIBLE
SIGNAGE

ON-SITE
PARKING

OUTDOOR
SPACE



RESTAURANT BAR

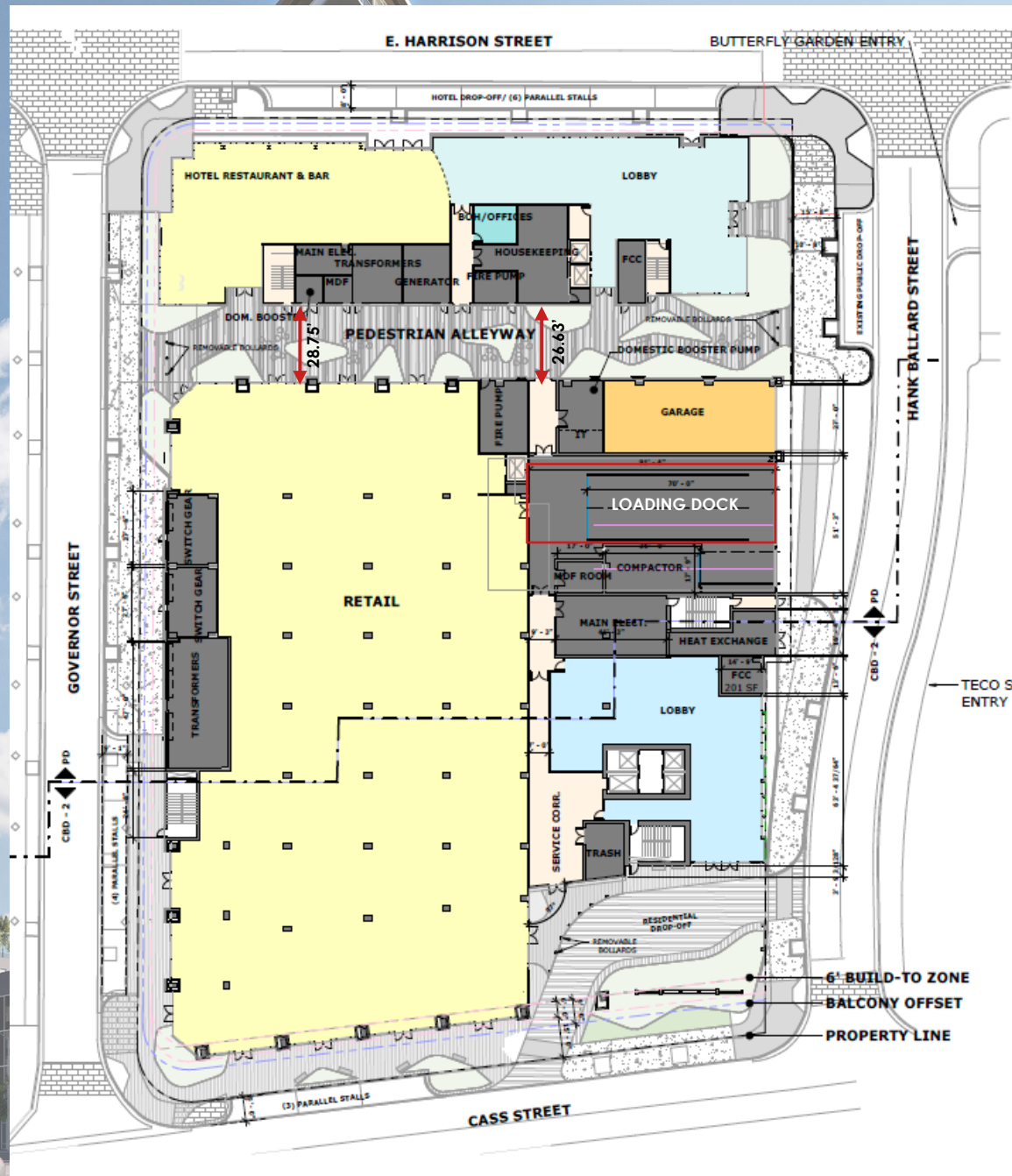
GALAXY
COFFEE

Restaurant

GALAXY COFFEE

SITE PLAN

RENTABLE SF
32,518 SF
LARGE BOX EXAMPLE



SITE PLAN

RENTABLE SF
32,518 SF
DIVISIBLE EXAMPLES



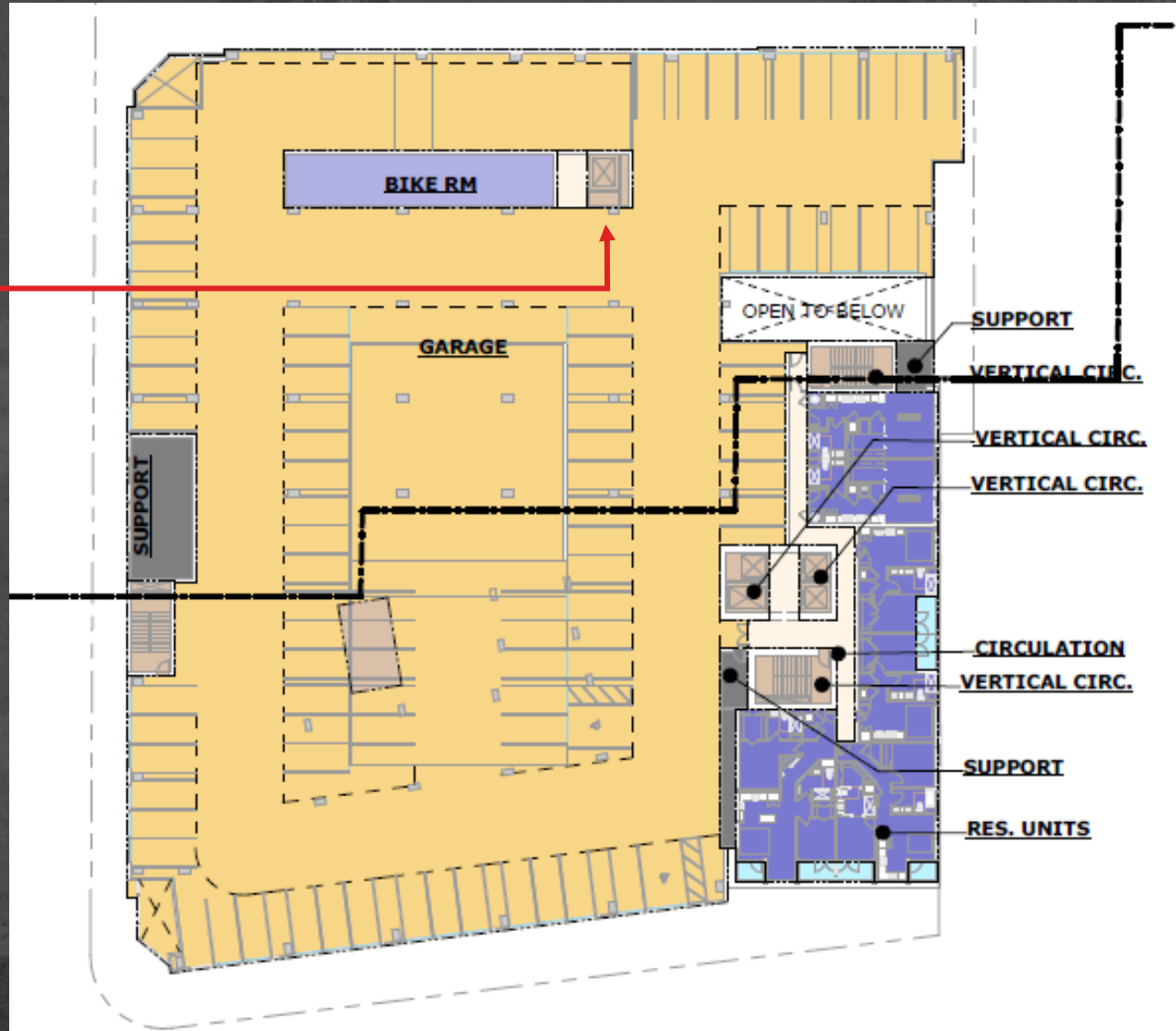
PROPOSED
ELEVATOR
LOCATION

PARKING

PLAN

90 RETAIL SPACES ON LEVEL 2

APPROX. 10 RETAIL SPACES
ON RAMP FROM LEVEL 1 TO 2



GROSS AREA PLAN - LEVEL 02



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