



INVESTMENT OPPORTUNITY

5005 Gulf Boulevard

St. Pete Beach, FL 33706

1,596 SF BUILDING SIZE	0.23 Acres LOT SIZE	Bay-Front FRONTAGE	30+ Years TENANT OCCUPANCY
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Property Highlights

Address	5005 Gulf Boulevard, St. Pete Beach, FL 33706
Building Size	1,596 Gross SF
Lot Size	0.23 Acres (10,019 SF +/-)
Year Built	1971; Renovated Multiple Times
Roof	New Roof Installed 2018
HVAC	New System May 2026; 5-Year Parts Warranty; 2-Year Labor Warranty (from May 2026)
2024 Appraisal	\$1,000,000 (Independent Appraisal)
Tenant	Dollar Car Rental
Tenant Since	1991; 30+ Years Continuous Occupancy
Lease Type	Modified Gross (8th Amendment)
Lease Status	3rd Year of Final Option Term (commenced March 1, 2024); Runs Through February 28, 2029
Rent Escalations	Contractual 3% Annual Increases — March 2027 & March 2028
Repair & Maintenance	Landlord Limited to Major Structural, Roof & AC Repairs Over \$100 (See Lease)
Frontage	Bay-Side on Boca Ciega Bay (Gulf Boulevard / State Road 699)
Parcel ID	06-32-16-08208-000-0020

PROPERTY OVERVIEW

Executive Summary

Yellowtail Commercial Realty presents 5005 Gulf Boulevard, a rare bay-front commercial investment opportunity situated on Boca Ciega Bay along Gulf Boulevard (State Road 699) in St. Pete Beach, Florida. The property comprises a 1,596 SF single-story commercial building on 0.23 acres with direct bay-side frontage; an increasingly scarce asset type along one of Florida's most trafficked and sought-after barrier island corridors.

Originally constructed in 1971 and benefiting from multiple renovations, the property is in excellent physical condition. A new roof was installed in 2018, and a brand-new HVAC system was installed in May 2026 carrying a 5-year parts warranty and a 2-year labor warranty, significantly reducing near-term capital risk for an incoming buyer. An independent appraisal completed in 2024 valued the property at \$1,000,000.

The property is home to Dollar Car Rental, a nationally recognized vehicle rental brand that has occupied this location continuously since 1991; over 30 years of uninterrupted tenancy on one of the most visible commercial corridors in Pinellas County. This remarkable tenure speaks directly to the site's strategic value. The current lease is a Modified Gross structure (8th Amendment) running through February 28, 2029, with the tenant currently in the 3rd year of its final option term, which commenced March 1, 2024. Contractual rent growth is already locked in, with 3% annual escalations scheduled for March 2027 and March 2028; delivering rising, guaranteed income to ownership well ahead of the lease's natural conclusion. Landlord repair exposure is also remarkably low: Lessor's obligation is limited to major structural, roof, and AC repairs over \$100, with the tenant reimbursing 100% of building insurance premiums as additional rent while property taxes remain solely Lessor's responsibility.

The property's Modified Gross lease structure creates a compelling value-add opportunity for an incoming investor. Two scheduled 3% rent increases provide built-in NOI growth through the February 28, 2029 expiration, and upon renewal or with a new tenant thereafter, a restructure to Triple Net (NNN) at market rents would shift property insurance, flood insurance, all property taxes, and all capital improvement responsibilities to the tenant; materially increasing net operating income further. Alternatively, the property offers strong owner-user potential upon lease expiration.



Bay-side water frontage on Boca Ciega Bay, adjacent to the Gulf Boulevard corridor

LOCATION & MARKET CONTEXT

A Market in Motion

The Luce Hotel — Marriott Tribute Portfolio (Opening 2026)

6300 Gulf Blvd; the former Postcard Inn acquired by The LCP Group for \$83 million and reimagined with 200 rooms, two dining concepts, and 14,000 SF of event space, located approximately 1.2 miles north of the subject property.

Dolphin Village — Next-Generation Publix (Brixmor)

4655 Gulf Blvd; rebuilding into a two-level, 51,000 SF prototype Publix with covered, storm-resilient parking, a dramatic expansion from the prior 33,000 SF store, located approximately 0.4 miles south of the subject property.

St. Petersburg Metro Growth

The 46-story Residences at 400 Central, the \$225 million twin-tower development at 800 2nd Ave South (824 units, 35,000 SF retail), and the EDGE District mixed-use core are all driving population and visitor demand that flows directly to the beach communities, including St. Pete Beach.



Gulf Boulevard corridor looking north, with beachfront hotel and resort towers visible along the shoreline

PROJECT	DETAILS	STATUS
The Luce (Marriott Tribute) — 6300 Gulf Blvd	\$83M repositioning of former Postcard Inn as luxury Marriott Tribute Portfolio hotel	Opening 2026
Dolphin Village Publix Rebuild — 4655 Gulf Blvd	Brixmor Property Group; next-gen 51,000 SF Publix prototype with covered parking	Under Construction
400 Central Tower — St. Petersburg	46-story mixed-use tower in downtown St. Pete; market growth anchor	Active
800 2nd Ave S — St. Petersburg	\$225M twin-tower development further establishing market strength	Active

COMMUNITY PROFILE — 2025 DATA

An Affluent, Stable Market

St. Pete Beach is a mature, affluent barrier island community of approximately 8,805 residents with a median age of 62.8 years. The 2024 American Community Survey (released January 2026) shows a median household income of \$114,583; well above the Florida state median of \$71,711 and the national median of \$78,538.

Among residents aged 45–64, median household income reaches \$129,167. Per capita income averages \$86,545, and 71.9% of heads of household own their homes; well above the national average of 63.8%.

The median home sale price reached \$749,000 in December 2025, with 225 home sales that month, up from 198 the prior year. The median sale price per SF stands at \$531, and the Zillow Home Value Index places the typical home at \$706,181.

\$114K	\$86.5K	\$749K	\$531	71.9%	8,805
MEDIAN HH INCOME	PER CAPITA INCOME	MEDIAN HOME SALE	PRICE PER SF	HOMEOWNERSHIP	RESIDENTS

Pinellas County's Multi-Billion Dollar Tourism Engine

In fiscal year 2024, Visit St. Pete-Clearwater reported a record \$11.2 billion in total economic impact; driven by 15.4 million visitors who booked 6.4 million hotel room nights and generated \$6.4 billion in direct spending. In fiscal year 2025, nearly 15 million overnight visitors generated over \$10 billion in impact and nearly \$300 million in taxes.

For a commercial landlord at 5005 Gulf Boulevard, this constant stream of visitors, many of whom require vehicle rentals upon arrival, represents a perpetual demand driver. The county's \$127 million beach renourishment allocation in 2025 ensures these natural assets continue attracting visitors long term.

\$11.2B	15.4M	\$96M+
FY2024 ECONOMIC IMPACT	ANNUAL VISITORS	TOURISM TAX REVENUE

MARKET STRENGTH

St. Pete Beach's Commercial Ecosystem

Gulf Boulevard hosts a remarkable concentration of demand generators: the newly repositioned Marriott Tribute Portfolio (The Luce), Hilton Garden Inn, TradeWinds Island Grand Resort, and other established hospitality brands draw consistent, higher-spending visitors. The Dolphin Village Shopping Center, anchored by the soon-to-be-rebuilt next-generation Publix, serves both island residents and tens of thousands of annual hotel and short-term rental guests.

The auto rental sector enjoys structural advantages here that few commercial categories can match. As a barrier island served by Tampa International Airport just 27 miles away, St. Pete Beach's visitor base relies heavily on rental vehicles. Dollar Car Rental's long-standing tenancy reflects genuine, durable, year-round demand; not seasonal traffic.



Boca Ciega Bay water frontage adjacent to the subject property, with the St. Petersburg skyline in the distance

Retail Proximity Map — 2-Mile Corridor, North & South on Gulf Boulevard

NORTH OF SUBJECT		SOUTH OF SUBJECT	
IHOP — 5001 Gulf Blvd	0.05 mi	Dolphin Village — 4655 Gulf Blvd	0.4 mi
Sirata Beach Resort — 5300 Gulf Blvd	0.4 mi	Walgreens — 4401 Gulf Blvd	0.6 mi
Madfish Grill — 5200 Gulf Blvd	0.5 mi	Buona Italian / Gigi's — 4399–4705 Gulf Blvd	0.8 mi
Cafe Soleil / Skidders — 5501–5799 Gulf Blvd	0.7 mi	Beach House Suites — ~3860 Gulf Blvd	1.1 mi
Snapper's Sea Grill — 5895 Gulf Blvd	1.1 mi	The Don CeSar — 3400 Gulf Blvd	1.6 mi
TradeWinds Island Grand — 6000 Gulf Blvd	1.1 mi	Pass-a-Grille Village — ~2600 Gulf Blvd	2.0 mi
Hilton Garden Inn — 6100 Gulf Blvd	1.0 mi	Dolphin Village anchors: Publix, CVS, Chick-fil-A, Starbucks, Dollar Tree	
The Luce Hotel — 6300 Gulf Blvd	1.2 mi		
Corey Avenue District — ~7400 Gulf Blvd	2.0 mi		

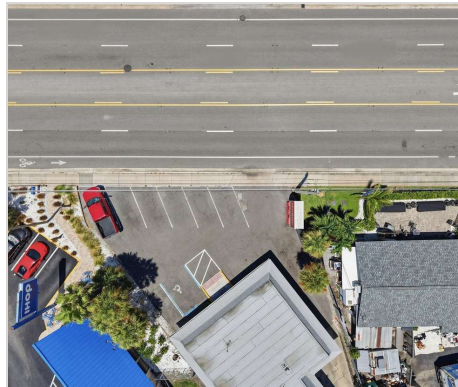
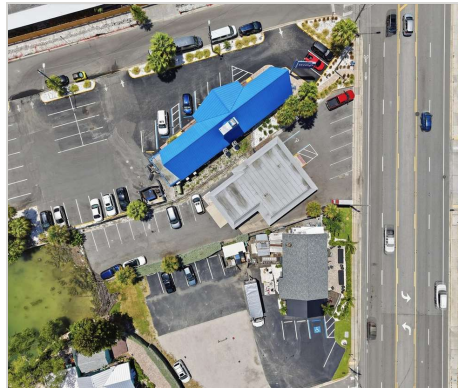
PROPERTY PHOTOGRAPHY

5005 Gulf Boulevard — Photo Gallery



PROPERTY PHOTOGRAPHY

5005 Gulf Boulevard — Photo Gallery (Continued)

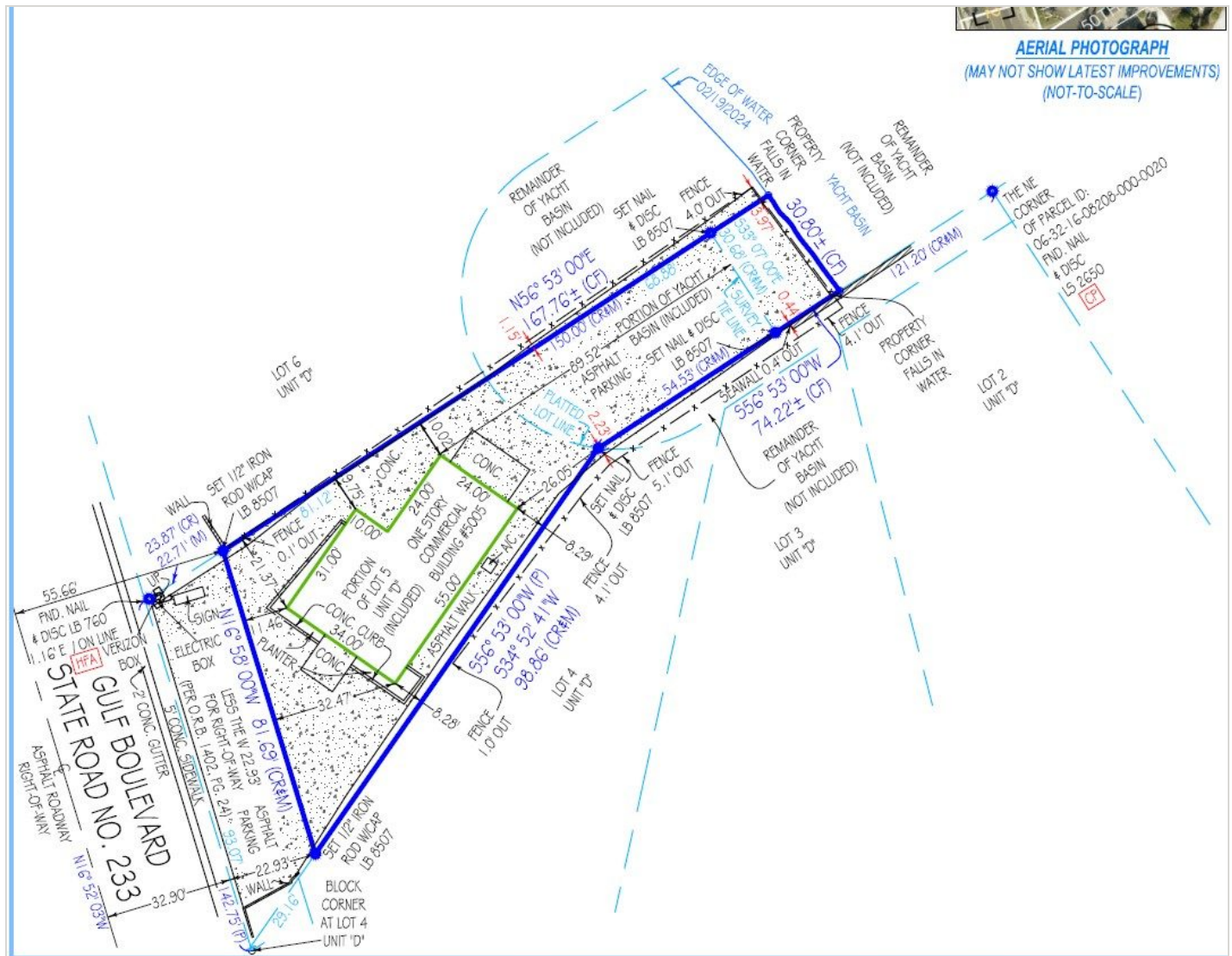


Drone aerial photography and property photos taken July 2026. Drone video available upon request.

LEGAL SURVEY

Site Survey — 5005 Gulf Boulevard

The survey below reflects the legal boundaries of the 0.23-acre parcel at 5005 Gulf Boulevard, including bay-side water frontage on Boca Ciega Bay. The property includes the one-story commercial building and associated parking. Survey dated 02/19/2024.



Survey provided for informational purposes only. Prospective purchasers should conduct their own independent survey and title review. Parcel ID: 06-32-16-08208-000-0020. Survey dated 02/19/2024.



LISTING BROKER

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Next Steps

Full lease documents, all amendments, rent roll, and financial details are available for download through the online listing portal upon execution of a signed Confidentiality Agreement. Contact Yellowtail Commercial Realty to initiate the process and schedule a property tour.

About Yellowtail Commercial Realty

Yellowtail Commercial Realty is a Tampa Bay-based commercial brokerage specializing in investment sales, leasing, and advisory services across Pinellas, Hillsborough, and Pasco counties. Our team combines local market expertise with hands-on transaction support to help investors and owner-users identify, evaluate, and close on commercial real estate opportunities throughout the region.

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All figures are subject to verification by the prospective purchaser. Prospective purchasers are encouraged to conduct their own independent due diligence with respect to all matters. This is not an offer to sell securities. Lease details to be provided separately upon execution of a Confidentiality Agreement. Aerial photography and video taken July 2026. Demographic and sales data sourced from the 2024 American Community Survey (released January 2026), Zillow, and MLS market reports. Tourism data from Visit St. Pete-Clearwater FY2024-2025 annual reports. © 2026 Yellowtail Commercial Realty. All rights reserved.