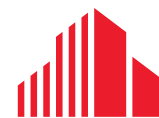




FOR SALE \$1,500,000

DOWNTOWN STUART PROFESSIONAL OFFICE BUILDING

515 SW CALIFORNIA AVE, STUART, FL 34994



CUSHMAN &
WAKEFIELD

TWO-STORY PROFESSIONAL OFFICE

515 SW CALIFORNIA AVE, STUART, FL 34994

Offering Summary

Address: 515 SW California Ave, Stuart, FL 34994

Building Size: ±3,486 SF

Lot Size: ±0.26 Acres

Floors: 2

Year Built: 1989

Parcel ID: 05-38-41-005-020-00120-1

Use: Office

Price: \$1,500,000

Property Overview

515 SW California Avenue presents a unique opportunity to acquire a two-story professional office building in the heart of Stuart, Florida. The approximately 3,486-square-foot building is situated on a 0.26-acre parcel and offers a functional layout well suited for a variety of professional office users.

Located just minutes from Downtown Stuart, the property benefits from convenient access to the area's established business district, restaurants, retail, and surrounding residential communities. Its central location provides excellent connectivity to Colorado Avenue, US Highway 1, and the greater Martin County market.



LOOKING WEST

St. Lucie River

SUBJECT

SW CALIFORNIA AVE



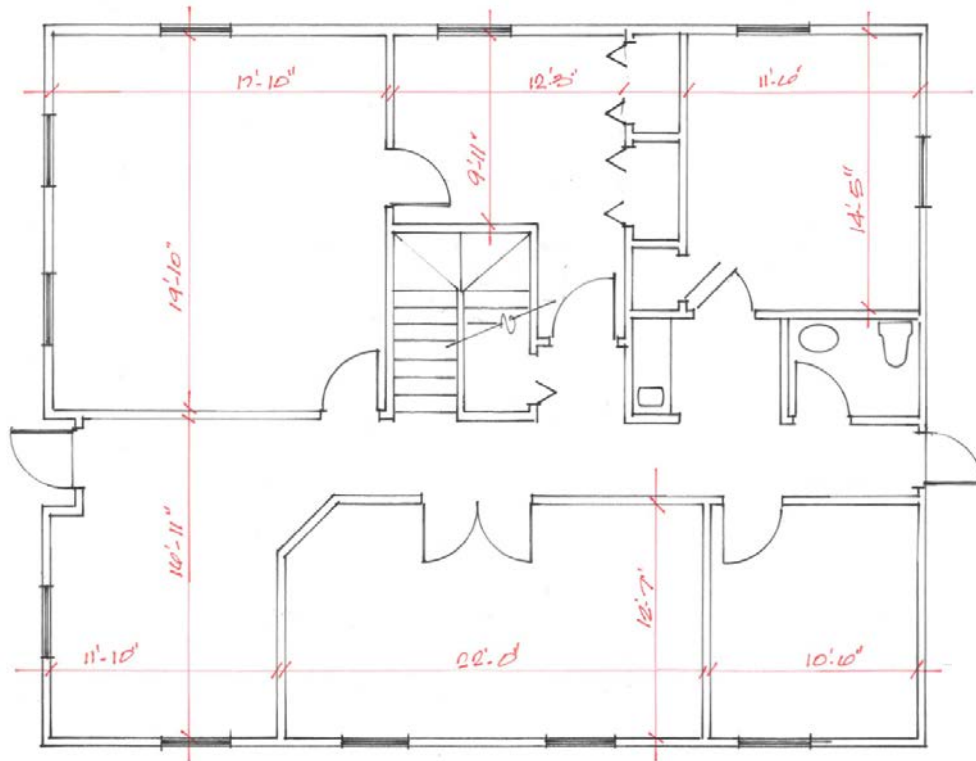


PROPERTY PHOTOS

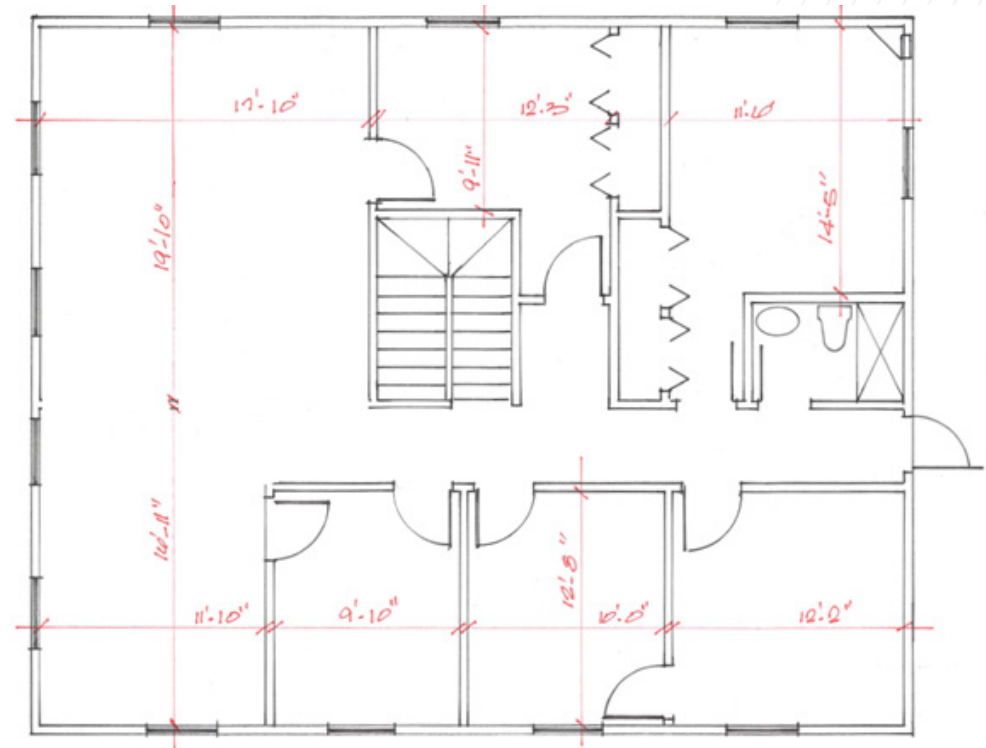


SITE PLAN

FIRST FLOOR



SECOND FLOOR



KEY AREA MAP

St Lucie River

KEY



**TWO-STORY
PROFESSIONAL OFFICE**
3,486 SF on 0.26 Acres



Lyric Theater
59 SW Flagler Ave



Stuart Heritage Museum
161 SW Flagler Ave



La Grande Martier
@ Post Office Arcade
 23 SW Osceola St



Stuart Boathouse
49 SW Seminole St



Spritz City Bistro
61 SW Osceola St



The Gafford
47 SW Flagler Ave



Sailfish Fountain
S Dixie Hwy & SW St Lucie Ave



Old Colorado Inn
211 S Colorado Ave



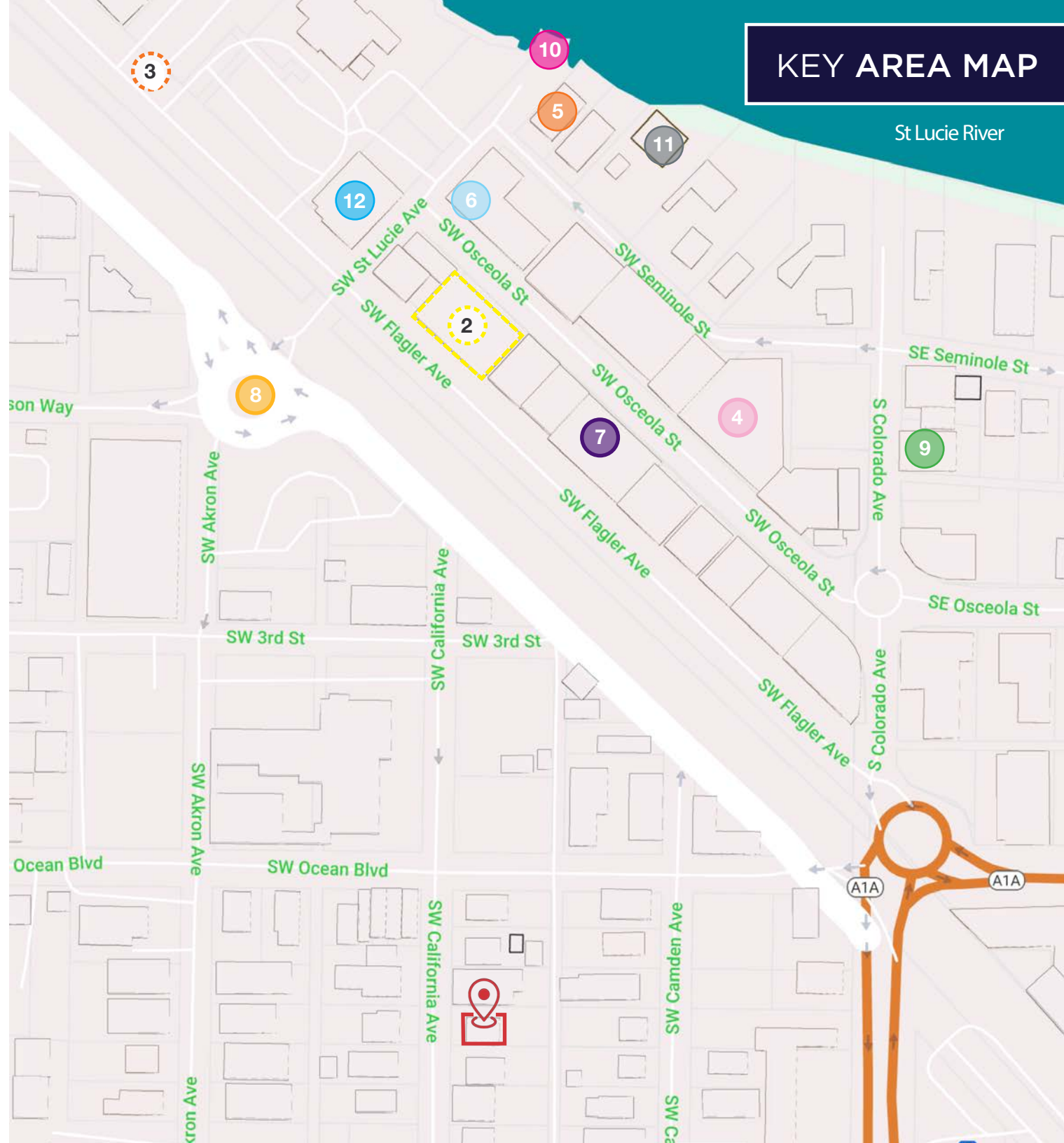
Stuart Riverwalk Stage
201 SW St Lucie Ave



727 Sailbags Store
41 SW Seminole St



Stuart City Hall (Annex)
300 SW St Lucie Ave



DEMOGRAPHICS

5 MILES

POPULATION	1 MILE	3 MILE	5 MILE
2031 Projection			
Total Population	5,456	53,259	109,840
2026 Estimate			
Total Population	5,423	52,521	107,446
2010 Census			
Total Population	4,786	45,075	88,378
Daytime Population			
2026 Estimate	18,393	70,699	124,672

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
2026 Estimate			
\$200,000 or More	13.4%	14.9%	19.0%
\$150,000 - \$199,000	6.8%	12.2%	12.3%
\$100,000 - \$149,999	23.0%	18.1%	18.8%
\$75,000 - \$99,999	13.1%	14.3%	12.6%
\$50,000 - \$74,999	11.7%	12.6%	12.4%
\$35,000 - \$49,999	8.2%	8.9%	8.0%
\$25,000 - \$34,999	7.8%	6.9%	5.9%
\$15,000 - \$24,999	4.7%	4.9%	4.4%
Under \$15,000	11.3%	7.3%	6.6%
Average Household Income	\$114,282	\$128,902	\$145,676
Median Household Income	\$85,069	\$89,756	\$100,125
Per Capita Income	\$53,392	\$60,887	\$65,533



107,446

TOTAL POPULATION
WITHIN 5 MILES



\$145,676

AVERAGE INCOME
WITHIN 5 MILES



CITY OVERVIEW



Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums.

Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets. The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



IDEAL LOCATION

IDEAL LOCATION IN THE HEART OF STUART WITH CONVENIENT ACCESS TO MAJOR ROADWAYS, BUSINESS HUBS, DINING, AND COASTAL AMENITIES.



LIMITED SUPPLY & CONTROL

LIMITED LAND SUPPLY AND CONTROLLED GROWTH IN STUART SUPPORT LONG-TERM VALUE.



STABLE GROWTH & FAVORABLE DEMOGRAPHICS

STABLE GROWTH AND STRONG DEMOGRAPHICS CONTINUE TO DRIVE DEMAND THROUGHOUT STUART.



BUSINESS-FRIENDLY ENVIRONMENT

STUART OFFERS A BUSINESS-FRIENDLY ENVIRONMENT SUPPORTED BY CONTINUED ECONOMIC AND COMMERCIAL GROWTH.

COUNTY OVERVIEW

Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





FOR MORE INFORMATION, CONTACT:

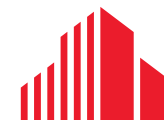


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