

AVE

TAMPA RIVERWALK

160 WEST TYLER STREET | TAMPA, FL 33602

Prime Restaurant + Retail Space in the Center of Downtown Tampa's Best Destinations

NOW
DELIVERING!



100% LEASED!





CENTRAL - WALKABLE - CURATED



Retail Space
100% leased

Retail / Restaurant Spaces at
Front Door of
The Straz Performing Arts
Center

Ground Floor of High-End AVE Tampa Riverwalk
Mixed-Use Development with 353 Residential Units

91

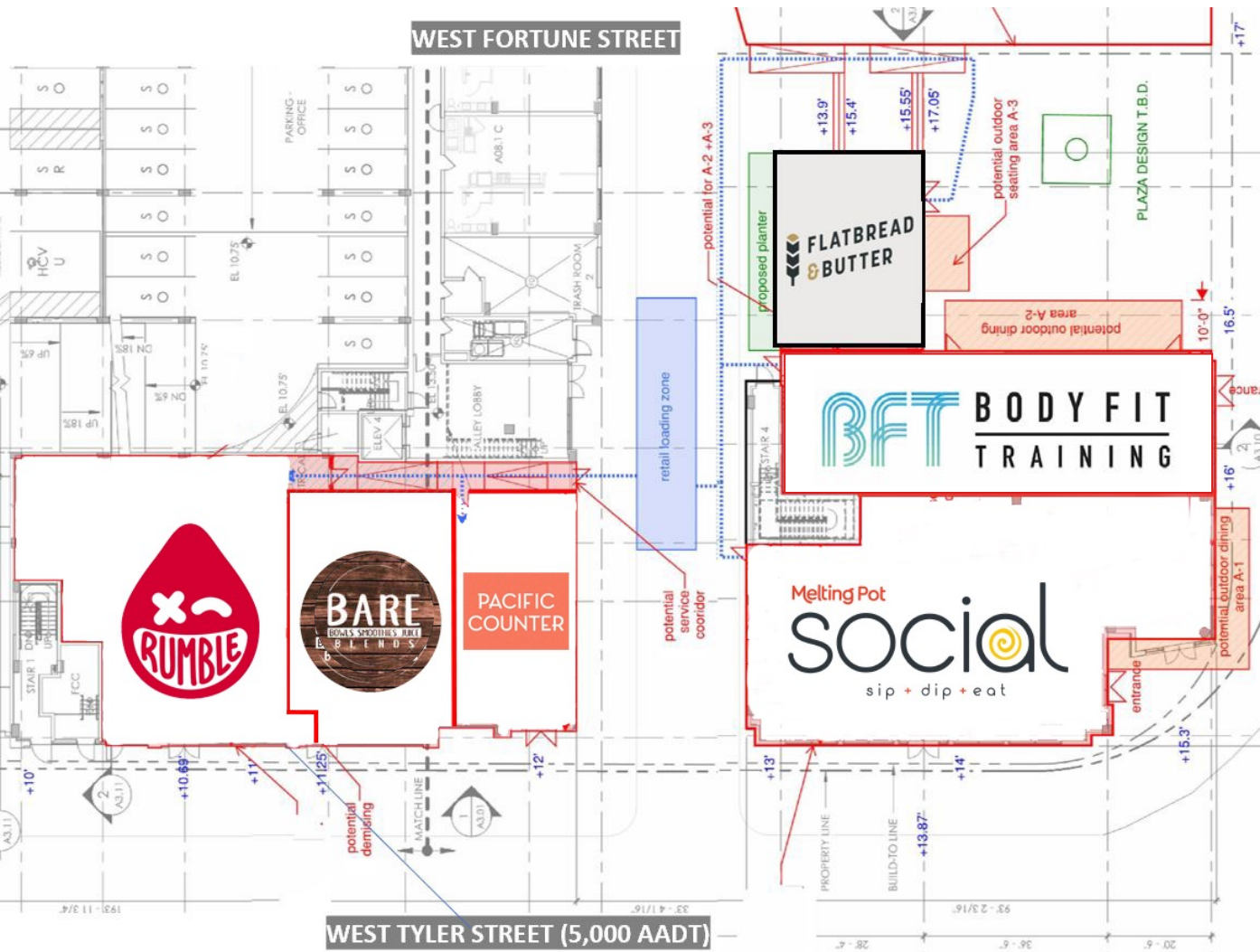
Walkability
Score

8,000+

Apartments Within
Walking Distance

40

Retail-Specific
Parking Spaces



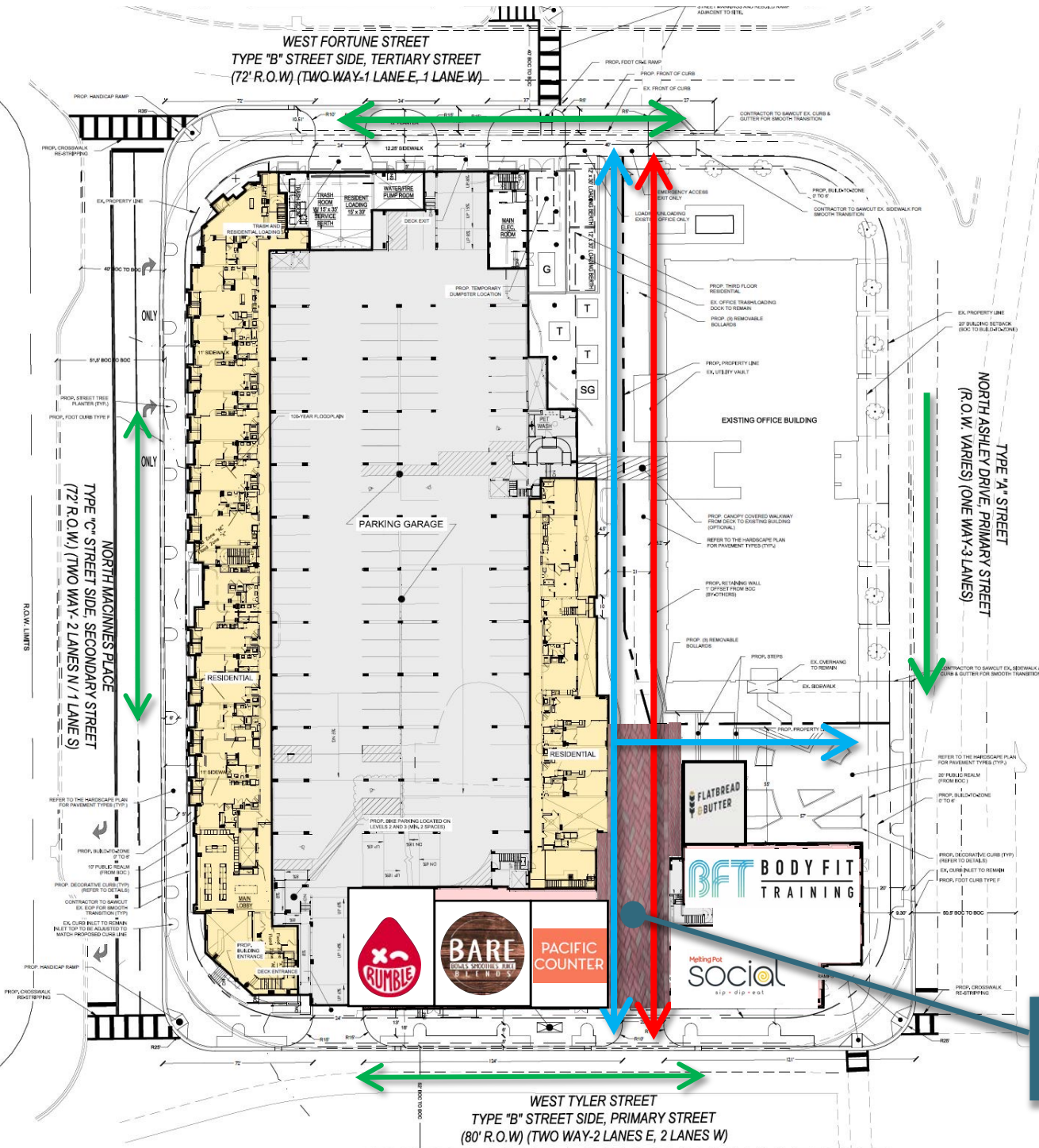
NORTH ASHLEY DRIVE (40,000 AADT)

STEPS FROM

- Straz Performing Arts Center
- Tampa Riverwalk
- Curtis Hixon Park
- Armature Works
- The Heights District
- Tampa Convention Center
- Tampa Museum of Art
- Glazer Children's Museum
- Tampa Theatre
- Amalie Arena
- University of Tampa

	1 MILE	3 MILE	5 MILE
POPULATION	22,384	121,200	252,455
AVG HH INCOME	\$72,887	\$94,871	\$95,527
SURROUNDING BUSINESS	4,941	15,772	29,201
DAYTIME POPULATION	50,377	128,405	247,593

12,919 SF GROUND FLOOR RETAIL
with frontage on Tyler Street and/or Ashley Ave



- EMERGENCY ACCESS
- PEDESTRIAN CIRCULATION
- TRAFFIC CIRCULATION

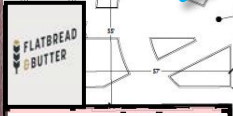
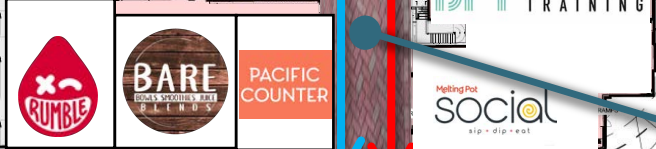
WALKWAY FOR PEDESTRIANS

WEST TYLER STREET
TYPE "B" STREET SIDE, PRIMARY STREET
(80' R.O.W) (TWO WAY-2 LANES E, 2 LANES W)

WEST FORTUNE STREET
TYPE "B" STREET SIDE, TERTIARY STREET
(72' R.O.W) (TWO WAY-1 LANE E, 1 LANE W)

NORTH MAGNANES PLACE
TYPE "C" STREET SIDE, SECONDARY STREET
(72' R.O.W) (TWO WAY-2 LANES N / 1 LANE S)

NORTH ASHLEY DRIVE, PRIMARY STREET
(R.O.W. VARIES) (ONE WAY-3 LANES)





Newly Improved
Tampa Riverwalk
Featuring a 12-foot-wide sloping walking trail, along the Hillsborough River seawall

Tampa Riverwalk
6-mile expansion
expected to be complete by the end of 2026.



AER TOWER
33 story,
Multi-Family





VIEW OF RETAIL ON CORNER OF W TYLER ST & N ASHLEY DR



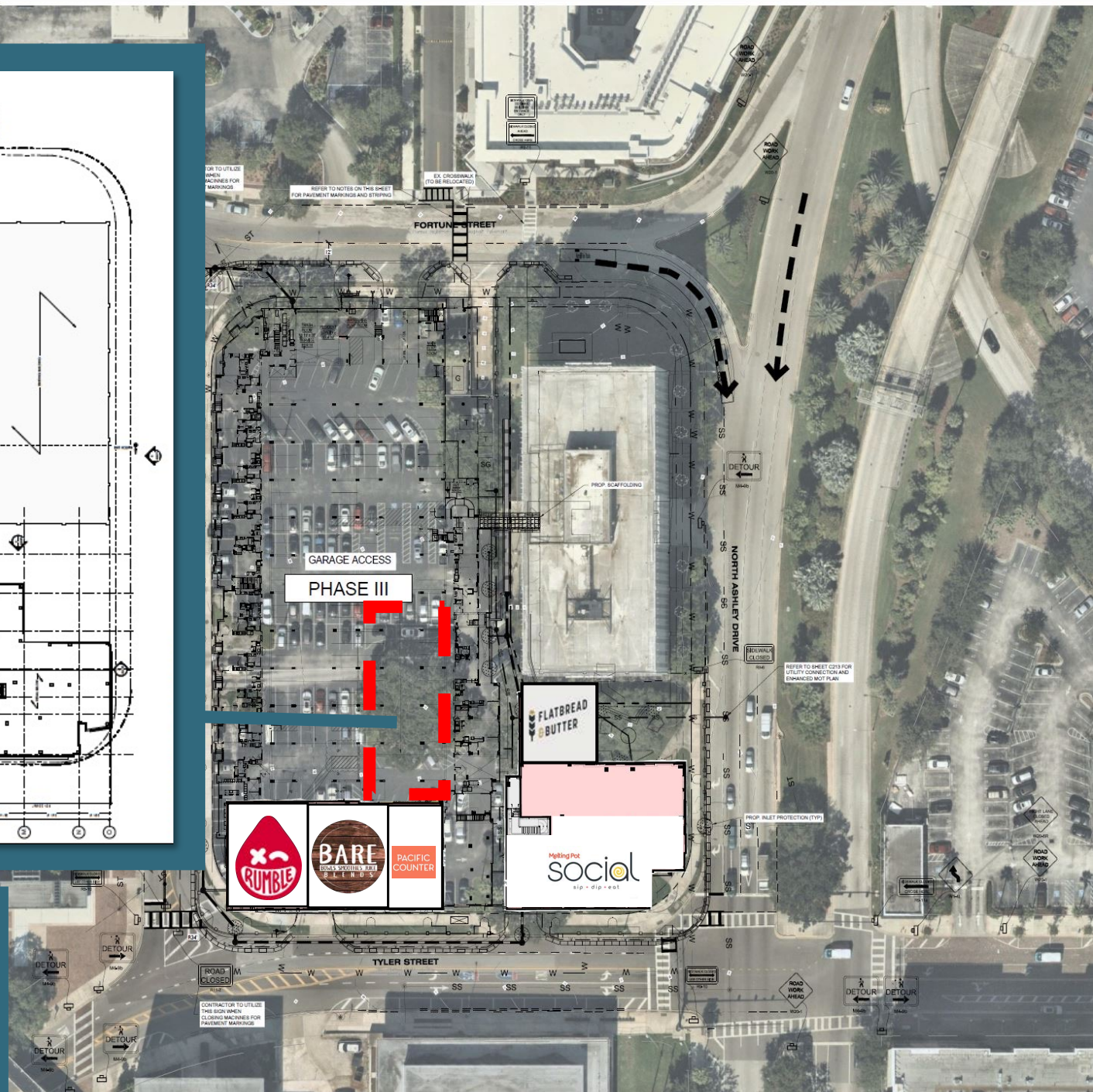
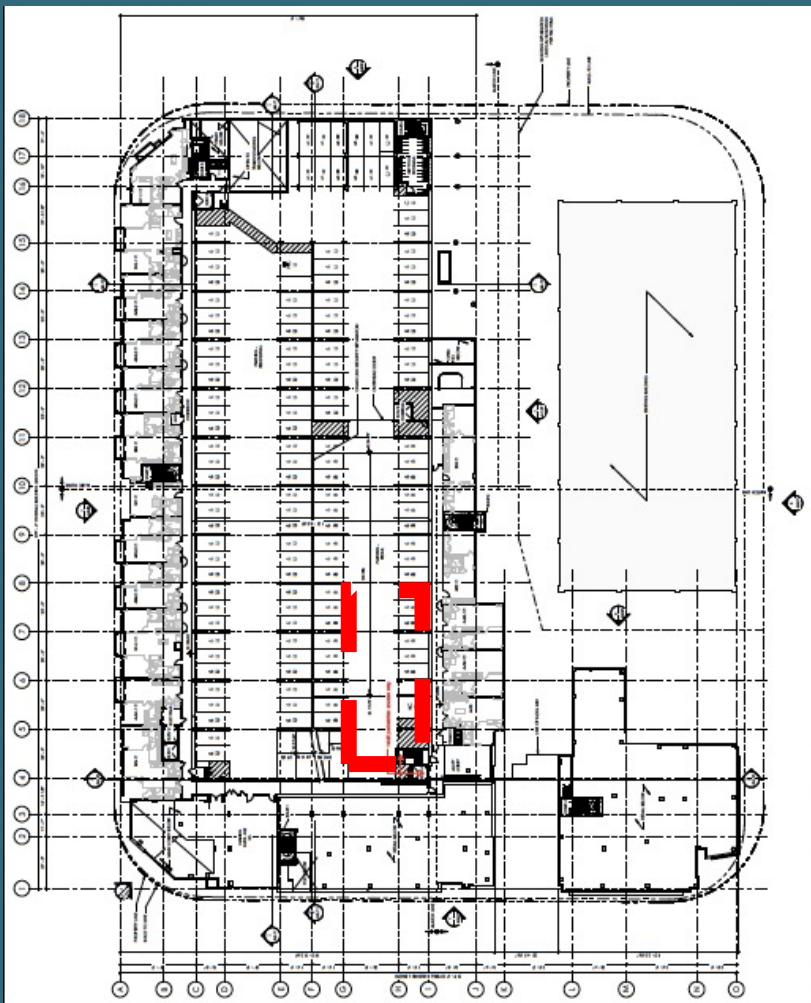
VIEW OF RETAIL ON WEST TYLER ST



VIEW OF RETAIL ON W TYLER ST



COURTYARD ON N ASHLEY DR



Proposed Retail Parking:
1st and 2nd Level
Garage Parking
- 40 Parking Spaces -

STREET PARKING

279 SPACES WITHIN 5 MIN WALK

PAY STATIONS

PARKING GARAGE


WM. POE GARAGE
932 SPACES

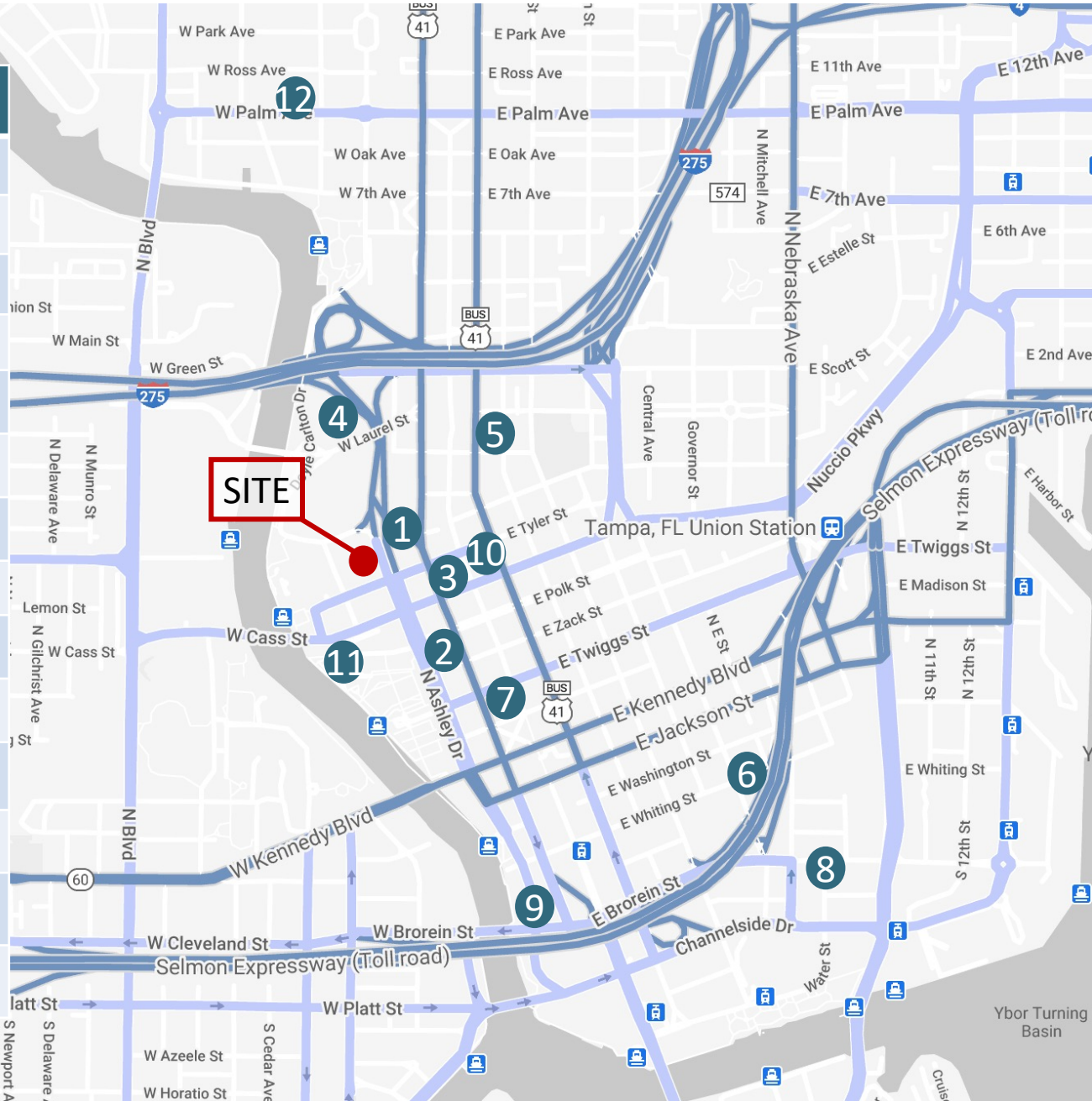
REGIONAL ROYAL LOT
315 SPACES

PAID PARKING LOTS

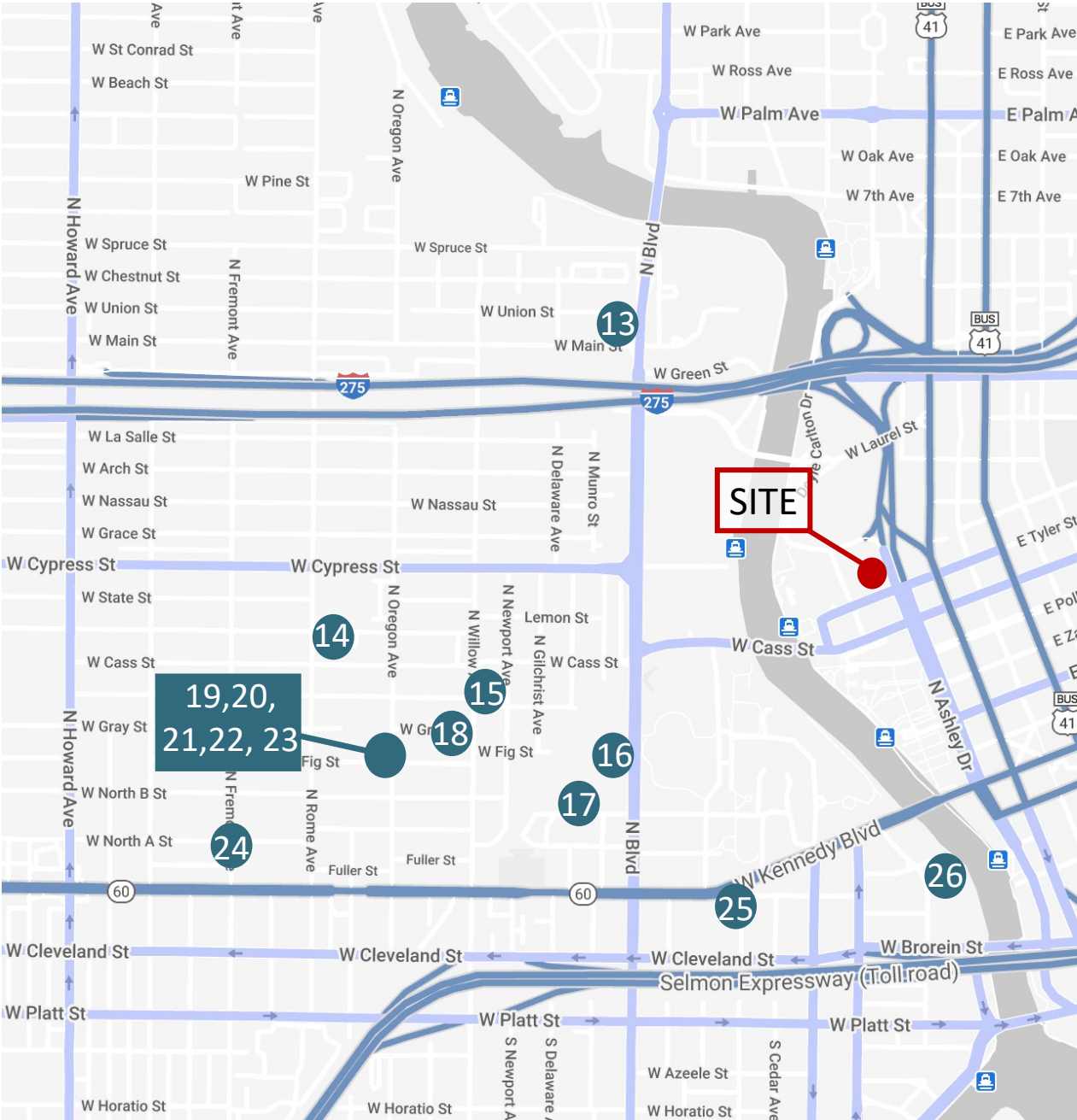
1,167 SPACES WITHIN 5 MIN. IN PAID LOTS



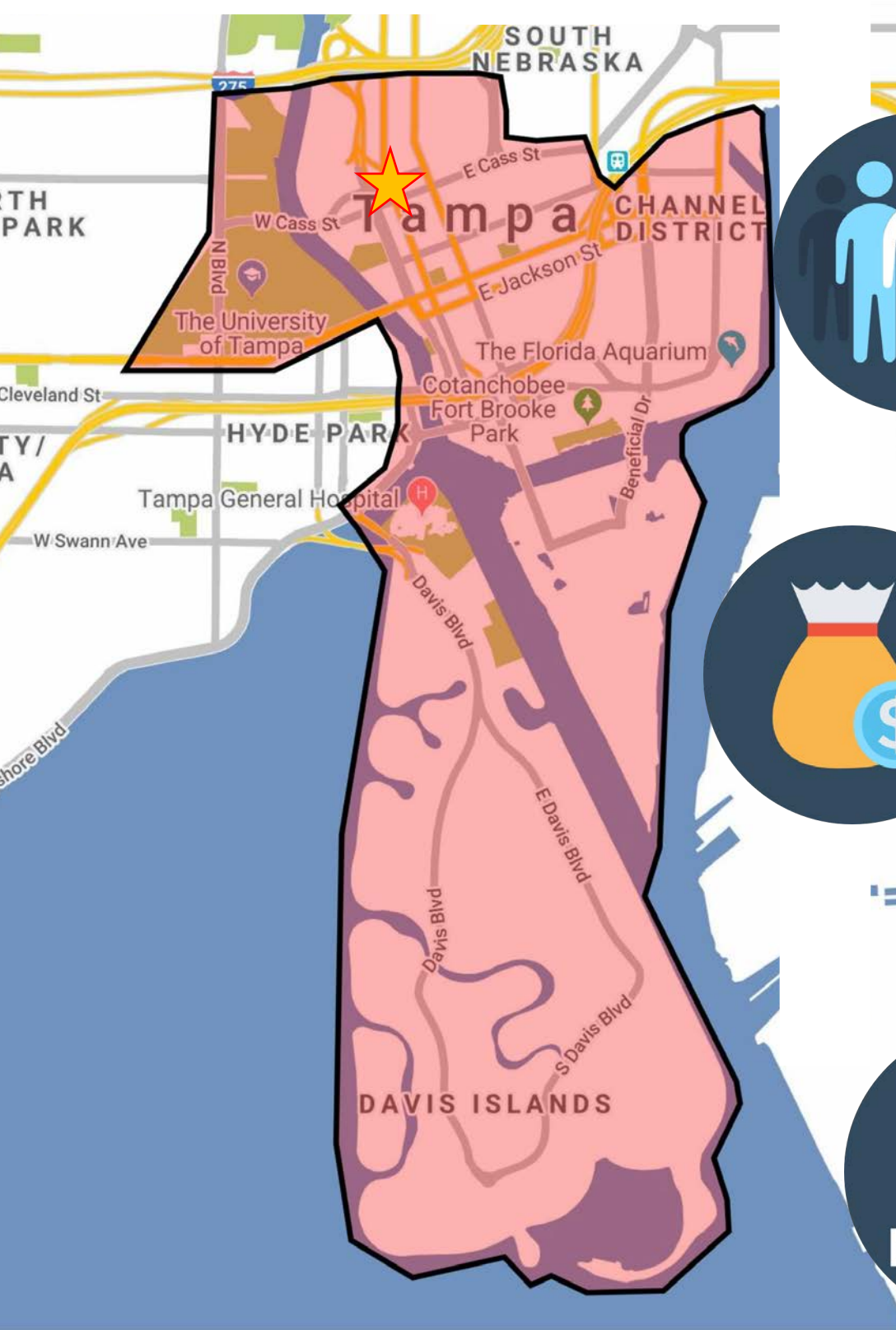
SITE	NAME	UNITS
	Ave Tampa Riverwalk	353
1	The Henry	188
2	Skypoint Condominiums	380
3	Element	395
4	Anchor Riverwalk	394
5	Madison Heights	80
6	Aurora	351
7	220 E Madison St.	48
8	Water Street Apartments	481
9	Riverwalk Place (Planned)	300+
10	NINE 15 Apartments	362
11	AER Tower (UC)	344
12	The Pearl	314



Continue to next slide



SITE	NAME	UNITS
●	Ave Tampa Riverwalk	353
13	Related- West River (UC)	1,636
14	Vintage Lofts at West End	249
15	Jade at North Hyde Park (UC)	192
16	Niche (Planned)	251
17	UT Student Housing (Planned)	500
18	Fortune 1895 (UC)	13
19	View at North Hyde Park (Exist/UC)	37
20	Cardinal Point Townhomes	23
21	NOHO Flats	311
22	Havana Square	274
23	NOHO Square	226
24	Hyde Park Flats	11
25	Manor Riverwalk	400
26	Altis Grand Central	314
TOTAL UNITS		8,450+



AVE

TAMPA
RIVERWALK

TRADE AREA



130,443

POPULATION



14,733

BUSINESSES



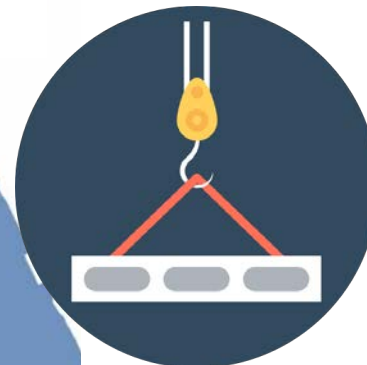
\$128,800

AVG. HH INCOME



111,463

DAYTIME POPULATION



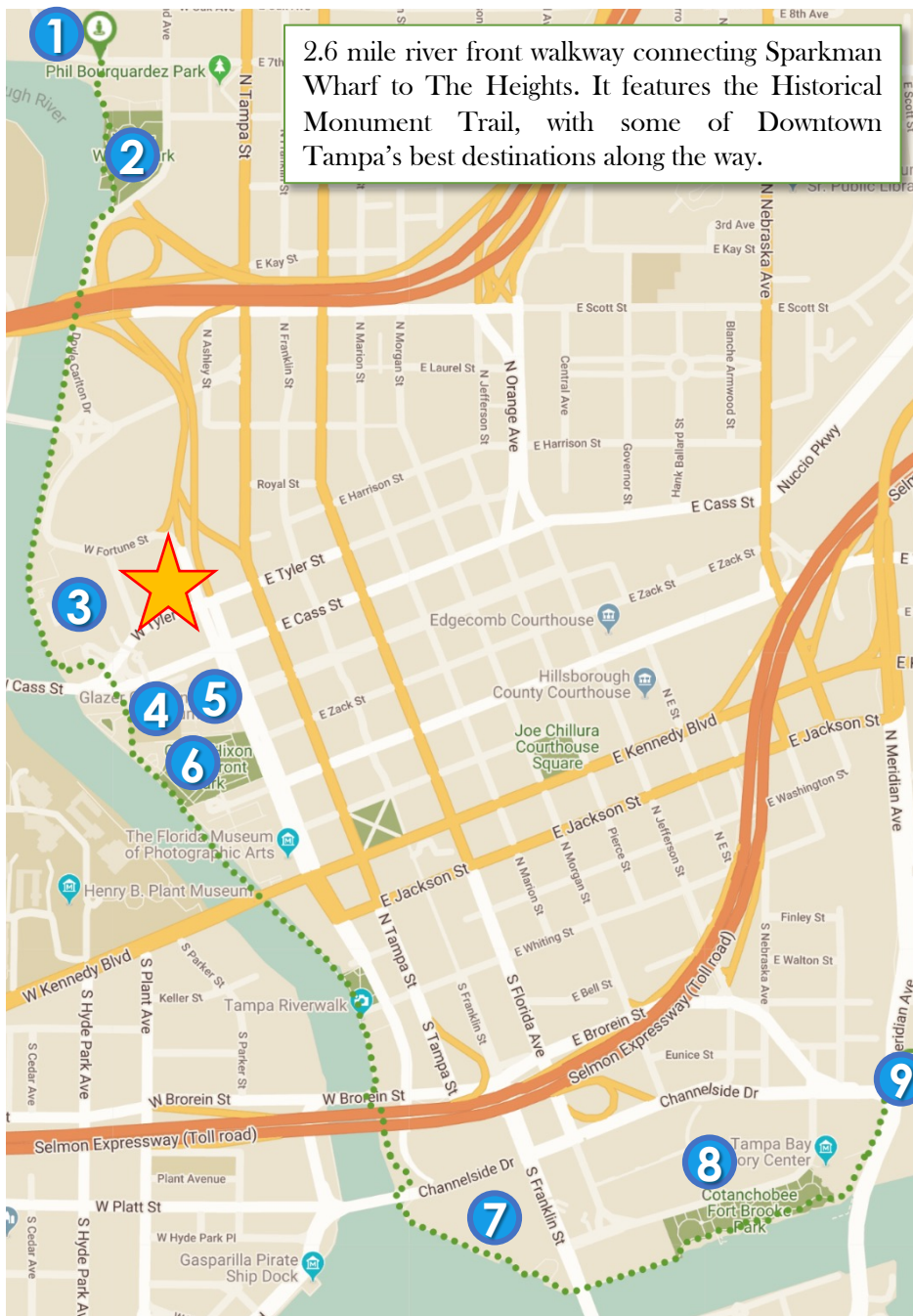
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NEW DEVELOPMENTS

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TAMPA RIVERWALK

TAMPA RIVERWALK



2.6 mile river front walkway connecting Sparkman Wharf to The Heights. It features the Historical Monument Trail, with some of Downtown Tampa's best destinations along the way.

ALONG THE RIVERWALK



1 **ARMATURE WORKS**- The Heights' premier community destination with innovative eateries, Heights Public Market, event venues, coworking spaces, + more



2 **WATERWORKS PARK**- One of the urban redevelopments with an open lawn, splash pad, amphitheater, dog park, garden and the famed Ulele restaurant.



3 **THE STRAZ**- The largest performing arts center in the Southeast, hosting Broadway, opera, performances + events



4 **TAMPA MUSEUM OF ART**



5 **GLAZER CHILDREN'S MUSEUM**



6 **CURTIS HIXON PARK**- 8 AC featuring public boat dock, playground, amphitheater, + popular community events



7 **TAMPA CONVENTION CENTER**- 600k SF with an exhibit hall, ballrooms, 36 meeting rooms + more. Hosts over 300 events per year



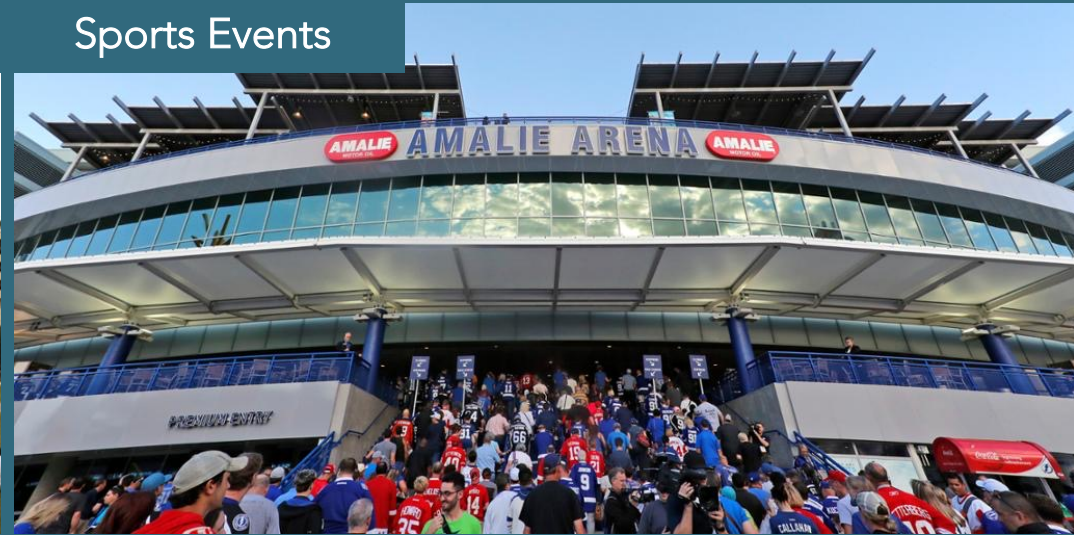
8 **AMALIE ARENA**- Home of the Tampa Bay Lightning and venue to concerts & events. Over 2.6 million annual visitors



9 **SPARKMAN WHARF**- Tampa's new outdoor destination with a dining garden of Tampa's best restauranters, Fermented Reality Biergarten, and new Splitsville bowling.



Outdoor Enjoyment



Sports Events



Holiday Celebrations



Dining



Museums



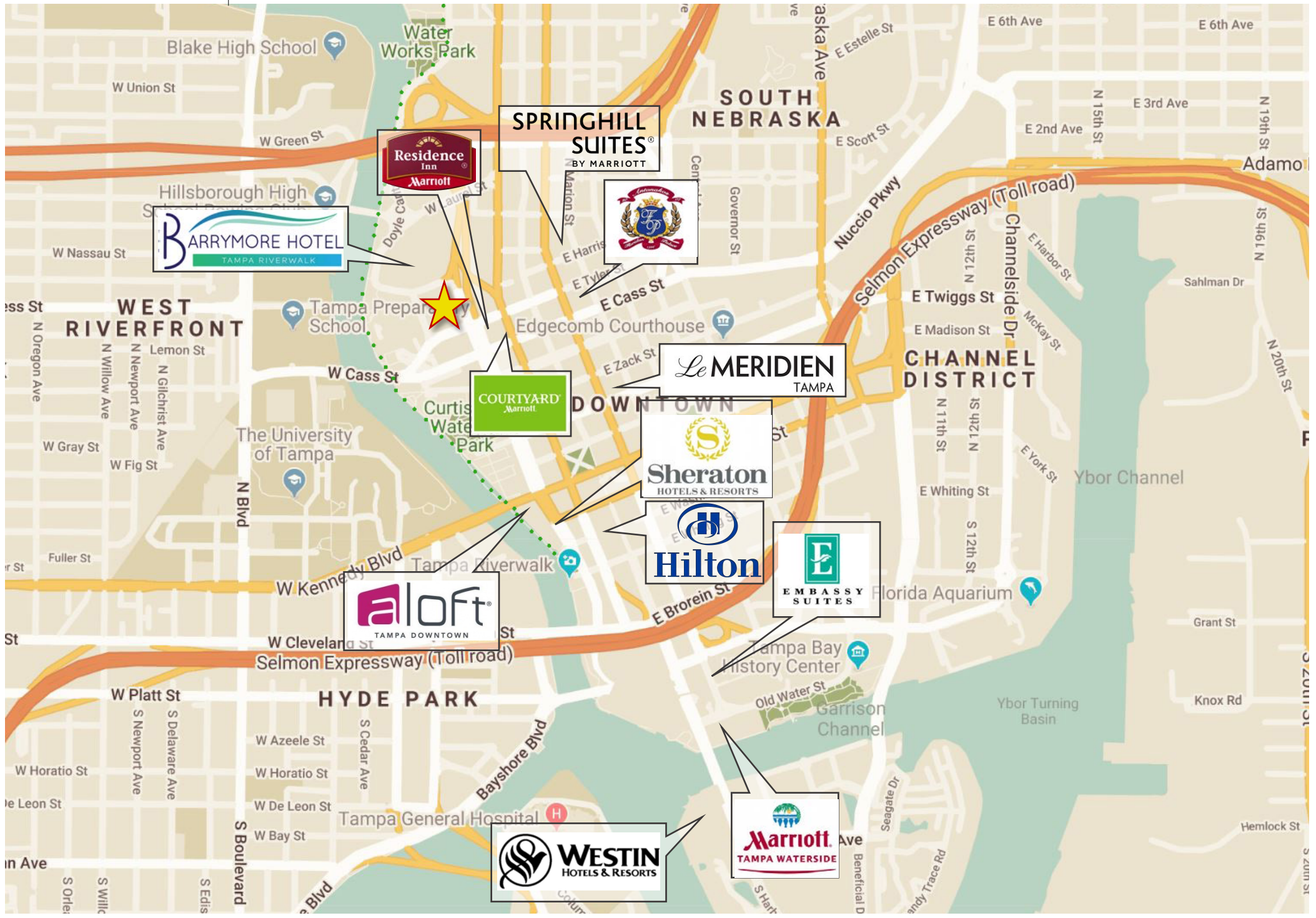
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TAMPA RIVERWALK

DOWNTOWN TAMPA DINING DESTINATIONS







6,148,384 SF Commercial Space **180+ Dining Options**
600,000 SF Convention Center **300+ Fortune 500 Jobs**
3,600 Hotel Rooms **75+ Startups**



**TOP 10
GREATEST
CITY IN THE
USA TO
START A
BUSINESS**



The Water Street + Sparkman Wharf Full Build Out

1M SF of Retail **3,000** Residential Units **3.6M** SF of Office **1,900** Hotel Keys

America's Largest Urban Development

- Tampa Marriott Waterside Hotel & Marina- 719 keys (existing)
- JW Marriott- 519 keys
- Edition Hotel will be the 1st 5+ star hotel in the area, and the 8th Edition location. Others are Hong Kong, London, New York (2), China, Turkey, Spain, Shanghai, Abu Dhabi, Hollywood and Miami.
- Above Edition is 46 luxury condos starting at \$1.5M
- More than 4 million SF of office, residential, hospitality, retail and cultural space across 10 city blocks
- Phase I complete by 2020 + Phase II by 2027
- Retail demand forecast to rise 37% over the next 10 years



AVE

TAMPA
RIVERWALK

CONTACT



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