

# SEBASTIAN PLAZA

250 Sebastian Blvd, Sebastian, FL 32958

Shopping Center  
Investment Opportunity

Offering Memorandum

Subject  
Property



**R** REALINSIGHT<sup>®</sup>  
MARKETPLACE

[Click Here for Auction Details](#)

Bid Dates: May 4th, 2026 - May 6th

Starting Bid: \$250,000

## EXCLUSIVELY LISTED BY



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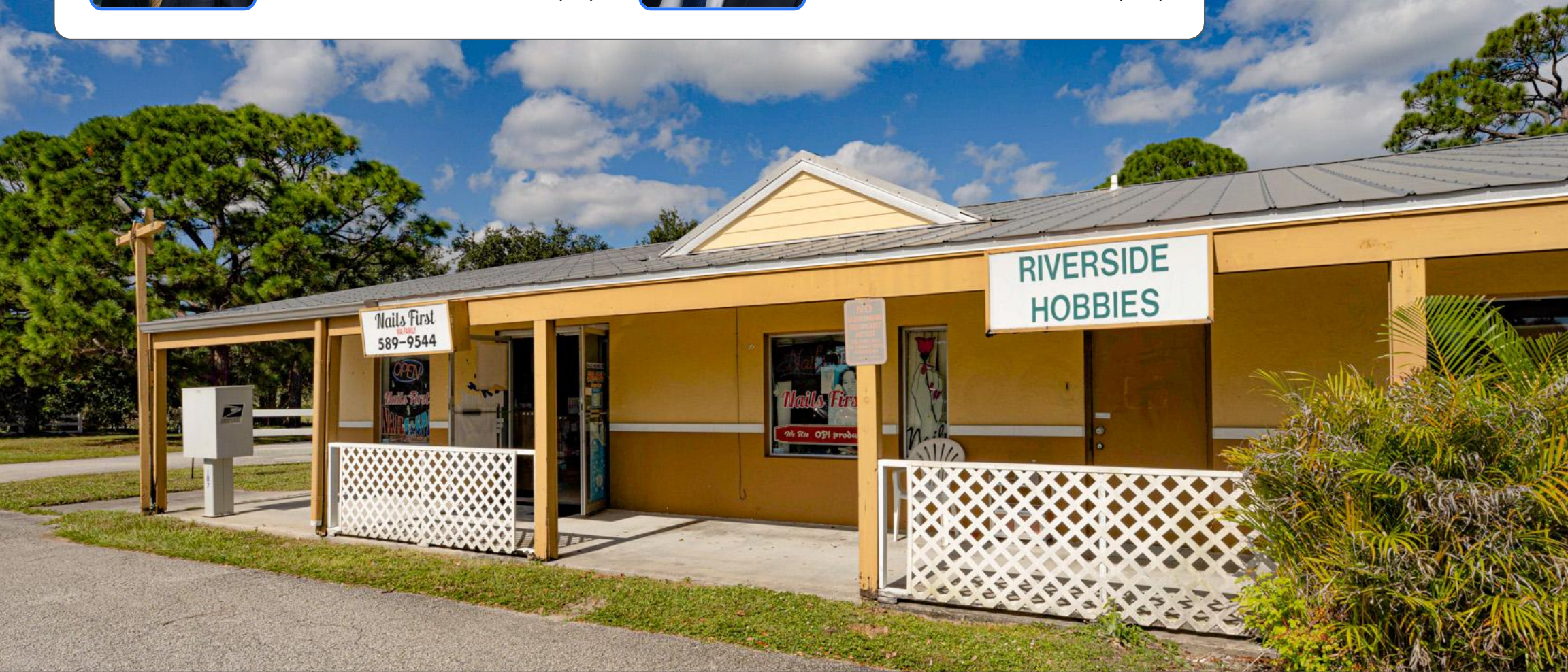
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**Broker of Record**

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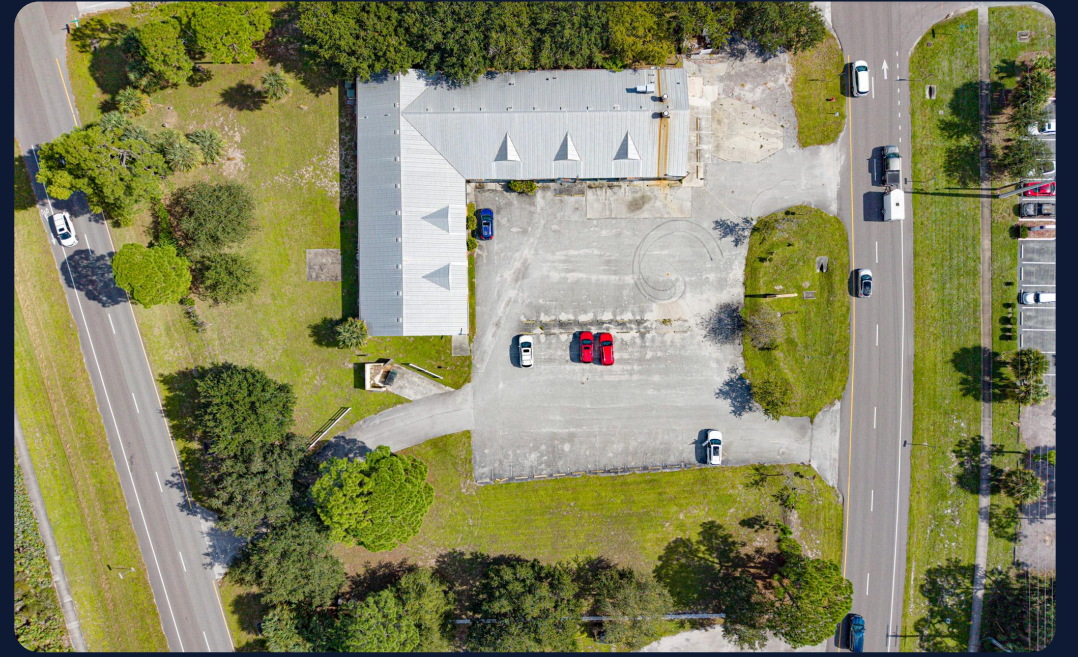
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**MATTHEWS™**

# PROPERTY OVERVIEW

## Sebastian Plaza

250 Sebastian Blvd, Sebastian, FL 32958



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Compelling Value-Add Retail Opportunity:** Significant upside through leasing of vacant space and repositioning below-market rents in a neighborhood retail setting.
- **Strong Treasure Coast Location:** Located in Sebastian, Florida, a growing coastal community with favorable demographics, steady population growth, and expanding local commerce.
- **Well-Positioned Neighborhood Center:** Approx. 8,800 SF of retail space on a ±1.83-acre parcel with strong visibility and accessibility for service-oriented tenants.
- **Favorable Florida Ownership Environment:** Benefits from Florida's pro-business climate and lack of state income tax, supporting long-term investment performance.

## Offering Summary:

- **Sebastian Plaza is a neighborhood retail investment** located at 250 Sebastian Boulevard in Sebastian, Florida. The property consists of approximately ±8,800 square feet of retail space situated on a ±1.83-acre parcel and was constructed in 1980. The center is currently 36% occupied and includes a mix of service-oriented tenants, providing clear upside through lease-up and operational improvement.
- **The property offers a compelling value-add profile**, with multiple vacant suites and existing tenants on short-term or month-to-month leases. This structure allows an investor to implement an active leasing strategy, capture market rental growth, and enhance long-term cash flow and asset value.
- **Sebastian Plaza is positioned within the Treasure Coast of Florida**, a region benefiting from steady population growth, high homeownership, and a diversified local economy supported by healthcare, retail, construction, and professional services. The surrounding demographics and growing residential base support continued demand for neighborhood retail and daily-needs services.
- **This offering presents an opportunity to acquire a well-located Florida retail asset** with operational flexibility and meaningful long-term upside.

**\$250,000**  
Starting Bid

**5/4/26-5/6/26**  
Bid Dates





American Legion Post 189



Subject Property

Sebastian Blvd

Sebastian Blvd



# PROPERTY PHOTOS

## Sebastian Plaza

250 Sebastian Blvd, Sebastian, FL 32958



250 Sebastian Blvd  
Sebastian, FL 32958



**36%**  
Current Occupancy

**±8,800 SF**  
GLA

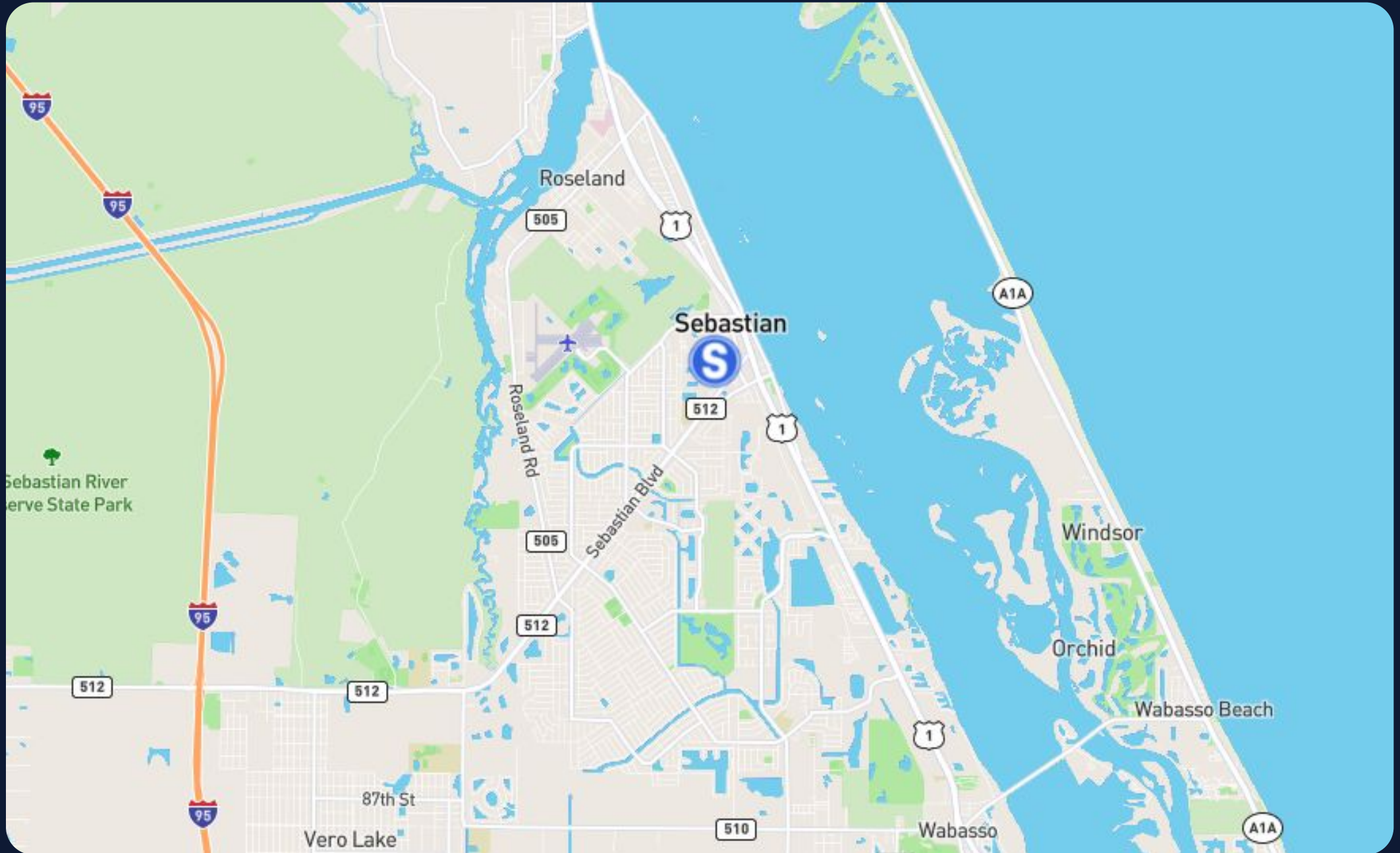
**±1.83 AC**  
Lot Size

**3**  
Total Tenants

# MARKET OVERVIEW

## Sebastian Plaza

250 Sebastian Blvd, Sebastian, FL 32958



# SEBASTIAN, FL

**25,759**  
Total Population

**10,135**  
Employed Population

**\$281,700**  
Median Property Value

**83.5%**  
Homeownership Rate



## Local Market Overview

Sebastian, Florida is a steadily growing community on Florida's east coast, known for its relaxed coastal setting and increasing appeal to families and professionals. Situated along the Indian River Lagoon, the city has become a desirable place to live for those seeking a balance between small-town charm and access to nearby urban centers like Vero Beach and Melbourne. As new residential areas and local amenities continue to develop, Sebastian is attracting new residents who value a slower pace of life paired with ongoing growth and opportunity.

The city's economy is diverse and expanding, supported by sectors such as health care, retail, construction, and professional services. Many small businesses thrive alongside a growing number of remote workers and entrepreneurs drawn by the area's affordability and quality of life. With its expanding infrastructure, stable job market, and welcoming business environment, Sebastian is positioning itself as one of Florida's emerging communities for both residents and investors looking toward the future.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,711	24,932	39,018
Current Year Estimate	4,656	24,129	37,489
2020 Census	4,207	22,459	34,390
Growth Current Year-Five-Year	1.18%	3.33%	4.08%
Growth 2020-Current Year	10.67%	7.44%	9.01%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,343	11,616	18,025
Current Year Estimate	2,297	11,369	17,509
2020 Census	2,105	10,337	15,721
Growth Current Year-Five-Year	2.01%	2.17%	2.95%
Growth 2020-Current Year	9.12%	9.99%	11.37%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$76,123	\$96,157	\$103,482



[Click Here For The Auction Link](#)

Bid Start Date:  
May 4th, 2026 | 9:00am

Bid End Date:  
May 6th, 2026 | 9:00am

Bidding will run for a duration of approximately 48-hours and we suggest bidders check in regularly to the RI Marketplace offering page for continued updates.

As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property or market.



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## Getting Started

- Create your RIM account by simply going to [rimarketplace.com](http://rimarketplace.com) and clicking the “Sign Up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert, or RIM Transaction Manager. Contact information for each is provided towards the bottom of the offering page.
- On the offering page you can sign the electronic confidentiality agreement and access the due diligence vault. There you can download the OM and any due diligence documents needed to evaluate the opportunity.

## Registration & Auction Participation

Registering to Bid: On the offering page, click the “Register to Bid” on the right hand side. Complete the registration steps, including uploading your Proof of Funds which are required to be fully approved to bid. You will need to agree to the Sale Event Terms and Conditions when you submit your registration to bid.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **250 Sebastian Blvd, Sebastian, FL, 32958** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.