

3480 Barrancas Ave

Pensacola, FL 32507

For Sale
1631 SF | 0.37 Acres
\$329,000.00

Milton Road

153 ft±

115 ft±

115 ft±

140 ft±

27,500 AADT

Barrancas Ave | SR 292



Retail | Office Offering For Sale

3480 Barrancas Ave

Pensacola, Florida, 32507

AVAILABLE NOW!
1631 SF | 0.37 Acres



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



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Retail | Office Offering For Sale

3480 Barrancas Ave

Pensacola, FL 32507

Property Description

Bring your business to highly traveled Barrancas Avenue with this versatile, move-in ready commercial opportunity in the heart of Pensacola. Spanning just over one-third of an acre across two highly visible parcels, this property offers outstanding exposure along one of the city's primary commercial corridors. The site is improved with a well-maintained 1,631 SF brick building that blends functionality with character, creating an inviting environment for a wide range of business uses.

Inside, large windows provide abundant natural light, complementing the freshly painted interior and refinished bamboo flooring throughout. Major improvements have already been completed, including a newer roof, HVAC system, and water heater, all replaced within the last five years.

The exterior is equally impressive, designed with both visibility and operational convenience in mind. The property features nine paved front parking spaces along with a large dual-sided, LED illuminated programmable monument sign, providing exceptional branding and advertising potential to the steady flow of daily traffic on Barrancas Avenue. A spacious outdoor deck and bar setup creates additional flexibility for entertainment, hospitality, office gathering space, or customer engagement, while the generous yard area allows room for storage, expansion, or additional business operations. An 8-foot privacy fence with a drive-in gate provides security and easy maneuverability throughout the site.

Note: Billboard property has a perpetual easement and does not convey with sale.

Retail | Office Offering For Sale

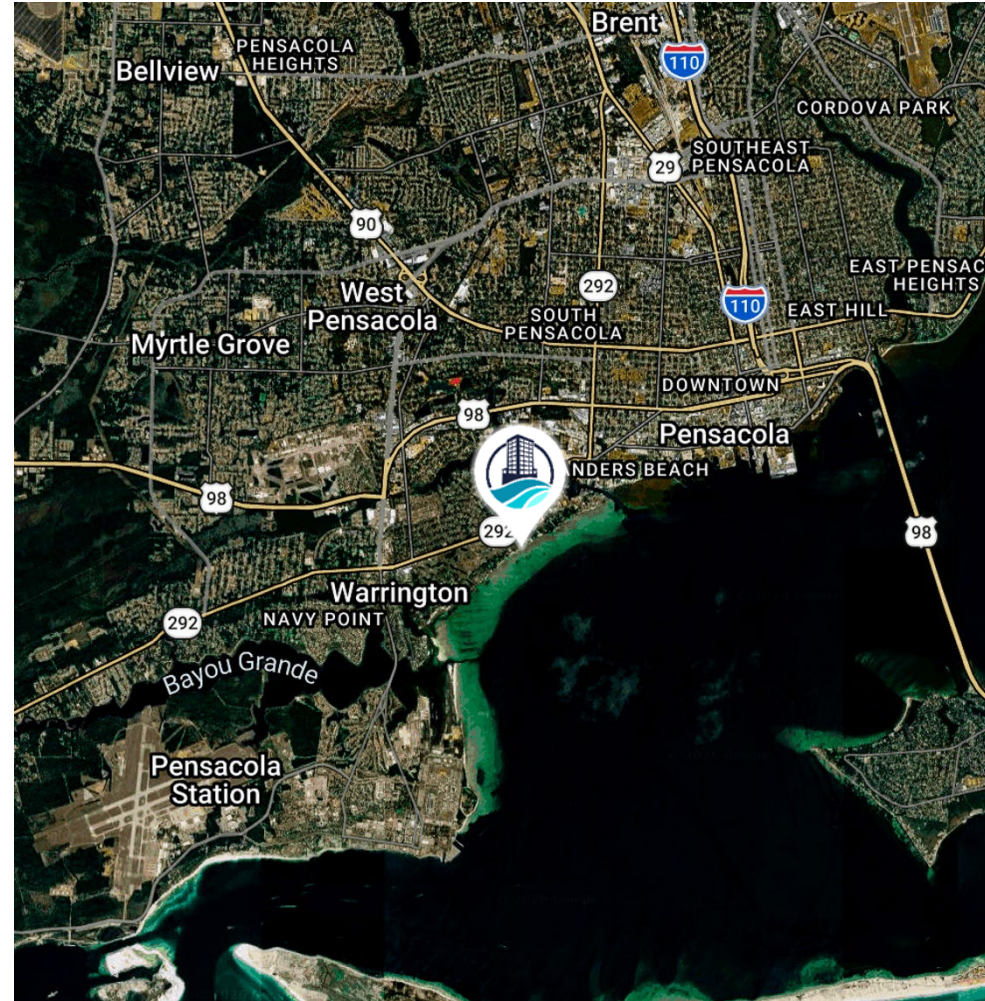
3480 Barrancas Ave

Pensacola, FL 32507

Barrancas Avenue serves as one of Pensacola's primary east-west corridors, connecting Downtown Pensacola to Warrington and Naval Air Station Pensacola while carrying approximately 27,500 vehicles per day. This central location places the property within a well-established commercial and residential corridor known for strong local activity, accessibility, and visibility. The surrounding area has historically been anchored by maritime and industrial businesses tied to Pensacola's waterfront heritage, while redevelopment along Bayou Chico is bringing new luxury waterfront housing, investment, and continued growth to the area.

Nearby, Pensacola Country Club provides waterfront views, golf course scenery, and one of the city's most recognized private clubs, adding to the appeal of the surrounding community. Established local businesses, restaurants, and service providers line Barrancas Avenue, while historic residential neighborhoods sit just north of the corridor, creating a balanced mix of commerce and community. Convenient access to Downtown Pensacola, the Blue Wahoos Stadium waterfront district, and NAS Pensacola further strengthens the area's long-term appeal.

With strong frontage, connectivity to major transportation routes, and zoning flexibility, this property is well-suited for businesses seeking visibility, accessibility, and a location within one of Pensacola's growing corridors.



Excellent Location!

High-Visibility Barrancas Avenue Commercial Opportunity

3480 Barrancas Ave, Pensacola, FL 32507

Lease Rate or Sale Price **\$329,000.00**

Location Information

| | |
|--------------------|---------------------------------|
| Building Name | 3480 Barrancas Ave |
| Street Address | 3400 & 3480 Barrancas Ave |
| City, State, Zip | Pensacola, FL 32507 |
| County | Escambia |
| Market | Southwest Pensacola |
| Cross-Street(s) | Milton Road |
| Side of the Street | North |
| Road Type | State Road |
| Market Type | Small |
| Nearest Hwy | Directly on Hwy 90 |
| Nearest Airport | Pensacola International Airport |

Building Information

| | |
|----------------|--------|
| Building Size | 1631 |
| Tenancy | Single |
| Year Built | 1948 |
| Year Renovated | 2026 |

Property Information

| | |
|----------------------|--|
| Property Type | Retail Office |
| Property Subtype | Stand Alone |
| Zoning | Commercial |
| Lot Size | 0.037 Acres |
| APN # | 502S305012004028 & 502S305012005028 |
| Lot Frontage | 140 ft |
| Lot Depth | 115 |
| Traffic Count | 27,500 |
| Traffic Count Street | Barrancas Ave SR 292 |
| Amenities | Corner Property Large LED Monument Signage Ample Parking 8 FT Privacy Fence |

Parking & Land Information

| | |
|-------------------|--------------------------------|
| Parking Type | Paved Surface |
| Dedicated Parking | Yes |
| Fenced Yard | Drive-in Gate |
| Curb Cuts | Full Driveway Parking Approach |

Utilities

| | |
|---------------|---------------|
| Central HVAC | Yes |
| Water & Sewer | Peoples Water |

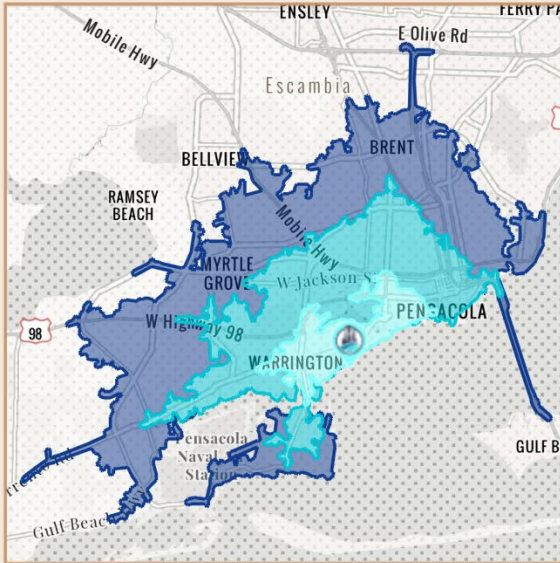


Drive Time Demographics

Benchmark Demographics

3480 Barrancas Ave, Pensacola, Florida, 32507

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

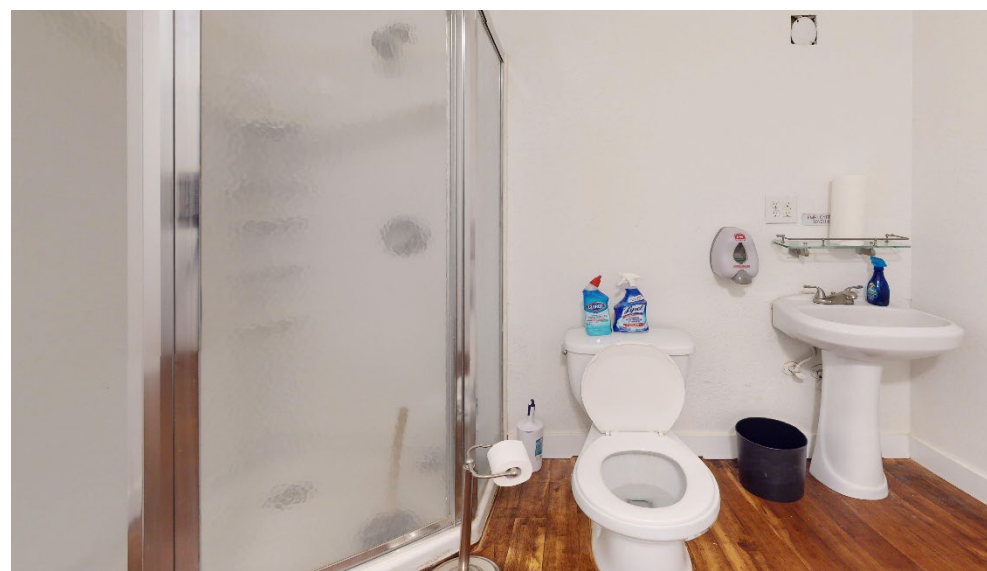
THE CCIM INSTITUTE



| | DRIVE TIME | | | GEOGRAPHY | | | |
|-------------------------|------------|----------|-----------|-----------------|--|------------|-------------|
| | 5 mins | 10 mins | 15 mins | Counties | CBSAs | States | USA |
| | | | | Escambia County | Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area | Florida | USA |
| AGE SEGMENTS | | | | | | | |
| 0 - 4 | 5.25% | 5.58% | 5.63% | 5.21% | 5.28% | 4.69% | 5.39% |
| 5 - 9 | 5.45% | 5.42% | 5.35% | 5.39% | 5.62% | 5.03% | 5.75% |
| 10 - 14 | 4.67% | 5.16% | 5.36% | 5.38% | 5.76% | 5.34% | 5.98% |
| 15 - 19 | 5.39% | 7.78% | 8.44% | 6.33% | 6.27% | 5.84% | 6.47% |
| 20 - 34 | 17.96% | 22.84% | 26.35% | 20.93% | 19.71% | 18.43% | 20.33% |
| 35 - 54 | 24.16% | 22.70% | 20.87% | 23.34% | 24.43% | 24.41% | 25.20% |
| 55 - 74 | 27.19% | 23.11% | 20.64% | 24.24% | 24.31% | 25.55% | 22.82% |
| 75+ | 9.95% | 7.37% | 7.34% | 9.21% | 8.59% | 10.74% | 8.05% |
| HOUSEHOLD INCOME | | | | | | | |
| <\$15,000 | 8.7% | 14.6% | 8.7% | 7.4% | 6.2% | 8.0% | 8.3% |
| \$15,000-\$24,999 | 7.3% | 10.4% | 7.4% | 6.0% | 5.7% | 5.8% | 5.9% |
| \$25,000-\$34,999 | 10.7% | 9.2% | 8.8% | 7.1% | 6.0% | 6.7% | 6.3% |
| \$35,000-\$49,999 | 11.8% | 15.0% | 13.2% | 11.4% | 9.9% | 10.5% | 9.8% |
| \$50,000-\$74,999 | 17.3% | 17.1% | 18.4% | 17.6% | 17.0% | 16.9% | 15.6% |
| \$75,000-\$99,999 | 11.5% | 11.1% | 13.1% | 13.7% | 16.0% | 12.9% | 12.5% |
| \$100,000-\$149,999 | 14.7% | 12.7% | 17.6% | 19.4% | 19.4% | 18.4% | 17.8% |
| \$150,000-\$199,999 | 8.0% | 4.1% | 5.2% | 7.7% | 8.9% | 8.7% | 9.8% |
| \$200,000+ | 10.0% | 5.8% | 7.7% | 9.8% | 10.8% | 12.1% | 14.0% |
| KEY FACTS | | | | | | | |
| Population | 10,166 | 43,028 | 66,089 | 330,238 | 539,942 | 23,027,836 | 339,887,819 |
| Daytime Population | 10,975 | 67,398 | 62,960 | 350,768 | 519,178 | 22,846,618 | 338,218,372 |
| Employees | 5,067 | 16,902 | 29,227 | 154,301 | 245,730 | 10,832,721 | 167,630,539 |
| Households | 4,842 | 17,197 | 24,788 | 135,067 | 213,949 | 9,263,074 | 132,422,916 |
| Average HH Size | 2.08 | 2.22 | 2.34 | 2.31 | 2.41 | 2.43 | 2.50 |
| Median Age | 43.6 | 37.4 | 34.1 | 40.3 | 40.6 | 43.6 | 39.6 |
| HOUSING FACTS | | | | | | | |
| Median Home Value | 252,489 | 192,491 | 278,020 | 314,014 | 342,653 | 416,969 | 370,578 |
| Owner Occupied % | 58.3% | 48.5% | 59.3% | 65.2% | 70.5% | 67.2% | 64.2% |
| Renter Occupied % | 41.7% | 51.5% | 40.7% | 34.8% | 29.4% | 32.8% | 35.8% |
| Total Housing Units | 5,738 | 20,150 | 27,561 | 152,175 | 237,346 | 10,635,372 | 146,800,552 |
| INCOME FACTS | | | | | | | |
| Median HH Income | \$67,097 | \$51,257 | \$65,121 | \$75,818 | \$81,330 | \$78,205 | \$81,624 |
| Per Capita Income | \$48,116 | \$31,373 | \$35,482 | \$42,105 | \$42,620 | \$44,891 | \$45,360 |
| Median Net Worth | \$162,192 | \$63,522 | \$148,884 | \$219,235 | \$271,070 | \$253,219 | \$228,144 |

Interior Photos

3480 Barrancas Ave, Pensacola, FL 32507



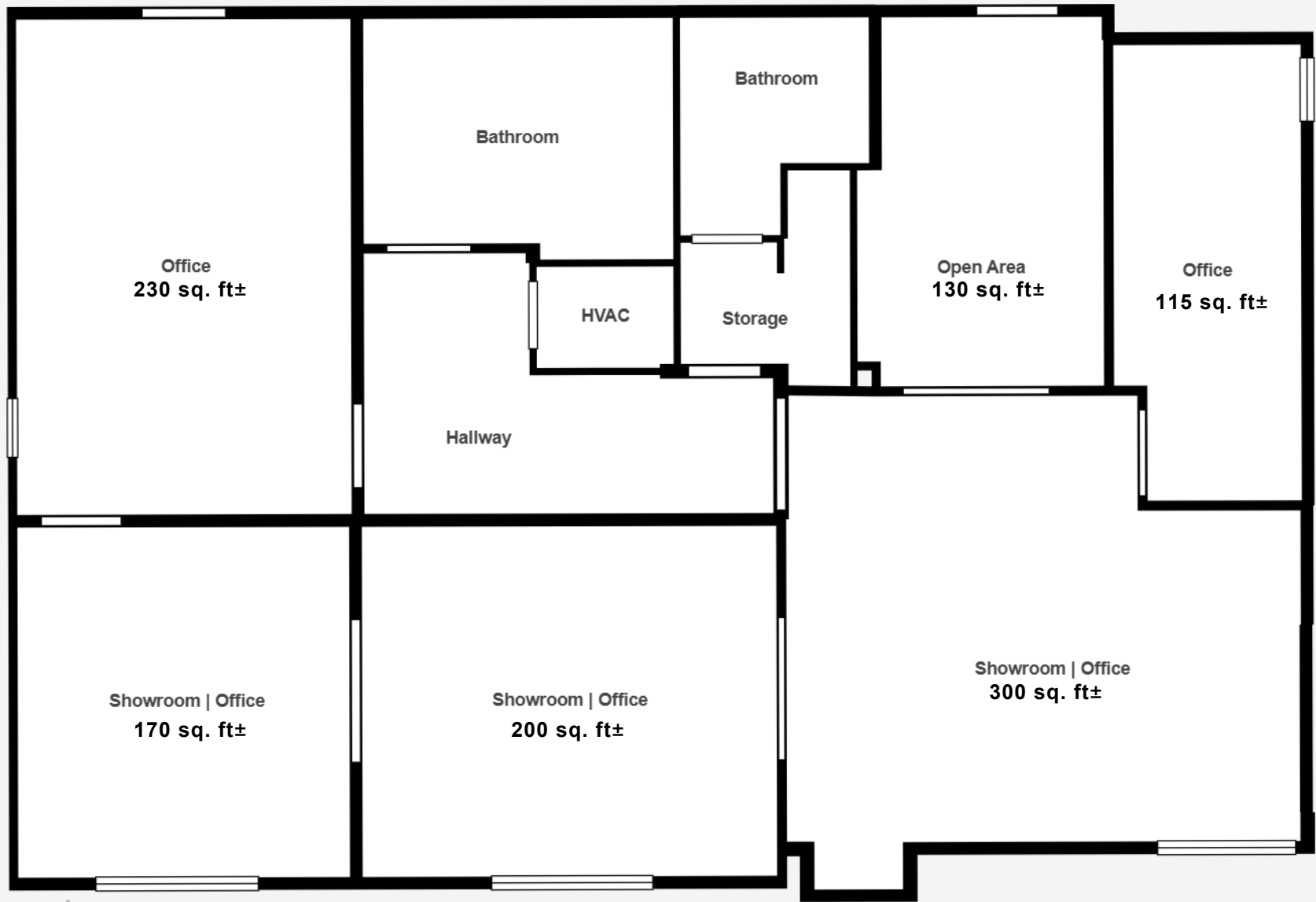
Exterior Photos

3480 Barrancas Ave, Pensacola, FL 32507



Floor Plan

3480 Barrancas Ave, Pensacola, FL 32507

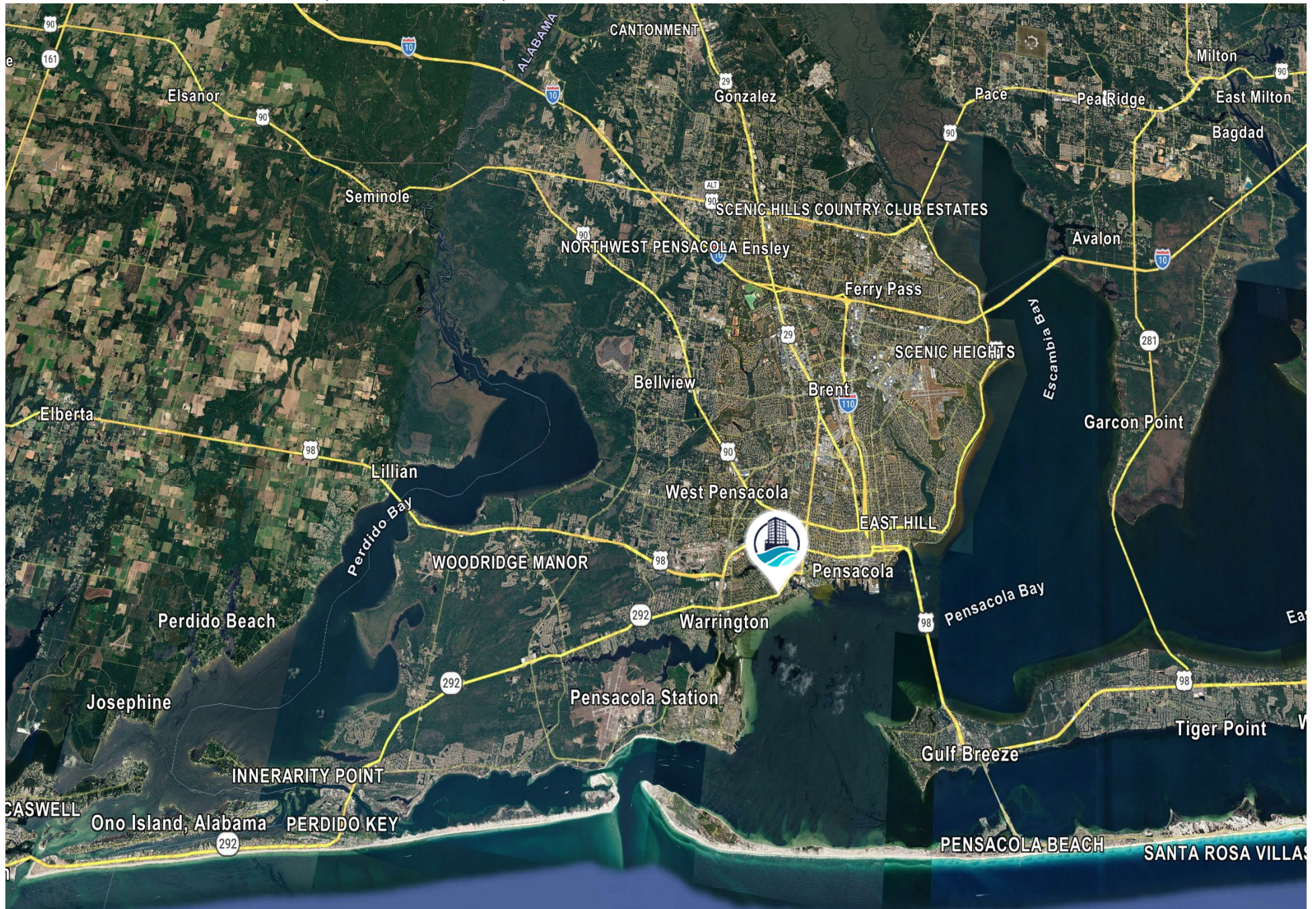


Barrancas Ave

Barrancas Ave

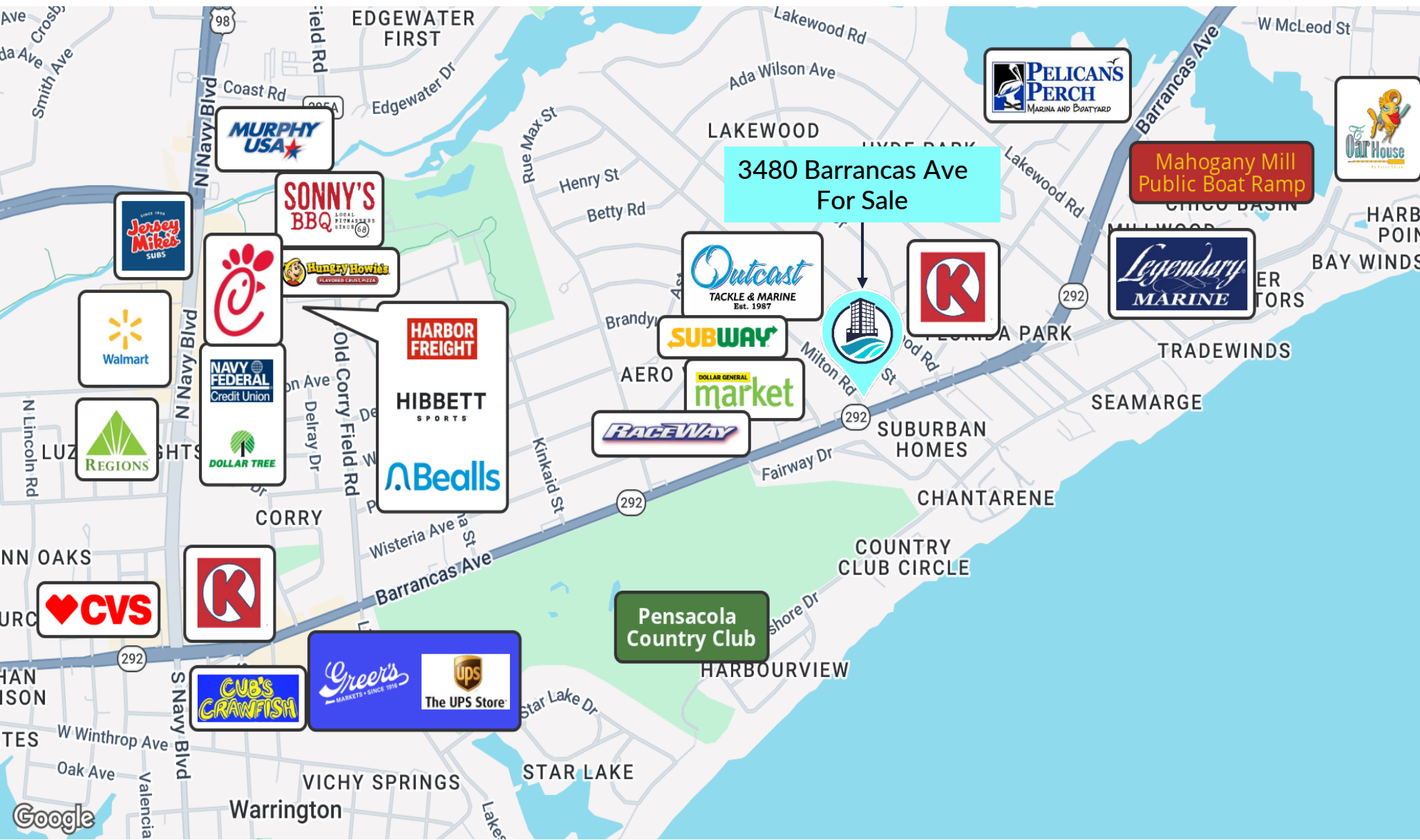
Location Map

3480 Barrancas Ave, Pensacola, FL 32507



Retail Map

Barrancas Avenue Area | Pensacola, FL



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.