



This investment presents a rare opportunity to acquire a fully leased retail condominium package within SanRoc Cay Marina, a designated Waterfront Entertainment District in Orange Beach, Alabama. The offering includes two units of five suites totaling approximately 5,900 square feet, creating a diversified multi-tenant retail asset within a vibrant, high-traffic marina and entertainment destination. Buyers also have the option to purchase Unit 1 or Unit 2 separately.

SanRoc Cay Marina is a mixed-use destination along Perdido Beach Boulevard, combining ground-level shops and restaurants with office and residential condominiums above. The development draws steady foot traffic from popular establishments such as Louisiana Lagniappe, Pelican Grill, Pizza at the Pass, Serenity at the Beach Salon & Spa, and the Topsy Pelican outdoor bar. The property benefits from ample surface and underground parking, as well as direct access to the marina, which supports charter fishing boats, dolphin cruises, and the Reel Surprise Dock Store—offering fuel, bait, ice, and boating necessities.

The marina and retail center creates a vibrant coastal district blending shopping, dining, entertainment, and waterfront recreation. Boutiques add variety with resort wear, swimwear, jewelry, and specialty fashion. The courtyard at the heart of the property serves as a central gathering space, highlighted by live music events, the Topsy Pelican bar, and the Silver Sailfish statue—a well-known local landmark and photo spot.

Located in Baldwin County on Alabama’s Gulf Coast, Orange Beach is a thriving resort city with about 8,095 residents (2020 census). Its population swells to over 100,000 during peak tourist season, driven by its 32 miles of sugar-white sand beaches, Gulf State Park’s 6,000 acres of trails and fishing pier, and attractions like The Wharf entertainment district. Known for both tourism and retirement appeal, Orange Beach offers a moderate cost of living, favorable tax benefits, and a high percentage of retirees (28.5% of residents are 65+).

Investment Highlights

- Fully leased retail condo package within SanRoc Cay Marina
- Prime location with frontage along Perdido Beach Boulevard, near Perdido Pass
- SanRoc Cay courtyard offers live music and entertainment anchored by the Topsy Pelican outdoor bar
- Peak seasonal population exceeds 100,000, creating strong customer demand

2 PARCELS: 5,900 SQFT - \$1,889,000

Unit 1: 4000 sqft

PPIN 362740 / Parcel ID: 65-02-10-0-000-069.000.905

The package includes three suites totaling approximately 4,000 square feet, all leased to well-established boutique retailers that serve the area's dynamic mix of residents and seasonal visitors. Suite B106, comprising 2,300 square feet, is occupied by Blue Lagoon Swimwear. Suite 111, measuring 1,100 square feet, is leased to Treasure Chest Boutique. Suite C107, a 600-square-foot space, is leased to Jane's Closet, a specialty retailer.

- Current Tenant: Blue Lagoon Swimwear
 - 27267 Perdido Beach Blvd. Suite #B106
 - 2,300 sqft
 - Private Restroom
 - Virtual Tour: <https://my.matterport.com/show/?m=bh2Uac5zq5B>
- Current Tenant: Treasure Chest Boutique
 - 27267 Perdido Beach Blvd., Suite #111
 - 1,100 sqft
 - Virtual Tour: <https://my.matterport.com/show/?m=84Etmni3nt3>
- Current Tenant: Jane's Closet
 - 27267 Perdido Beach Blvd, Suite #C107
 - 600 sqft
 - Virtual Tour: <https://my.matterport.com/show/?m=iB8NkZHxEMd>

Unit 2: 1900 sqft

PPIN #362745 / Parcel ID: 65-02-10-0-000-069.000.910

This package includes two suites totaling approximately 1,900 square feet, both occupied by established boutique tenants that cater to the area's vibrant mix of residents and seasonal visitors. Suite C4, measuring 1,600 square feet, is leased to Wonder 251, a fashion retailer. Suite 108, a 300-square-foot space, is leased to Daxx Gift Boutique, a specialty gift retailer. Together, these tenants enhance the curated retail mix that drives consistent customer traffic throughout the center.

- Current Tenant: Wonder 251
 - 27269 Perdido Beach Blvd., Suite #C4
 - 1,600 sqft
 - Private Restroom
 - Virtual Tour: <https://my.matterport.com/show/?m=wkZrL58TiXX>
- Current Tenant: Daxx Gift Boutique
 - 27267 Perdido Beach Blvd, Suite #108
 - 300 sqft
 - Virtual Tour: <https://my.matterport.com/show/?m=vLdP9tTutjr>

2 PARCELS: 5,900 SQFT - \$1,889,000

- Current Tenants:
 - Blue Lagoon Swimwear
 - Treasure Chest Boutique
 - Jane's Closet
 - Wonder 251
 - Daxx Gift Boutique
- Annual Revenue: \$160,845
- Annual Expenses: \$62,703
- Net Income \$98,142

Condo Association:

Sanroc Cay Condominium Owner's Association
PO Box 1880
Orange Beach, AL 36561

Listing Agent:

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