

1917 W Cervantes Street

Pensacola, Florida

Pace Blvd

20,500 AADT

15,900 AADT

Cervantes St. | Hwy 90

150 ft ±
85 ft ±

Retail Offering
For Sale or Lease



RETAIL OFFERING FOR SALE OR LEASE

1917 W Cervantes Street

AVAILABLE NOW
2.564 Sf

BROOKLYN
DELI

1917

PRESENTED BY

MEHDI MOEINI

CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

WENDI SUMMERS

Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com



Disclaimer

© 2026 Bay City Realty LLC. All rights reserved.

Bay City Realty, LLC has been engaged as the exclusive representative for the sale and/or lease of the property referenced herein (“the Property”).

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.

The Owner/Seller and/or Lessor reserves the absolute right, in its sole discretion, to accept or reject any or all offers and to terminate negotiations with any party, with or without notice. No legal obligation or commitment shall exist unless and until a purchase and sale agreement or lease has been fully executed and delivered, and all conditions therein have been satisfied or waived. The Owner further reserves the right to proceed with an acceptable offer prior to any announced call-for-offers deadline.

This document, and any accompanying materials, may not be reproduced, distributed, or shared without the prior written consent of Bay City Realty, LLC.

RETAIL OFFERING FOR SALE OR LEASE

Pensacola Retail for Lease

1917 W Cervantes Street, Pensacola, FL 32501

Sale Price	\$349,000
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



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 offers a compelling opportunity for an owner-user or investor.

The freestanding building is approximately 2,564± square feet. With multiple points of access, strong street presence and on-site parking, its location benefits from proximity to one of Pensacola's most heavily traveled east-west routes while remaining just off the primary intersection—an attractive balance for businesses seeking exposure without the cost basis of a hard-corner site.

Built in 1964 and totaling under 3,000 square feet, the property qualifies for the City of Pensacola's Commercial Property Improvement Program (CPIP). Through this program, eligible non-residential buildings may receive grant funding of up to \$70,000, subject to City review and approval. A 20% owner match is required, with final award amounts determined based on the scope of improvements, building characteristics and program criteria. Full program details and documentation will be provided with the listing.

This incentive presents a meaningful opportunity for a buyer to offset renovation costs while modernizing the building and enhancing long-term value. With flexible C-1 zoning and built-in upside through available city funding, 1917 W Cervantes is well suited for a buyer with a clear vision to improve and operate a successful business at this location.



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.

Retail Map

1917 W Cervantes Street, Pensacola, FL 32501



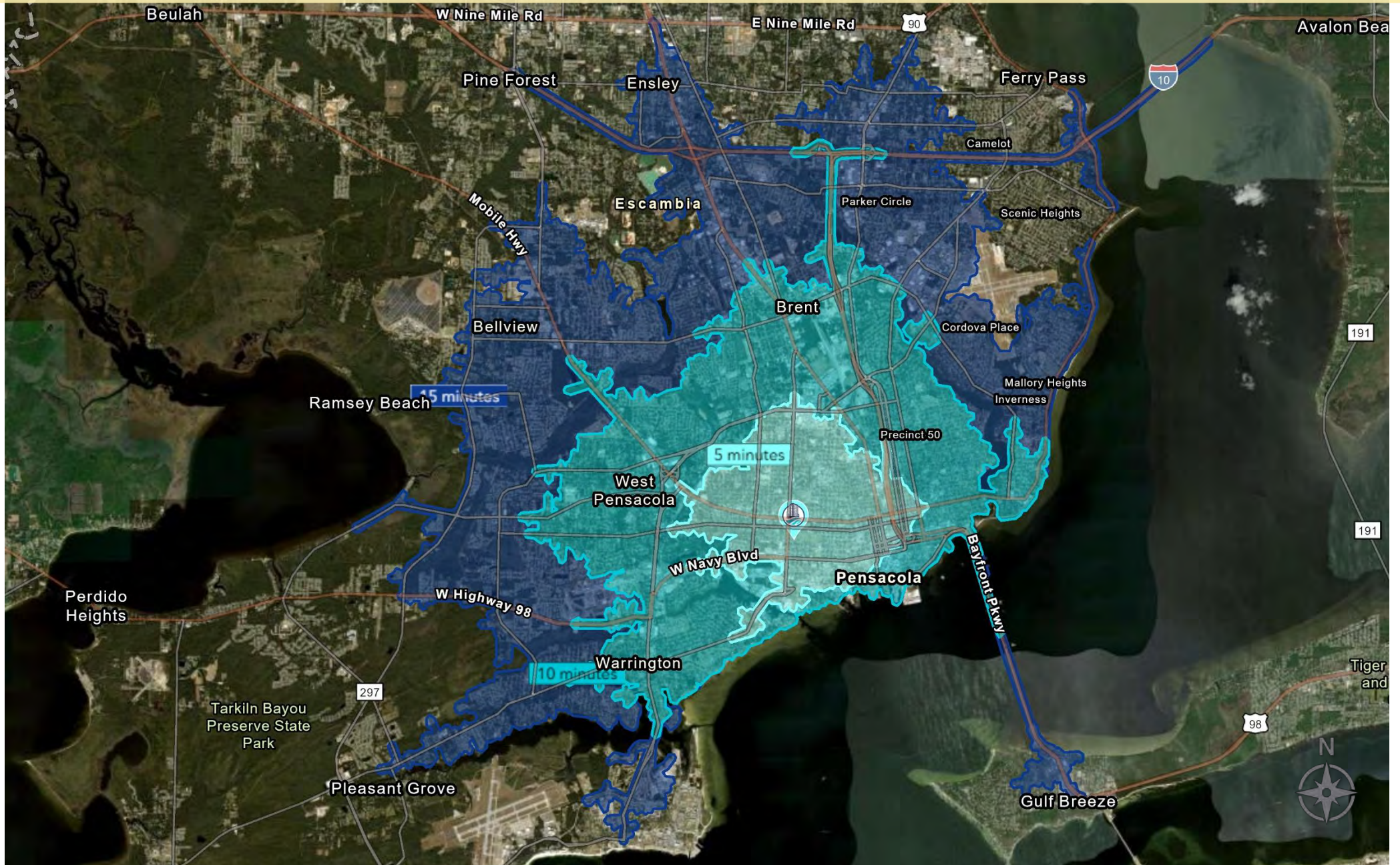
Additional Photos

1917 W Cervantes Street, Pensacola, FL 32501



Drive Time Map

1917 W Cervantes Street, Pensacola, FL 32501



Demographics

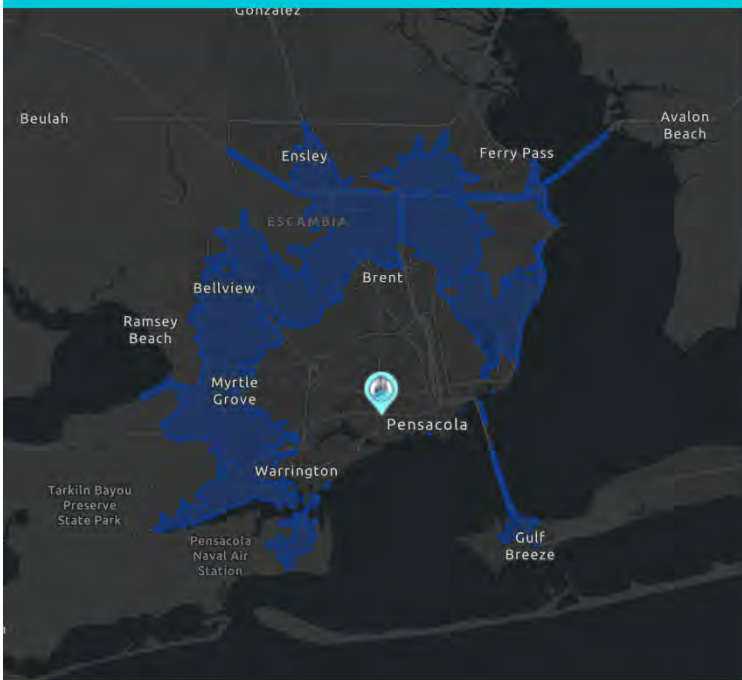
1917 W Cervantes Street, Pensacola, FL 32501

(15 Minute Drive Time)

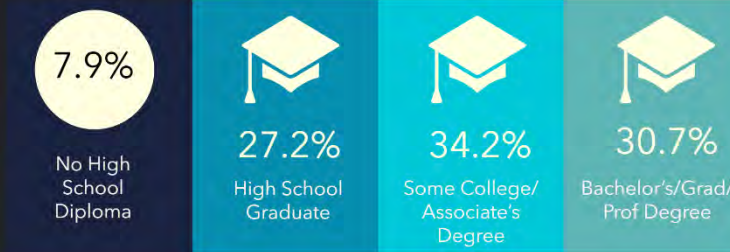
DEMOGRAPHIC PROFILE

1917 W Cervantes St, Pensacola, Florida, 32501

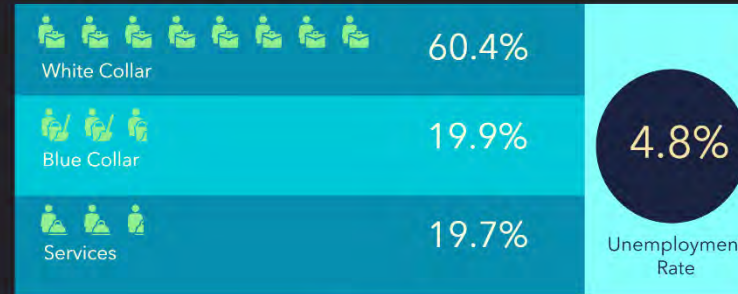
Drive time band of 10 - 15 minutes



EDUCATION



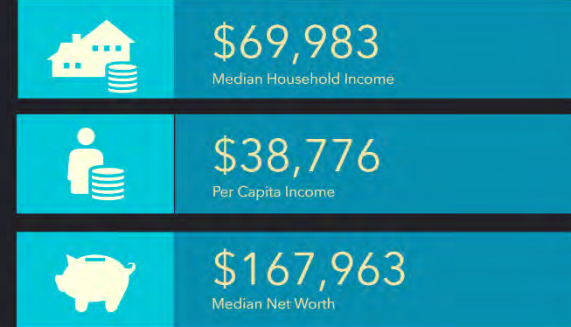
EMPLOYMENT



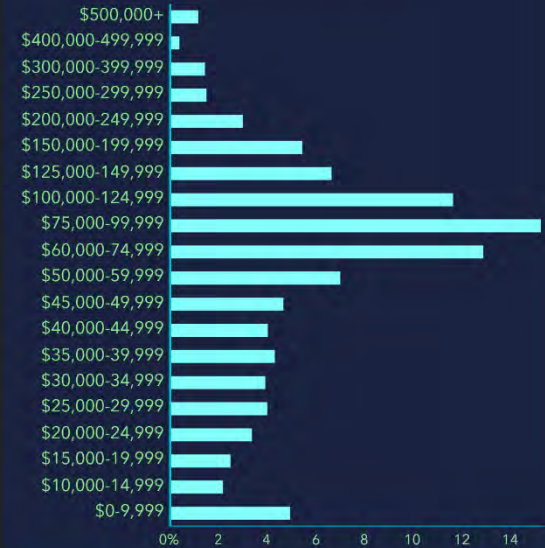
KEY FACTS



INCOME



HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030).

© 2026 Esri



Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate, climate and a friendly community that is driven toward success present an unparalleled quality of life. There is no shortage of entertainment, and Pensacola prides itself on its diverse and emerging cultures. Annual festivals, events, and performances display the region's greatest musicians, food, artists, shows, and vendors that captivate the heart and history of the area. Residents benefit from an abundance of resources, from the more than 40 primary and secondary schools which boast some of the highest standardized test scores in the state, to area hospitals and retirement homes which have won numerous awards and continuously rank among the best in the state.

Source: <https://www.cityofpensacola.com/1200/About-Our-City>

About

PENSACOLA



Meet the Team



MEHDI MOEINI
CCIM, CPM, MiCP
Broker | Managing Partner
(850) 380-0877
Mehdi@BayCityRealty.com

Mehdi Moeini is a highly credentialed commercial real estate professional specializing in investment sales, property management and strategic advisory services across Florida, Alabama and Mississippi's Gulf Coast. He holds the Certified Commercial Investment Member (CCIM) designation, a globally recognized credential that signifies deep expertise in investment analysis, market analysis and deal structuring - earned by fewer than 10% of practitioners in the industry!

Mehdi also holds the Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and he is a Master in Commercial Property (MiCP) designee. These certifications reflect Mehdi's commitment to both investment excellence and operational efficiency.

Known for his fearless approach, strategic insight, and deep understanding of Gulf Coast markets, Mehdi is the go-to advisor for investors, developers, and owners seeking long-term success in commercial real estate.



WENDI SUMMERS
Realtor | Partner
(850) 712-7567
Wendi@BayCityRealty.com

Wendi Summers is a personable and highly driven commercial real estate professional who has proudly called Pensacola home since 1994. With a background in broadcasting, marketing, and sales, Wendi developed a deep understanding of how to communicate value and connect with diverse audiences. Her career in media gave her unique access to hundreds of local business owners, forging relationships that now serve as the foundation of her CRE success.

Known as the "people person" of her partnership, Wendi has a gift for putting clients at ease and uncovering their true needs. Her approachable style, combined with strategic marketing and strong negotiation skills, allows her to consistently earn trust and secure listings throughout the Gulf Coast. She takes a client-first approach—treating each project as if it were her own.

Wendi's unwavering dedication, transparency, and intuition make her a standout in a numbers-driven industry. She believes that strong relationships are the key to closing strong deals and her results reflect that.