
OFFERING MEMORANDUM

3270 BAYSHORE DRIVE

NAPLES, FLORIDA 34112

\$3,995,000

Direct Gulf-access waterfront commercial warehouse, fully occupied and located on Bayshore Drive, Naples, Florida 34112. Zoned C-4 with the BZO-NC overlay.



OPERATING LAUNDROMAT | BAYSHORE GALLERY RENTAL UNIT | DIRECT GULF ACCESS

6,175 SF | 0.42 AC | 80 LF UNRESTRICTED WATERFRONT

NAPLES BEACH AND BAY REALTY | DIANE SULLIVAN, BROKER | 239-788-4870

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A waterfront commercial asset with in-place income

OFFERING PRICE

\$3,995,000**6,175 SF**

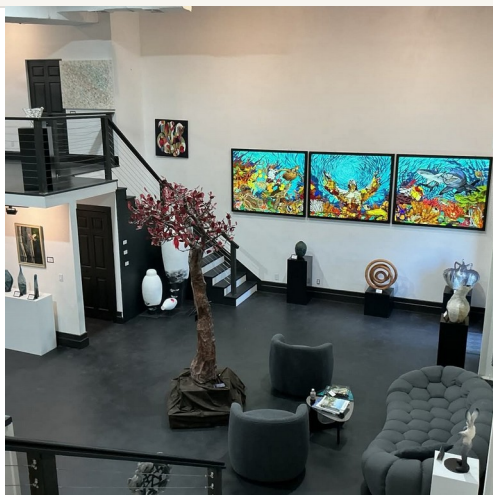
Building area

0.42 AC

Approximately 18,295 SF

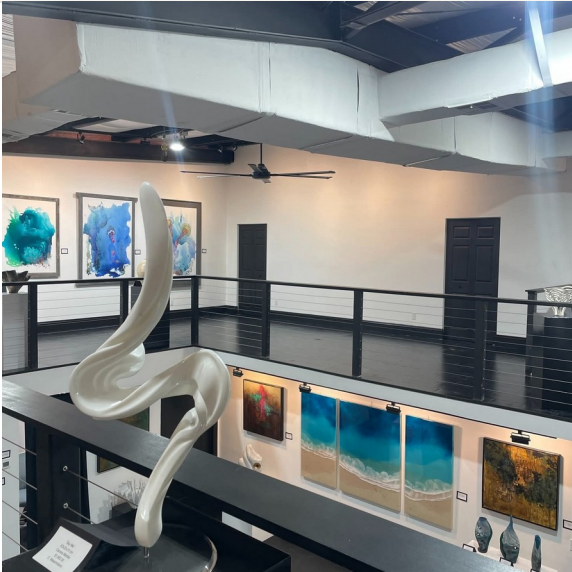
80 LF

Direct Gulf access

**BAYSHORE GALLERY RENTAL UNIT****DIRECT-ACCESS WATERFRONT****OPERATING LAUNDROMAT**

Sale includes the real estate, laundromat business and operating FF&E, together with the occupied Bayshore Gallery Rental Unit.

Two operating spaces



BAYSHORE GALLERY RENTAL UNIT - SECOND STORY



22 DRYER POCKETS



FULL-LENGTH LAUNDRY VIEW

LAUNDROMAT

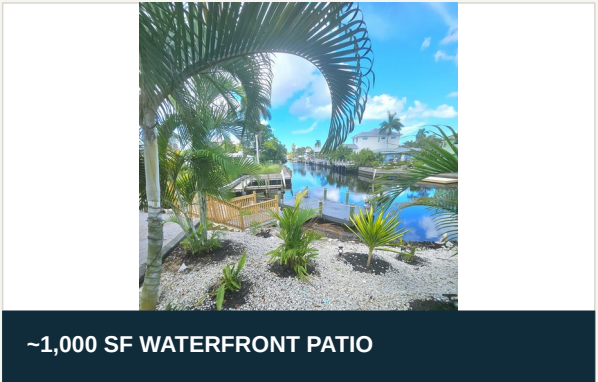
2,481 SF | 18 washers | 22 dryer pockets | Good condition

BAYSHORE GALLERY RENTAL UNIT

3,694 SF | Approx. 1,000 SF waterfront patio

Detailed operating and rental-income records are available to qualified purchasers after execution of an NDA.

Site and physical features



80 LF unrestricted waterfront

Combined historical and 2026 operating performance

OPERATING HISTORY BASIS

38 months

June 2023 through July 2026



OPERATING BUSINESS

COMBINED OPERATING PERFORMANCE

	38-MONTH ANNUALIZED	2026 ANNUALIZED
Gross revenue	\$399,675	\$331,714
NET OPERATING INCOME	\$286,278	\$274,354

BAYSHORE GALLERY RENTAL UNIT

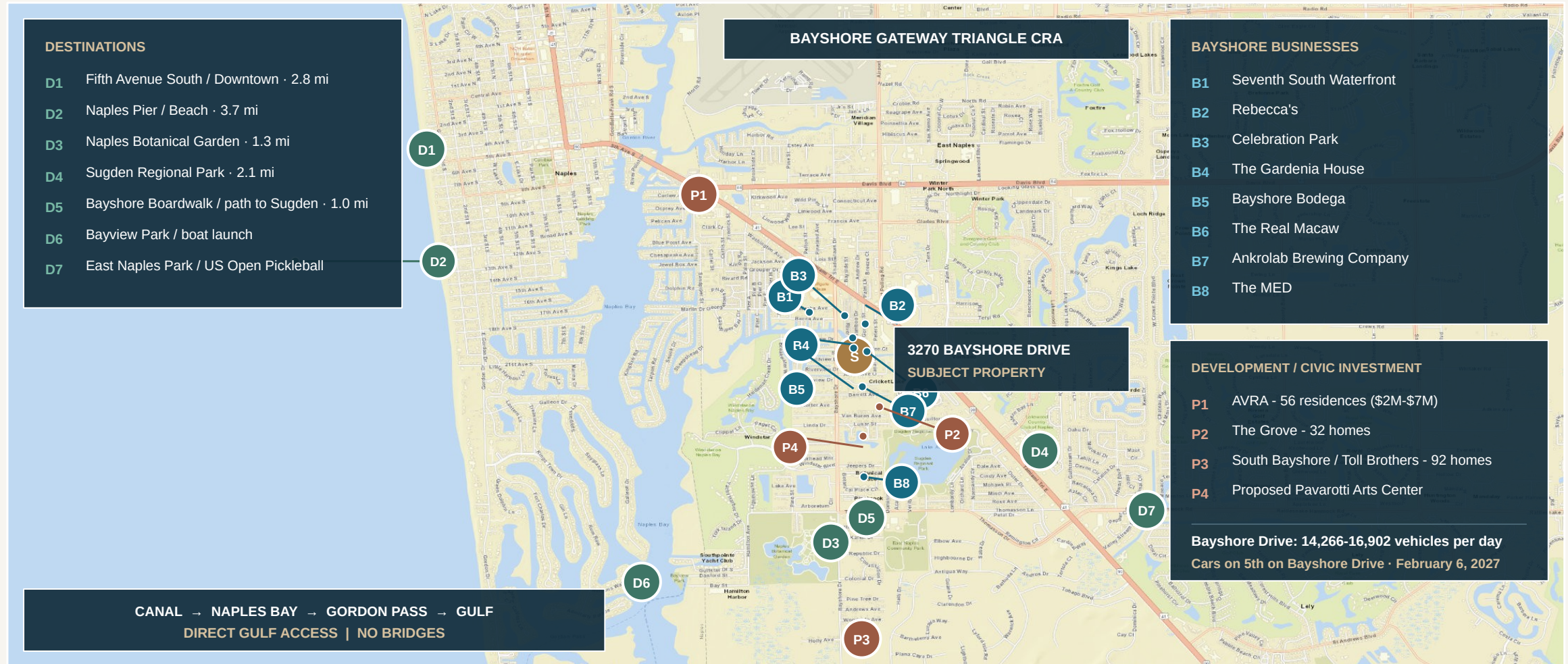
\$138,000 annual income

Included in 2026 annualized gross revenue and NOI; not additional.

Gross revenue and NOI include laundromat operations and Bayshore Gallery Rental Unit income during the applicable reporting periods. Detailed breakdowns and annualization support are available to qualified purchasers after execution of an NDA.

Property taxes, insurance, maintenance and lawn care are included in the laundromat expense records and are not deducted a second time.

Bayshore corridor, Downtown Naples and major destinations



Affluent purchasing power within the surrounding trade area

3-MILE TRADE AREA

\$146,181

Average household income

52,024

Population

46,900

Employment density

BROADER MARKET CONTEXT

\$153,132

5-mile average household income

\$159,516

15-minute drive average household income

The subject is positioned within a three-mile market of more than 52,000 residents, supported by a substantial nearby employment base and average household income above \$146,000.

DATA BASIS

Third-party 2026 demographic profile centered on 3137-3181 Bayshore Drive, immediately north of the subject. Figures shown are average household income, not ZIP-code median income.

Residential development is expanding the Bayshore corridor

COMBINED PROJECT COUNT

180
residences

56 + 32 + 92

Projects are at different stages. This total is not a delivery forecast.

AVRA AT METROPOLITAN NAPLES

56 luxury condominium residences

PUBLIC PRICING: \$2M-\$7M

Construction underway; project targets fall 2026 completion.

THE GROVE BAYSHORE

32 single-family homes

ACTIVE ASKING RANGE: \$1.83M-\$2.26M

CRA reported construction underway; current asking range reflects five active listings.

SOUTH BAYSHORE TOLL BROTHERS PROJECT

92 high-end single-family homes

PRICING NOT PUBLICLY ANNOUNCED

CRA annual report identifies the project; future delivery remains subject to approvals.

Residential development can expand the year-round customer and tenant base along the corridor; no revenue benefit is included in the property underwriting.

Public investment and development activity continue across the CRA

~1,800 ACRES

Redevelopment area

+15.7%

2025 taxable-value growth

586

Residential permits / \$39M

514

Commercial permits / \$42M+

COMPLETED PUBLIC CONNECTION

Bayshore Boardwalk to Sugden Regional Park

The County held the ribbon cutting on February 26, 2026. The pedestrian boardwalk connects Bayshore Drive directly with Sugden Regional Park and, through the park, toward East Naples Park.

PROPOSED CULTURAL INVESTMENT

Opera Naples Luciano Pavarotti Foundation Arts Center

Current plans describe a 900-seat indoor theater, outdoor amphitheater, opera museum and restaurant. The 2026-27 state funding request identifies the project in planning/design with an estimated 2028 completion.

CRA data describe the full redevelopment area and are not property-specific projections. Proposed projects remain subject to funding, approvals and execution.

Independent reporting on the property and Bayshore corridor

COASTAL BREEZE NEWS | JUL. 11, 2025

PROPERTY

From the Ground Up: Bayshore's Freshest Idea Yet

Coverage of 3270 Bayshore Drive described the operating laundromat as “the grooviest laundromat you've ever seen” and documented the site's role in the Bayshore farmers market.

GULFSHORE BUSINESS | MAR. 1, 2026

DISTRICT

Bayshore Drive redevelopment signals new era in Naples area

Tim Aten's report identified more than a dozen corridor projects across mixed-use, residential, hospitality, marine and cultural uses.

WINK NEWS | APR. 26, 2026

BAYSHORE GALLERY RENTAL UNIT

Naples gallery unveils massive glass masterpiece after years in storage

Local television coverage featured the Bayshore Gallery Rental Unit and its exhibition of Resonance, a large hand-cut glass mosaic installed after years in storage.

NAPLES 2NIGHT / EVENT ORGANIZER | AUG. 11, 2026

DISTRICT EVENT

Cars on 5th announces move to Naples' Bayshore Drive for 2027

The official organizer confirms the Concours will be held on Bayshore Drive on February 6, 2027, with more than 750 rare, exotic and classic cars.

Coverage is presented as third-party context, not as an endorsement or property-specific financial projection. Event details are subject to change.

Current income with control of a scarce waterfront site

3270 Bayshore Drive combines an operating laundromat, income from the Bayshore Gallery Rental Unit and ownership of the waterfront real estate in one transaction. The purchaser acquires current cash flow together with control of a C-4 commercial property providing direct Gulf access with no bridges.

The property sits in the central Bayshore corridor near established dining, recreation and cultural destinations, ongoing residential construction and continuing public investment. That location, together with the existing improvements and 80 linear feet of unrestricted waterfront, distinguishes the asset from conventional inland commercial property.

\$3,995,000

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BROKER / OWNER DISCLOSURE: Diane Sullivan, Licensed Real Estate Broker with Naples Beach and Bay Realty, holds a direct ownership interest in the LLC that owns the subject property and business.

Information is deemed reliable but not guaranteed. Prospective purchasers should independently verify all information. Subject to errors, omissions, prior sale or withdrawal without notice.

