



**CASA YBOR**  
RETAIL | RESIDENTIAL | OFFICE  
EST. 2016 | YBOR CITY, FL



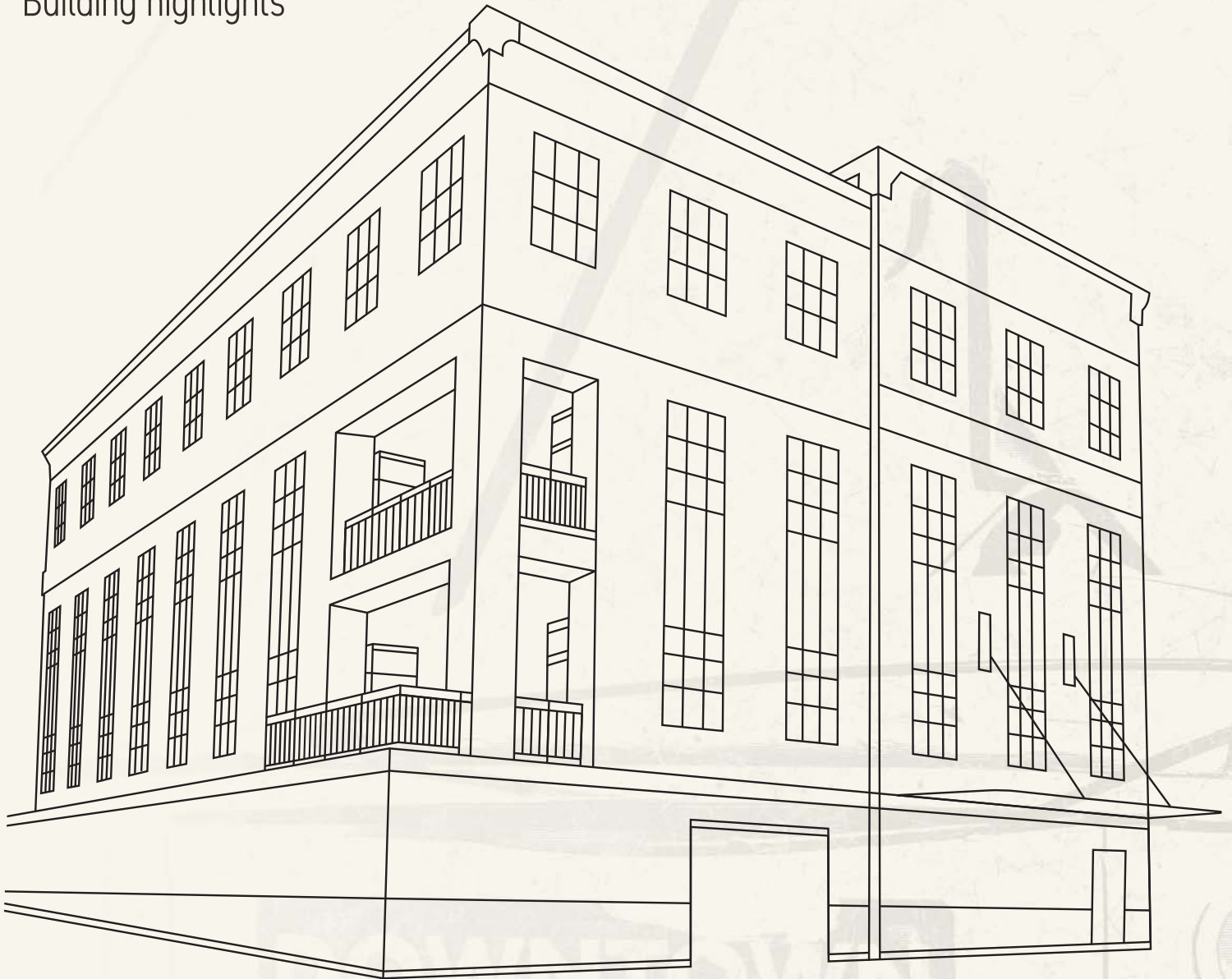
# MODERN OFFICES ★ HISTORIC SETTING

1228 E 7th Avenue  
Tampa, Florida



# 1228 E 7TH AVENUE

Building highlights



★  
**24,447 SF,  
4-story building**

★  
**Exterior balconies  
on Floors 2 & 3**

★  
**Next to the  
Cadrecha Plaza  
Streetcar Station\***

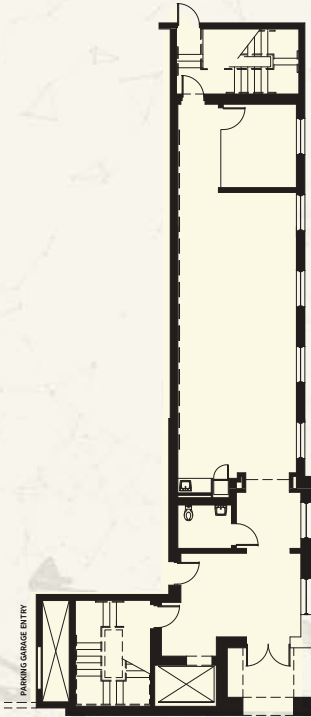
★  
**Directly on 7th Ave,  
the “Main Street”  
of Ybor City**

★  
**Abundant dining &  
retail options within  
walking distance**

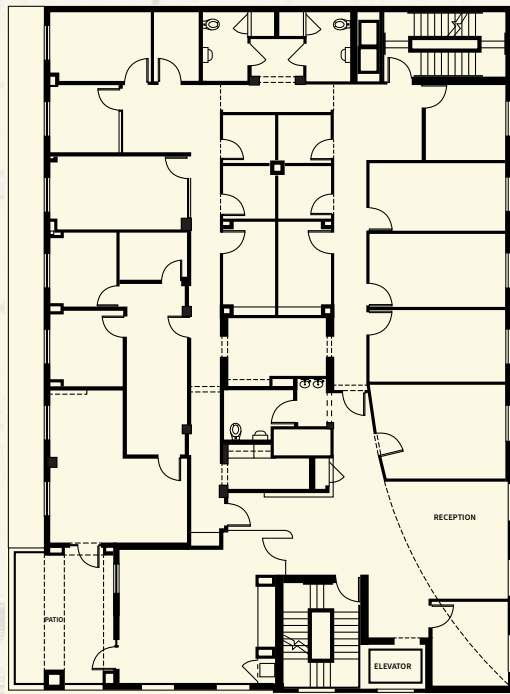
\*The Cadrecha Station is part of the TECO Line Streetcar - a 2.7-mile line connecting Downtown Tampa, Channel District and Ybor City. Service is free 7 days a week and operates every 15 minutes.

# FLOOR PLATES

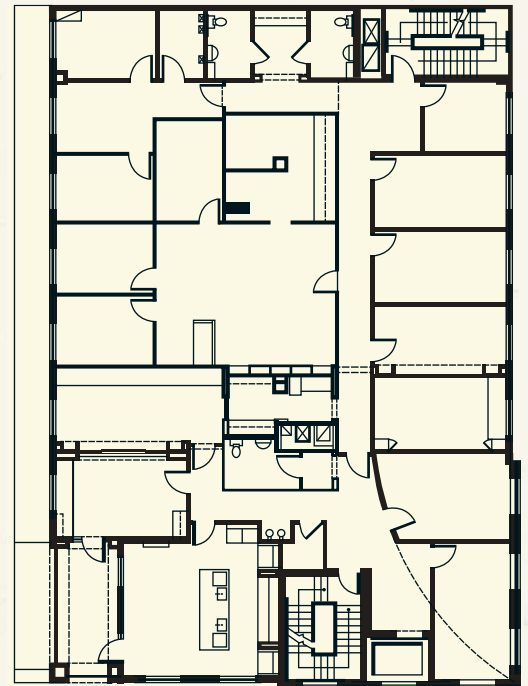
FLOOR 1  
APPROX 1,098 SF



FLOOR 2  
APPROX 6,301 SF

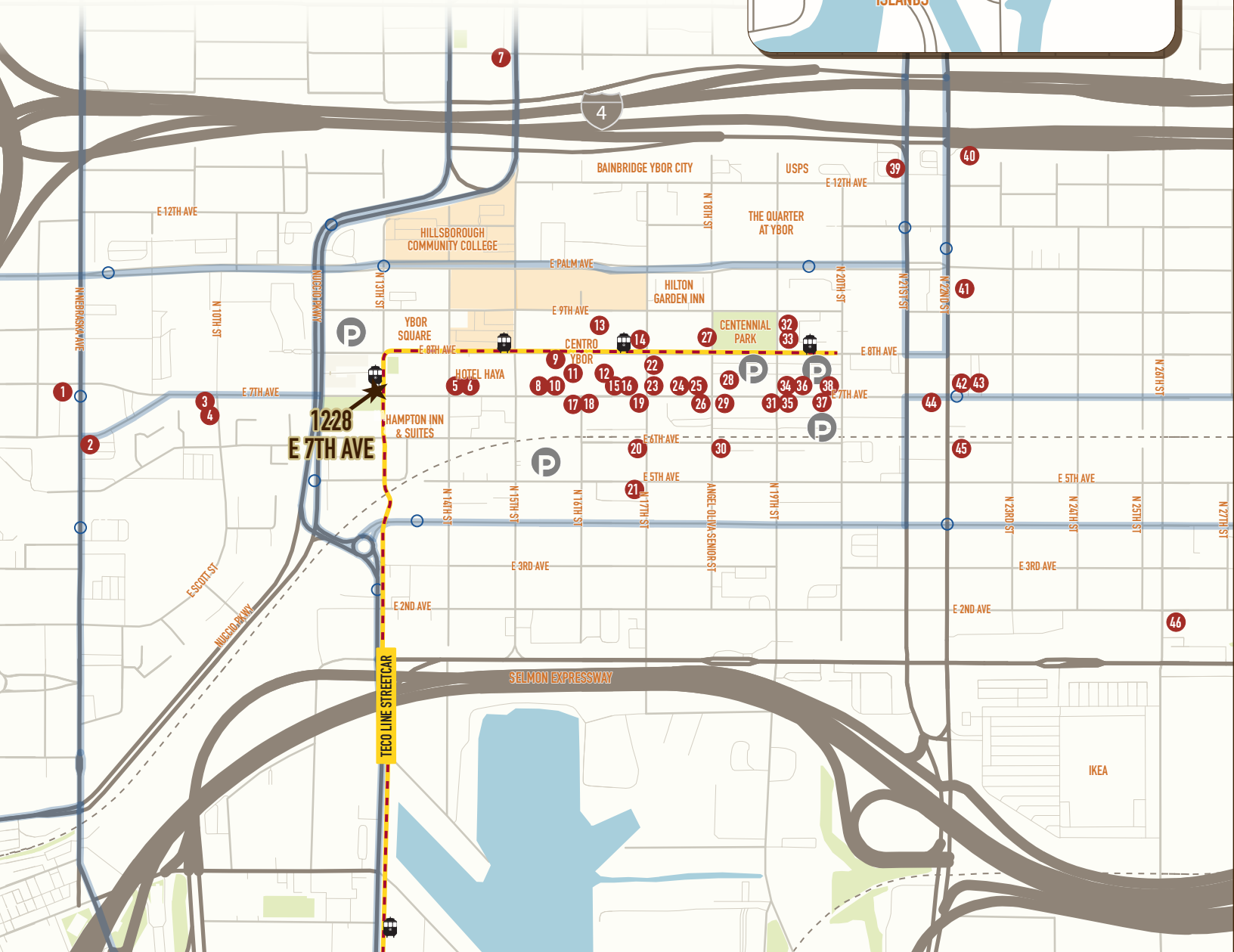
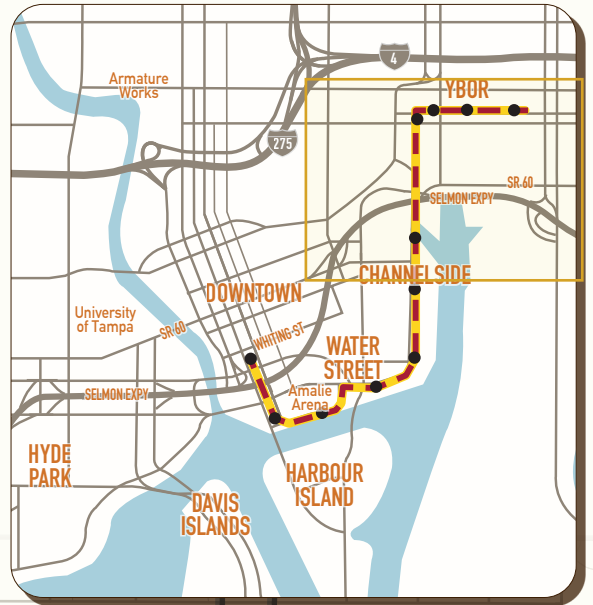


FLOOR 3  
APPROX 6,301 SF



# WALKABLE -TO HISTORY-

-  City Parking
-  TECO Streetcar & Stops
-  HCC Campus
-  HART Route & Stops
-  CSX Service Rail Line





# WHY YBOR?

## Live, Work & Play in the Heart of Tampa's Historic District

Since 1885, Ybor City has been renowned for its rich tapestry of architectural, cultural, social, culinary and entertainment offerings.

Employees can enjoy an authentic taste of history in a vibrant neighborhood where streets are lined with colorful storefronts, café tables, and entertainment venues. The entire district is walkable, providing residents with a true neighborhood feel.

**And it's all just a trolley ride away from Downtown Tampa.**

**Much more than nightlife.** Ybor continues developing into a vibrant and diverse city. Multi-family continues to grow, while new daytime dining and shopping experience are popping up quickly.

## DAYTIME DINING

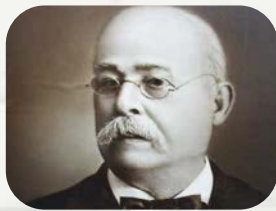
1. Flan Factory
2. Salem's Fresh Eats
3. Los Chapos Tacos
4. Bread by the Bay
5. Café Quiquirqui
6. Flor Fina
7. La Segunda Bakery
8. New York New York Pizza
9. Samurai Blue
10. HotWax Coffee, Kava
11. Asiatic Noodle Bar
12. Jimmy John's
13. Tampa Bay Brewing Co.
14. GameTime
15. Tap House
16. Ybor Supermarket/  
YUPPI
17. 7-Eleven
18. Taba Brew
19. Buffalo Wild Wings
20. Jimmy's Tacos
21. El Puerto Grill
22. Rasoi
23. Bernini
24. White Lie
25. Due Amici
26. La Creperia Cafe
27. James Joyce
28. Carmine's
29. Gaspar's Grotto
30. Al's BBQ
31. Acropolis
32. Foundation Coffee
33. Ybor Vegan Deli
34. Zydeco Brew/Joel's Brew  
Pub
35. Blind Tiger
36. Sunday's Deli
37. Stone Soup Company
38. 7th & Grove
39. McDonald's
40. Burger King
41. Tony's Ybor Restaurant
42. Shrimp & Co.
43. Snobachi Ice Cream
44. Columbia
45. Casa Santo Stefano
46. Coppertail Brewing



# YBOR CITY

## -HISTORY-

**Vicente Martinez Ybor** (1818-1896)  
Founder of Ybor City



### 1880–1890

Of the first wave of immigrants to Ybor City, primarily Hispanic; an influx of Italian, German and Romanian immigrants made up the population of approx. 6,000.

### Summer of 1886

El Principe de Gales cigars began production in Ybor-Manrara Cigar Factory at E 8th Ave and N 14th St



### 1891

Electric streetcar service linked Ybor City to Tampa to Ballast Point

### Summer of 1897

The Florida Brewing Company opened for business E 5th Ave and N 13th St



### 1902 – 1929 The Golden Age

Cigar manufacturing peaked with Ybor and Haya in addition to Armo, Garcial and Company; Trujillo and Benemelis and Arguilles, Lopez and Brothers

### 1930s – The Great Depression

and mechanization hindered the cigar industry. Only small shops were able to continue the handcrafting tradition with a quarter of immigrant whites and half of the city's Afro-Cuban population leaving the city during this period.

### 1980s – Historic Revitalization "City within a city"

Through art and entertainment, the districts commercial corridor along 7th Avenue offers museums, restaurants, shops and public parks. The buildings and architecture still stand and tell a story of the rich cultural heritage within the city.

THE RENAISSANCE  
★ OF YBOR CITY ★

#### References

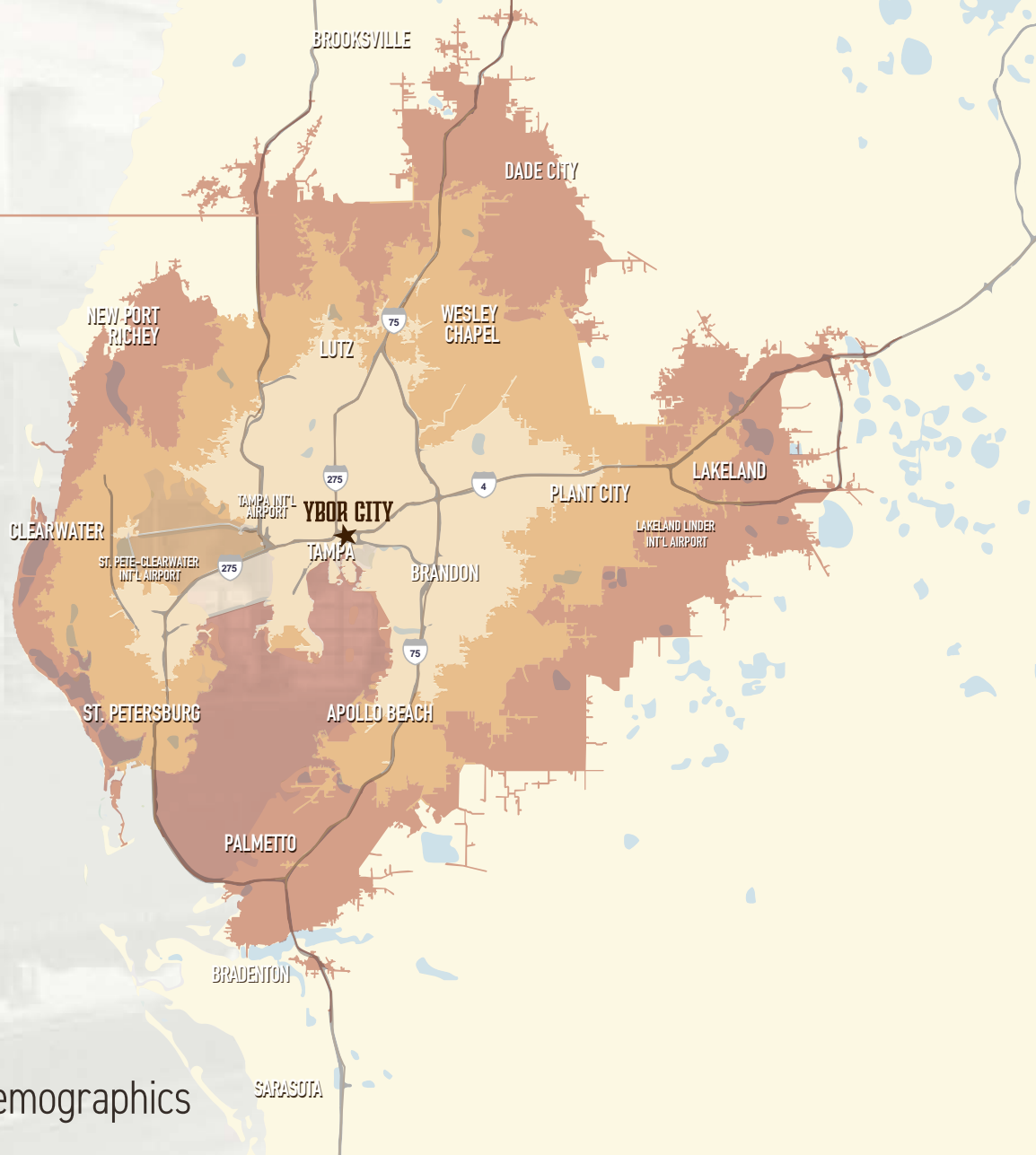
- Tampa Historical ([www.tampahistorical.org](http://www.tampahistorical.org))
- HCC Florida Library Guide ([www.libguides.hccfl.edu](http://www.libguides.hccfl.edu))
- National Park Services - Ybor City Historic District ([www.nps.gov](http://www.nps.gov))
- Images courtesy of Tampa-Hillsborough County Public Library System and The Burgert Brothers Photographic Collection

# EXPANSIVE REACH

**1.6M**  
labor force

Employees in Tampa Bay enjoy an average commute of only 27 minutes, with employers pulling the majority of their workforce within a generous 45-minute reach.

Ybor City is situated among many major thoroughfares, giving the location an extensive labor pool.



★ 2021 Drive-time demographics

	25-min	35-min	45-min		25-min	35-min	45-min
Total population	1,194,770	2,372,029	3,142,744	Housing affordability index	125	127	128
Total households	474,773	947,375	1,265,118	Labor force	634,961	1,226,104	1,580,437
Median home value	\$249,249	\$255,434	\$256,387	Median age	37.6	40.3	42.0



— YBOR CITY —

*inspired*

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CASAYBOR.COM

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**1228 E 7th Avenue**  
**Tampa, Florida**

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OFFICE LEASING CONTACTS

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