

RETAIL & RESTAURANT SUITES

At JBCCC Shops

3694-3750 NE Indian River Dr. Jensen Beach, FL 34957

FOR LEASE

Starting at \$30.00/SF



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PROPERTY OVERVIEW

JBCCC Shops is the ground-floor commercial component of a mixed-use condominium building stretching from 3694 to 3750 NE Indian River Dr, directly along the Indian River near downtown Jensen Beach.

Six restaurant and retail suites are now available, ranging from a 971 SF storefront to a 5,506 SF full-service restaurant and bar with a river-facing patio.

Most suites come with commercial kitchens or shop build-outs already in place, including hood systems, walk-in and upright refrigeration, cooking lines and dedicated HVAC.

Key Highlights

Waterfront location	Turnkey build-outs
Built-in neighbors	Varying sizes for every concept
Outdoor and patio with select spaces	Security and parking



The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, lease, price change, or withdrawal without notice.

Address	3694-3750 NE Indian River Dr.
Lease Rate	\$30.00-\$40.00/SF
Total Indoor SF	10,710 SF
Available Suites	6
Suite Sizes	971 - 5,506 SF
Construction Type	Block/Stucco
Parking Spaces	Street parking + adjacent dedicated parking lot
Zoning	JB Redevelopment
Land Use	CRA Center
Lease Options	NNN, MTM, or 5+ year term with annual increases

AVAILABLE SPACES

Space/Suite	Space Size	Rate/SF	Base Rent	NNN/HOA
Restaurant (3750) <i>Currently Circa 69</i> Suite B100-B104 (800 SF Patio, 600 SF Storage)	5,506 SF	\$30.00/SF	\$13,765/mo.	\$8.52/SF
Quick Service Restaurant (3750) <i>Former Burrito Restaurant</i> Suite B105 (320 SF Patio)	1,376 SF	\$40.00/SF	\$4,586/mo.	\$8.52/SF
Quick Service Restaurant (3694) <i>Former Sandwich Shop</i> Suite A101	980 SF	\$40.00/SF	\$3,266/mo.	\$8.52/SF
Quick Service Restaurant (3700) <i>Former Coffee Shop</i> Suite A102	971 SF	\$40.00/SF	\$3,233/mo.	\$8.52/SF
Quick Service Restaurant (3706) <i>Former Ice Cream Shop</i> Suite A103	997 SF	\$40.00/SF	\$3,323/mo.	\$8.52/SF

Monthly NNN figure reflects the HOA/condominium assessment for each unit. Property taxes, insurance and CAM, if applicable, are not itemized in the current figures and will be confirmed at LOI. All rents quoted exclusive of utilities. Information deemed reliable but not guaranteed; subject to change, prior lease, or withdrawal without notice.

BUILDING ELEVATIONS



A101
JBCCC A101 LLC
SANDWICH SHOP
3694 NE INDIAN RIVER DR.
980 SQ. FT.

A102
JBCCC A102 LLC
JAVA SCRIPT COFFEE
3700 NE INDIAN RIVER DR.
971 SQ. FT.

A103
JBCCC A103 LLC
JOE & BENNY'S ICE CREAM
3706 NE INDIAN RIVER DR.
997 SQ. FT.

A104
JBCCC A104 LLC
CLASSROOM
3712 NE INDIAN RIVER DR.
880 SQ. FT.

A105
NANCY MORRISON
KNEADED ESCAPE
3718 NE INDIAN RIVER DR.
971 SQ. FT.



CIRCA 69
JBCCC B100-B104 LLC
3750 NE INDIAN RIVER DR.
STE. B100, B101, B102, B103, B104
5506 SQ. FT. INDOOR
1100 SQ. FT. OUTDOOR

BURRITO HEAVEN
3750 NE INDIAN RIVER DR.
STE. B105
1376 SQ. FT. INDOOR
320 SQ. FT. OUTDOOR

RESTAURANT SPACE (3750)

5,506 SF full-service restaurant and bar with a 114-seat dining room, a 104-seat bar, a showpiece kitchen line and a river-facing patio. The space is fully built and equipped, ready for an experienced operator to step in with their own concept.

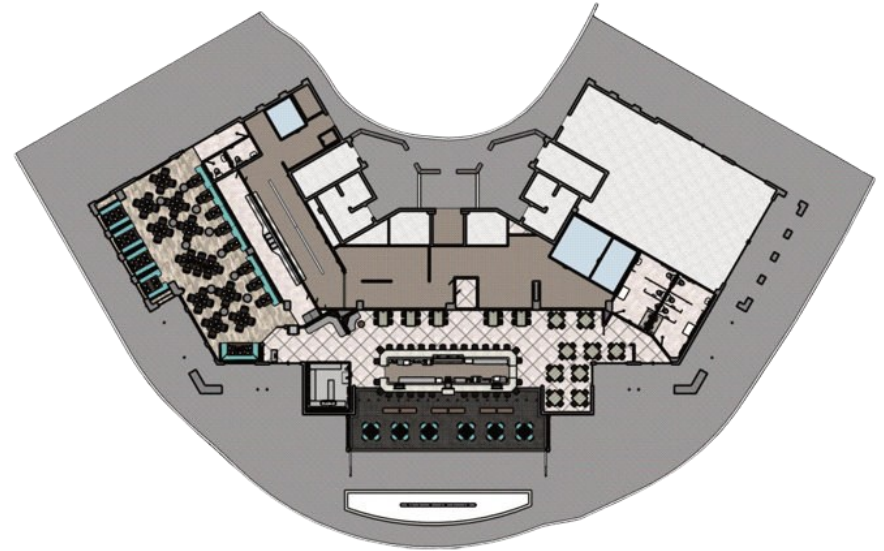
B100-104 Space Details

Seating / Capacity	114 dining + 104 bar; up to 240 with patio open
Additional Space	800 SF patio + 600 SF storage
Restrooms	4
Parking	64 spaces (14 rear + 50 front)
Monthly NNN/HOA	\$8.52/SF

Equipment Highlights

- ▶ **Kitchen:** Full commercial kitchen with Wood Stone gas pizza oven, (2) stacked convection ovens, (2) 10-burner ranges, 36" griddle and gas charbroiler.
- ▶ **Refrigeration:** (2) walk-in coolers, walk-in freezer, and walk-in beverage/beer cooler feeding a 24-tap draft system.
- ▶ **Bar & dish:** Commercial dishwasher, double glass washer and 750 lb ice machine.
- ▶ **Mechanical:** Full exhaust hood system; 5 HVAC systems totaling ~25.5 tons (1 Addison + 4 Lennox), including a dedicated make-up air unit at the beverage cooler.

Layout



Dining Room & Bar



RESTAURANT SPACE PHOTOS



RESTAURANT SPACE (3750)

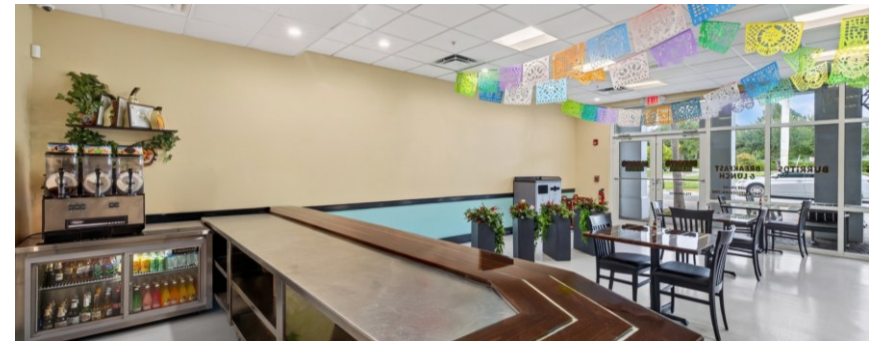
1,376 SF fully equipped quick-service kitchen with its own patio at the end of the 3750 building. The existing hood, cooking line and refrigeration make this an ideal fit for fast-casual, Mexican, grill or any concept built around a compact, high-throughput kitchen.

B105 Space Details

Seating / Capacity	31 dining + 8 outside; up to 48
Additional Space	320 SF patio
Restrooms	2
Parking	16 spaces (6 rear + 10 front)
Monthly NNN/HOA	\$8.52/SF

Equipment Highlights

- ▶ **Cooking line:** 6-burner range, gas griddle, gas charbroiler and 2-battery gas fryer.
- ▶ **Refrigeration:** (2) double-door upright coolers, single-door upright freezer and a 16-spot condiment cooler.
- ▶ **Mechanical:** Full exhaust hood system, tanked water heater and a 5-ton Carrier HVAC system.



STOREFRONT SUITES (3700)

Four small-format storefronts line the plaza frontage between 3694 and 3712 NE Indian River Dr. Small-format retail space is in short supply along the Jensen Beach corridor, and these suites give a café, dessert shop, studio or service business an affordable way into a waterfront downtown address.

Suite A102 Former Coffee Shop

Indoor SF	971 SF
Seating	8 dining + 6 outside; up to 14
Restrooms	1
NNN/HOA	\$8.52/SF
HVAC	3-ton Lennox system
Parking	12 total (6 front + 6 rear)
Equipment	Available upon request



STOREFRONT SUITES (3706)

Four small-format storefronts line the plaza frontage between 3694 and 3712 NE Indian River Dr. Small-format retail space is in short supply along the Jensen Beach corridor, and these suites give a café, dessert shop, studio or service business an affordable way into a waterfront downtown address.

Suite A103 Former Ice Cream Shop

Indoor SF	997 SF
Seating	10 dining + 6 outside; up to 24
Restrooms	1
NNN/HOA	\$8.52/SF
HVAC	3-ton Lennox system
Parking	12 total (6 front + 6 rear)
Equipment	Available upon request



STOREFRONT SUITES (3694)

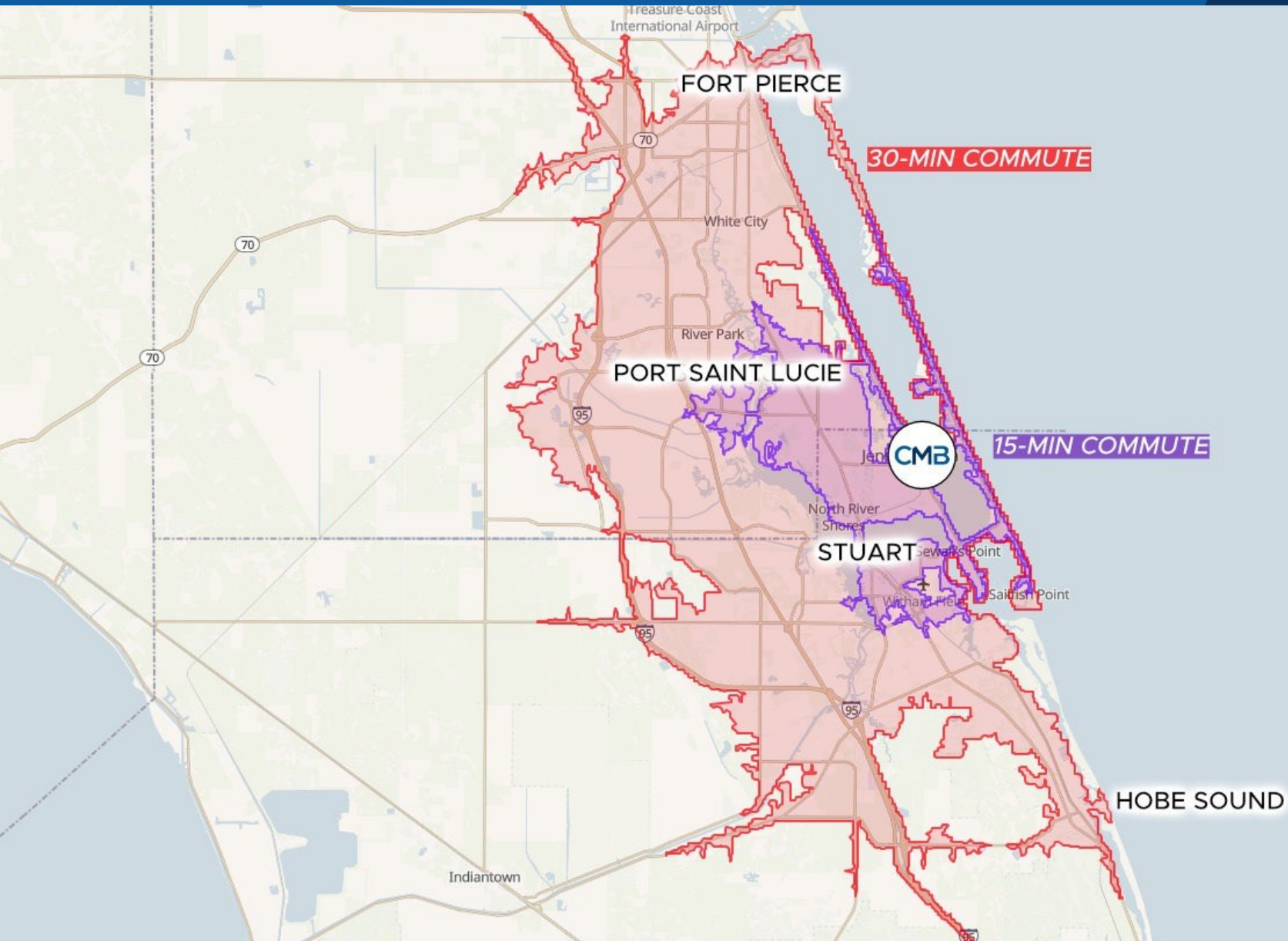
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Suite A101 Former Sandwich Shop

Indoor SF	980 SF
Seating	Available upon request
Restrooms	1
NNN/HOA	\$8.52/SF
Build-out	Available upon request



COMMUTE MAP (15-30-MIN)



DEMOGRAPHICS

1-Mile Radius

Population	3,471
Households	1,743
Median HH Income	\$84,289

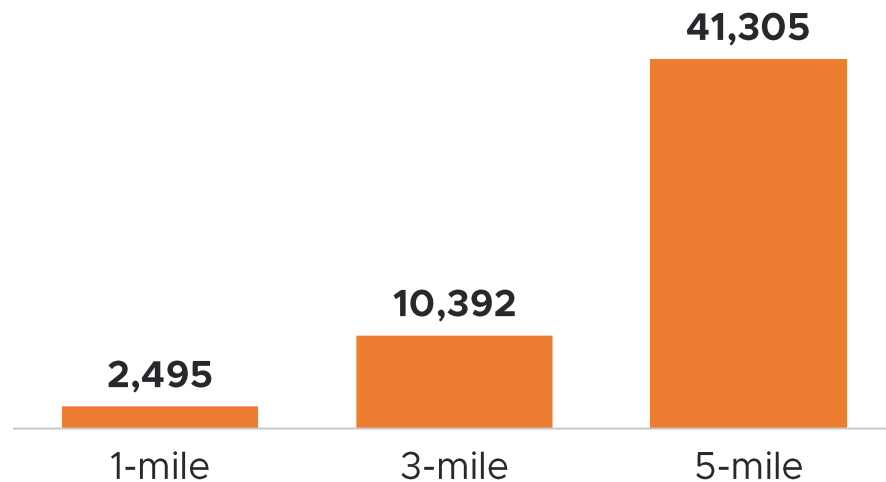
3-Mile Radius

Population	33,968
Households	17,032
Median HH Income	\$83,191

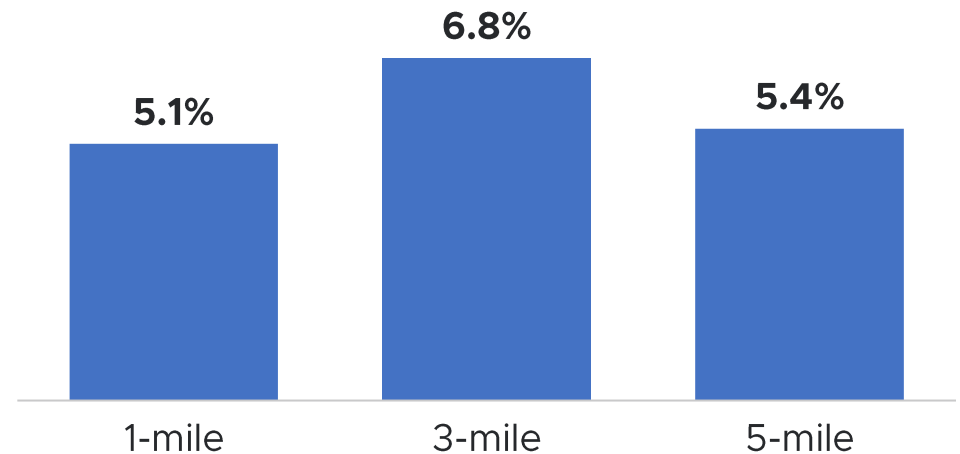
5-Mile Radius

Population	74,862
Households	35,500
Median HH Income	\$84,200

Employees by radius



5-year population growth by radius



TRADE AREA MAP

