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Casa Maya

A Full Service Restaurant & Tequila Bar

22 Hypolita Street, St. Augustine, Florida 32080

Joe Hatin

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Irene Arriola

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OFFERING MEMORANDUM



Property Highlights

- Turnkey full-service restaurant in Downtown St. Augustine
- Multiple indoor and outdoor dining venues
- Covered patio and open-air courtyard seating
- Private walled courtyard with intimate atmosphere
- Second-floor front and rear balcony dining
- 2 outdoor bars and specialty beverage service areas
- Flexible floor plan for multiple dining concepts
- Outdoor performance area for live music & entertainment
- Commercial kitchen, food prep area, and upstairs bar
- Ideal for private events, dinners, and corporate functions
- Historic architecture with exceptional character & ambiance
- Rare opportunity in a premier Florida tourism destination

Offering Summary

Sale Price:	\$4,800,000
Lot Size:	5,227 SF
Building Size:	3,292 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,773	12,504	24,299
Total Population	5,453	30,773	59,700
Average HH Income	\$132,549	\$95,402	\$100,954

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Complete Highlights

FOR SALE



22 Hypolita Street, St. Augustine, Florida

- Constructed in 1987 as the private residence of acclaimed novelist and artist Jack D. Hunter
- Thoughtfully converted in 2012 into a full-service restaurant and tequila bar
- Professionally renovated by John Valdez & Associates
- Modern commercial restaurant systems, including fire sprinkler and suppression systems
- Approximately 3,292± square feet of heated, cooled, covered, and support areas
- Situated on approximately 0.12± acres in Historic Downtown St. Augustine
- Approximately 49 feet of frontage along brick-paved Hypolita Street
- Approximately 109 feet of additional frontage along Toques Place
- Excellent visibility and convenient pedestrian access from two sides of the property
- Prominently positioned along one of downtown's primary pedestrian corridors
- Highly visible to vehicular traffic, sightseeing tour trains, and millions of annual visitors
- Private courtyard enclosed by a concrete block privacy wall
- Mature shade trees, lush landscaping, decorative gardens, brick pavers, and ambient lighting
- Fully equipped commercial kitchen with dedicated food preparation and support areas
- Multiple indoor and outdoor dining, bar, and gathering spaces
- Two covered outdoor bars and a spacious covered courtyard dining area
- Second-floor bar, food preparation area, seating, restroom, and two covered balconies
- Detached service building with storage, dishwashing facilities, walk-in cooler, and guest restroom

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Property & Location Description

FOR SALE

22 Hypolita Street, St. Augustine, Florida

Constructed in 1987 as the private residence of acclaimed novelist and artist Jack D. Hunter, this distinctive two-story building was thoughtfully transformed in 2012 into one of Historic Downtown St. Augustine's most unique full-service restaurant and tequila bar destinations. Professionally renovated by John Valdez & Associates, the conversion incorporated modern commercial systems designed for restaurant use, including a fire sprinkler and suppression system, while preserving the property's architectural charm and intimate residential character.

Situated on approximately 0.12± acres, the property enjoys approximately 49 feet of frontage along the brick-paved Hypolita Street and an additional 109 feet of frontage on Toques Place, providing outstanding visibility and convenient pedestrian access from both sides of the property. Enclosed by a concrete block privacy wall, the restaurant offers a rare, private courtyard setting featuring mature shade trees, lush landscaping, decorative gardens, brick pavers, ambient lighting, and multiple outdoor gathering areas that create an inviting atmosphere unlike any other in the Historic District. The property is prominently positioned along one of downtown's primary pedestrian corridors and is highly visible to vehicular traffic, sightseeing tour trains, and the millions of visitors who explore St. Augustine each year.

The improvements contain approximately 3,292± square feet of heated, cooled, covered, and support areas thoughtfully designed to create multiple guest experiences throughout the property. The first floor features a fully equipped commercial kitchen, food preparation areas, manager's office, hostess and waiting area around a fireplace, customer restrooms, two covered outdoor bars, and a spacious covered courtyard dining area. The second level offers an additional bar with seating, food preparation area, customer restroom, and two covered balconies overlooking both Hypolita Street and the private courtyard, providing a unique elevated dining experience. A detached service building includes storage, dishwashing facilities, a walk-in cooler, and an additional guest restroom conveniently serving the courtyard.

Known today as Casa Maya Restaurant & Tequila Bar, the property has been thoughtfully designed to create multiple indoor and outdoor hospitality experiences within an intimate, garden-like setting. The private courtyard serves as the focal point of the property, complete with a covered entertainment stage, open space for dancing, and inviting gathering areas illuminated by decorative lighting and mature landscaping. Its versatile layout is well suited for casual and upscale dining, specialty beverage service, private events, rehearsal dinners, weddings, corporate functions, and live entertainment. Opportunities to acquire a purpose-built hospitality property with this combination of historic character, operational versatility, exceptional ambiance, and an irreplaceable location in the heart of America's oldest city are exceedingly rare.

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St. Augustine's Premier Location

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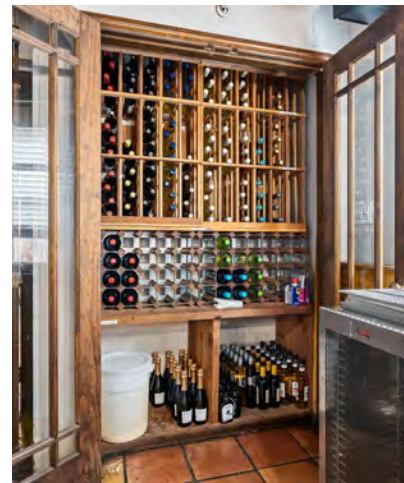
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Additional Photos

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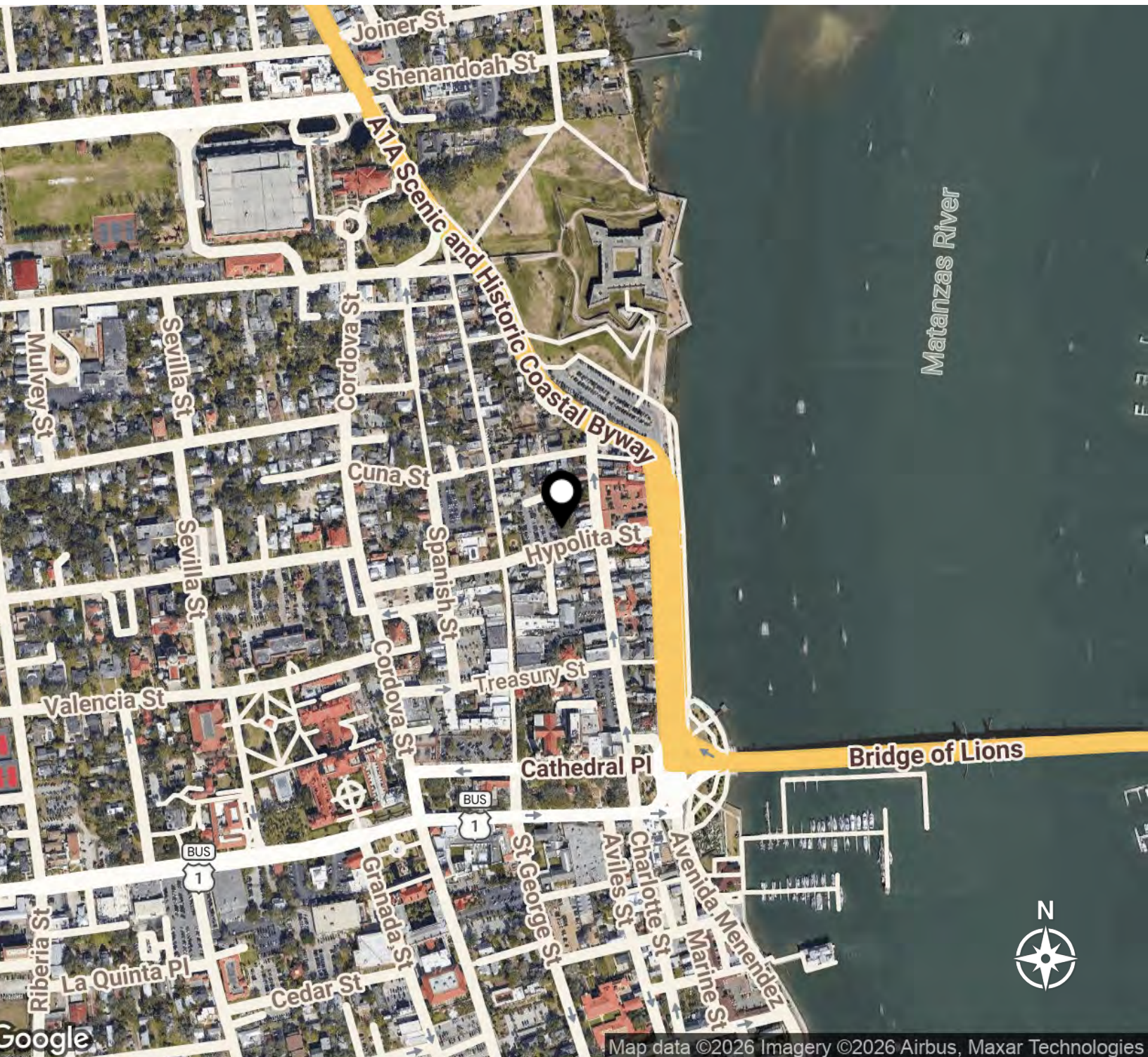
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Downtown St. Augustine Location Map

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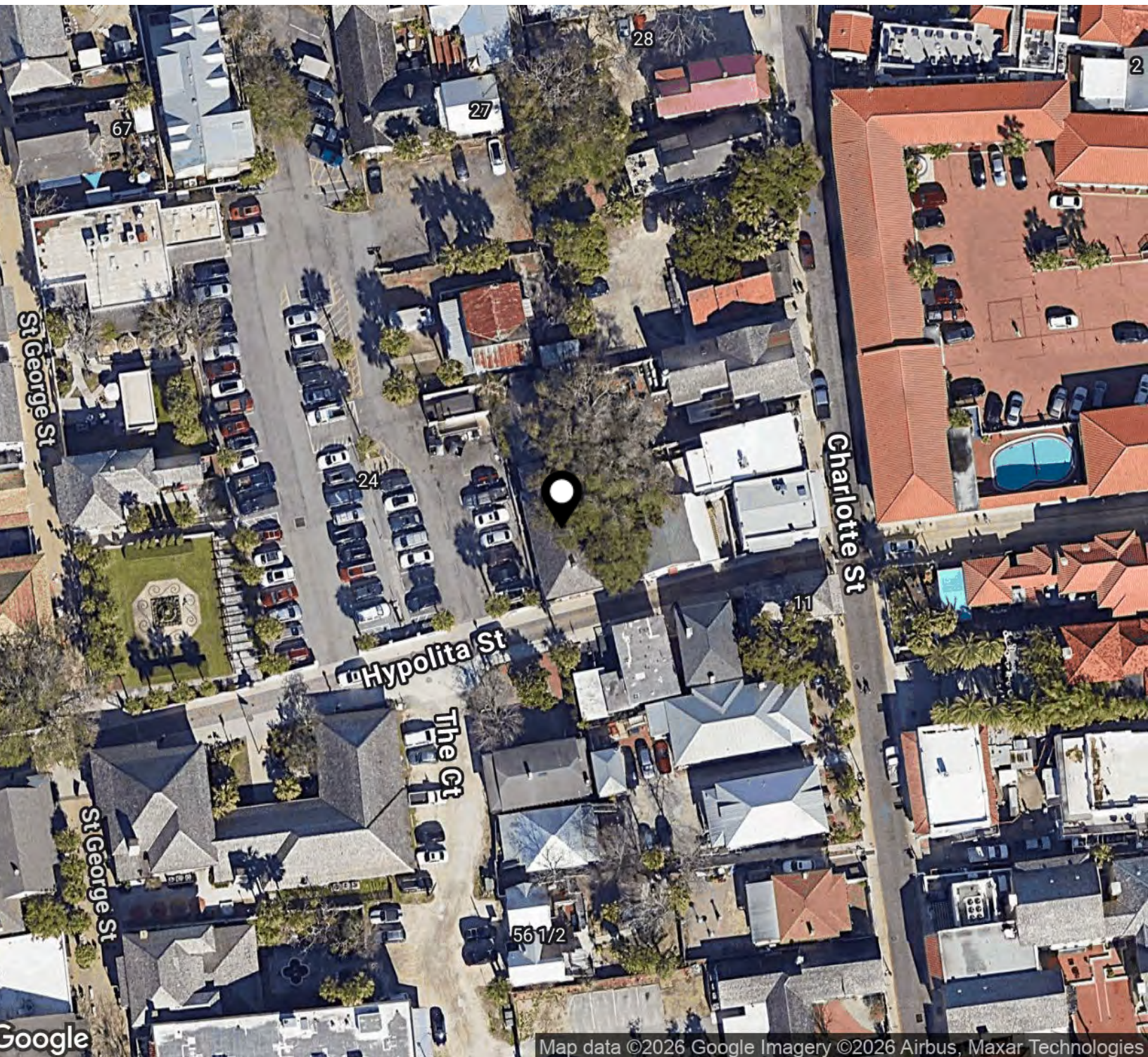
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Aerial Map

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Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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Aerial View

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Retailer Map

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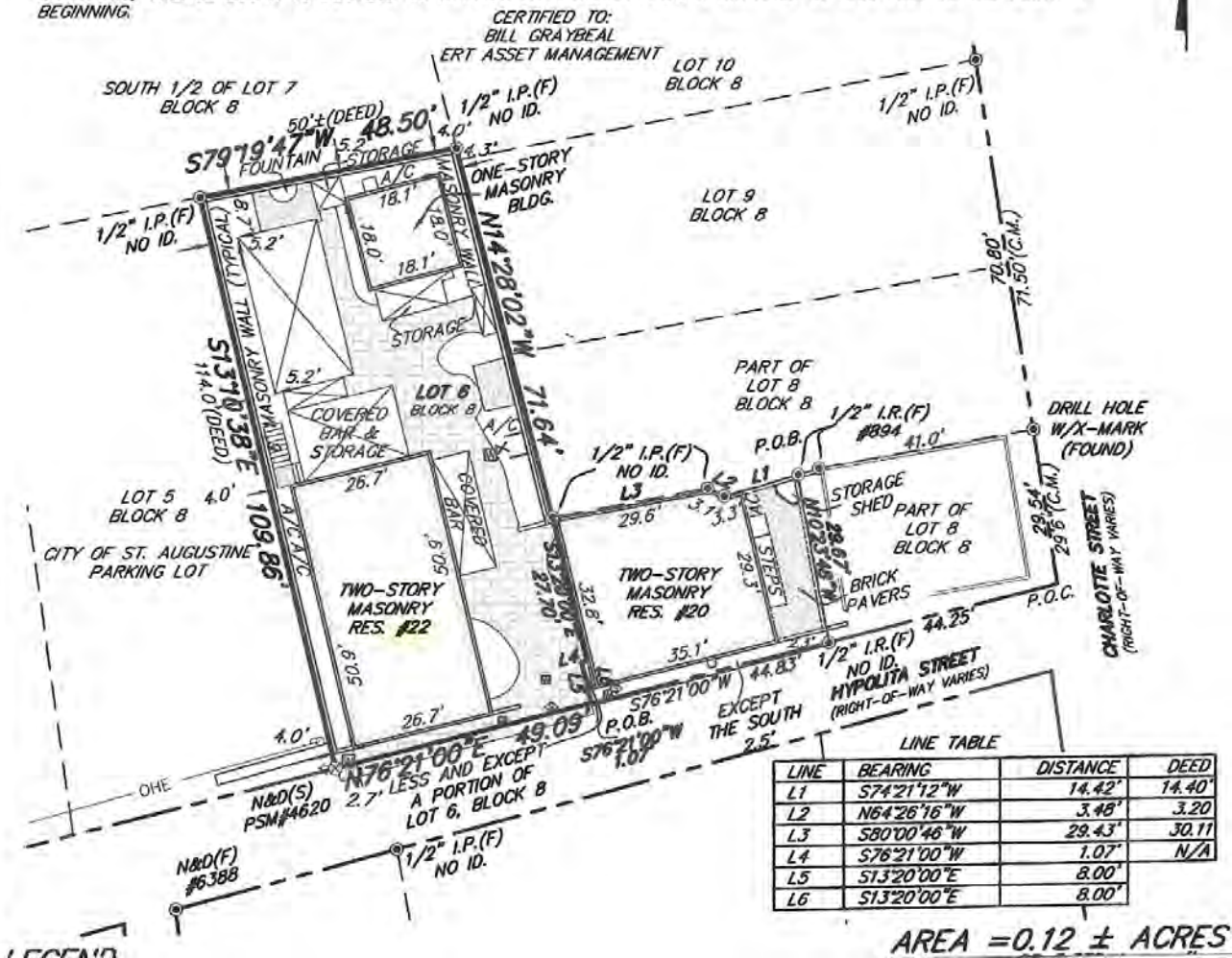
LEGAL DESCRIPTION:

MAP SHOWING SURVEY OF (22 Hypolita)

IN THE CITY OF ST. AUGUSTINE, DESCRIBED AS LOT ON THE NORTHERLY SIDE OF HYPOLITA STREET, MEASURING ON SAID STREET 50 FEET; AND EXTENDING NORTH BACK FROM SAID STREET 114 FEET TO PROPERTY FORMERLY OF LORILLARD AND MEASURING ON THE NORTH BOUNDARY AGAINST SAID LORILLARD PROPERTY ABOUT 50 FEET; BOUNDED ON THE EAST BY PROPERTY FORMERLY OF MASTERS AND WATTS; BOUNDED ON THE WEST BY LOT FORMERLY OF T.T. RULLSEE; NOW OF THE CITY OF ST. AUGUSTINE, AND ON THE SOUTH BY HYPOLITA STREET, THE SAME BEING LOT NUMBER SIX (6) OF BLOCK NUMBER EIGHT (8) OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF SIX (6) OF BLOCK NUMBER EIGHT (8) OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT EIGHT (8) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE, SAID POINT BEING AT THE NORTHWEST INTERSECTION OF CHARLOTTE STREET AND HYPOLITA STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES WEST, A DISTANCE OF 89.08 FEET TO THE SOUTHEAST CORNER OF LOT SIX (6) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76°21'00" WEST, A DISTANCE OF 1.07 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, NORTH 13 DEGREES 20' MINUTES 00 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.07 FEET TO THE EASTERLY LINE OF SAID LOT SIX (6) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 13 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.



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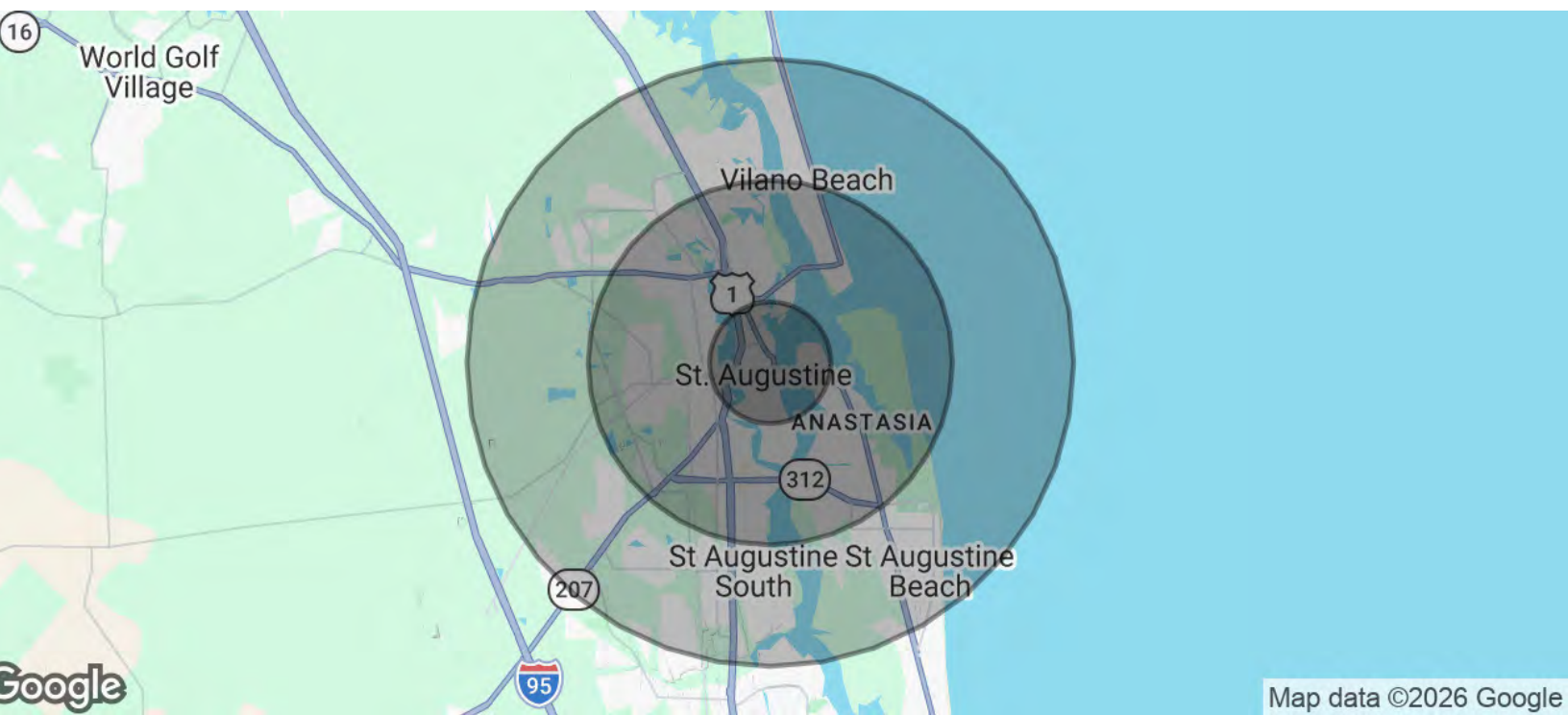
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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,453	30,773	59,700
Average Age	41.8	46.7	46.6
Average Age (Male)	40.1	45.2	45.7
Average Age (Female)	41.8	48.2	47.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,773	12,504	24,299
# of Persons per HH	3.1	2.5	2.5
Average HH Income	\$132,549	\$95,402	\$100,954
Average House Value	\$554,450	\$384,523	\$413,162

2023 American Community Survey (ACS)

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Professional Background

J. Joseph (Joe) Hatin serves as the Vice President of the Commercial Division at Berkshire Hathaway HomeServices Florida Network Realty, headquartered in Jacksonville, Florida.

Since 2023, Hatin has been at the helm of the company’s commercial real estate division, steering its strategic initiatives and growth. In addition to leading the division, he is responsible for designing and implementing comprehensive education, training, and coaching programs aimed at enhancing expertise in property evaluation, research analysis, and industry best practices.

In 2024, Joe assumed an additional leadership role as Vice President of Commercial Services for HomeServices of America. In this capacity, he is responsible for guiding the strategic growth and development of the Commercial Division across both franchise and independently owned companies. His focus includes advancing core initiatives in education, technology, collaboration, and marketing to strengthen the commercial real estate platform nationwide.

With over 25 years of extensive experience in the real estate sector, Hatin first entered the field as a certified-general appraiser before advancing to become a licensed Florida Broker. His career has spanned both residential and commercial real estate, with a focus on property resale, purchasing, and investment opportunities, earning him a respected reputation for innovation and leadership. Hatin has also successfully operated his own appraisal and real estate brokerage firms. His deep understanding of the industry, coupled with his negotiation prowess and entrepreneurial spirit, has been pivotal to his success.

Education

University of Florida, 1991

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Irene Arriola, Broker Associate

FOR SALE



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Professional Background

Irene Arriola has practiced real estate full-time in St Augustine and St Johns County for over 21 years. From the outset she recognized the unique aspects and free-spirited nature of the area, and so associated herself with independently owned and operated firms like One Sotheby's International Realty that had the flexibility and imagination to meet the challenges of providing top-notch services for such a community and its consumers. The result of this personal business plan has consistently placed Irene among the top producers in the county. Her marketing skills have put her services and her properties at the top of nearly everyone's list, and her talent for turning a phrase and bringing descriptions to vibrant life has taken print advertising to the level of art. Not one to take without giving back, Irene is generous with her community service. She provides the Council on Aging with pro-bono representation on a regular basis. From time to time she acts as Realtor for the City of St Augustine as well. She is also Secretary for the St Johns Housing Partnership.

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