1917 W Cervantes Street

Pensacola, Florida 32501



RETAIL OFFERING FOR SALE OR LEASE

1917 W Cervantes Street



AVAILABLE NOW
APPROVED FOR CANNABIS USE!
2.564 Sf

PRESENTED BY

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Baycity REALTY

Disclaimer

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The information contained in this brochure has been compiled from sources deemed reliable; however, it is provided solely for preliminary reference. It is not intended to be comprehensive, and it may not include every detail a potential purchaser or tenant would require to make an informed decision. Any financial data, projections, or assumptions included are for illustrative purposes only, are subject to change without notice, and should not be relied upon as guarantees of future performance.

Interested parties will have the opportunity to conduct their own due diligence and inspections of the Property. Summaries of documents, including financial information, are provided only as overviews and should not be considered complete or authoritative analyses. All parties are strongly encouraged to review all materials independently and consult with their own legal, financial, and professional advisors.

This offering is subject to withdrawal, prior commitment, errors, omissions, or modifications at any time without notice. Neither Bay City Realty, LLC, nor the current Owner/Seller and/or Lessor, makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Each prospective purchaser or tenant is responsible for evaluating the Property and determining the advisability of a purchase or lease based on their own judgment and investigation.

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RETAIL OFFERING FOR SALE OR LEASE

Pensacola Retail for Lease

1917 W Cervantes Street, Pensacola, Fl 32501

Sale Price	$375,000
Lease Rate	$15.00 Sf/Yr + NNN

Location Information

Building Name	1917 W Cervantes
Street Address	1917 W Cervantes St.
City, State, Zip	Pensacola, Fl 32501
County	Escambia
Market	Pensacola
Side of the Street	South East
Corner Property	Cervantes & N St.
Road Type	Highway
Market Type	Medium
Nearest Hwy	Directly on Hwy 90
Nearest Airport	Pensacola International | 5.6 Miles

Building Information

Building Size	2,564
Ceiling Height	10 ft
Tenancy	Single
Year Built	1964

Property Information

Property Type	Free Standing Retail
Property Subtype	Bar, Deli, Restaurant
Zoning	C-1 | City Commercial
Lot Size	0.289 Acres
APN #	000S009060009125
Lot Frontage	150 ft
Lot Depth	85 ft
Traffic Count	15,900
Traffic Count Street	Cervantes St | Hwy 90
Amenities	Great Visibility Ample Paved Parking Two entrances/exits Major retail close by Walk in Cooler Fast Growing Area

Parking

Parking Type	Surface

Utilities & Amenities

Water and Sewer	Yes
Electric	Yes

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RETAIL OFFERING FOR SALE OR LEASE

1917 W Cervantes Street

Pensacola, Florida

Property Description

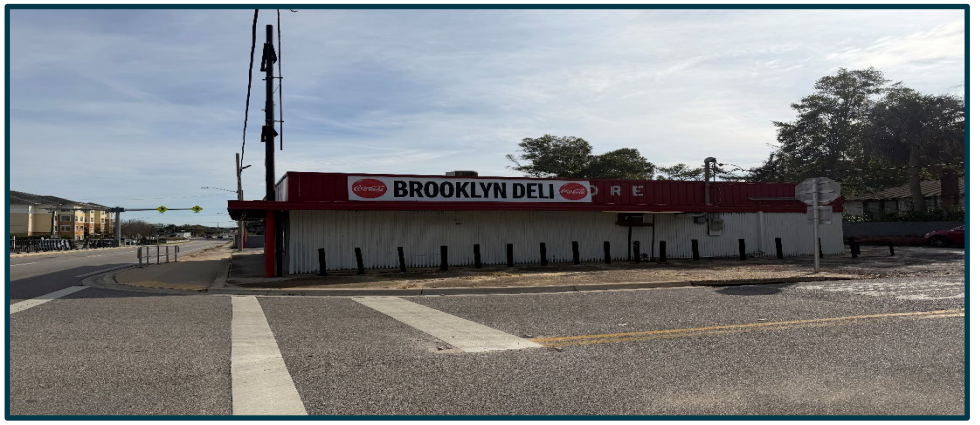
Located on the corner of W Cervantes Street and N Street, just one block west of the signalized intersection at Pace Boulevard and Cervantes, 1917 W Cervantes Street presents a rare opportunity to acquire or lease a City-approved cannabis retail location in one of Pensacola's established commercial corridors.

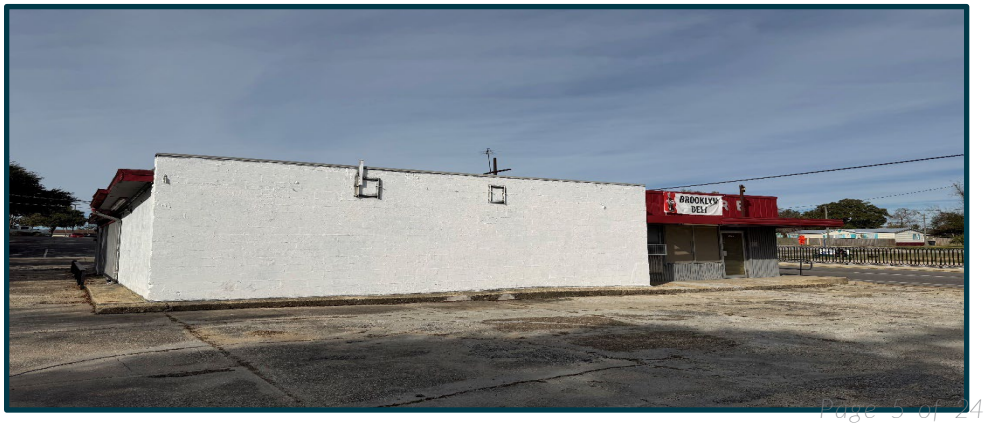
The freestanding building contains approximately 2,564± square feet and offers multiple points of access, strong street visibility and on-site parking. Positioned along heavily traveled Cervantes Street, the property benefits from consistent traffic counts and excellent accessibility while avoiding the premium pricing typically associated with hard-corner locations.

A significant advantage of this offering is its approval for cannabis retail use, providing a prospective operator with a valuable head start in a highly regulated industry. Properties with this approval are limited, creating an opportunity for cannabis operators seeking to establish or expand their presence in the Pensacola market.

Built in 1964 and totaling less than 3,000 square feet, the property may qualify for the City of Pensacola's Commercial Property Improvement Program (CPIP). Eligible non-residential buildings may receive grant funding of up to $70,000, subject to City review, approval and program requirements. A 20% owner match is required, with final award amounts determined by the scope of improvements and program criteria.

Whether for a cannabis retailer, specialty retail user, wellness concept or other permitted commercial use, 1917 W Cervantes offers a combination of location, visibility, available incentives and regulatory approval that is difficult to replicate in today's market.





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City of Pensacola Incentive Opportunity

Commercial Property Improvement Program (CPIP)

1917 W Cervantes Street, Pensacola, Fl 32501



Potential Award Based on Sq Ft
- Up To $45,000 (Under 3,000 SF)
- ✓ Subject Property: ±2,564 SF

Potential Award Based on Age
- Up to $25,000 (51–75 Years)
- ✓ Built 1964 (62 Years Old)

Owner Contribution
- 20% Match Required
- Occupancy Period 5 Years

Final award amount and terms determined by City of Pensacola CPIP guidelines.
Full program details available in listing as a PDF.

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Retail Map

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Additional Photos

1917 W Cervantes Street, Pensacola, Fl 32501



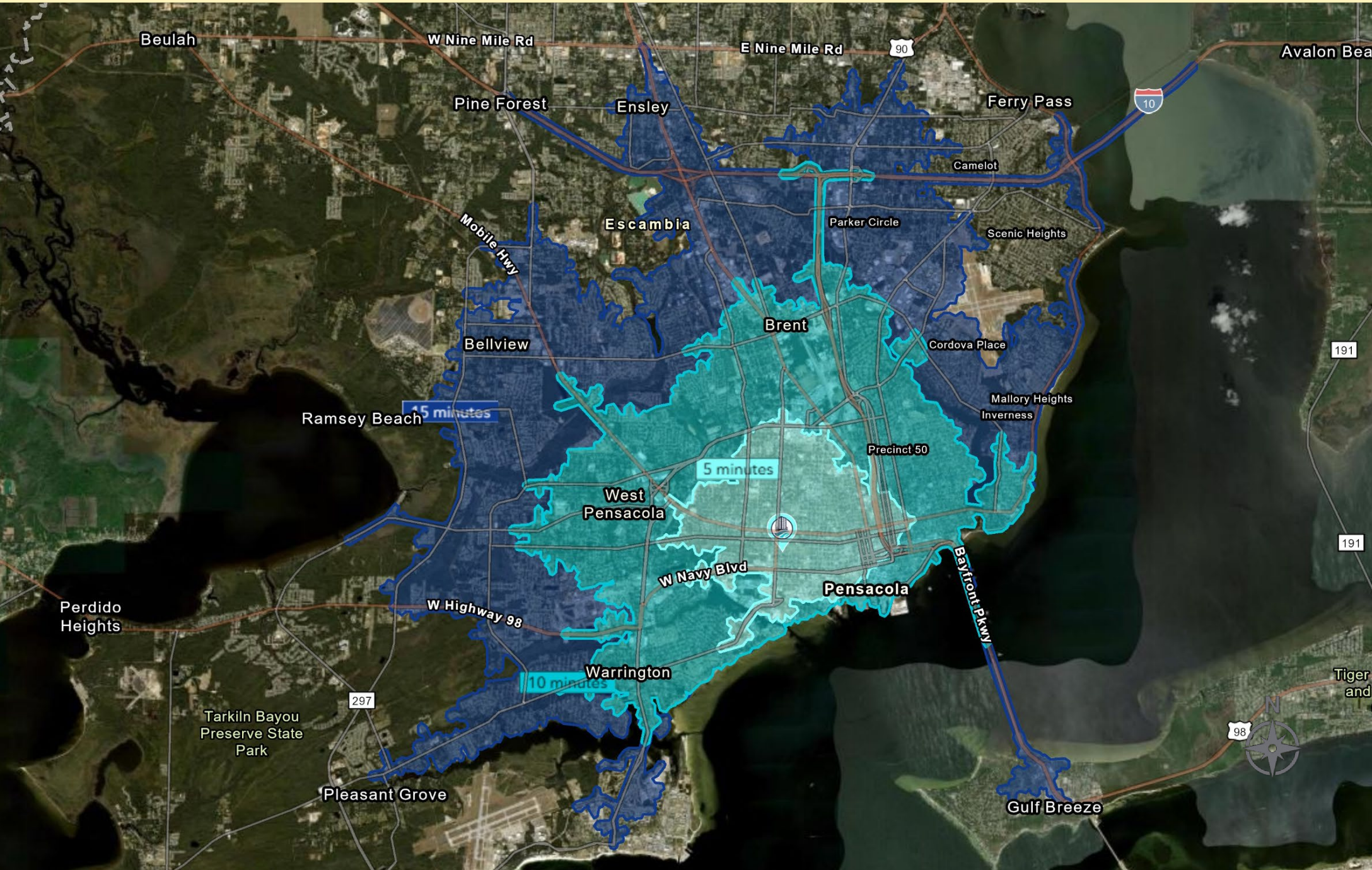






Drive Time Map

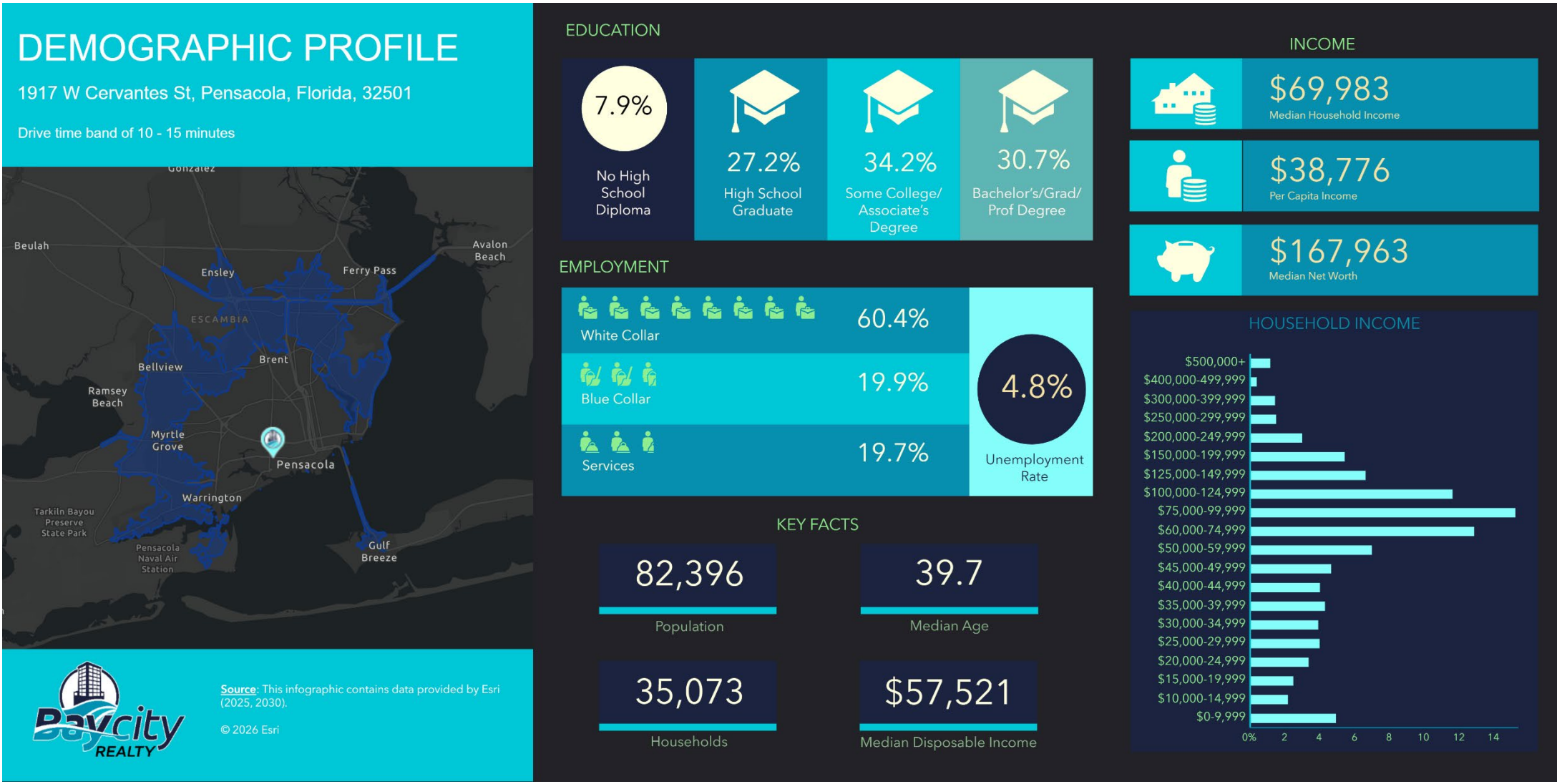
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Demographics

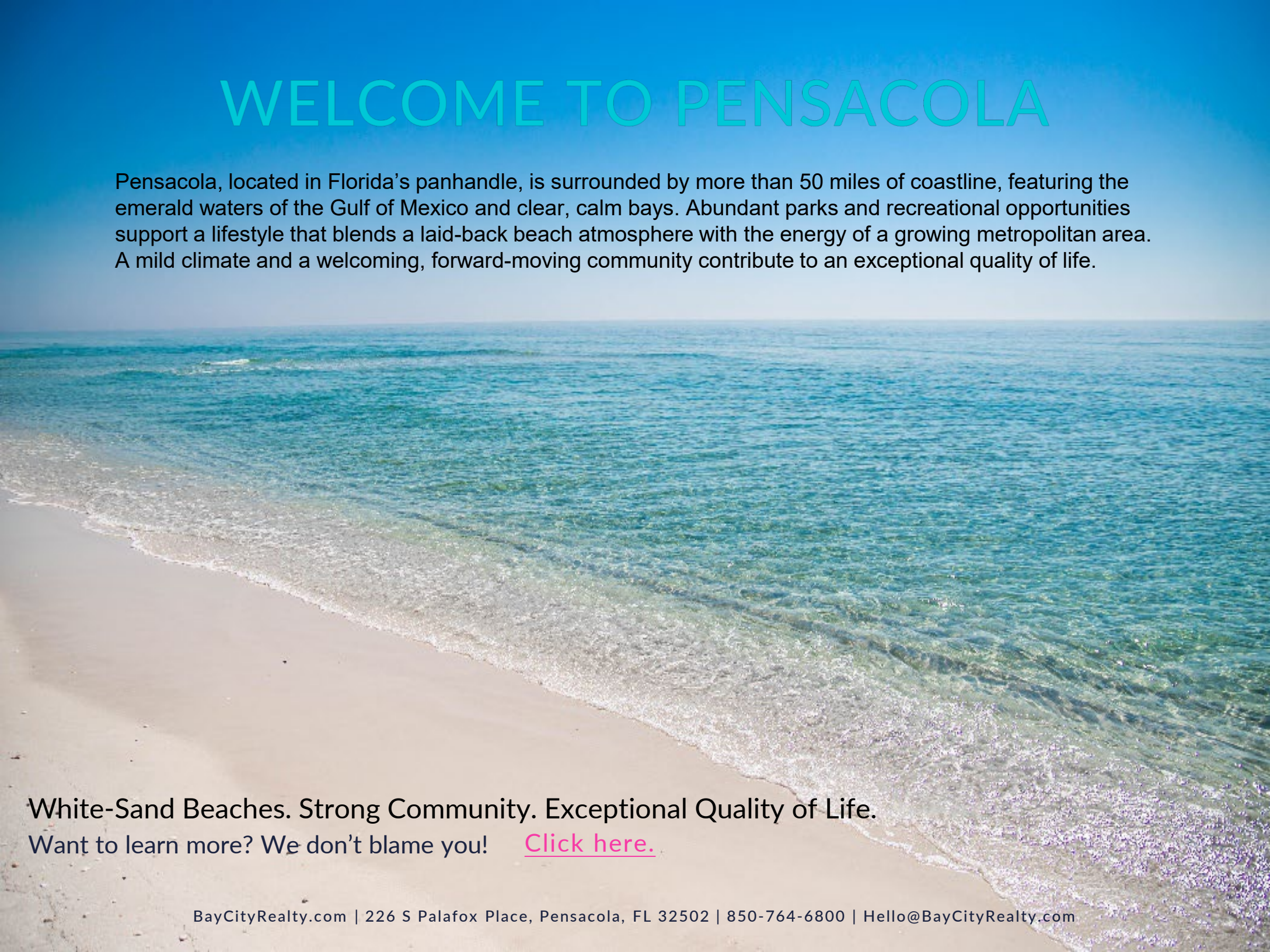
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(15 Minute Drive Time)



WELCOME TO PENSACOLA

Pensacola, located in Florida's panhandle, is surrounded by more than 50 miles of coastline, featuring the emerald waters of the Gulf of Mexico and clear, calm bays. Abundant parks and recreational opportunities support a lifestyle that blends a laid-back beach atmosphere with the energy of a growing metropolitan area. A mild climate and a welcoming, forward-moving community contribute to an exceptional quality of life.



White-Sand Beaches. Strong Community. Exceptional Quality of Life.

Want to learn more? We don't blame you! Click here.

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Meet the Team



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As Broker and Managing Partner of Bay City Realty, Mehdi Moeini brings extensive experience in commercial investment sales, property management, and strategic advisory services throughout the Gulf Coast. He holds the CCIM, CPM, and MiCP designations, reflecting advanced training in investment analysis, market evaluation, property operations, and deal structure.

Mehdi works closely with investors, developers, and property owners to understand their objectives and help them evaluate opportunities with a practical, long-term perspective. His combination of investment and property management experience provides clients with insight that extends beyond the initial transaction.



WENDI SUMMERS
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Wendi Summers is a REALTOR® and Partner with Bay City Realty. A Pensacola resident since 1994, she spent much of her career in broadcasting, marketing, and sales before moving into commercial real estate. That background taught her how to communicate clearly, recognize what makes a property distinctive, and connect with business owners throughout the community.

Wendi brings a personal, hands-on approach to each assignment, from preparing the property for market to promoting it and guiding clients through the transaction. She values honest communication, strong relationships, and making the commercial real estate process easier to understand.