

# 2575 E. HILLSBOROUGH AVE.

TAMPA, FL 33610

# VERO

CAPITAL GROUP

NET LEASE INVESTMENT OPPORTUNITY

LONG-TERM ABSOLUTE NNN LEASE

Walmart 

Walgreens  
POPEYES

ROSS  
DRESS FOR LESS

MARQUEE  
GROUP  
(354 UNITS)

41

 FIFTH THIRD BANK



E. HILLSBOROUGH AVE.  
(48,000 VPD)



# LISTING AGENTS

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# EXECUTIVE SUMMARY

**Vero Capital Group** is pleased to present a premier net lease investment opportunity: a single-tenant Taco Bell located at 2575 E. Hillsborough Avenue in Tampa, Florida. Constructed in 2015, this modern quick-service restaurant is strategically positioned at a lighted intersection along Hillsborough Avenue, a major retail corridor with over 48,000 vehicles per day and immediate access to both I-275 and I-4.

The property is leased to BDE Florida, LLC, a proven Taco Bell franchisee. The tenant's operational scale and financial strength provide long-term stability for this location.

The absolute NNN lease runs through November 2040, offering approximately 15 years of base term with 10% rent increases every five years.

Surrounded by a dense trade area with nearly 300,000 residents within five miles, as well as national retailers, educational institutions, and regional attractions, this property is well positioned to deliver consistent, reliable cash flow. Combined with a strong tenant, long-term lease, and prime Tampa location, this asset represents a compelling opportunity for passive investors seeking durable income and growth.

# INVESTMENT HIGHLIGHTS

## LONG-TERM, ABSOLUTE NNN LEASE

The property is secured by an absolute triple-net (NNN) lease with no landlord responsibilities. With approximately 15 years remaining on the base term and five 5-year renewal options, investors benefit from stable, predictable income backed by one of the most recognized quick-service restaurant brands.

## ATTRACTIVE RENT GROWTH

The lease features 10% rent increases every five years throughout the base term and option periods, ensuring reliable built-in income growth over the life of the lease.

## EXPERIENCED FRANCHISEE OPERATOR

BDE Florida, LLC is a proven Taco Bell operator and a well-known local franchisee. With a long track record of success in the Florida market, the company brings strong operational expertise and deep experience in the quick-service restaurant sector. Their established presence and reputation as a reliable operator provide additional stability and confidence in the performance of this location.

## PRIME TAMPA LOCATION WITH STRONG DEMOGRAPHICS

Located on Hillsborough Avenue, a major Tampa thoroughfare with 48,000 vehicles per day, the property sits in a dense trade area with nearly 300,000 residents within five miles. Surrounding national retailers, educational institutions, and regional demand drivers such as Busch Gardens and Raymond James Stadium reinforce long-term tenant success.



4 / 2575 E. Hillsborough Avenue, Tampa, FL

# PROPERTY DATA



PRICE  
**\$3,388,000**

CAP RATE  
**5.00%**

NOI  
**\$169,400**

(effective 12/1/2025)

## ASSET OVERVIEW

<b>ADDRESS</b>	2575 E. Hillsborough Avenue, Tampa, FL 33610
<b>TENANT</b>	Taco Bell
<b>OWNERSHIP TYPE</b>	Fee Simple
<b>GUARANTOR</b>	Franchisee – BDE Florida, LLC
<b>LEASE TYPE</b>	Absolute NNN
<b>BUILDING SIZE</b>	2,128 SF
<b>PARCEL SIZE (AC)</b>	0.97 Acres
<b>YEAR BUILT</b>	2015

TERM	START	END	NOI	% INCREASE
Base Term	12/1/2020	11/30/2025	\$ 154,000.00	–
Base Term	12/1/2025	11/30/2030	\$ 169,400.00	10%
Base Term	12/1/2030	11/30/2035	\$ 186,340.00	10%
Base Term	12/1/2035	11/30/2040	\$ 204,974.00	10%
Option 1	12/1/2040	11/30/2045	\$ 225,471.00	10%
Option 2	12/1/2045	11/30/2050	\$ 248,019.00	10%
Option 3	12/1/2050	11/30/2055	\$ 272,820.00	10%
Option 4	12/1/2055	11/30/2060	\$ 300,102.00	10%
Option 5	12/1/2060	11/30/2065	\$ 330,113.00	10%

\*The above NOI is based on the 12/01/2025 scheduled rent increase

# TENANT OVERVIEW

## TACO BELL

Taco Bell, founded in 1962 by Glen Bell and headquartered in Irvine, California, is one of the world's most recognized quick-service restaurant (QSR) brands. Known for its innovative menu featuring tacos, burritos, quesadillas, nachos, and specialty items, Taco Bell has built a loyal customer base with its unique blend of Mexican-inspired offerings and value-driven options.



Today, Taco Bell operates more than 7,200 restaurants worldwide, serving over 2 billion customers annually. Approximately 80% of Taco Bell locations are owned and operated by independent franchisees, providing the brand with a stable and diversified operating structure. The company has also embraced technology and consumer trends, including mobile ordering, delivery partnerships, loyalty programs, and late-night service, which have strengthened brand relevance across multiple demographics.

Taco Bell continues to expand its global footprint, with restaurants in more than 30 international markets, and is actively pursuing growth in urban centers, non-traditional locations, and international markets.

## YUM! BRANDS, INC. (NYSE: YUM)

Taco Bell is a subsidiary of Yum! Brands, Inc., a Fortune 500 company headquartered in Louisville, Kentucky. Yum! operates over 53,000 restaurants across 150 countries and territories, making it one of the largest global restaurant companies. Its portfolio includes Taco Bell, KFC, Pizza Hut, and The Habit Burger Grill.

Yum! Brands generated \$7.1 billion in 2023 revenue and continues to deliver consistent growth through international expansion, digital initiatives, and franchisee-driven scalability. With its extensive global infrastructure, Yum! provides Taco Bell with significant operational, marketing, and financial resources.

## FRANCHISEE – BDE FLORIDA, LLC

The subject property is operated by BDE Florida, LLC, a well-established Taco Bell franchisee. The company has a proven track record of operational excellence and extensive experience in the Florida market, making it one of the most respected and reliable franchise operators in the region.



# LOCATION OVERVIEW

## Tampa, Florida

Tampa is part of the Tampa–St. Petersburg–Clearwater metropolitan area, one of the fastest-growing regions in the United States with a population exceeding 3.1 million residents. Located along Florida’s Gulf Coast, the Tampa metro combines a diverse economic base, robust infrastructure, and strong lifestyle appeal, making it a premier market for both residents and businesses.

Tampa is strategically located with direct access to major interstates, including I-4, I-75, and I-275, which connect the region to Orlando, Miami, and the rest of the Southeast. Tampa International Airport is a nationally ranked hub that serves more than 22 million passengers annually, while the Port of Tampa Bay is one of the largest seaports in the Southeast, supporting both cargo and cruise operations. Together, these assets reinforce Tampa’s position as a gateway for commerce, trade, and tourism.

The local economy is anchored by healthcare, education, finance, military, tourism, and high-tech industries. Major employers include BayCare Health Systems, Publix Supermarkets, MacDill Air Force Base, Verizon, TECO Energy, JPMorgan Chase, and the University of South Florida. Tampa also serves as headquarters for several Fortune 500 companies, including Raymond James Financial and Jabil Circuit, highlighting the city’s appeal to corporate investment.

The area has also become a growing hub for technology and innovation, with expanding bioscience, cybersecurity, and logistics sectors. This economic diversity provides a stable foundation for sustained growth and resilience through market cycles.

The Tampa metro continues to experience strong population growth driven by in-migration from other states and international markets. The region’s low cost of living, absence of state income tax, and high quality of life attract retirees, families, and professionals alike. Within a five-mile radius of the subject property, the population approaches 300,000 residents, with average household incomes exceeding \$58,000 and projected growth across all demographic categories.

Tampa offers a vibrant lifestyle with world-class amenities. The area is home to the University of South Florida (33,000+ students) and the University of Tampa (9,600+ students), reinforcing the city’s educational depth. Entertainment and cultural destinations include Busch Gardens Tampa Bay, the Florida Aquarium, Raymond James Stadium (home of the Tampa Bay Buccaneers), Amalie Arena (home of the Tampa Bay Lightning), and the Seminole Hard Rock Hotel & Casino.

The region is also renowned for its beaches, golf courses, and year-round warm climate, supporting a thriving tourism sector that attracts millions of visitors annually.

With its combination of strong demographics, robust infrastructure, a diversified economy, and sustained population growth, Tampa represents a highly desirable investment market. Retail and quick-service restaurant tenants benefit from the city’s dense residential base, heavy commuter traffic, and steady flow of tourists and students. The subject property, positioned along Hillsborough Avenue with direct access to key regional highways, is ideally located to capture this demand.

7 / 2575 E. Hillsborough Avenue, Tampa, FL

# DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2025)	16,925	117,627	305,582
Households (2025)	5,983	46,262	123,143
Avg Household Income (2025)	\$52,790	\$55,703	\$68,836





8 / 2575 E. Hillsborough Avenue, Tampa, FL



9 / 2575 E. Hillsborough Avenue, Tampa, FL

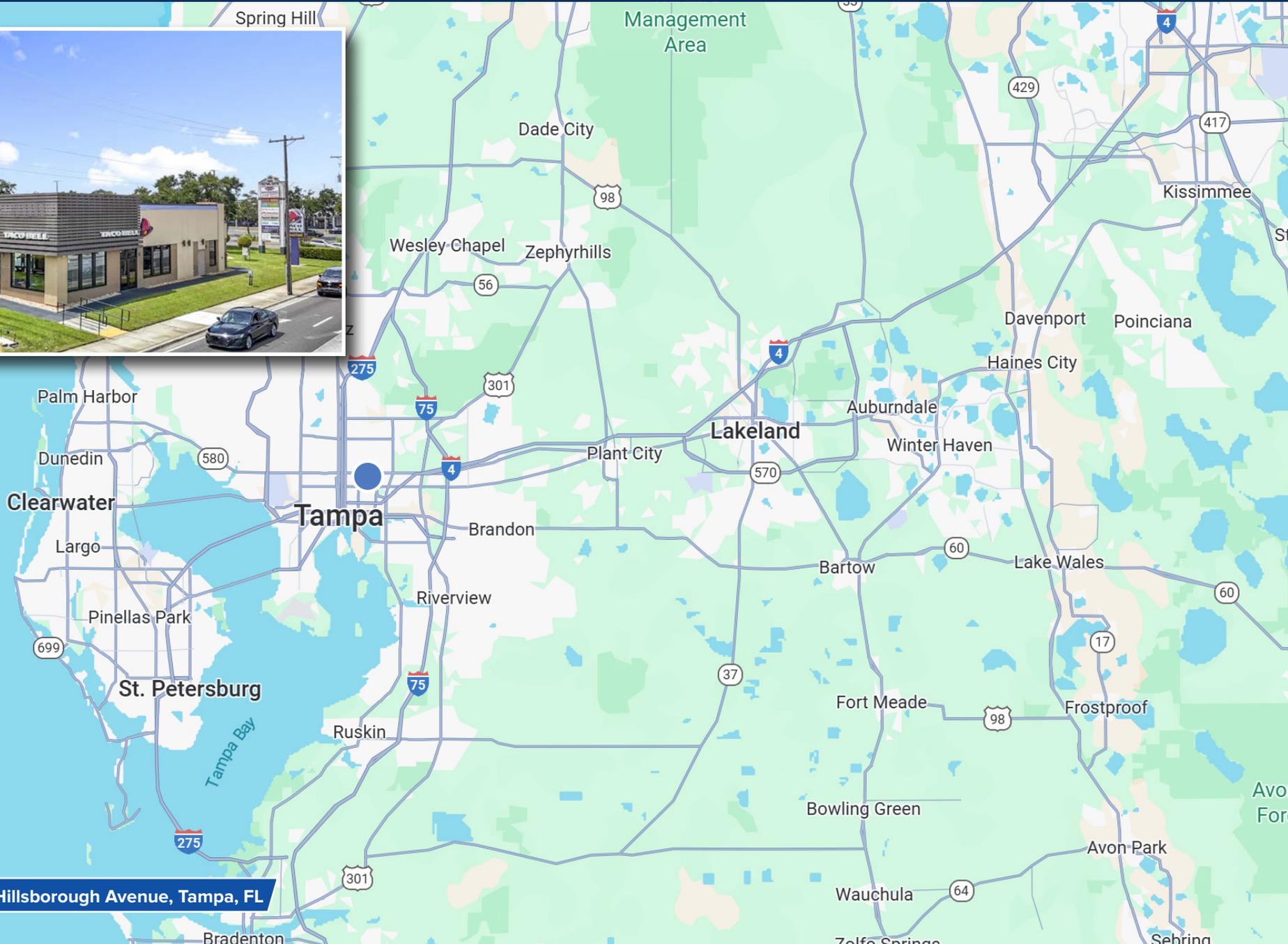
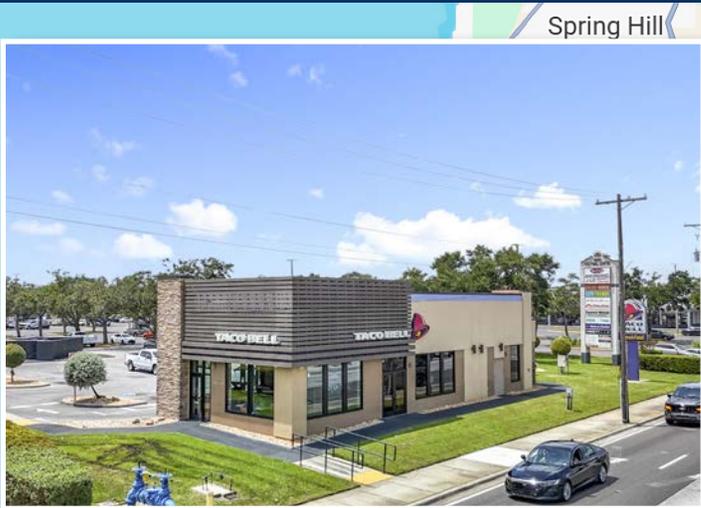


# AERIAL OVERVIEW



11 / 2575 E. Hillsborough Avenue, Tampa, FL

# REGIONAL MAP



12 / 2575 E. Hillsborough Avenue, Tampa, FL

