

SANIBEL & CAPTIVA ISLANDS
NOT PERFECT, BUT STILL PARADISE



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SANIBEL & CAPTIVA ISLANDS
JUST ANOTHER DAY IN PARADISE



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February 2024

ACCOMMODATION	PRE-IAN ROOM COUNT	CURRENT ROOM COUNT	Estimated Opening	ACCOMMODATION	PRE-IAN ROOM COUNT	CURRENT ROOM COUNT	Estimated Opening
Anchor Inn & Cottages (Sanibel)	30	0	TBD	Captiva Island Inn	16	0	
Beachview Cottages	22	0	TBD	Jensen's on the Gulf	7	7	
Blind Pass Condos	56	56	Open	Jensen's	17	0	Delayed 2025
Blue Dolphin Sanibel	11	0	TBD	South Seas Island Resort	424	140	140 rms 12/19
Caribe Beach Resort	26	0	TBD	Tween Waters Resort & Spa	137	137	Fully back 11/1
Casa Ybel Resort	114	0	Delayed 55 HGV Timeshare units 2/24	TOTAL	601	284	47.25%
Castaways Beach and Bay Cottages	37	0	TBD				
Colony Inn	36	0	Q1 2025				
Gulf Breeze Cottages	13	0	TBD				
Hurricane House	15	14	HGV Open 5/24				
Island Inn	57	20	EST 2026				
Kona Kai Motel and Cottages	12	0	Estimated Jan 2025				
Lighthouse Resort & Club	0	0	TBD				
Mitchell's Sandcastles/Forty Fifteen Resorts	15	0	TBD				
Ocean's Reach	60	0	Jan-25				
Palms of Sanibel	4	0	TBD				
Palmview and Sandpiper Inn	14	14	Open				
Pelican's Roost	40	40	Open				
Sanibel Arms West	104	0	TBD				
Sanibel Beach Club	8	0	On Track Jan 2025				
Sanibel Beach Club II	29	0	On Track Jan 2025				
Sanibel Cottages	19	0	HGV Timeshare December 2024				
Sanibel Inn	95	0	Delayed February 14st 2024				
Sanibel Island Beach Resort	98	0	Until 11/15				
Sanibel Moorings Resort	122	122	Open				
Sanibel Sunset Beach Inn	46	0	TBD				
Sanibel Sista	62	62	Open				
Sea Horse Cottages of Sanibel	4	4	Open				
Sea Shells of Sanibel	44	0	TBD				
Seaside Inn	32	0	TBD				
Shalimar Cottages & Motel	33	0	Fall 2025				
Song of the Sea	30	0	Summer/Fall 2025				
Sundial Beach Resort & Spa	227	0	Delayed 1/25				
Sunset Beach Resort	46	0	TBD				
Sunshine Island Inn	7	5	Open				
Tarpon Tale Inn	8	8	Reopened 11/10				
Tropical Winds Motel & Cottages	10	0	TBD				
Waterside Inn on the Beach	38	0	TBD				
West Wind Island Resort	104	0	TBD				
TOTAL	1728	443	25.64%				

Combined San-Cap			
Total	Available		
2329	727		31.22%

February 2025

Feb-25

ACCOMMODATION	PRE-IAN ROOM COUNT	CURRENT ROOM COUNT	Estimated Opening	ACCOMMODATION	PRE-IAN ROOM COUNT	CURRENT ROOM COUNT	Estimated Opening
Anchor Inn & Cottages (Sanibel)	30	0	TBD	Captiva Island Inn	16	0	
Beachview Cottages	22	0	TBD	Jensen's on the Gulf	7	7	
Blind Pass Condos	56	56	Open	Jensen's	17	17	Delayed 2025
Blue Dolphin Sanibel	11	0	TBD	South Seas Island Resort	424	140	140 rms 12/19
Caribe Beach Resort	26	0	TBD	Tween Waters Resort & Spa	137	137	Fully back 11/1
Casa Ybel Resort	114	55	Delayed 55 HGV Timeshare units 2/24	TOTAL	601	301	50.08%
Castaways Beach and Bay Cottages	37	0	TBD				
Colony Inn	36	0	Q1 2025				
Gulf Breeze Cottages	13	0	TBD				
Hurricane House	15	14	HGV Open 5/24				
Island Inn	57	20	EST 2026				
Kona Kai Motel and Cottages	12	0	Estimated Jan 2025				
Lighthouse Resort & Club	0	0	TBD				
Mitchell's Sandcastles/Forty Fifteen Resorts	15	0	TBD				
Ocean's Reach	60	60	Jan-25				
Palms of Sanibel	4	0	TBD				
Palmview and Sandpiper Inn	14	14	Open				
Pelican's Roost	40	40	Open				
Sanibel Arms West	104	0	TBD				
Sanibel Beach Club	8	0	On Track Jan 2025				
Sanibel Beach Club II	61	61	On Track Jan 2025				
Sanibel Cottages	19	0	HGV Timeshare December 2024				
Sanibel Inn	95	95	Delayed February 14st 2024				
Sanibel Island Beach Resort	98	98	Until 11/15				
Sanibel Moorings Resort	122	122	Open				
Sanibel Sunset Beach Inn	46	0	TBD				
Sanibel Siesta	62	62	Open				
Sea Horse Cottages of Sanibel	4	4	Open				
Sea Shells of Sanibel	44	0	TBD				
Seaside Inn	32	0	TBD				
Shalimar Cottages & Motel	33	0	Fall 2025				
Song of the Sea	30	0	Summer/Fall 2025				
Sundial Beach Resort & Spa	227	75	Delayed 1/25				
Sunset Beach Resort	46	0	TBD				
Sunshine Island Inn	7	5	Open				
Tarpon Tale Inn	8	8	Reopened 11/10				
Tropical Winds Motel & Cottages	10	0	TBD				
Waterside Inn on the Beach	38	0	TBD				
West Wind Island Resort	104	0	TBD				
TOTAL	1760	789	44.83%				

Combined San-Cap			
Total	Available		
	2361	1090	46.17%

October 30, 2025

Oct-25 Nightly Rentals

ACCOMMODATION	PRE-IAN COUNT	CURRENT COUNT	Estimated Opening	ACCOMMODATION	PRE-IAN COUNT	CURRENT COUNT	Estimated Opening
Anchor Inn & Cottages (Sanibel)	30	0	Open November 2025	Captiva Island Inn	16	0	
Beachview Cottages	22	0	Open March 2026	Jensen's on the Gulf	7	7	
Blind Pass Condos	56	56		Jensen's Twin Palm	17	17	
Blue Dolphin Sanibel	11	0		South Seas Island Resort	424	266	
Caribe Beach Resort	26	0		Tween Waters Resort & Spa	137	137	
Casa Ybel Resort	114	114		TOTAL	601	427	71.05%
Castaways Beach and Bay Cottages	37	0				71%	
Colony Inn	36	36					
Gulf Breeze Cottages	13	0					
Hurricane House	15	14					
Island Inn	57	20					
Kona Kai Motel and Cottages	12	12					
Lighthouse Resort & Club	54	26					
Mitchell's Sandcastles/Forty Fifteen Resorts	15	0	Likely Luxury Homes				
Ocean's Reach	60	60					
Palms of Sanibel	4	0					
Palmview and Sandpiper Inn	14	14					
Pelican's Roost	40	40					
Sandalfoot	60	52					
Sanibel Arms West	104	104					
Sanibel Beach Club	38	38					
Sanibel Beach Club II	61	61					
Sanibel Cottages	19	0					
Sanibel Inn	95	95					
Sanibel Island Beach Resort	98	98					
Sanibel Moorings Resort	122	122					
Sanibel Siesta	62	62					
Sea Horse Cottages of Sanibel	4	4					
Sea Shells of Sanibel	44	44	November 13th 2025 Ribbon Cutting				
Seaside Inn	32	0					
Shalimar Cottages & Motel	33	33					
Signal Inn	19	14					
Song of the Sea	30	0					
Sundial Beach Resort & Spa	207	210					
Sunset Beach Resort	46	0					
Sunshine Island Inn	7	7					
Tarpon Tale Inn	8	8					
Tropical Winds Motel & Cottages	10	0					
Waterside Inn on the Beach	38	0					
West Wind Island Resort	104	0					
TOTAL	1857	1344	72.37%			72%	

Combined Sanibel and Captiva		
Total	Available	
2458	1771	72.05%
	72%	



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Oct-25 VACATION RENTALS

ACCOMMODATION	PRE-IAN COUNT	CURRENT COUNT	
A Sanibel-Captiva Vacation Connection	44	0	
American Captiva Realty	98	54	
Breakaway Vacation Rentals	32	41	
Cottages to Castles	68	42	
Dream Vacations	84	112	
Drip Castle (Sea Oats & Sea Palms Estate)	2	2	
Elite Vacations of the Islands	0	0	
FloridaRentals.com	0	0	
Glass Casa Vacation Rentals	0	0	
Gulf Coast Vacation Rentals	0	0	
Island Vacations of Sanibel and Captiva	0	0	
Kingfisher Vacation Rentals	100	60	
Kenoyer Real Estate Corp.	0	0	
Maverick Capital Group	0	0	
Rosen Vacations	100	167	
Royal Shell Vacations	393	261	
Sanibel Captiva Island Vacation Rentals	88	57	
Sanibel Holiday	90	33	
SBL	110	60	
Seascapes Vacation Rentals	0	0	
Select Vacation Rentas	81	52	
Sunset Captiva	0	0	
Tropical Escape Sanibel	0	0	
Vacasa	0	0	
Michael Saunders	120	145	
TOTAL	1366	1086	79.50%



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October 30th 2025

RESTAURANTS (SANIBEL)	STATUS	NOTES	RESTAURANTS (CAPTIVA)	STATUS	NOTES
Bleu Rendez-Vous French Bistro	☐		Bubble Room Restaurant	☒	
Blue Giraffe Island Dining	☒		Cantina Captiva	☒	
Captain's Catch	☒		Green Flash Restaurant	☒	
Cielo	☒		Keylime Bistro	☒	
Doc Ford's Sanibel Rum Bar & Grille	☒		Mucky Duck Restaurant	☐	Open Post Ian/Closed Post Milton
Gramma Dot's	☒		Old Captiva House	☒	
Huxters Market & Deli	☒		RC Otter's Island Eats	☒	
Island Pizza Company	☒		Sunshine Seafood Café	☒	
Jerry's Foods of Sanibel	☒		Doc Ford's Rum Bar & Grille - Captiva	☐	closed
Lazy Flamingo	☒		TOTAL OPEN	7	
Lighthouse Cafe (Sanibel)	☒		TOTAL	9	78%
Lighthouse Waterfront Restaurant, The	☒				
Love Boat Ice Cream	☒				
Over Easy Café	☒				
Pinocchio's Ice Cream at Periwinkle Place	☒				
Rosalitas Cantina Sanibel	☒				
Sanibel Café	☒				
Sanibel Deli & Coffee Factory	☒				
Shima Japanese Steakhouse	☒				
Subway	☒				
The Magic Bus Ice Cream and Caffeine	☒	opened post ian			
The Original Cheeburger Cheeburger	☒				
The Shack of Sanibel	☒				
Thistle Lodge Restaurant	☐	temporarily closed			
Timbers Restaurant / Sanibel Grill	☒				
Traders	☒				
Tutti Pazzi Italian Kitchen	☒				
Wickies Lighthouse Restaurant	☒				
The Pecking Order	☐	temporarily closed			
Cip's Place	☐	temporarily closed			
Dairy Queen of Sanibel	☐	sold			
George & Wendy's Sanibel Seafood Grille	☐	permanantly closed			
Jacaranda Restaurant(Tipsy Turtle)	☐	closed			
Joey's Custard	☐	permanantly closed			
Paper Fig Kitchen	☐	permanantly closed			
Rosie's Cafe & Grill	☐	permanantly closed			
Sanibel Fish House, Inc.	☐	permanantly closed			
Sanibel Sweet Shoppe	☐	permanantly closed			
TOTAL	39				
TOTAL OPEN	28	71.8%			

Combined Sanibel and Captiva	
Total	OPEN
48	35
	73%



Retail Space Occupancy – 77%

Jerry's – 11 units total – 11 units occupied - 100%

Islander Center – 6 units total – 2 units occupied – 40%

Periwinkle Place – 24 units total – 20 units occupied – 81%

Heart of the Islands – 7 units total – 5 units occupied – 75%

Village Shops – 26 units total – 26 units occupied – 81%

Tahitian Gardens – 16 units total – 10 units occupied – 62.5%

Sanibel Promenade – 15 units total – 7 units occupied – 47%

Roberts Center – 3 units total – 1 unit occupied – 33%

Town Center – 4 units total – 1 unit occupied – 25%

Seahorse Shops – 6 units total – 6 units occupied 100%

Rosalita's Plaza – 8 units total – 8 units occupied 100%



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Just another day in paradise

400 species of shells.
25 miles of bike paths.
15 miles of beaches.
2 gorgeous islands.
0 traffic lights.



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