



PENSACOLA, FL

stirling



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East Garden District

E. Garden Street & N. Jefferson Street,
Pensacola, FL

COVER

SUMMARY

AERIAL

SITE PLAN

RENDERINGS

AREA INFO

DEMOGRAPHICS

REDEVELOPMENT OF PRIME CITY BLOCK FOR LEASE

AVAILABLE

- 879-8,874 SF Commercial Storefront Space along Garden Street

CO-TENANTS

- Perfect Plain Brewing Company
- The Well
- Garden & Grain
- Union Public House
- Papa's Pizza

PROPERTY OVERVIEW

- 45,000 SF Retail, Fine Dining/Restaurant, and Mixed-Use Space
- Redevelopment of prime, Historic Downtown Pensacola location with an emphasis on walkability and ground floor activation
- Location – Infill location nestled between Palafox Street and Tarragona Street in Downtown Pensacola's entertainment core
- Upscale Residential Component
- 2M visitors annually to Pensacola, increasing by 30% year over year

EXECUTIVE SUMMARY

An exciting, new mixed-use development in the heart of Downtown Pensacola, East Garden District will feature almost 45,000 SF of retail, restaurant/fine-dining, a 144-key Hilton Tapestry boutique hotel, mixed-use space, and 250+ upscale residential units.

NEARBY LANDMARKS

- Palafox Street Entertainment/ Shopping/Dining District
- Southtowne Apartments
- Palafox Market
- Seville Entertainment District
- Seville Historic District
- Community Maritime Park/ Blue Wahoos Stadium
- US Federal Courthouse
- Pensacola News Journal
- Pensacola Museum of Art
- Saenger Theatre



Catalyst
real estate developer



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MAP LEGEND

- East Garden District
- Palafox Street Entertainment/Shopping/Dining District
- Seville Quarter Entertainment District
- Seville Historic District
- Community Maritime Park/Blue Wahoos Stadium
- Government Offices



COVER

SUMMARY

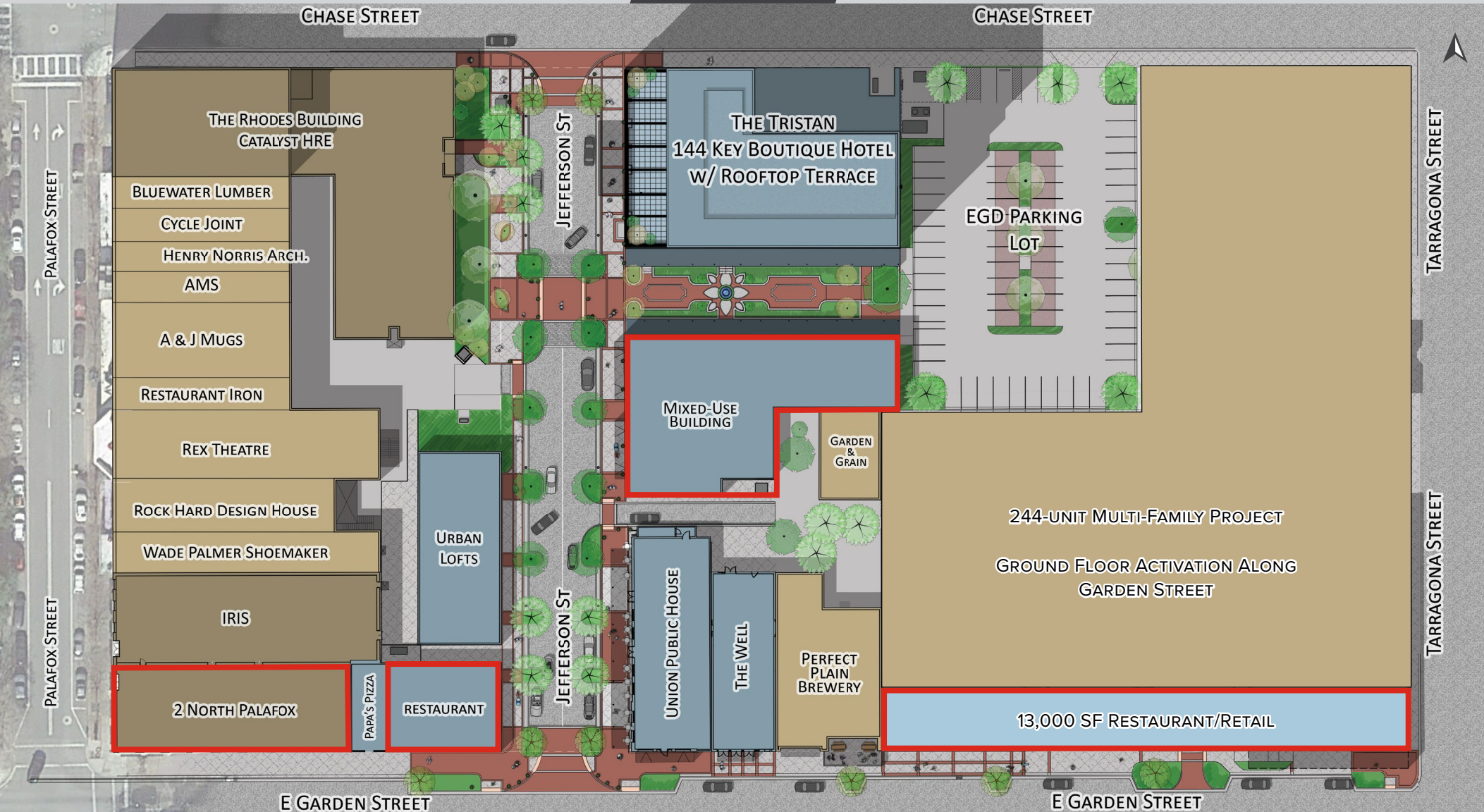
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DOWNTOWN PENSACOLA, FL TOURISM HIGHLIGHTS

Founded by Spanish explorer Don Tristan de Luna in 1559, Pensacola is the first European settlement in North America. Over the centuries, the flags of Spain, Britain, France, and the United States of America have flown over Pensacola, making this beautiful City by the bay rich in both history and character.

At the heart of Pensacola lies its popular downtown/ business core. Downtown Pensacola is known for its laid-back coastal way of life, history, diverse culture, and deep roots in the business and military communities. Over the past decade, the Downtown Pensacola area has exploded with both commercial and residential activity. Downtown Pensacola offers a myriad of activities from shopping and historical walking tours, to fine dining and entertainment.

The East Garden District is an urban in-fill placemaking project in downtown Pensacola focused on a curation of uses so as to create Pensacola's first live, work, play, shop, dine, and stay district.





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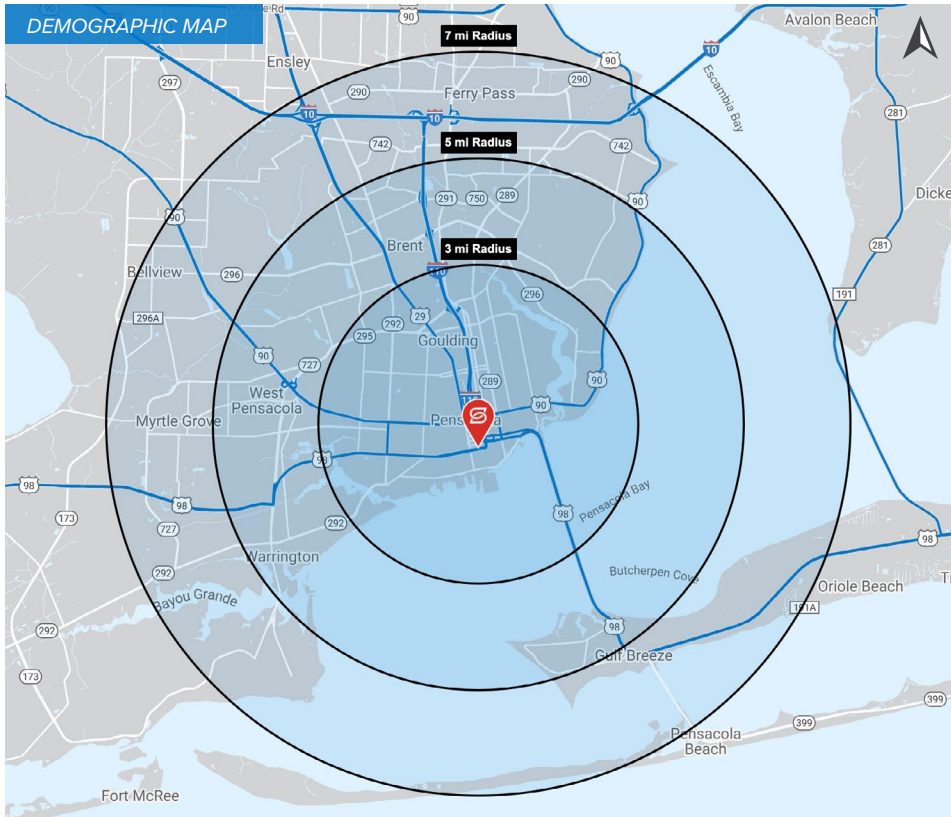
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2022 DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



39,498

103,437

186,817



3 MILE

5 MILE

7 MILE

\$66,109

\$71,677

\$71,921



3 MILE

5 MILE

7 MILE

17,203

41,595

74,647