

3501 Kyoto Gardens Drive

RIPCO
RETAIL LEASING

NW Quadrant of Kyoto Gardens Drive and Fairchild Gardens Avenue
Palm Beach Gardens, FL

For Lease



4,320 SF

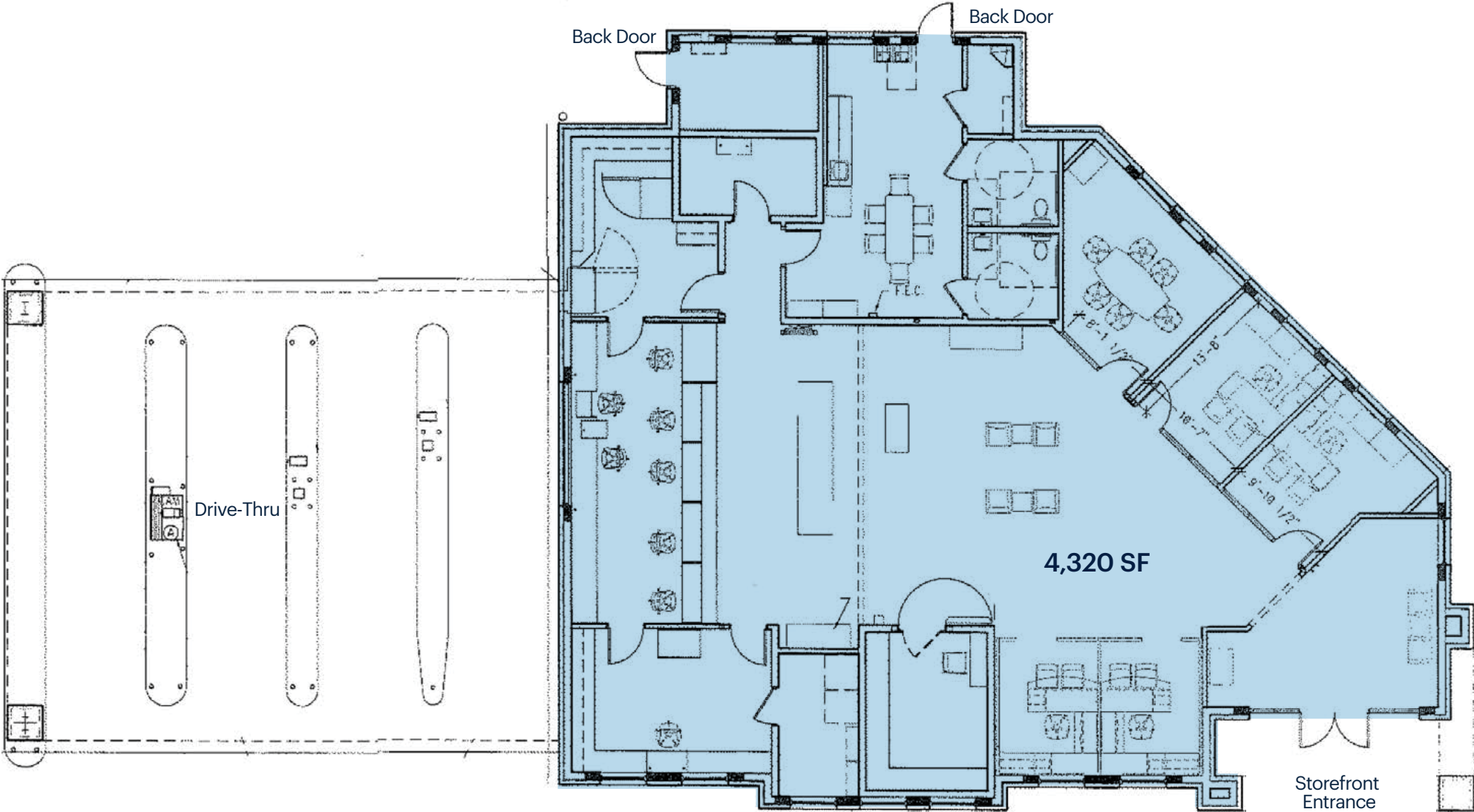
Freestanding Former Bank with Drive-Thru

Space Details



Location	Situated on a corner parcel along a key road connecting The Gardens Mall and Downtown Palm Beach Gardens, this site is near residential, retail, and hotel developments and just 0.5 miles from Florida A1A and 1 mile from I-95, offering prime access and visibility in the Palm Beach Gardens trade area.
Size	4,230 SF
Frontage	200 FT wraparound on Snyder and Rogers Avenues
Possession	Available Immediately (New direct lease with Landlord)
Rent	Upon request
Status	Formerly Regions Bank
Zone	PCD (Planned Community Development)
Use Code	2300 - Financial
Neighbors	Hilton Garden Inn Palm Beach Gardens, Key Bank, Gardens Mall, Quest Diagnostics, Barnes & Noble
Comments	Freestanding, single-story building Built in 2008 28 surface parking spaces Four (4) drive-thru lanes

Space Details



Area Retail



Area Map



A Downtown PBG
455,000 SF Lifestyle Center



A Legacy Place
427,000 SF Lifestyle Center



B The Gardens Mall
1,400,000 SF Luxury Mall



C PGA Plaza
120,000 SF Shopping Center

F PGA Superstore
50,000 SF Specialty Store

I Shoppes at City Centre
95,000 SF Shopping Center

D Garden Square
126,000 SF Shopping Center

G Prosperity Center
123,000 SF Shopping Center

J Crystal Cove Commons
120,000 SF Shopping Center

E Mirasol Walk
114,000 SF Shopping Center

H Shops of Oakbrook
200,000 SF Shopping Center

K LA Fitness Plaza
100,000 SF Shopping Center

1 PGA Station
11200 RCA Center Drive

Approved master plan: 8-story, 200,000 SF class A office tower (25,000 SF floor plates), 10,000 SF fine dining, 7,000 SF retail, 2,102 parking spaces, 5-story, 122-key hotel, 260,000 SF office/medical space, and 396 residential units. Proposed stop for Tri-Rail with unspecified timing.

2 FPL PGA Office
4300 Kyoto Gardens Drive

6 story, 270,000 SF class A office tower designed to withstand category 5 hurricane force winds. 1,000 daytime employees. Recently approved 6-story, has 2 building will be an additional 250,000 SF class A office space, with another 1,000 employees.

3 D'Vosta Towers
3874 Kyoto Gardens Drive

Two 11-story towers with a combined 220,000 SF of Class A office space. Decorative pyramid shaped framework on tops are inspired by the Grand Louvre Pyramid. Major office tenants: JP Morgan, Tower Hill Insurance, Comiter, Singer, Baseman, & Braun, Foresight Management

4 Financial Center
3801 PGA Boulevard

The 10-story, 195,000 SF Class A Office Tower is walking distance from Palm Beach Gardens. The business hub has tenants like UBS, RBC, Morgan Stanley, and Lighthouse Investment Partners. The prime office space has an asking rent of \$50 per square foot NNN.

5 PBG Medical Center
199 Beds, 9,824 Discharges, \$2.35B in Revenue

6 Palm Beach State College
20,631 Undergraduates

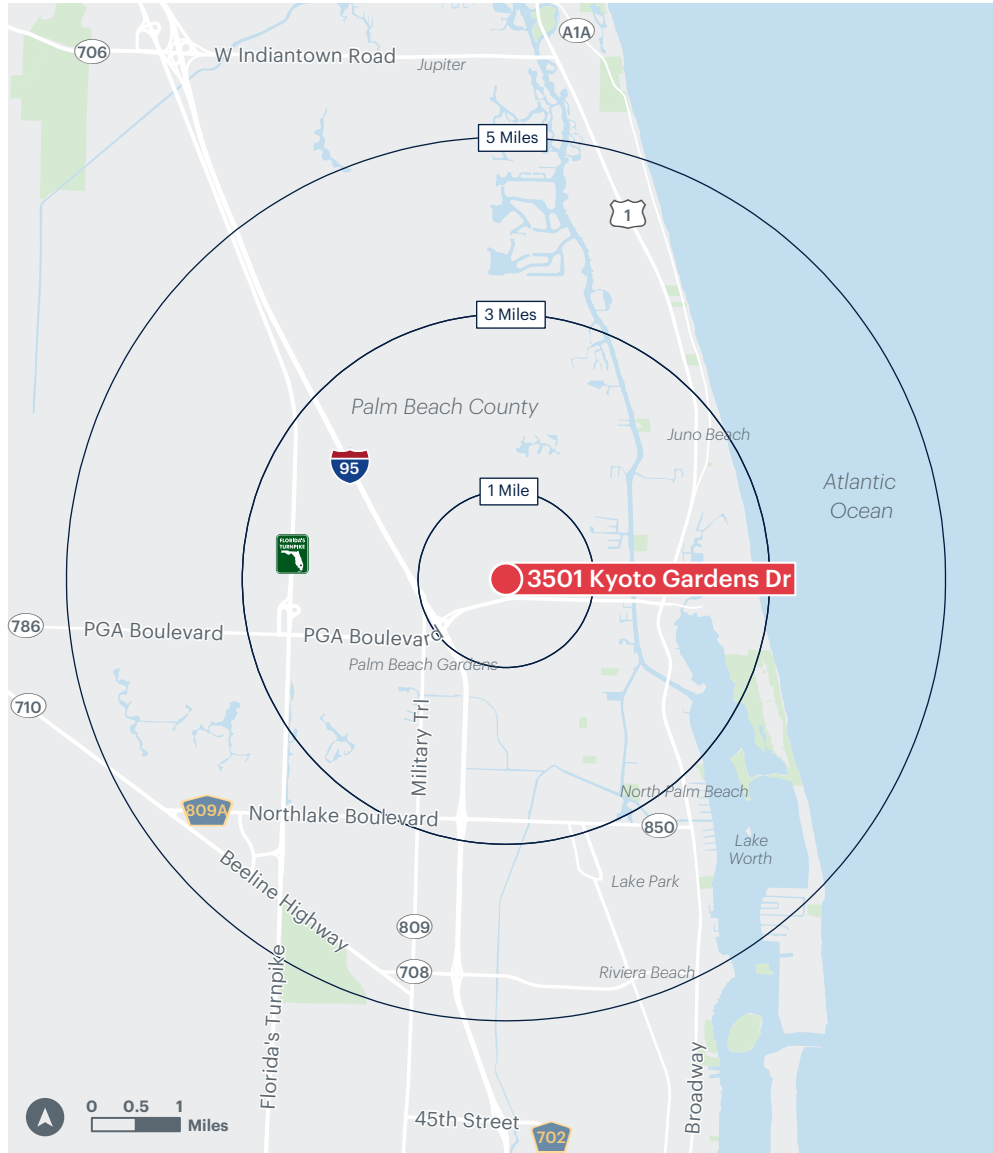
7 Ritz-Carlton Residences
Three, 7-Story Buildings, 106 Units, 29-Slip Marina

Market Aerial



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	9,815	74,491	163,682
Total Households	4,865	34,429	72,403
Average Household Income	\$145,707	\$195,895	\$182,513
Median Household Income	\$105,374	\$117,798	\$113,018
% Population with Bachelors +	48.67%	54.35%	52.39%
Daytime Population	16,768	93,958	183,953
Total Daytime Employees	12,614	56,691	101,047
Total Businesses	1,076	5,890	10,386