

YBOR CITY



TAMPA, FL

# GASWORX





## TAMPA'S NEWEST & OLDEST NEIGHBORHOOD

**Gasworx is a six-million square-foot mixed-use development within a larger 100-acre, 14 million square-foot master plan for South Ybor.**

These spaces are envisioned to reconnect our community with its rich heritage and restore Ybor City to its rightful place as one of America's great cultural destinations.

[CLICK](#)  [HERE](#)  
WATCH THE VISION  
**GASWORX**

# TAMPA HAS INCREDIBLE MOMENTUM

YBOR CITY • TAMPA

X

GASWORX



**3.4M** Population in Tampa  
MSA  
- U.S. Census

**28M** Visitors in 2025  
- Visit Tampa Bay

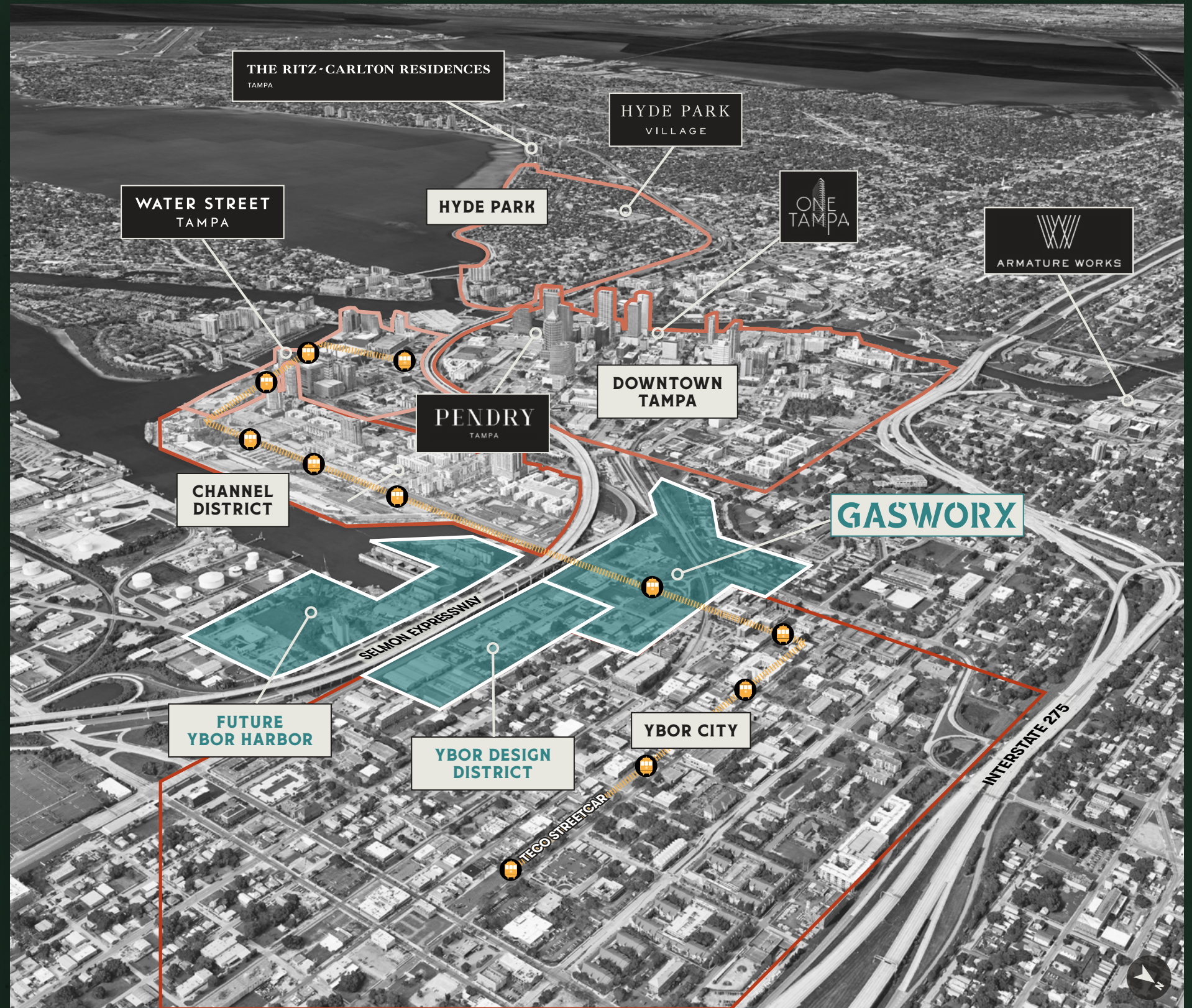
**\$6B** Direct Visitor  
Spending  
- Oxford Economics, 2025

**#3** Fastest Growing Job  
Market In Florida  
- FloridaCommerce

# GASWORX IS RECONNECTING TAMPA'S URBAN FABRIC

Ybor City is a National Historic Landmark District and Tampa's original mixed-use neighborhood. Since 1885, its walkable streets, distinctive architecture, and vibrant culture have made it one of the city's most enduring destinations.

Gasworx builds on that legacy by extending Ybor's character and offering retailers the opportunity to establish themselves at the center of Tampa's next iconic neighborhood.



# THE BEST OF TAMPA

YBOR CITY • TAMPA



WATER STREET  
TAMPA



HYDE PARK  
VILLAGE



ARMATURE WORKS

X  
GASWORTHY



PENDRY  
TAMPA



THE RITZ-CARLTON RESIDENCES  
TAMPA



ONE  
TAMPA

AVERAGE PER SF SALES

\$1,600  
Restaurant

\$900  
GAFO

\$1,500  
New Luxury Condo

# HISTORIC YBOR CITY

## UNTAPPED RETAIL DEMAND

### Tampa's Key Retail & Lifestyle Nodes

Annual Visitors

| DESTINATION                              | 2023 | 2024 | 2025 | LAST 12 MONTHS |
|------------------------------------------|------|------|------|----------------|
| Ybor 7th Avenue<br>Tampa's Top Performer | 4.7M | 4.3M | 4.5M | 4.5M           |
| Hyde Park Village                        | 2.9M | 3.1M | 3.2M | 3.2M           |
| Water Street Tampa                       | 2.1M | 2.8M | 3.1M | 3.2M           |
| Armature Works                           | 2.6M | 2.5M | 2.6M | 2.6M           |
| Sparkman Wharf                           | 1.2M | 1.2M | 1.3M | 1.2M           |

Ybor City's 7th Avenue already attracts millions of visitors each year, but the neighborhood has limited availability of contemporary retail and dining.

Gasworx extends the customer journey, transforming existing visitation into new opportunities for retailers and restaurants.



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GASWORX

# MASTERPLAN

DOWNTOWN  
TAMPA

WATER STREET  
TAMPA

CHANNEL  
DISTRICT

FUTURE  
OFFICE

FUTURE  
HOTEL

200 Keys  
100 Residences

FUTURE  
PHASE

JUST DELIVERED

THE  
STEVEDORE

~25% Leased

390 United  
9,700 SF Retail

DELIVERED

LA UNION

94% Leased

317 United  
2,000 SF Retail

OLIVETTE

2027

376 Units  
28,000 SF Retail

PARK

BARRIO  
MARKET

2027

28,000 SF

TGH INNOVATION  
CENTER

GROW  
FINANCIAL

AT BARRIO MARKET

2027

100,000 SF Office  
15,000 SF Retail

LUISA

2027

140 Units  
18,000 SF Retail

LIVE  
NATION

2028

4,300 Seats

6M SF OF MIXED-USE

5,000  
Residences

500K  
SF of Office

150K  
SF of Retail, Hospitality  
& Entertainment

YBOR CITY • TAMPA

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GASWORX

DESIGN  
DISTRICT



YBOR CITY - TAMPA

X

GASWORX

PARK



YBOR CITY • TAMPA

GASWORX

THE LUISA



YBOR CITY • TAMPA

X

GASWORX

BARRIO MARKET

YBOR CITY • TAMPA

X

GASWORX



BARRIO MARKET



YBOR CITY • TAMPA  
GASWORKX

PASEO AND OLIVETTE VIEW



YBOR CITY • TAMPA

X

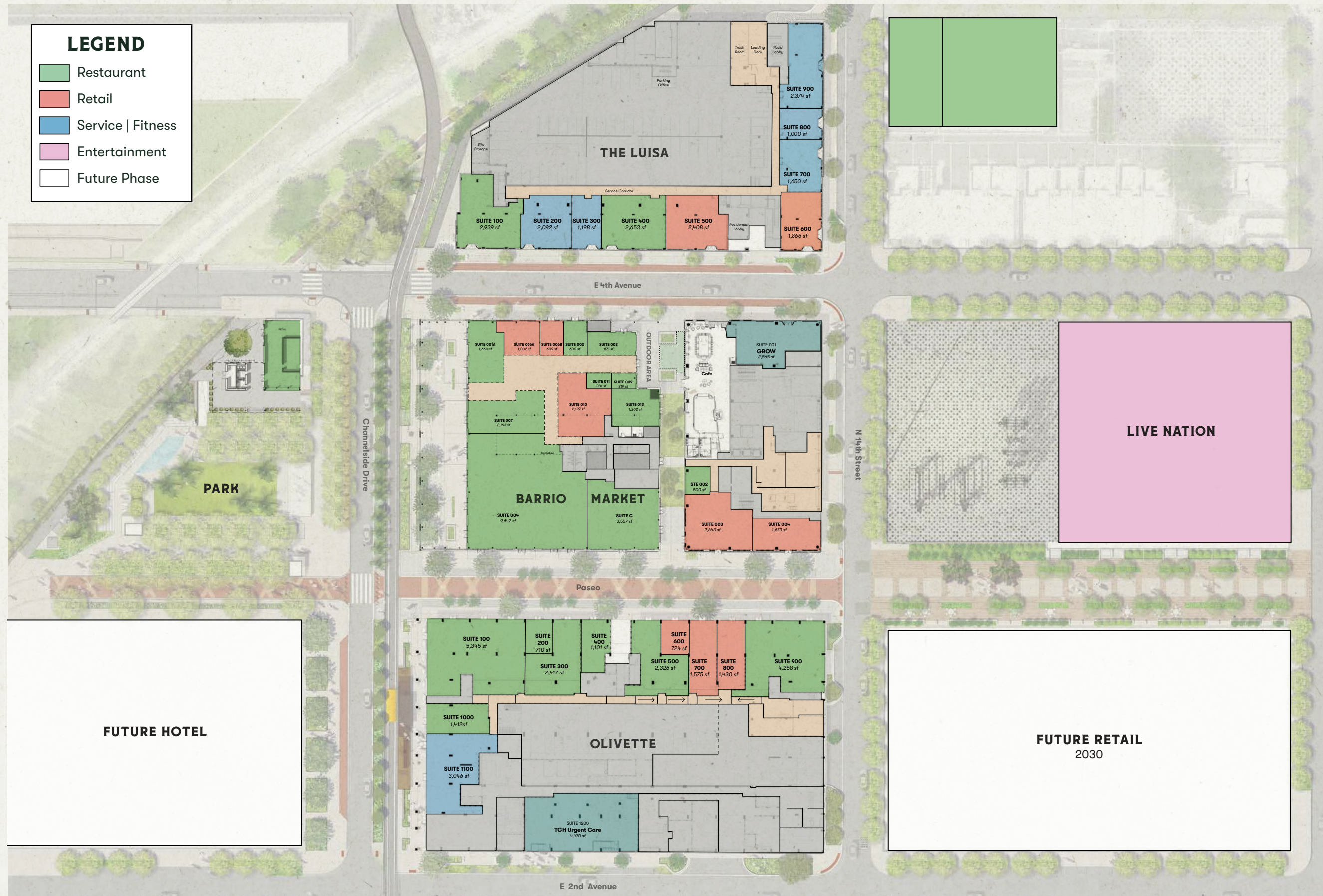
GASWORX

B  
B

BIRD BISTRO

BIRD BISTRO

PASEO AND OLIVETTE VIEW



# GWX NEIGHBORHOOD RETAIL MERCHANDISING PLAN

# RETAIL PARKING SUPPLY

## 4,400 TOTAL PARKING SPACES

### Gasworx Phase 1 Projects

**475+** # of Total Retail Spaces

### Temporary Surface Parking

**700+** # of Total Retail Spaces

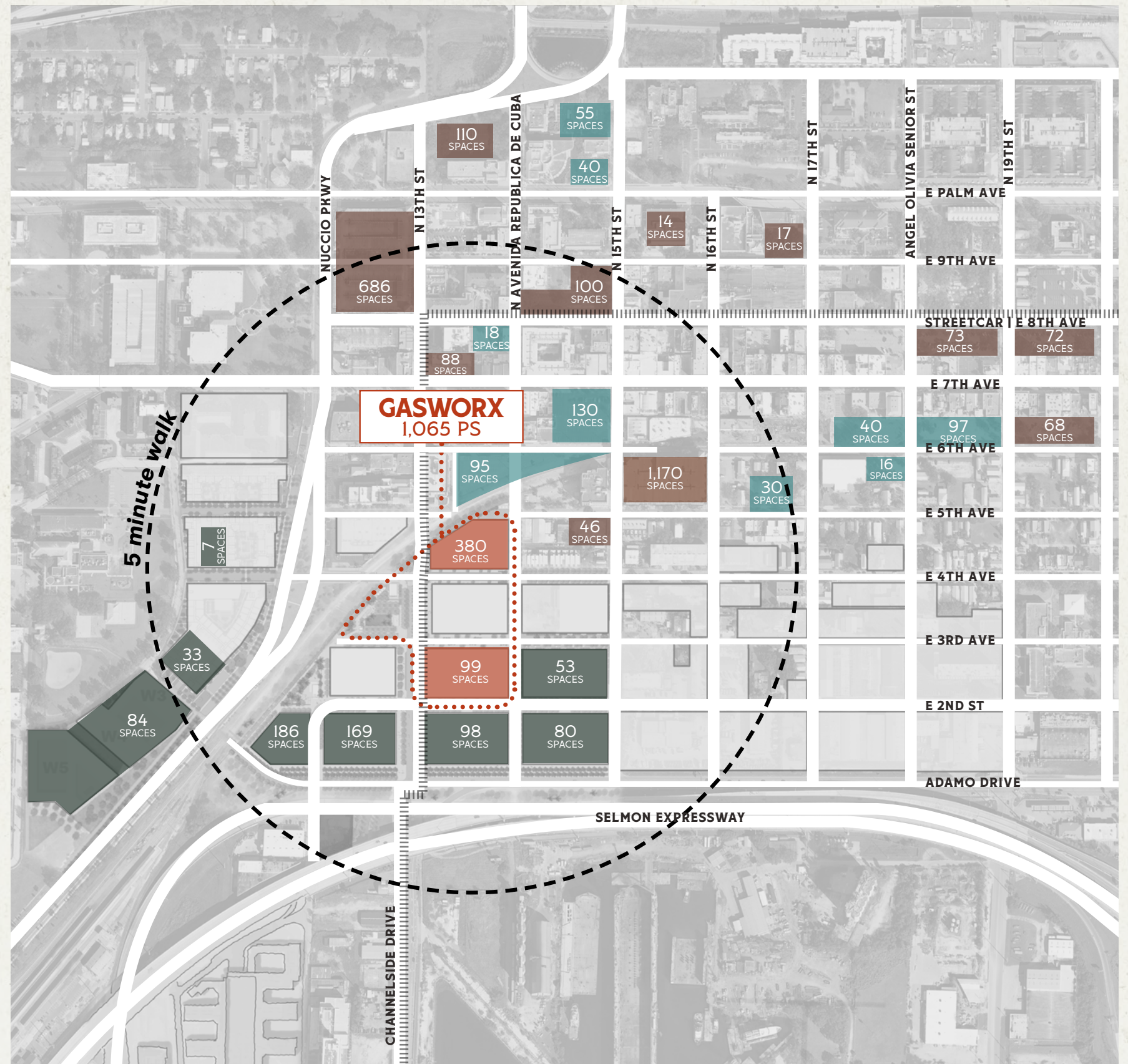
### City of Tampa Parking

**2,440+** # of Total Retail Spaces

### Adjacent Private/Public Parking

**520+** # of Total Retail Spaces

**250+** # of Estimated On-Street Spaces



YBOR CITY • TAMPA

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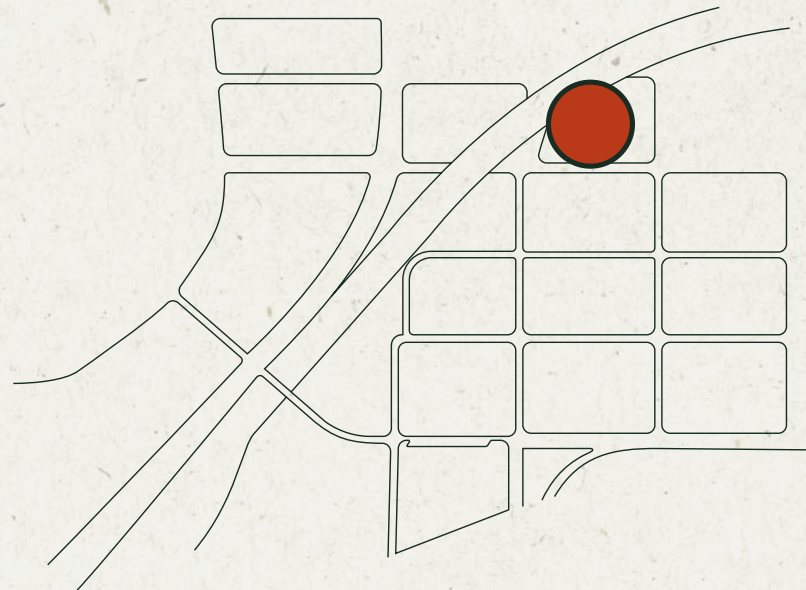
GASWORX

# LEASE PLANS



STUDIO, 1 AND 2 BEDROOM  
• MULTIFAMILY •

# THE LUISA



140 Residential Units  
520-Space Parking Garage  
18,000 SF. Ground Floor Retail

1306 E 4<sup>th</sup>  
Avenue

Ybor City  
Tampa

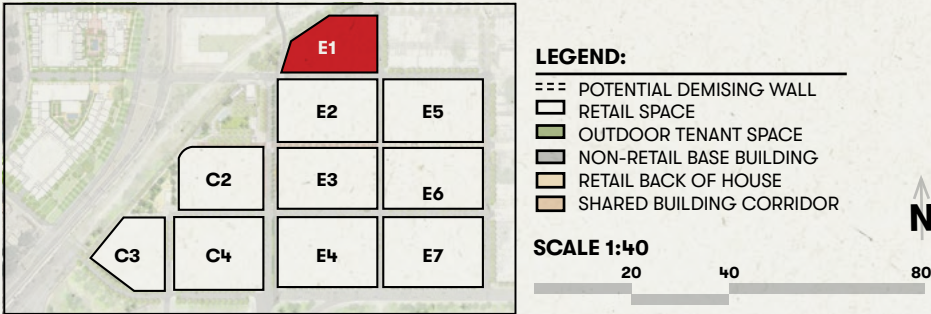
DELIVERING Q2 2027



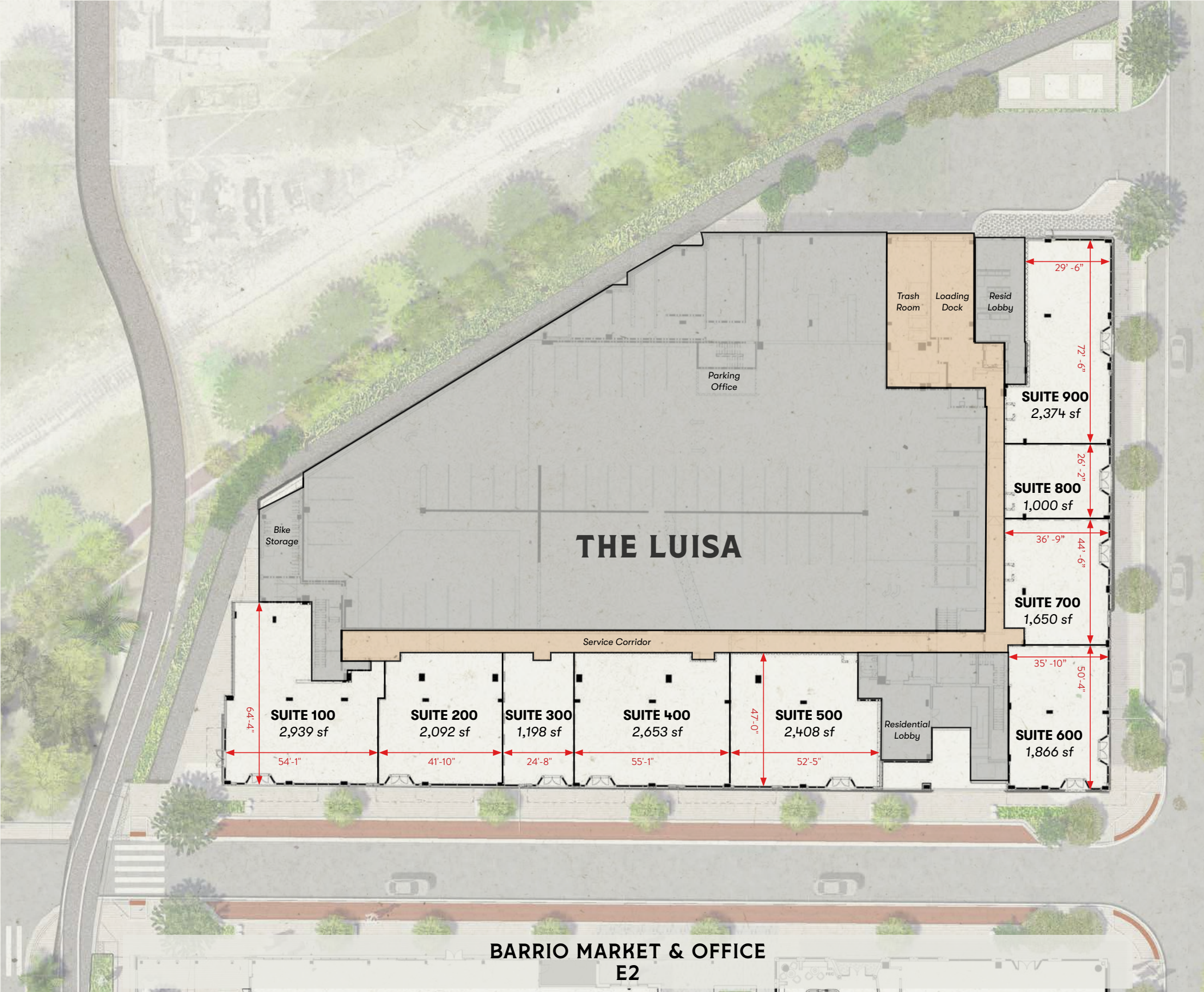
| Tenant Space | Premise Area (SF) <sup>1</sup> | Perimeter Frontage <sup>2</sup> | Street Frontage <sup>3</sup> |
|--------------|--------------------------------|---------------------------------|------------------------------|
| Suite 100    | 2,939                          | 136'-5"                         | 122'                         |
| Suite 200    | 2,092                          | 45'-8"                          | 44'-8"                       |
| Suite 300    | 1,198                          | 25'-3"                          | 25'-3"                       |
| Suite 400    | 2,653                          | 57'-4"                          | 55'-8"                       |
| Suite 500    | 2,408                          | 66'-5"                          | 64'                          |
| Suite 600    | 1,866                          | 102'                            | 98'-6"                       |
| Suite 700    | 1,650                          | 48'-10"                         | 45'-1"                       |
| Suite 800    | 1,000                          | 27'-6"                          | 26'-10"                      |
| Suite 900    | 2,374                          | 107'-3"                         | 104'-8"                      |
| Total        | 18,180                         |                                 |                              |

- NOTES:**
1. For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate Premise Area from adjoining Premise Areas, Office or Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. Multi-story building projections extending beyond the building line are included in the Premise Area. No deductions are made for columns and projections necessary to the building.
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3. For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.
4. Refer to plan for indication of adjacent finished slab and elevations at exterior entrances.
5. All existing conditions and dimensions to be field verified by Tenant.
6. Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.
7. Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.
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9. Equipped with stainless vent hood shafts and grease traps.

VICINITY MAP / KEY PLAN

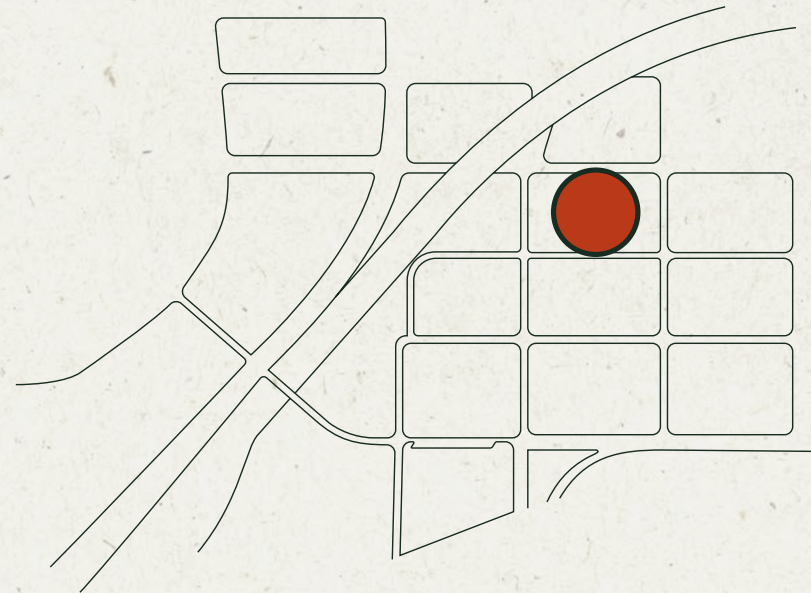


The Luisa, 1306 E 4<sup>th</sup> Avenue, Tampa, FL 33605



• OFFICE & RETAIL •

# BARRIO MARKET



## MARKETPLACE & OFFICE

100,000 sq. ft. Office - Fully Leased

43,000 sq. ft. Retail

“Paseo” - pedestrian street for  
neighborhood activations

1301 E 4<sup>th</sup>  
Avenue

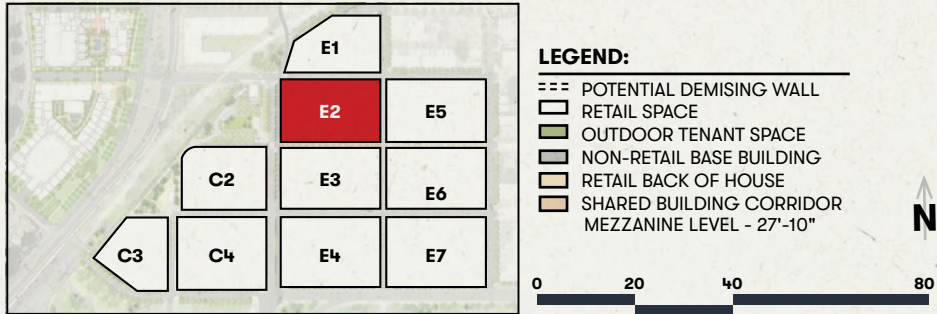
Ybor City  
Tampa



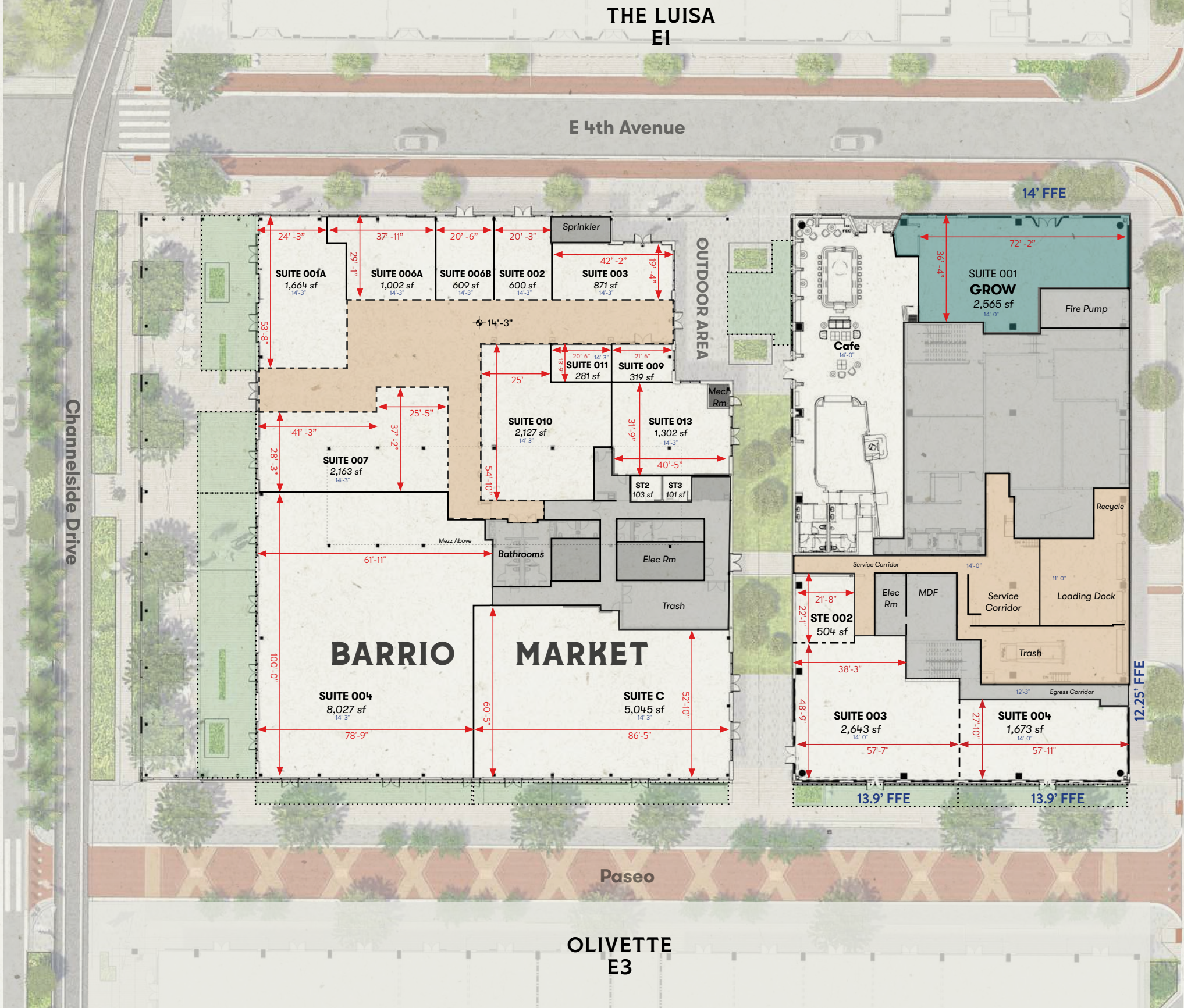
| Tenant Space - Barrio Market | Premise Area (SF) <sup>1</sup> | Perimeter Frontage <sup>2</sup> | Street Frontage <sup>3</sup> |
|------------------------------|--------------------------------|---------------------------------|------------------------------|
| Suite 001A                   | 1,664                          | 79'-10" + 55'-0"                | 72'-9" + 55'-0"              |
| Suite 002                    | 600                            | 20'-3" + 20'-3"                 | 20'-3" + 20'-3"              |
| Suite 003                    | 871                            | 43'-10" + 42'-2"                | 43'-10" + 42'-2"             |
| Suite 004                    | 8,027                          | 180'-9" + 20'-7"                | 180'-9" + 20'-7"             |
| Suite 006A                   | 1,002                          | 37'-11" + 31'-3"                | 37'-11" + 31'-3"             |
| Suite 006B                   | 609                            | 20'-6" + 20'-6"                 | 20'-6" + 20'-6"              |
| Suite 007                    | 2,163                          | 28'-5" + 113'-0"                | 28'-5" + 113'-0"             |
| Suite 009                    | 319                            | 13'-1" + 21'-5"                 | 13'-1" + 21'-5"              |
| Suite 010                    | 2,127                          | 104'-9"                         | 104'-9"                      |
| Suite 011                    | 281                            | 20'-6"                          | 20'-6"                       |
| Suite 013                    | 1,302                          | 34'-10"                         | 34'-10"                      |
| Suite C                      | 5,045                          | 141'-3"                         | 141'-3"                      |
| Tenant Space -Office         |                                |                                 |                              |
| Suite 001                    | 2,568                          | 109'-3"                         | 109'-3"                      |
| Suite 002                    | 504                            | 22'-5"                          | 22'-5" + 22'-5"              |
| Suite 003                    | 2,643                          | 108'                            | 108'                         |
| Suite 004                    | 1,673                          | 85'-3"                          | 85'-3"                       |
| Total                        | -                              | * Interior Frontage             | * Interior Frontage          |

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  - Equipped with stainless vent hood shafts and grease traps.

VICINITY MAP / KEY PLAN

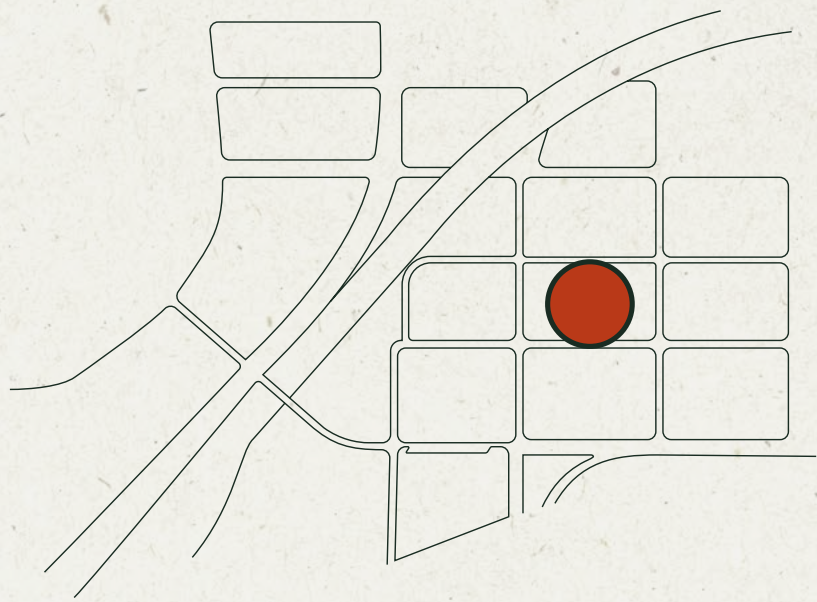


Barrio Market, 1301 E 4<sup>th</sup> Avenue, Tampa, FL 33605



STUDIO, 1, 2 & 3 BEDROOM  
• MULTIFAMILY •

# OLIVETTE

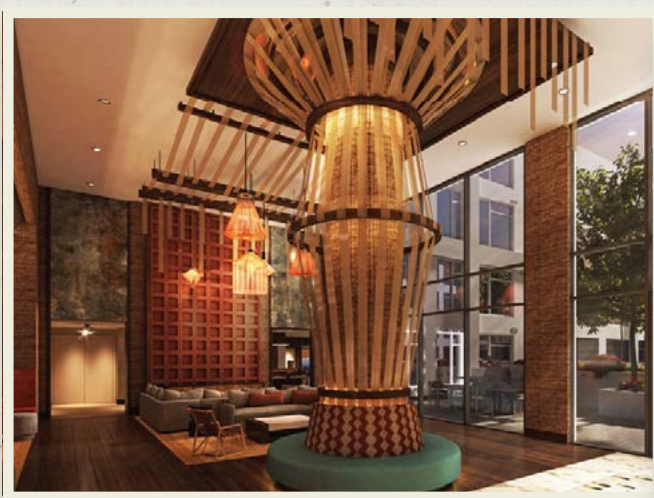
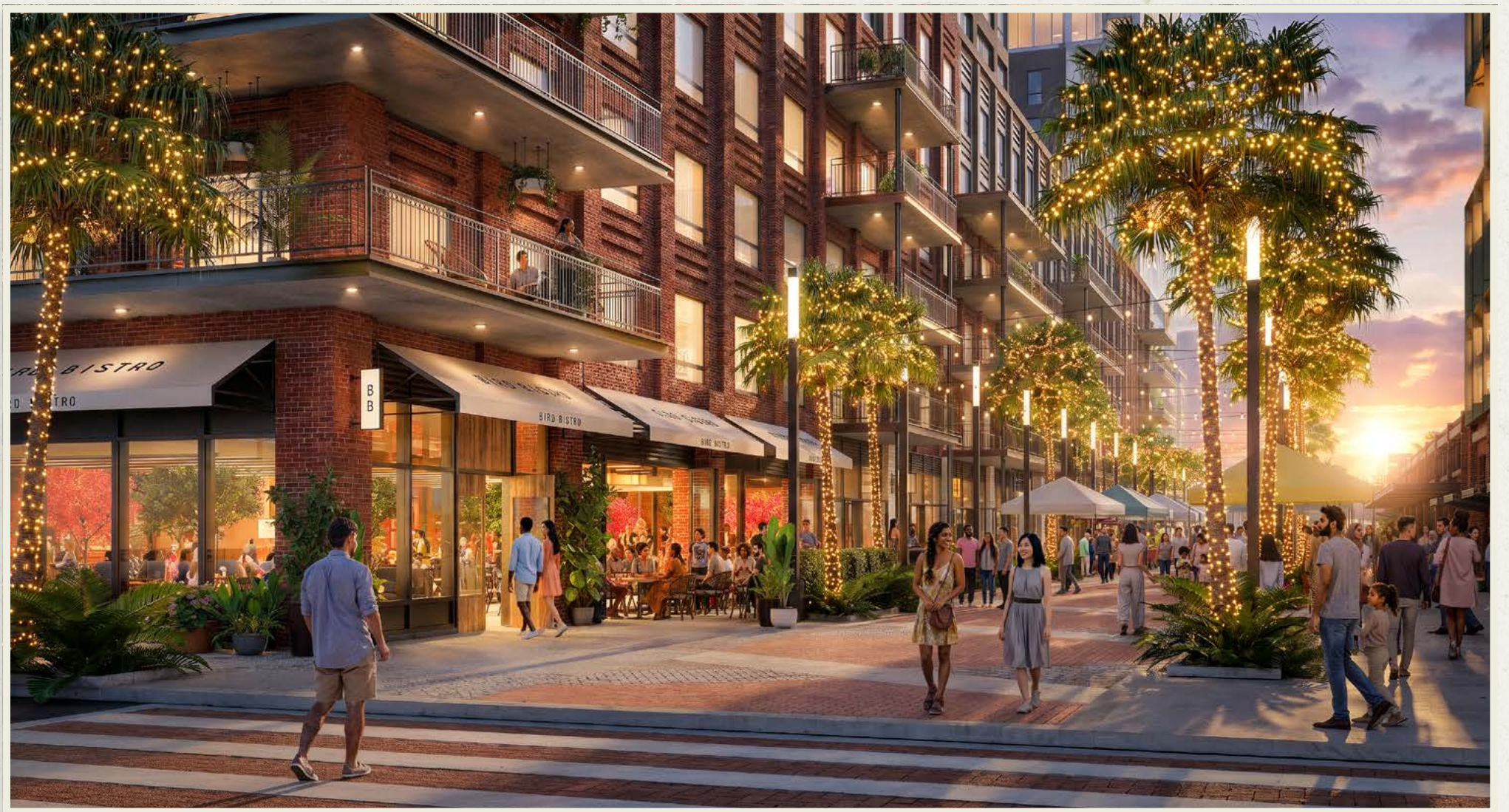


376 Residential Units  
470-space Parking Garage  
28,000 sf Retail

1302 E 2<sup>nd</sup>  
Avenue

Ybor City  
Tampa

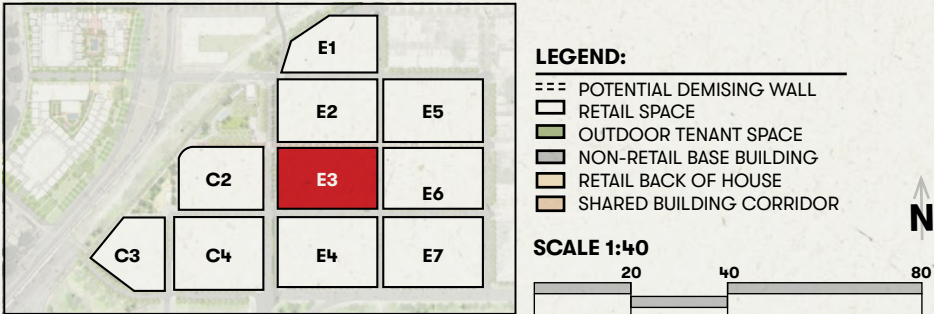
DELIVERING Q3 2027



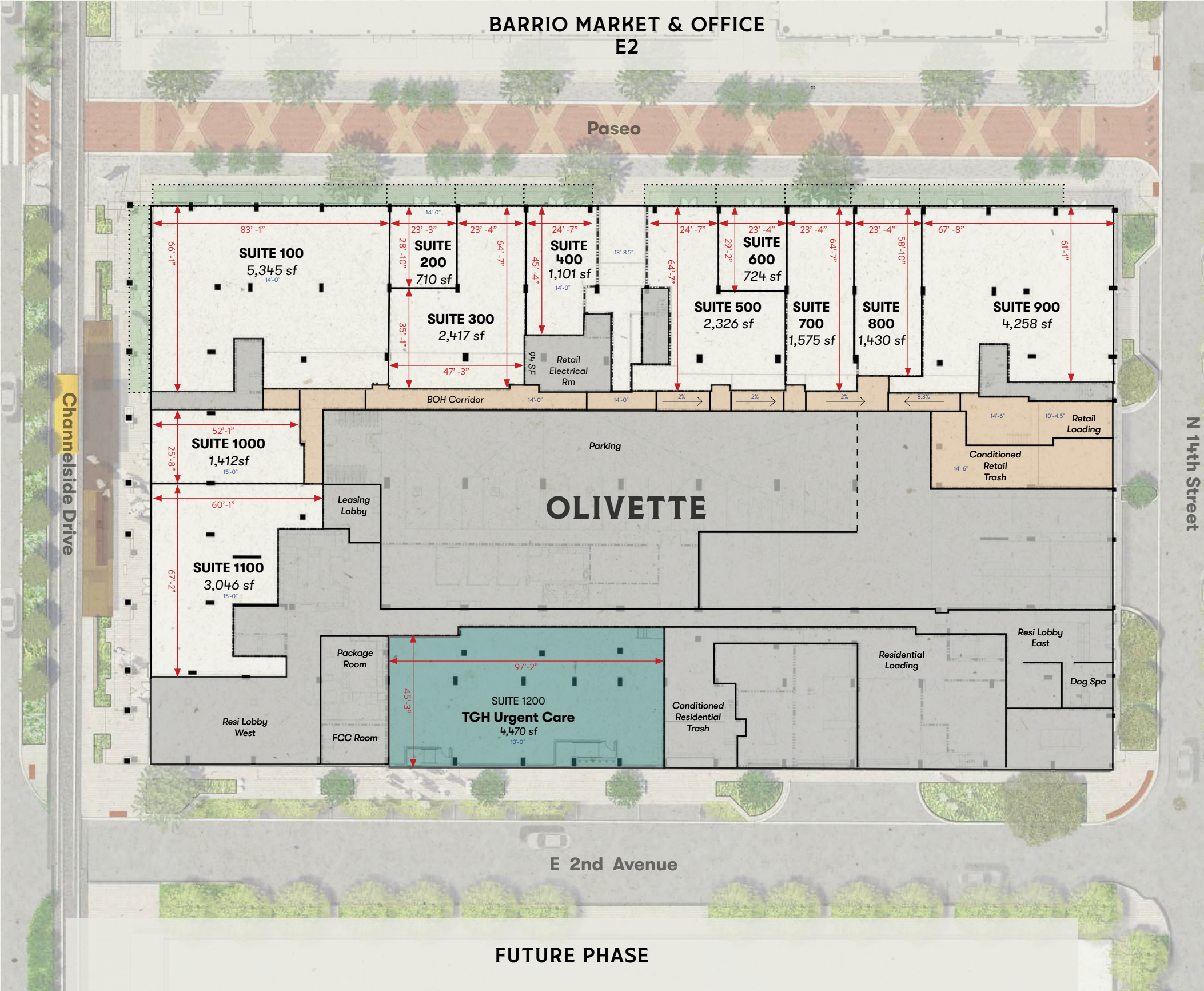
| Tenant Space | Premise Area (SF) <sup>1</sup> | Perimeter Frontage <sup>2</sup> | Street Frontage <sup>3</sup> |
|--------------|--------------------------------|---------------------------------|------------------------------|
| Suite 100    | 5,345                          | 151'-6"                         | 151'-6"                      |
| Suite 200    | 710                            | 25'                             | 24'                          |
| Suite 300    | 2,417                          | 24'-9"                          | 24'                          |
| Suite 400    | 1,101                          | 26'-6"                          | 25'-6"                       |
| Suite 500    | 2,326                          | 26'-9"                          | 26'-2"                       |
| Suite 600    | 724                            | 24'                             | 24'                          |
| Suite 700    | 1,575                          | 24'-7"                          | 24'-1"                       |
| Suite 800    | 1,430                          | 24'-5"                          | 24'                          |
| Suite 900    | 4,258                          | 133'-9"                         | 131'-1"                      |
| Suite 1000   | 1,412                          | 27'-6"                          | 27'                          |
| Suite 1100   | 3,046                          | 67'-9"                          | 67'-9"                       |
| Suite 1200   | 4,470                          | 128'                            | 97'-10"                      |
| Total        | 28,814                         |                                 |                              |

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  9. Equipped with stainless vent hood shafts and grease traps.

VICINITY MAP / KEY PLAN

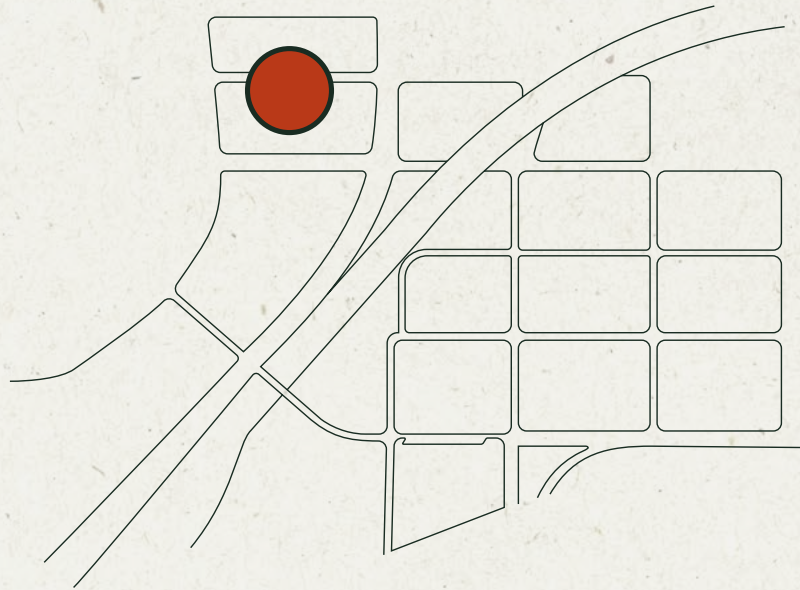


Olivette, 1302 E 2<sup>nd</sup> Avenue, Tampa, FL 33605



STUDIO, 1, 2, AND 3 BEDROOM  
• MULTIFAMILY •

# LA UNIÓN



317 Residential Units - 94% Occupied

2,000 sf Retail

Future Duckweed Urban Grocery

1720 Nick Nuccio  
Parkway

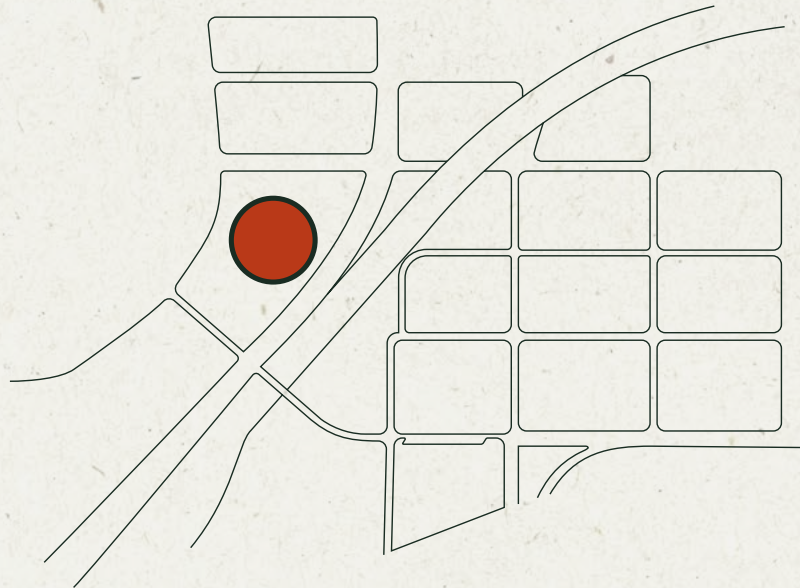
Ybor City  
Tampa

OPEN



STUDIO, 1, 2, AND 3 BEDROOM  
• MULTIFAMILY •

# THE STEVEDORE



390 Residential Units - 25% Occupied

485-space Parking Garage

9,700 sf Retail

Future Wolf Gym

1620 Nick Nuccio  
Parkway

Ybor City  
Tampa

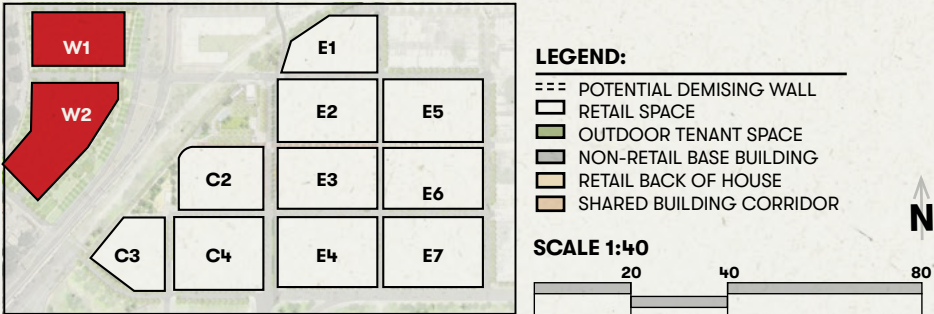
OPEN



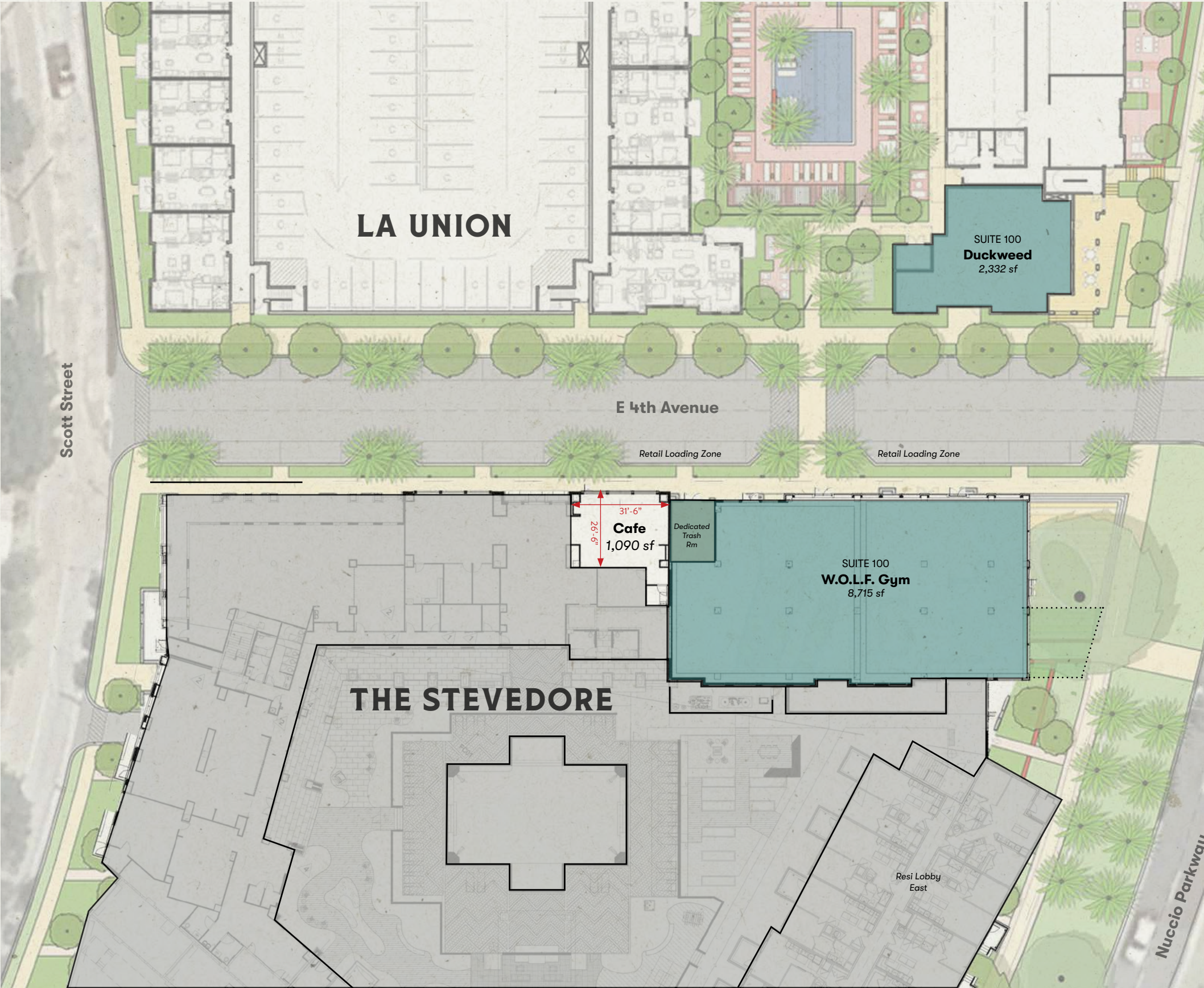
| Tenant Space | Premise Area (SF) <sup>1</sup> | Perimeter Frontage <sup>2</sup> | Street Frontage <sup>3</sup> |
|--------------|--------------------------------|---------------------------------|------------------------------|
| Suite 100    | 8,715                          | 21¼'-9"                         | 209'-5"                      |
| Lobby        | 1,090                          | 3¼'-10"                         | 3¼'-10"                      |

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9. Equipped with stainless vent hood shafts and grease traps.

VICINITY MAP / KEY PLAN



La Union, 1720 Nick Nuccio Parkway, Tampa, FL 33605  
Stevedore, 1620 Nick Nuccio Parkway, Tampa, FL 33605



**YBOR  
CITY**



**TAMPA  
FL**

## **RETAIL LEASING INFORMATION CONTACT**

---

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813.777.6258

**LYDIA KRESSEL**

lydia@archergroupe.com  
571.882.4712



YBOR CITY • TAMPA

X

GASWORX

DATA

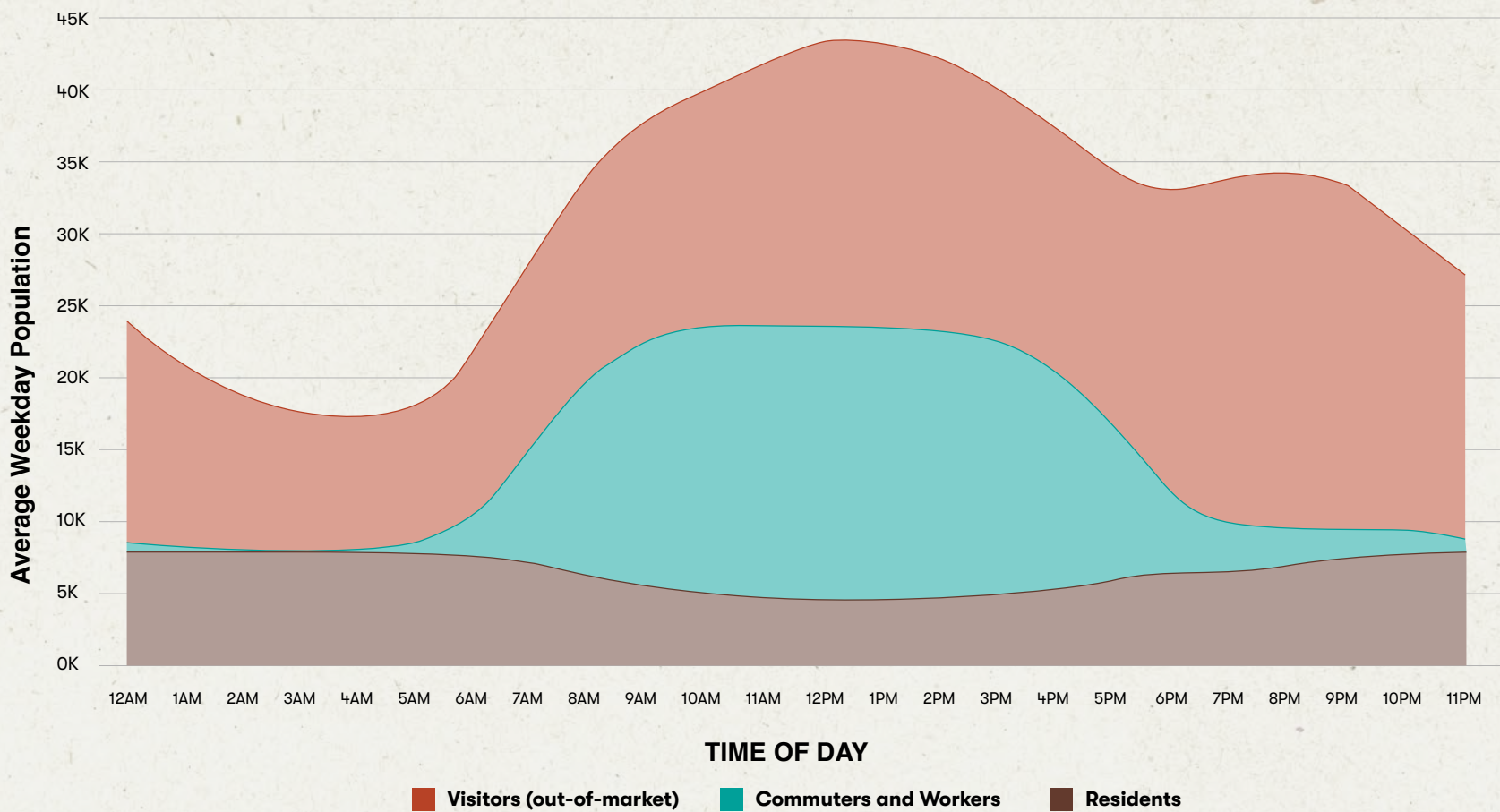
| 15 MINUTE DRIVE TIME |                                  | GASWORX<br>TAMPA | KING ST AT<br>LIBERTY<br>CHARLESTON | MAGAZINE AND<br>AUSTERLITZ<br>NEW ORLEANS | WEDGEWOOD<br>HOUSTON<br>NASHVILLE | 12 SOUTH<br>NASHVILLE | BRICKELL<br>MIAMI | SOUTH CONGRESS<br>AND MONROE<br>AUSTIN | RICE VILLAGE<br>HOUSTON |
|----------------------|----------------------------------|------------------|-------------------------------------|-------------------------------------------|-----------------------------------|-----------------------|-------------------|----------------------------------------|-------------------------|
| YBOR CITY • TAMPA    | RESIDENTIAL POPULATION           | 368,354          | 100,842                             | 194,420                                   | 269,955                           | 241,315               | 382,529           | 390,993                                | 402,683                 |
|                      | MEDIAN AGE                       | 37.3             | 36.8                                | 37.3                                      | 32.6                              | 32.7                  | 39.4              | 32.6                                   | 35.4                    |
|                      | HOUSEHOLDS                       | 155,773          | 46,946                              | 92,320                                    | 125,310                           | 113,788               | 172,377           | 187,165                                | 195,486                 |
| X<br>GASWORX         | 2020-2025 POP. GROWTH RATE       | 1.29%            | 1.31%                               | -0.46%                                    | 1.29%                             | 1.22%                 | 1.40%             | 1.09%                                  | 0.76%                   |
|                      | HH'S WITH INCOMES \$150,000+     | 37,148           | 16,082                              | 18,905                                    | 35,185                            | 35,343                | 41,158            | 57,590                                 | 61,438                  |
|                      | MEDIAN HHI                       | \$76,939         | \$99,227                            | \$63,041                                  | \$86,768                          | \$92,242              | \$72,353          | \$91,035                               | \$88,008                |
|                      | AGG. DISPOSABLE INCOME           | \$14.5B          | \$5B                                | \$7.6B                                    | \$12.8B                           | \$12.6B               | \$15.7B           | \$20B                                  | \$23.3B                 |
|                      | ANN. DINING AWAY FROM HOME SPEND | \$722M           | \$261M                              | \$389M                                    | \$650M                            | \$642M                | \$816M            | \$1B                                   | \$1.2B                  |
|                      | ANN. RETAIL GOODS SPEND          | \$5B             | \$1.9B                              | \$2.7B                                    | \$4.3B                            | \$4.3B                | \$5.4B            | \$6.7B                                 | \$8B                    |
|                      |                                  |                  |                                     |                                           |                                   |                       |                   |                                        |                         |
|                      | 2026 DAYTIME POP: WORKERS        | 357,839          | 106,808                             | 182,789                                   | 393,849                           | 355,943               | 275,047           | 420,553                                | 715,424                 |

Source: 2026 ESRI

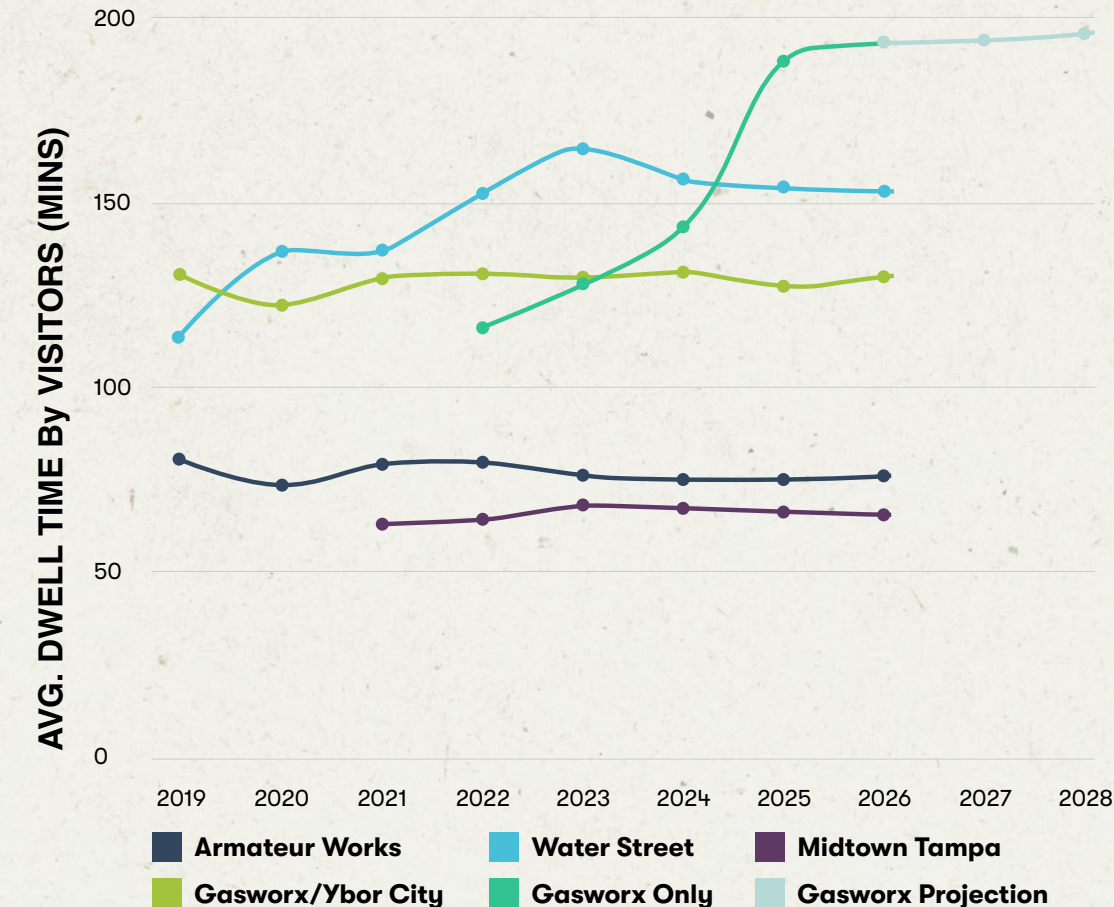
# A GROWING URBAN AUDIENCE WITH A DWELL TIME TO SUPPORT RETAIL

45,000 people on the streets between 12pm and 1pm

Average Weekday Population of Greater Downtown and Ybor City  
April 2025 – April 2026



Gasworx / Ybor visitors are already staying longer than Midtown Tampa and Armature Works.



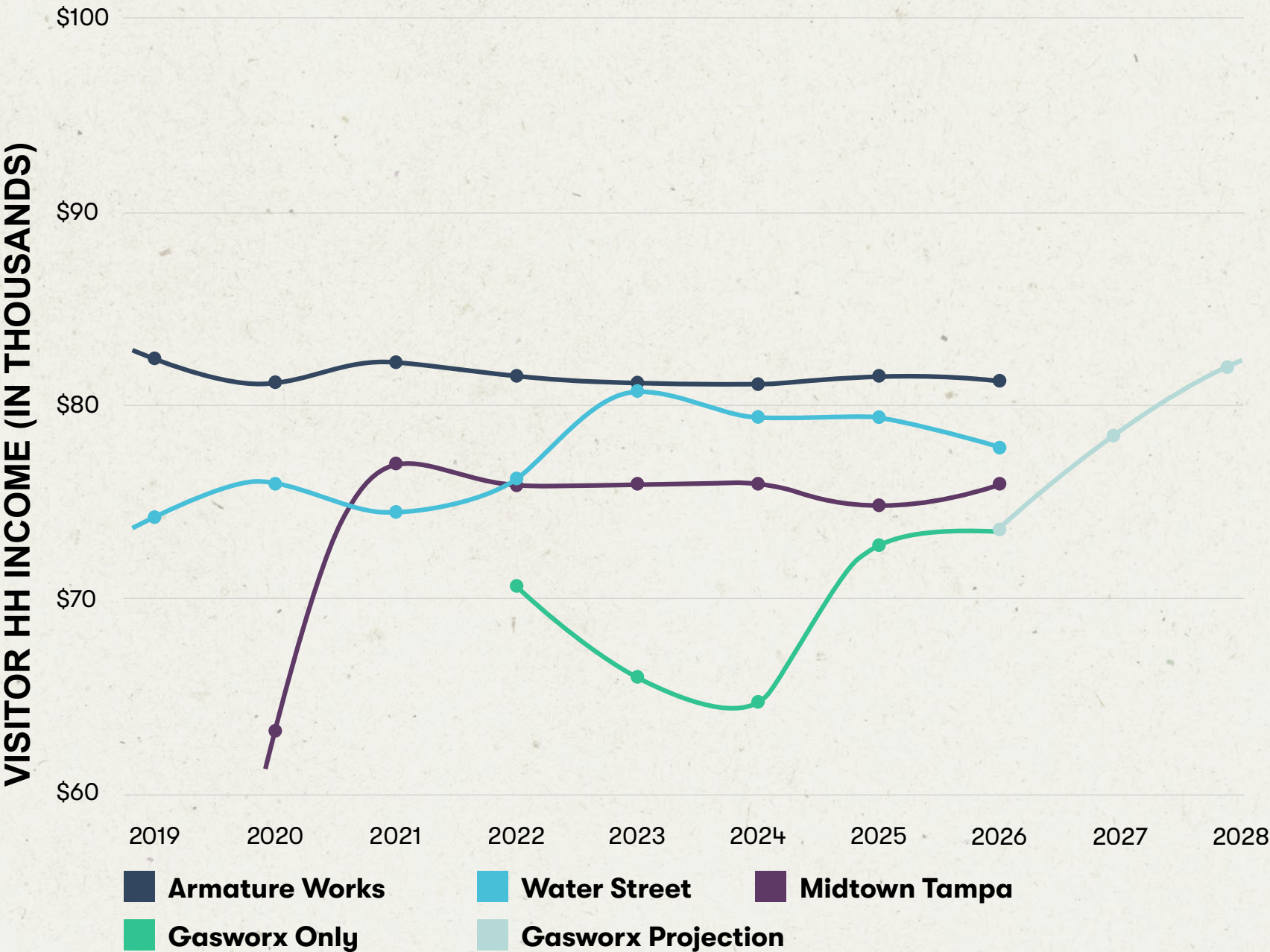
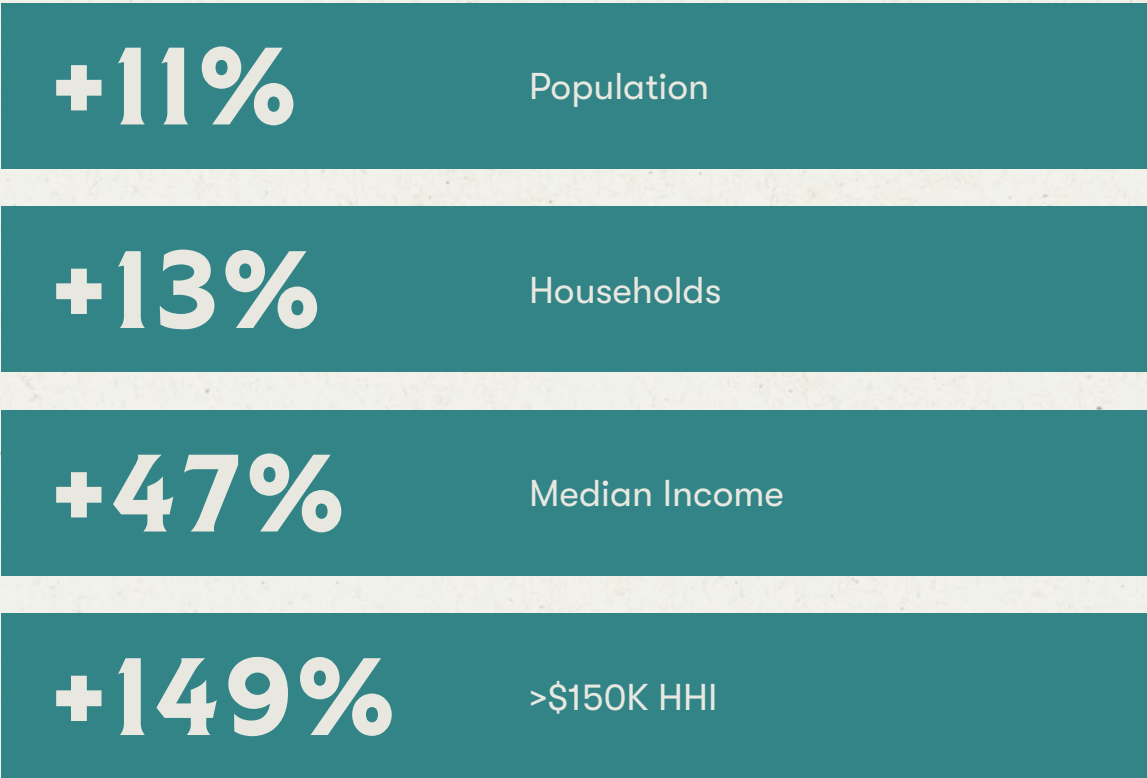
Source: Placer.ai

# TAMPA: GROWING INTO A TOP TIER CITY

HH Income for visitors appears to jump for some areas as areas mature (see Midtown Tampa in 2021 and Water Street in 2023). Currently, La Union Apartment residents average \$80k to \$90k in HH income.

We anticipate the Gasworx area visitors reaching HH income levels similar to Armature Works and Water Street within the next two years as buildings deliver and new product, retail, entertainment, and commercial offerings attract higher income individuals.

## 2017-2024 % Change for Tampa



Source: ESRI and Placer.ai

# A GROWING EMPLOYMENT HUB

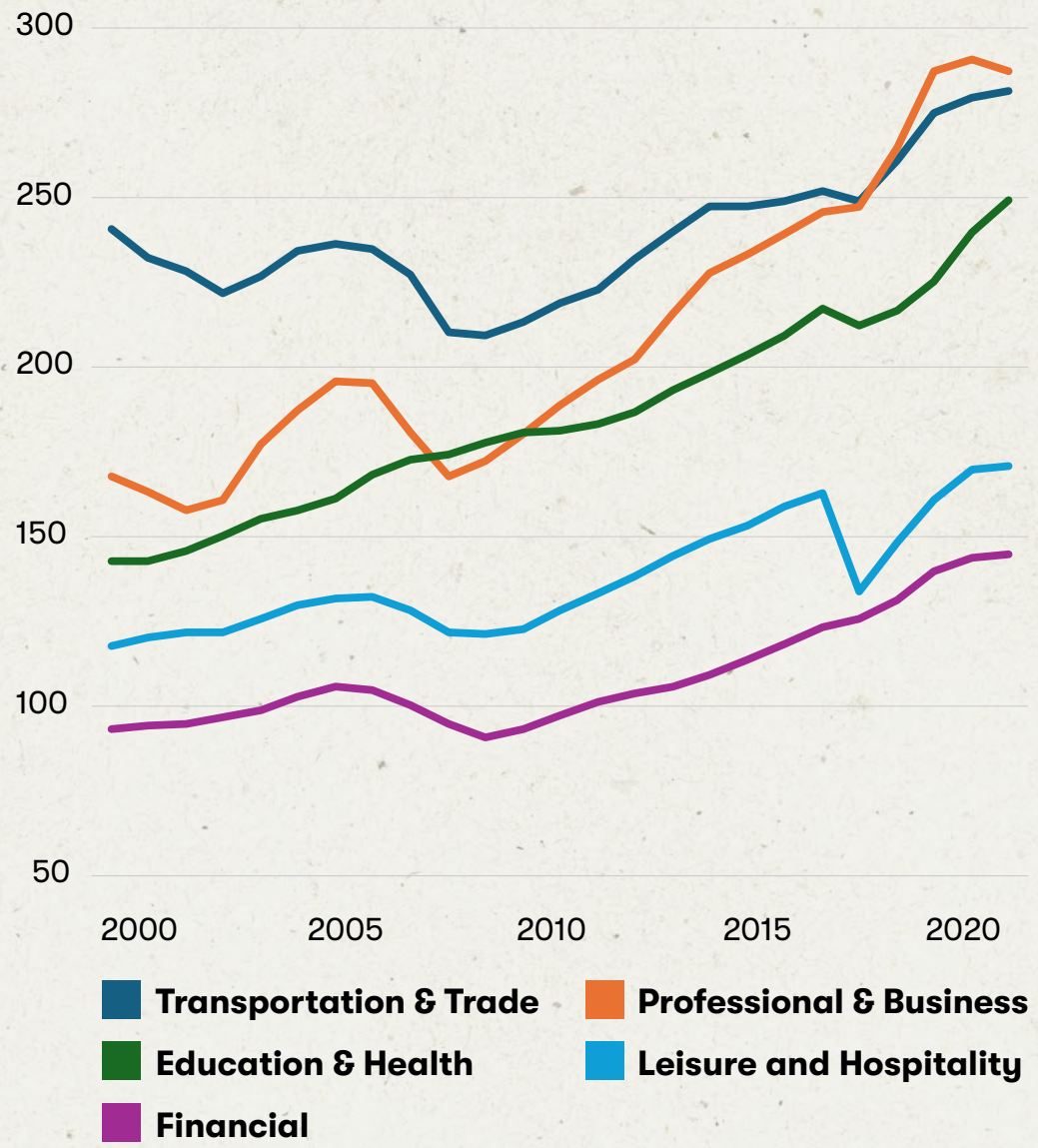
Tampa is in the top 20 fastest growing employment centers

Largest 10-year Employment Gains  
Cities with 1M+ residents, From Feb 2026

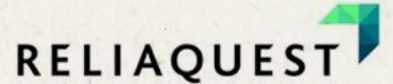
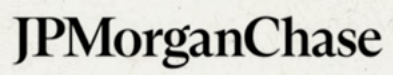
| Rank | Metro Area         | % Change |
|------|--------------------|----------|
| 1    | Austin, TX         | 42.6     |
| 2    | Raleigh, NC        | 31.0     |
| 3    | Nashville, TN      | 27.4     |
| 4    | Phoenix, AZ        | 26.5     |
| 5    | Orlando, FL        | 25.4     |
| 6    | Dallas, TX         | 25.3     |
| 7    | Las Vegas, NV      | 25.2     |
| 8    | Riverside, CA      | 23.9     |
| 9    | Fresno, CA         | 22.9     |
| 10   | Salt Lake City, UT | 22.1     |
| 11   | Jacksonville, FL   | 22.0     |
| 12   | Tampa, FL          | 21.3     |
| 13   | Charlotte, NC      | 21.0     |
| 14   | San Antonio, TX    | 18.3     |
| 15   | Atlanta, GA        | 18.0     |
| 16   | Sacramento, CA     | 17.5     |
| 17   | Miami, FL          | 16.1     |
| 18   | Houston, TX        | 16.1     |
| 19   | Denver, CO         | 15.1     |
| 20   | Indianapolis, IN   | 14.2     |

Professional Services became the dominant sector in 2020; Life Science growing fast, too

Employment in Select Industries  
Tampa MSA, 2000-2025



Key Institutions and Tenants



Source: US Census and Federal Reserve Bank of St. Louis



# INCREDIBLE SITE ACCESS FROM MAJOR THOROUGHFARES

Gasworx reconnects Ybor City and downtown Tampa through transit, culture, and community—reviving historic urban life with a vibrant, walkable, mixed-use district.

Enhanced pedestrian pathways, multi-use trails, and a new TECO Streetcar stop will seamlessly link Gasworx to downtown Tampa and beyond, promoting accessibility and mobility.



PROJECT TEAM

 KETTLER

CASA YBOR

PPF Real Estate