

19 Del Prado Blvd North

Cape Coral, FL 33909

Office
Investment Opportunity
Offering Memorandum

CREXI

[Click Here for Auction Details](#)
Bid Dates: 8/31-9/2

Del Prado Blvd N ±49,500 VPD

Subject Property



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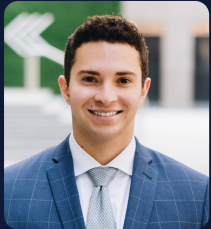
Aiden Hawkins

Associate Vice President

(813) 600-5908

aiden.hawkins@matthews.com

License No. SL3577905 (FL)



Jake Lurie

FVP & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)



Andrew Doerr

Associate

(813) 436-9209

andrew.doerr@matthews.com

License No. SL3579687 (FL)



Robert Anderson

VP of Auction Services

(949) 544-1722

robert.anderson@matthews.com

License No. 01738687 (CA)

Kyle Matthews

Broker of Record

Broker Lic. No. BK3554632 (FL)

Firm Lic. No. CQ1066435 (FL)

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EXECUTIVE OVERVIEW

19 North

19 Del Prado Blvd N | Cape Coral, FL

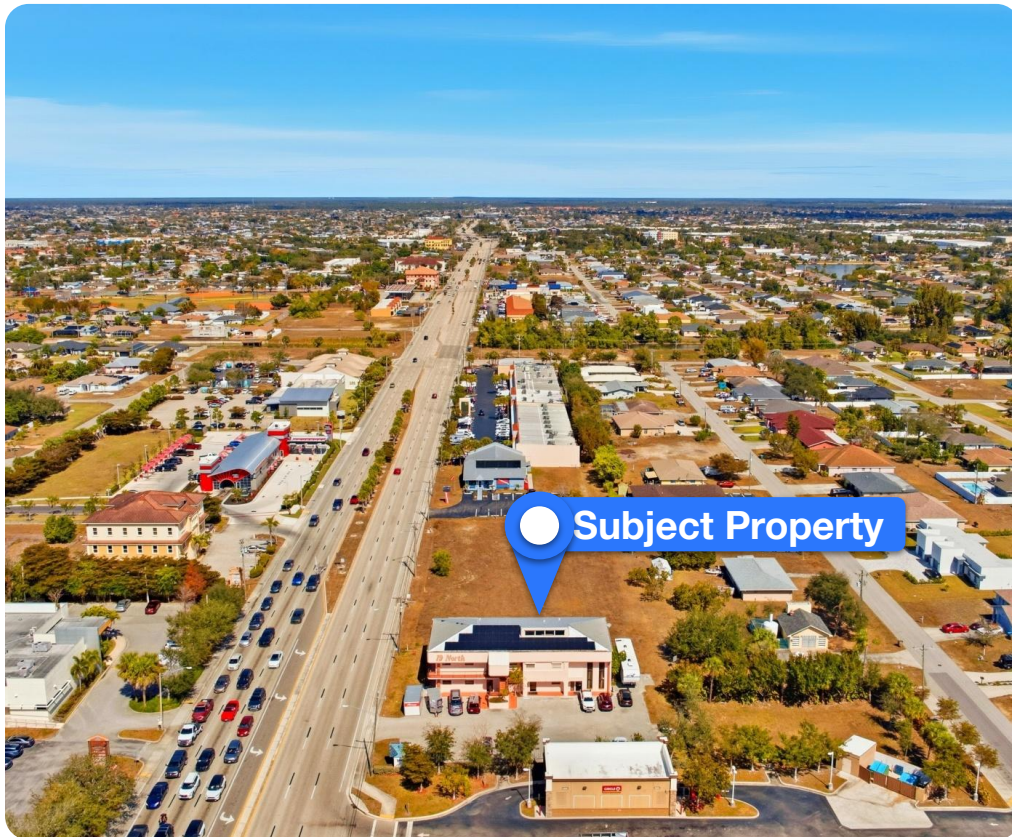


EXECUTIVE SUMMARY

Investment Summary

19 Del Prado Blvd N represents a rare, highly flexible opportunity in a premier Cape Coral corridor. With short-term leases, multiple unit configurations, solar energy cost savings, and excellent visibility, the property offers a buyer the ability to occupy, reposition, or enhance income immediately.

This asset is ideally suited for an owner-user seeking visibility and control, or an investor looking to capitalize on lease rollover, re-tenanting upside, and long-term growth along Del Prado Boulevard.



Property Overview

This two-story office building is strategically located along Del Prado Boulevard North, one of Cape Coral's primary commercial corridors, offering exceptional visibility, access, and flexibility. The property totals approximately $\pm 7,500$ square feet and can be configured for office or retail use, making it well-suited for a wide range of owner-users and investors.

With short-term and month-to-month leases throughout, the property provides a rare opportunity for a buyer to occupy all or a portion of the building while maintaining supplemental rental income.



EXECUTIVE SUMMARY

Auction Process

Starting Bid	\$300,000
Bid Date	8/31-9/2

Name	19 North
Address	19 Del Prado Blvd N
City	Cape Coral
State	FL
Property Type	Office

Land Area	±0.88 AC
Year Built	1986
Gross Leasable Area (SF)	±7,500
Total Suites	24
Current Occupancy	86.20%

Key Building Features

- **Two-Story Flexible-Use Building** – Suitable for Office or Retail Configurations.
- **First Floor: 6 Individual Units** – Ideal for Retail, Medical, Professional Office, or Service-Based Tenants.
- **Second Floor: 13 Executive Suites** – Designed for Professional Users; One Suite is Configured as a Conference Room, Adding Shared Amenity Value.
- **Short-Term / MTM Leases** – All Tenants are on Month-To-Month or Year-To-Year Leases, Providing Maximum Flexibility for Repositioning or Owner Occupancy.
- **Owner-User Opportunity** – Ability to Bring a Buyer's Own Business into the Space While Maintaining Income from Remaining Suites.
- **Solar Panels Included** – On-Site Solar Helps Reduce Utility Expenses and Enhances Long-Term Operating Efficiency.
- **Prominent Electric Monument Signage** – High-Visibility Signage Along Del Prado Blvd Allows Tenants and Ownership to Effectively Promote Their Businesses.
- **Efficient Building Layout** – Easily Manageable Suite Sizes with Strong Leasing Appeal to Small Businesses and Professional Users.

INVESTMENT HIGHLIGHTS

Property & Lease Details

Highly Flexible Income Profile

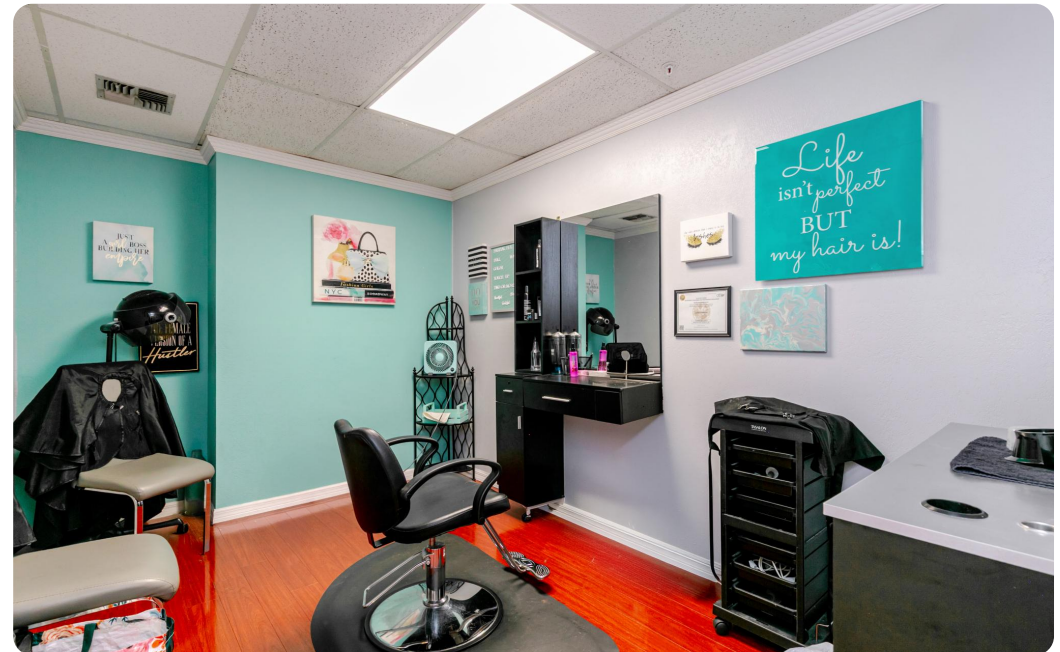
- Approximately **±7,500 SF**
- Mix of Traditional Office Units and Executive Suites
- Short-Term Lease Structure Allows for:
 - Rapid Rent Increases
 - Re-Tenancing
 - Partial or Full Owner Occupancy

Executive Suite Model

- Second-Floor Executive Suites Provide Diversified Income
- Attractive to Professionals Seeking Smaller Footprints
- Conference Room Amenity Supports Tenant Retention and Shared-Use Functionality

Low Barrier to Entry

- Ideal for:
 - Owner-Users
 - Medical or Professional Practices
 - Small-Business Operators
 - Investors Seeking Value-Add or Hybrid Use



INVESTMENT HIGHLIGHTS



Location Highlights

Del Prado Boulevard Frontage

- Situated Directly on Del Prado Blvd N, One Of Cape Coral's Most Heavily Traveled North-South Arterials
- Strong Daily Traffic Counts and Excellent Visibility - $\pm 49,500$ VPD
- Easy Access from Surrounding Residential Neighborhoods and Commercial Districts

Dense Residential & Commercial Trade Area

- Surrounded by Established Neighborhoods and Ongoing Development
- Consistent Demand for Professional, Service-Based, and Neighborhood Retail Uses

Central Cape Coral Positioning

- Convenient Access to Pine Island Road and Major Thoroughfares
- Strong Connectivity Throughout Cape Coral and the Greater Fort Myers MSA



Diplomat Elementary School
±1,070 Students

Del Prado Blvd N ± 49,500 VPD



Pine Island Rd ± 44,000 VPD



Subject Property



Caloosa Middle School
±900 Students



Google Earth

ASSET OVERVIEW

19 North

19 Del Prado Blvd N | Cape Coral, FL



ASSET OVERVIEW

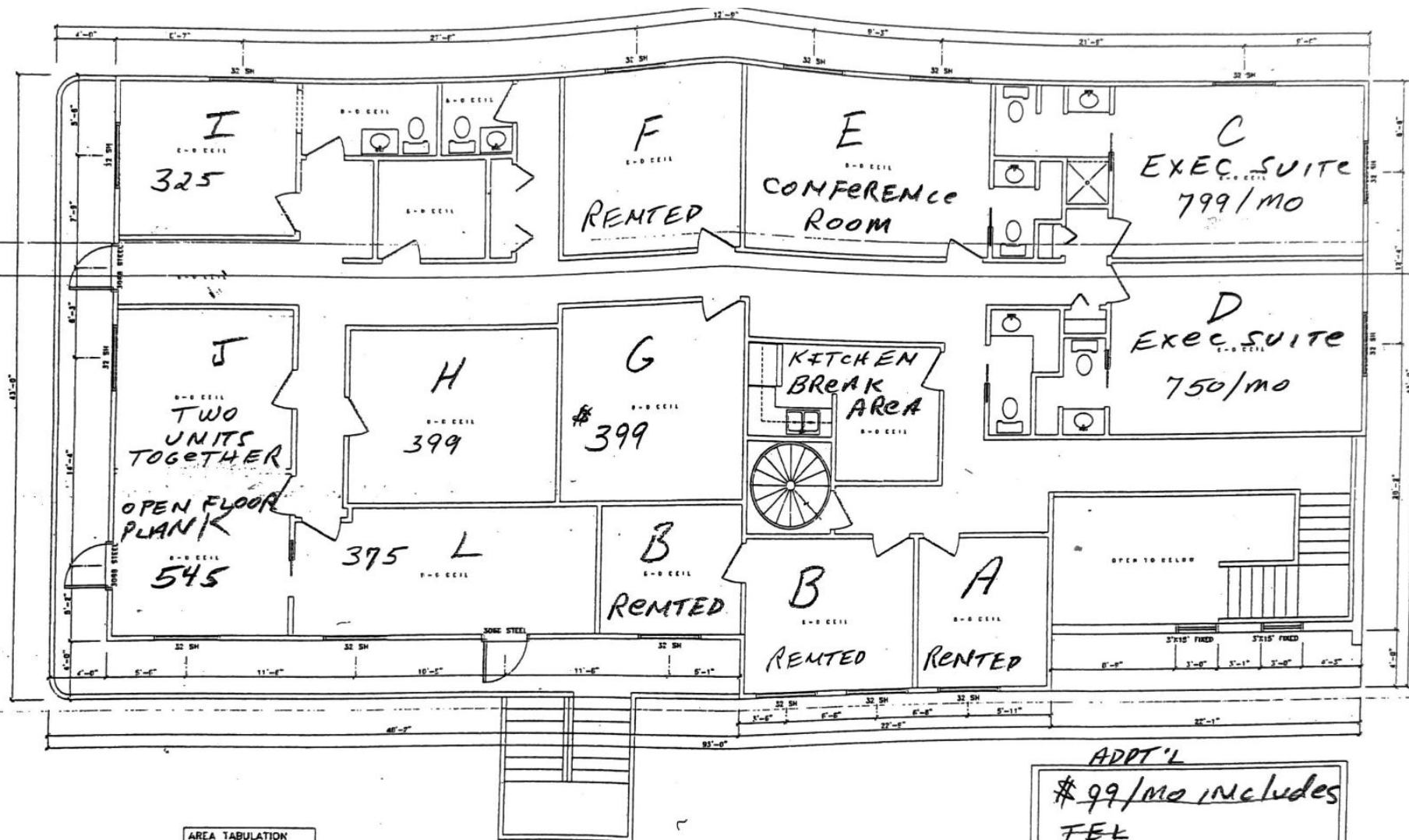
Asset Overview

Name	19 North
Address	19 Del Prado Blvd N
City	Cape Coral
State	FL
Property Type	Office

Land Area	±0.88 AC
Year Built	1986
Gross Leasable Area (SF)	±7,500
Total Suites	24
Current Occupancy	86.20%



SITE PLAN



AREA TABULATION	
EXISTING	
2ND FLOOR	3,563 SQ. FT.
TOTAL	3,563 SQ. FT.

19 DEL PRADO BLVD NORTH
EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTACT: BUD KRATER
239 209 1040

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\$99/mo includes
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SITE PLAN

RENT ROLL

Suite	Tenant	GLA (SF)	% of GLA	Annual Rent	Monthly Rent	Rent PSF	Lease Structure
101	Suite	1,000 SF	13.33%	\$18,450	\$1,538	\$18.45	Gross
102	Suite	1,000 SF	13.33%	\$12,000	\$1,000	\$12.00	Gross
103.1	Suite	333 SF	4.44%	\$6,000	\$500	\$18.00	Gross
103.2	Suite	333 SF	4.44%	\$4,200	\$350	\$12.60	Gross
103.3	Suite	333 SF	4.44%	\$3,600	\$300	\$10.80	Gross
104.1	Suite	500 SF	6.67%	\$12,000	\$1,000	\$24.00	Gross
104.2	Vacant	500 SF	6.67%	\$0	\$0	\$0.00	Gross
2A	Vacant	260 SF	3.47%	\$0	\$0	\$0.00	Gross
2B	Executive Suite (Owner)	260 SF	3.47%	\$0	\$0	\$0.00	Gross
2C	Executive Suite (Owner)	260 SF	3.47%	\$0	\$0	\$0.00	Gross
2D	Executive Suite (Owner)	260 SF	3.47%	\$0	\$0	\$0.00	Gross
2E	Executive Suite (Owner)	260 SF	3.47%	\$0	\$0	\$0.00	Gross
2F	Vacant	275 SF	3.67%	\$0	\$0	\$0.00	Gross
2G	Executive Suite	275 SF	3.67%	\$0	\$0	\$0.00	Gross
2H	Executive Suite	275 SF	3.67%	\$13,200	\$1,100	\$48.00	Gross
2I	Executive Suite	275 SF	3.67%	\$6,765	\$564	\$24.60	Gross
2J	Executive Suite	275 SF	3.67%	\$6,000	\$500	\$21.82	Gross
2K	Executive Suite	275 SF	3.67%	\$8,760	\$730	\$31.85	Gross
2L	Executive Suite	275 SF	3.67%	\$7,380	\$615	\$26.84	Gross
2M	Executive Suite	275 SF	3.67%	\$7,380	\$615	\$26.84	Gross
24 Suites		6,465 SF	86.20%	\$108,255	\$9,021	\$20.53	
3 Suites		1,035 SF	13.80%				
27 Suites		7,500 SF	100.00%	\$108,255	\$9,021	\$20.53	

FINANCIAL OVERVIEW

19 North

19 Del Prado Blvd N | Cape Coral, FL



MARKET OVERVIEW

19 North

19 Del Prado Blvd N | Cape Coral, FL



Cape Coral, FL

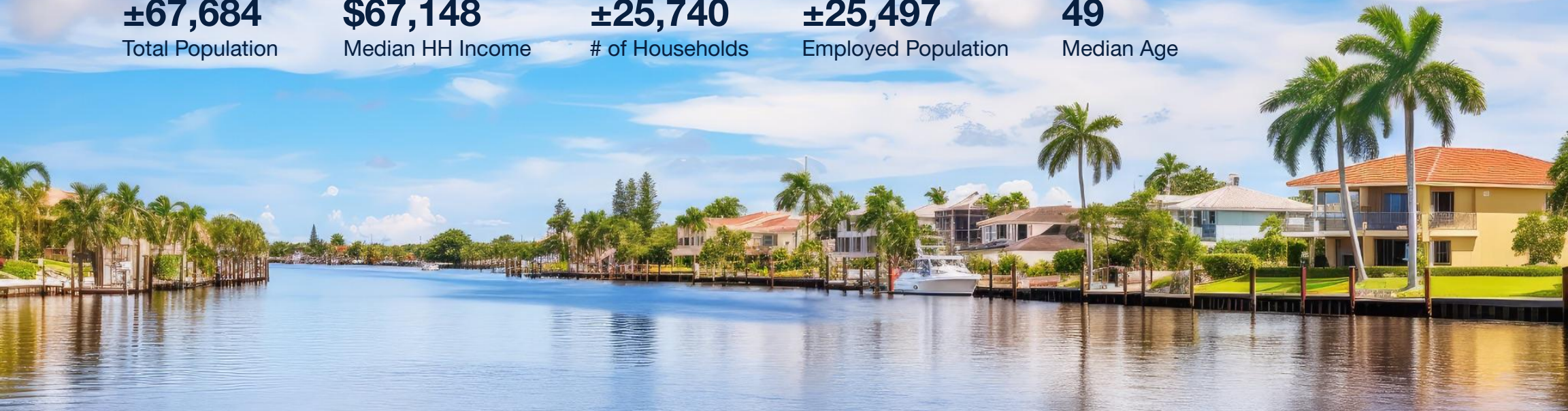
±67,684
Total Population

\$67,148
Median HH Income

±25,740
of Households

±25,497
Employed Population

49
Median Age



Local Market Overview

Located on Florida's southwest Gulf Coast, Cape Coral is one of the fastest-growing mid-sized cities in the United States, supported by sustained in-migration from retirees, remote professionals, and relocating households. With more than 230,000 residents and continued residential expansion throughout northern Cape Coral, the city provides a steadily expanding consumer base. Florida's favorable tax climate, strong household incomes, and high homeownership rates contribute to stable discretionary spending and long-term retail demand.

Major commercial corridors such as Del Prado Boulevard and Pine Island Road serve as primary retail arteries, connecting dense residential neighborhoods to regional employers and Fort Myers. The surrounding trade area benefits from daily commuter traffic, seasonal population increases, and proximity to healthcare, schools, and service-oriented businesses that drive repeat visitation. As residential growth continues to push northward, retail properties positioned along established corridors are well situated to capture both neighborhood-serving demand and broader community traffic within the Cape Coral-Fort Myers metropolitan area.

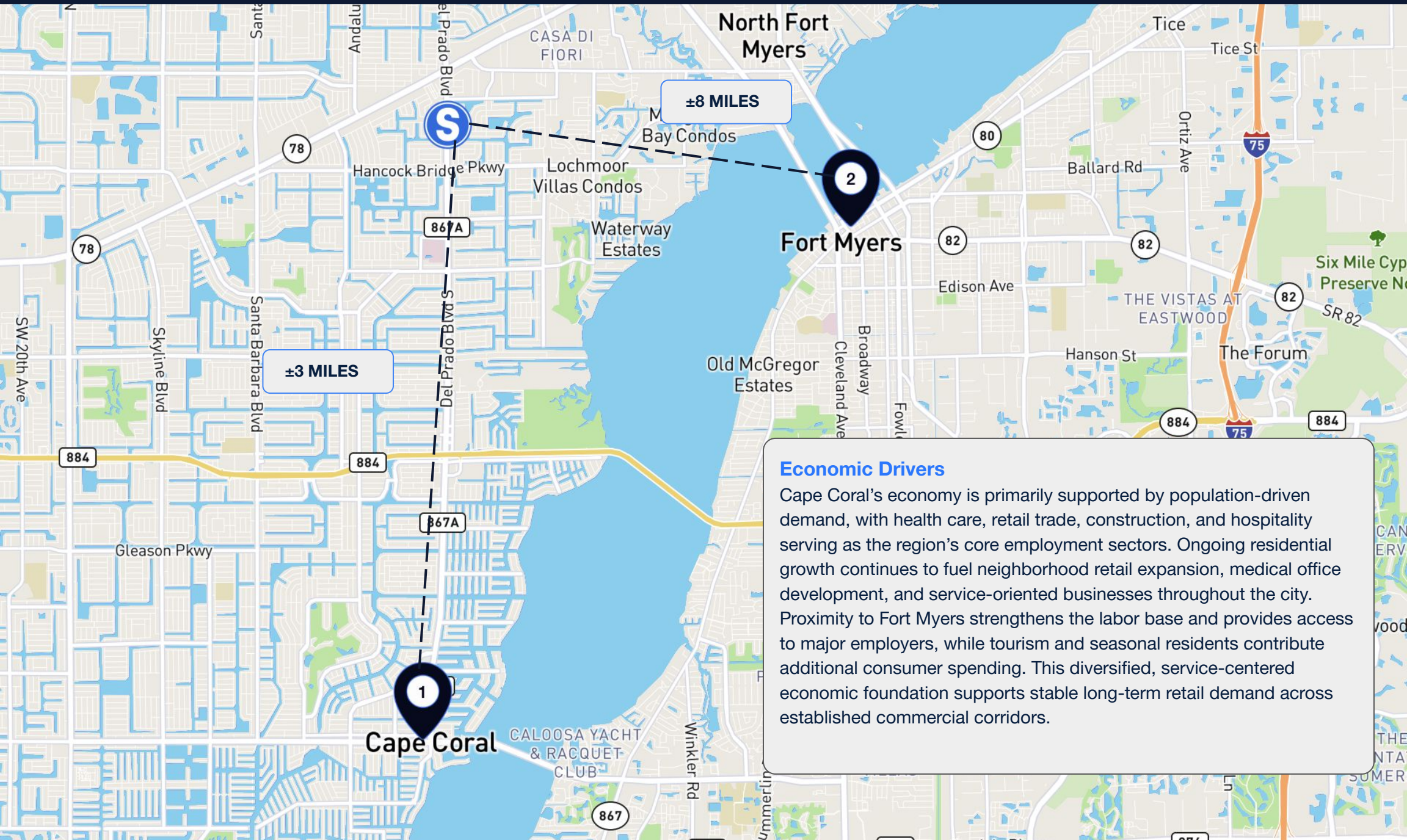
Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	73,467	180,308	502,592
Current Year Estimate	67,684	165,174	457,046
2020 Census	65,224	154,085	408,064
Growth Current Year-Five-Year	1.7%	1.8%	2.0%
Growth 2020-Current Year	0.8%	1.4%	2.4%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	27,754	70,625	208,710
Current Year Estimate	25,740	65,094	190,804
2020 Census	25,345	61,930	173,175
Growth Current Year-Five-Year	1.6%	1.7%	1.9%
Growth 2020-Current Year	2.2%	2.6%	2.7%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,567	\$88,087	\$90,292

Economic Drivers

Cape Coral's economy is primarily supported by population-driven demand, with health care, retail trade, construction, and hospitality serving as the region's core employment sectors. Ongoing residential growth continues to fuel neighborhood retail expansion, medical office development, and service-oriented businesses throughout the city. Proximity to Fort Myers strengthens the labor base and provides access to major employers, while tourism and seasonal residents contribute additional consumer spending. This diversified, service-centered economic foundation supports stable long-term retail demand across established commercial corridors.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,420	70,469	173,705
Current Year Estimate	9,710	67,828	165,681
2020 Census	10,511	63,555	149,060
Growth Current Year-Five-Year	-2.99%	3.89%	4.84%
Growth 2020-Current Year	-7.62%	6.72%	11.15%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,733	27,451	69,544
Current Year Estimate	3,810	26,340	66,313
2020 Census	4,149	24,944	60,635
Growth Current Year-Five-Year	-2.04%	4.22%	4.87%
Growth 2020-Current Year	-8.17%	5.60%	9.36%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,970	\$95,162	\$98,847

REGIONAL MAP



Auction Process



Bid Date 8/31/26

Bid Deadline 9/2/26



Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing 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.

Getting Started

- Create your Crexi account by simply going to crexi.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 Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

Registration & Auction Participation

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

Closing & Next Steps

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing 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.



Robert Anderson

VP Of Auction Services

Direct (949) 544-1722

Mobile (949) 402-1825

robert.anderson@matthews.com

License No. 01738687 (CA)

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Aiden Hawkins
Associate Vice President
(813) 600-5908
aiden.hawkins@matthews.com
License No. SL3577905 (FL)



Jake Lurie
FVP & Associate Director
(813) 488-0853
jake.lurie@matthews.com
License No. SL3510801 (FL)



Andrew Doerr
Associate
(813) 436-9209
andrew.doerr@matthews.com
License No. SL3579687 (FL)



Robert Anderson
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(949) 544-1722
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License No. 01738687 (CA)

Kyle Matthews

Broker of Record

Broker Lic. No. BK3554632 (FL)

Firm Lic. No. CQ1066435 (FL)

CREXI

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Bid Dates: 8/31-9/2

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 19 Del Prado Blvd N, Cape Coral, FL, 33909 ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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.