

GASWORX

Tampa, Florida

RETAIL LEASING OPPORTUNITIES



WELCOME TO GASWORX

A NEW, WORLD-CLASS 6M SF MIXED-USE DEVELOPMENT IN THE HEART OF TAMPA

Gasworx is a transformative development located on approximately 50 acres in the center of Tampa — between historic Ybor City, Downtown and the Channel District.

Here we reignite Ybor as Tampa's liveable center for arts and culture.

Here we celebrate the creative communities in our city, and provide opportunity for them to flourish amongst an eclectic collection of small retailers, art galleries and dining destinations.



“Tampa—the city situated along Florida’s Gulf Coast known for its cultural attractions and bustling business district. It’s also home to some truly innovative cuisine.”

Michelin Guide 2023 — Florida

#1

Best Place to Live in Florida
-Forbes

27M

Visitors in 2023
-Visit Tampa Bay

\$5.4B

In Direct Visitor Spend

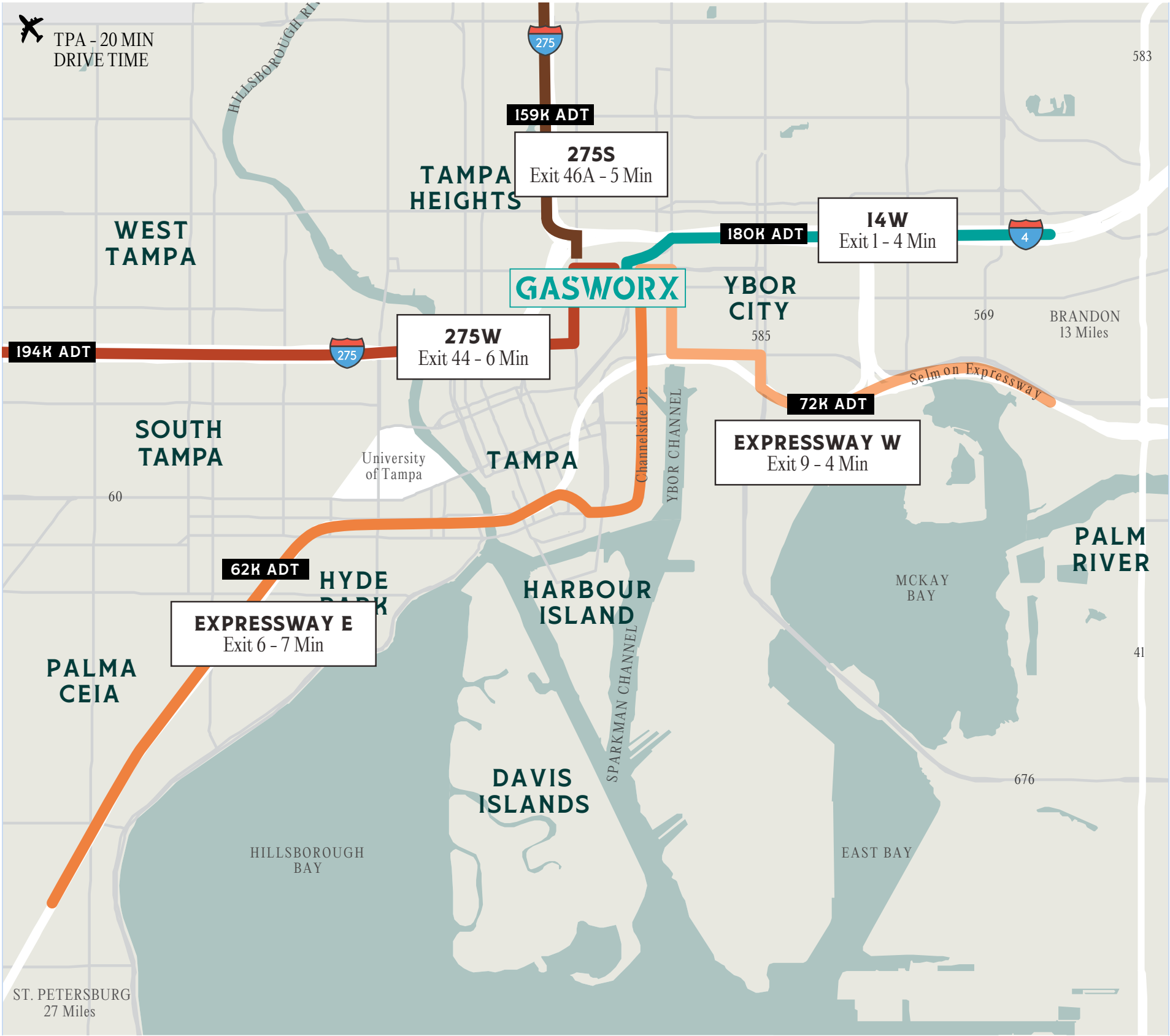
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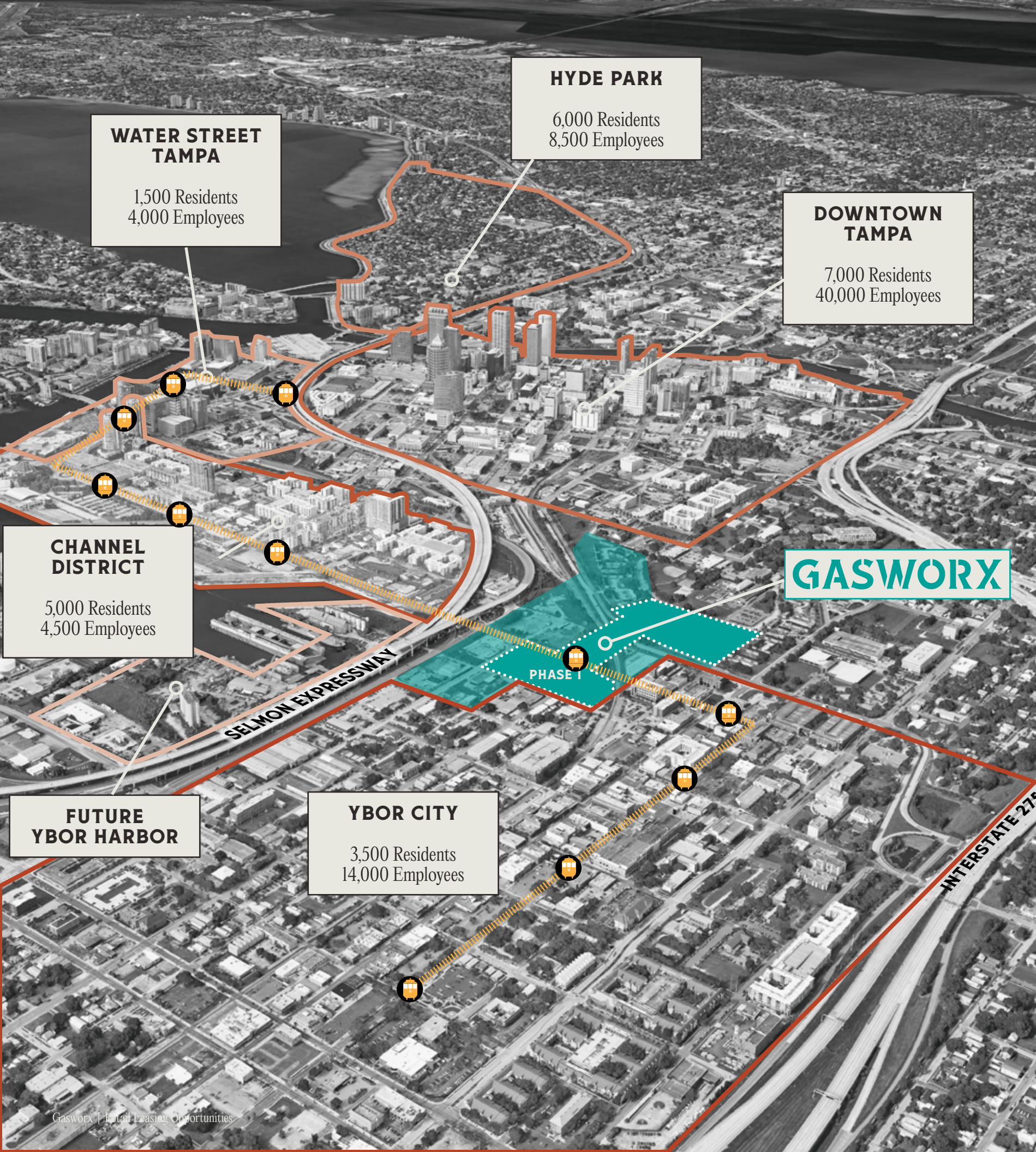
Best Big Cities for Business
-Forbes

#5

America's Fastest-Growing Cities 2022
-Forbes

INCREDIBLE SITE ACCESS FROM MAJOR THOROUGHFARES





**HONOR THE PAST
CELEBRATE THE PRESENT
IMAGINE THE FUTURE**

PHASE I

105K RETAIL SF

100K OFFICE SF

1,225 RESI UNITS

AT THE CENTER OF TAMPA'S HOSPITALITY COMMUNITY



HOSPITALITY SNAPSHOT

RESIDENTS (2023)
 Dining expenditures
 \$2.1 billion - Tampa/Hillsborough
 \$1.6 billion - St. Pete/Pinellas

TOURISM (2022)
 \$5.4 billion total spending
 of which: \$1.5 billion on dining
 109% of 2019 visitor levels
 16M daytime visitors
 11M overnight visitors

PORT TAMPA BAY
 Largest port in Southeast, serving:
 Carnival
 Norwegian
 Royal Caribbean

AMALIE ARENA
 200 events per year
 2 million guests per year

MICHELIN GUIDE - FL (2023)
 1-Star
 Rocca
 Lilac
 Koya
 Kosen
 Ebbe
 Bib Gourmand
 Street Light Tacos
 Gorkhali Kitchen
 Rooster and Till
 Psomi
 Listed
 18 Restaurants



In a modern city, the natural tendency is to search for something old. The best place to experience Old Tampa is Ybor City.

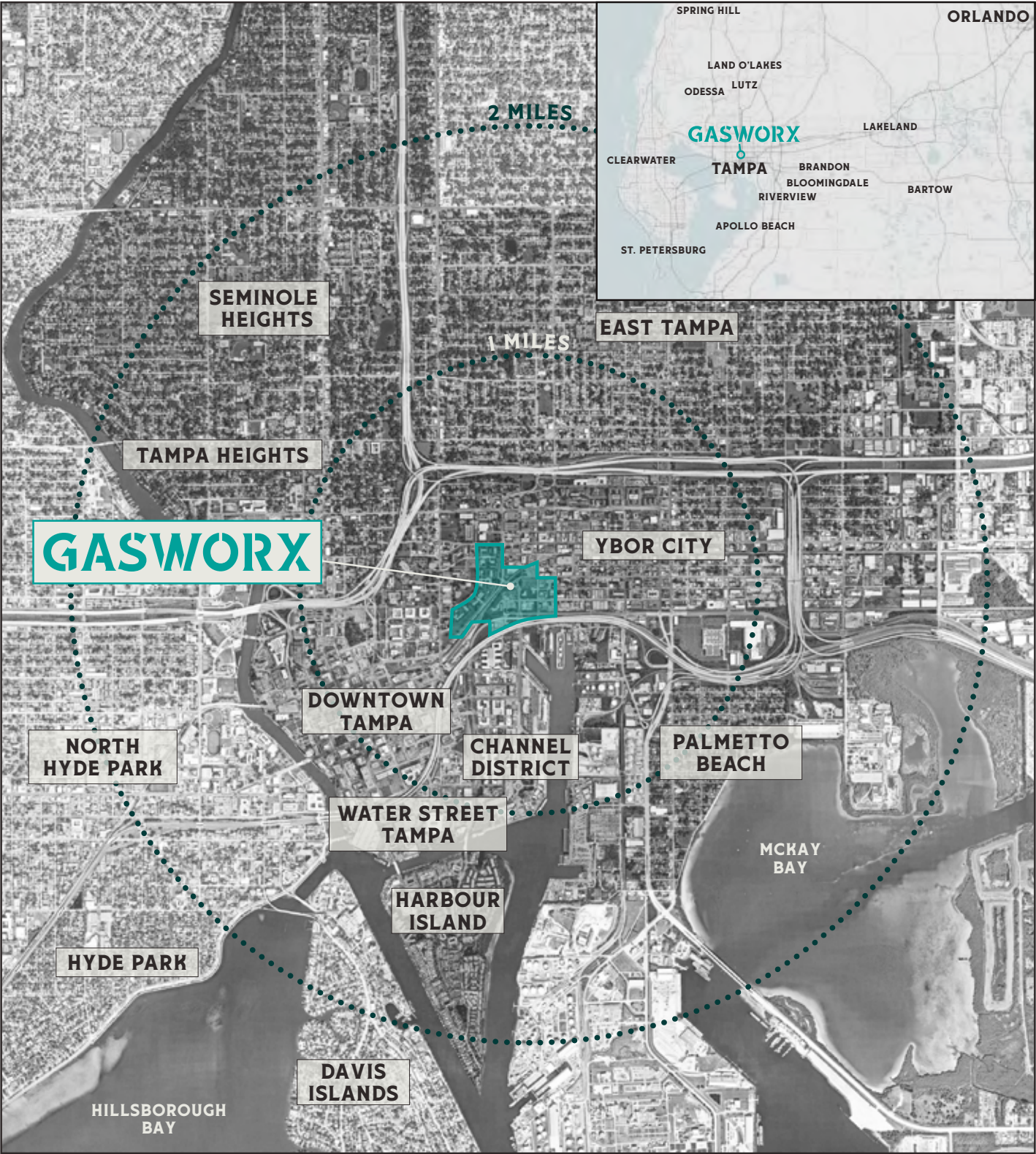
The New York Times
March 2022



THE GASWORX TRADE AREA STACKS UP AGAINST SOME OF THE BEST HIGH-STREETS IN THE SOUTHEAST.

15 MINUTE DRIVE TIME

	Gasworx Tampa, FL	King St Charleston, SC	French Qtr New Orleans, LA	Brickell Ave Miami, FL	Rice Village Houston, TX	6th St Austin, TX
Residential Population	406,000	130,270	278,524	400,568	407,871	460,477
Daytime Worker Population	404,616	141,238	202,104	286,680	648,284	466,881
Average HHI	\$93,195	\$109,521	\$81,904	\$93,575	\$139,704	\$110,844
Household Earning \$100,000+	46,757	21,173	30,026	49,979	80,774	73,858
Median Age	37.3	37.7	37.5	39.2	35.6	31.2
Annual Residential Spend: Retail Apparel	\$341 M	\$138 M	\$227 M	\$373 M	\$605 M	\$511 M
Annual Residential Spend: Dining Out	\$555 M	\$223 M	\$363 M	\$613 M	\$984 M	\$846 M





HISTORIC YBOR CITY

Gasworx is located just two blocks from Ybor City's 7th Avenue, ranked as one of the Great Streets in America (footnote American Planning Association).

Ybor City, a National Historic Landmark District, was founded in the late 1800's as the center of Tampa's cigar making industry - remaining today home to cigar factories, Cuban industry influence and unique cultural social clubs.



DEVELOPMENT MASSING

WATER STREET
TAMPA

CHANNEL
DISTRICT

DOWNTOWN TAMPA

FUTURE PHASE

W2
2025

LA UNIÓN
A GASWORX COMMUNITY
2024

FUTURE PHASE

E3
2026

PARK
2025

E2
2025

FUTURE PHASE

E1
2025

FUTURE PHASE

YBOR CITY

GASWORX PARK



A NEW, ONE-ACRE CIVIC PARK, PROVIDING MUCH-NEEDED OPEN SPACE FOR LOCAL RESIDENTS AND VISITORS ALIKE TO CONNECT WITH NATURE AND ENCOURAGE RECREATION, WHILE ALSO SERVING AS A WELCOMING PATHWAY INTO YBOR CITY.

GASWORX MARKET



A BUZZY DINING AND CULTURAL MARKETPLACE WITHIN AN ADAPTIVE REUSE WAREHOUSE UNDER AN EXPOSED BOW-TRUSS WOODEN ROOF



PROJECT TEAM



Intentional, thoughtful, and boutique designed; are the words used to describe KETTLER’s strategy for real estate development since its inception in 1977. As a third-generation builder, Founder & CEO Robert C. Kettler parlayed a small construction business to be a multi-million-dollar real estate services firm.

KETTLER has a credible reputation as one of the top multifamily development companies for designing quality, mixed-use, and expansive spaces for residents to call home. Our vision has always been to build planned communities that bring people closer to their environment by developing premium sites that have access to transit and existing infrastructure.



Casa Ybor is proud to be one of the driving forces behind the exciting revitalization of the Ybor City National Historic Landmark District of Tampa, Florida. For decades, Ybor City has enjoyed a reputation as a nationally renowned entertainment district. Casa Ybor is focused on contributing to “The Renaissance of Ybor City” as a diverse, vibrant and sustainable business and residential community.

Our properties include a former cigar factory, 7th Avenue storefronts, new mixed-use properties, historic office and retail spaces, warehouse spaces, and contemporary apartment homes for rent and lease in ideal, walkable locations throughout the District.

LEASING BY

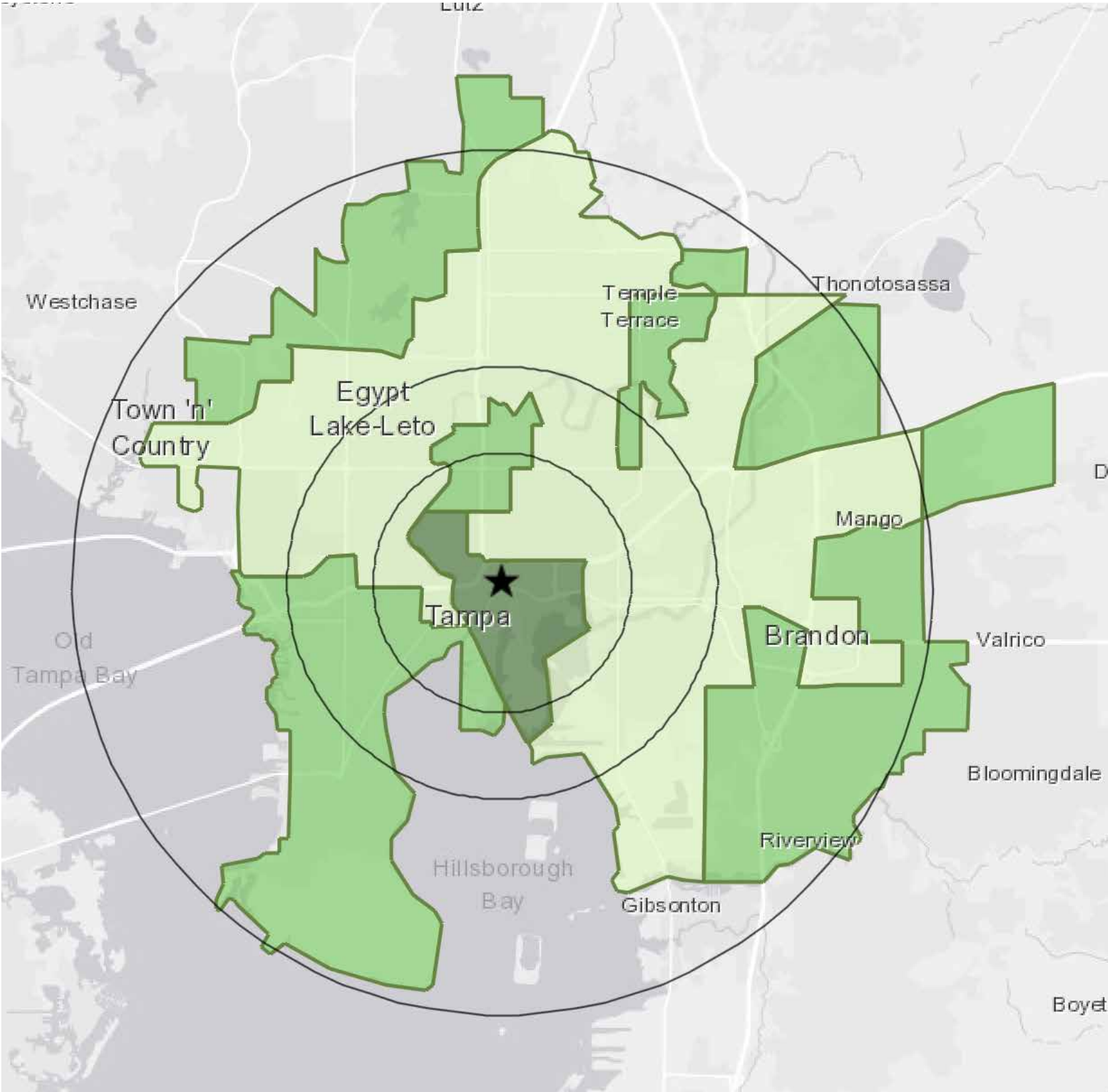


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APPENDIX



PRIMARY TRADE AREA

Affluent demographics with most convenient access to the site. Likely to visit often, as they live within walking distance or a direct 5 minute drive.

Population	30,500
Median Age	37
Avg HHI	\$116K
% HHI >\$100K	39%

SECONDARY TRADE AREA

Affluent demographics within a 10-20 minute drive to the site. These consumers have many choices and will visit the site less frequently.

Population	322,228
Median Age	40
Avg HHI	\$118K
% HHI >\$100K	39%

TERTIARY TRADE AREA

Consumers within a 20 minute drive of the site, but with incomes that make it less likely they will visit often and/or use all retail options at the site.

Population	371,090
Median Age	33
Avg HHI	\$58K
% HHI >\$100K	13%