

SINGLE TENANT NET LEASE

Investment Opportunity

SPROUTS[®]
FARMERS MARKET

AHHI Exceeds \$106,475 (1-Mile) | Part of New Grocery-Anchored Retail Development | Marlowe Jacaranda Outparcel (240-Units)



1120 Jacaranda Boulevard
VENICE FLORIDA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Taylor Ranch Elementary School

Venice Pines Veterinary Clinic

CenterPointe Christian Church-Venice

ExtraSpace Storage

Marlowe Jacaranda 240 units

SPROUTS FARMERS MARKET

BANK

HEARTLAND

Cellianos coffee

Venice Pines Plaza

YouFit SWAG
Expedia Cruises
COMFORT FLOORING
WATER.COM BY PRIMO BRANDS

Leonic's
L'olive
MDS MEDICAL

Venice Shopping Center

FLOOR DECOR & gerber COLLISION & GLASS

FIFTH THIRD
FRESENIUS KIDNEY CARE

Walmart Supercenter

Venice Village

Publix
five BELOW
planet fitness
SHERWIN-WILLIAMS

Jacaranda Crossings

TARGET
HOME centric
Staples
Michaels
bealls OUTLET

BANK OF AMERICA
CENTER FOR SIGHT
EXON MOBIL

PROVISION LASER EYE CENTER

CENTER RD 16,600 VPD

JACARANDA BLVD 21,500 VPD

SUNSET LAKE BLVD

TOMMY'S EXPRESS CAT WASH





Stoneybrook Clubhouse

The Venice Golf and Country Club

Venice Middle School

Venice Christian School Inc

CENTER RD 16,600 VPD

Marlowe Jacaranda 240 units

SPROUTS FARMERS MARKET

Venice Pines Plaza

YouFit

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TOMMY'S EXPRESS CAR WASH

JACARANDA BLVD 21,500 VPD

SUNSET LAKE BLVD



Waterford Golf Club

BW | Best Western
 Fairfield
 TOWNEPLACE SUITES
 MARRIOTT
 SCENTSATIONAL
 PODS
 PHASE FIVE

75 93
 105,000 VPD

T. Mabry Carlton Water Treatment Facility



TSC TRACTOR SUPPLY CO
 DUNKIN'
 Wendy's Arby's Starbucks
 TACO BELL

The Archer Apartments 216-units

Brighton by Park Square Homes 168-homes

Jacaranda Commons Shopping Center
 Publix
 CVS pharmacy
 ACE Hardware



SPROUTS
 FARMERS MARKET

Marlowe Jacaranda 240 units

JACARANDA BLVD 21,500 VPD





OFFERING

Pricing	\$15,074,000
Net Operating Income	\$813,960
Cap Rate	5.40%

PROPERTY SPECIFICATIONS

Property Address	1120 Jacaranda Boulevard Venice, Florida 34292
Rentable Area	23,250 SF
Land Area	2.2 AC
Year Built	2025
Tenant	Sprouts
Lease Signature	Corporate
Lease Type	NN
Landlord Responsibilities	Roof, structure, and all wiring/plumbing serving the premises but not located in the interior
Lease Term	20 Years
Increases	\$1.00/SF rent increases every 5 years including options
Options	4 (5-Year)
Rent Commencement	November 14, 2025
Lease Expiration	November 30, 2045

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Sprouts Farmers Market	23,250	Nov. 2025	Nov. 2045	Year 1	-	\$67,830	\$813,960	5.25%	4 (5-Year)
				Year 6	\$1.00/SF	\$69,768	\$837,216	5.40%	
				Year 11	\$1.00/SF	\$71,706	\$860,472	5.55%	
				Year 15	\$1.00/SF	\$73,644	\$883,728	5.70%	

\$1.00/SF rent increases every 5 years during options

Brand New 20-Year Lease | Scheduled Rent Increases | Options to Extend | Established Grocery Operator | Strong Earnings

- The tenant recently signed a brand new 20-year lease with 4 (5-year) options to extend
- The lease features \$1.00/SF rent increases every 5 years including options, generating NOI and hedging against inflation
- Headquartered in Phoenix, AZ, Sprouts employs approximately 35,000 team members and operates more than 450 stores in 24 states nationwide
- **In their most recent earnings report, Sprouts reported same-store comp growth of 10.2% and net sales increased 17%**

NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance, and maintains most of the premises
- Landlord responsible for roof, structure, and all wiring/plumbing serving the premises but not located in the interior
 - Admin fee not to exceed 3% of CAM costs
 - CAM costs shall not exceed 3% YoY
- No state income tax

Strong Demographics In 5-mile Trade Area

- More than 101,000 residents and 34,000 employees support the trade area
- \$106,475 average household income within 1-mile radius

Part of Retail Development | Marlowe Jacaranda Retail Outparcels | Dense Consumer Base | South of I-75 | Wellen Park | 2025 Construction

- Sprouts is the anchor for a larger retail development that features 5 pads: a Tommy's Express Car Wash, a proposed bank, Heartland Dental, and Ellianos Coffee
- **The site and overall development will serve as the primary retail users for Brighton by Park Square Homes (168-homes), Marlowe Jacaranda (240-units), The Archer (216-units), and the Floridian Club complexes (309-units)**
- Just South of I-75, allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas (105,000 VPD)
- Also located just South of the newly built 55+ rental community, The Floridian Club, which features 309 villas and bungalows
- Jacaranda Blvd has experienced significant growth in recent years with the completion of several residential and retail developments, adding long-term viability in the underlying real estate
- 2025 construction which features high quality materials, distinct design elements, and high-level features
- 4 miles Northwest from [Wellen Park](#), which ranks No. 6 in fastest-selling communities in the country with 531 homes sold through June 30, 2025

BRAND PROFILE



SPROUTS FARMERS MARKET

sprouts.com

Company Type: Public (NASDAQ: SFM)

Locations: 450+

2024 Employees: 35,000

2024 Revenue: \$7.72 Billion

2024 Net Income: \$380.60 Million

2024 Assets: \$3.64 Billion

2024 Equity: \$1.32 Billion



Sprouts Farmers Market is one of the largest and fastest growing specialty retailers of fresh, natural and organic food in the United States. Sprouts helps people live and eat better with fresh produce at the heart of the store and delicious discoveries for every dietary lifestyle. Always foraging for what's fresh and innovative, Sprouts offers a carefully curated assortment of products that inspire wellness naturally, including organic, gluten-free, plant-based and non-GMO favorites. Headquartered in Phoenix, AZ, Sprouts employs approximately 35,000 team members and operates more than 450 stores in 24 states nationwide.

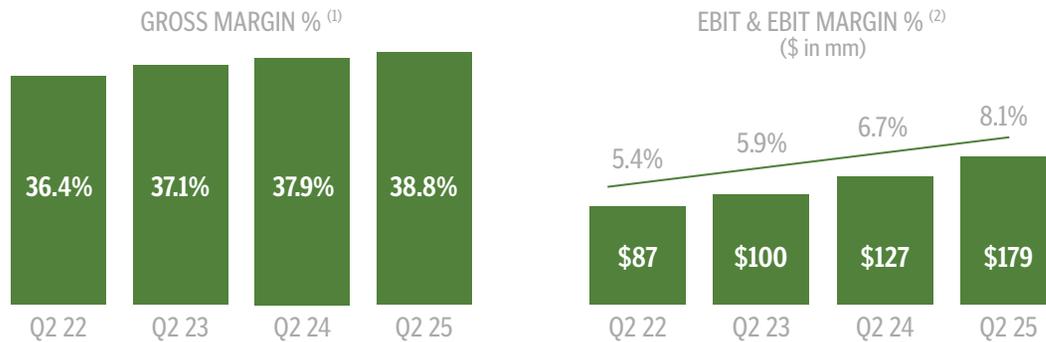


Source: about.sprouts.com, finance.yahoo.com

SECOND QUARTER 2025 HIGHLIGHTS

Net Sales: +17%
Comps: +10.2%
New Store Openings: 12
Diluted EPS: \$1.35
EPS Growth⁽²⁾: +44%
Cash Generation: \$111M
Share Repurchases: \$73M

STRUCTURALLY IMPROVED MARGIN PROFILE



⁽¹⁾ Q2 23 gross margin is on an adjusted basis. See the Appendix to this presentation for a reconciliation of gross margin to adjusted gross margin
⁽²⁾ Q2 23 EBIT and EBIT margin are presented on an adjusted basis. See the Appendix to this presentation for a reconciliation of EBIT and EBIT margin to adjusted EBIT and adjusted EBIT margin

YTD 2025 HIGHLIGHTS

Net Sales: +18%
New Store Openings: 15
Cash Generation: \$410M
Share Repurchases⁽¹⁾: \$292M

STRONG BALANCE SHEET, ROBUST CASH FLOWS



■ CAP EX⁽¹⁾ ■ SHARE REPURCHASE⁽¹⁾
■ OPERATING CASH FLOW

1. Capital expenditures are net of landlord reimbursement
 2. Excluding excise tax

FULL YEAR OUTLOOK

- Total sales growth of 14.5% to 16.0%
- Comp sales growth of 7.5% to 9.0%
- Expect to open at least 35 new stores
- Earnings before interest & taxes (EBIT) \$675 million to \$690 million
- Diluted earnings per share (EPS) \$5.20 to \$5.32
- Capex (net of landlord reimbursement) \$230 million to \$250 million
- Third Quarter 2025: Comp sales growth of 6.0% to 8.0% and diluted EPS \$1.12 to \$1.16

LOCATION



Venice, Florida
Sarasota County
North Port-Sarasota-Bradenton MSA

ACCESS



Jacaranda Boulevard: 3 Access Points

TRAFFIC COUNTS



Jacaranda Boulevard: 21,500 VPD
Center Road: 16,600 VPD
S. Tamiami Trail/U.S. Highway 41: 55,500 VPD

IMPROVEMENTS



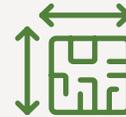
There is approximately 23,250 SF of existing building area

PARKING



There are approximately 95 parking spaces on the owned parcel.
The parking ratio is approximately 4.08 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 423010007
Acres: 2.2
Square Feet: 95,832

CONSTRUCTION



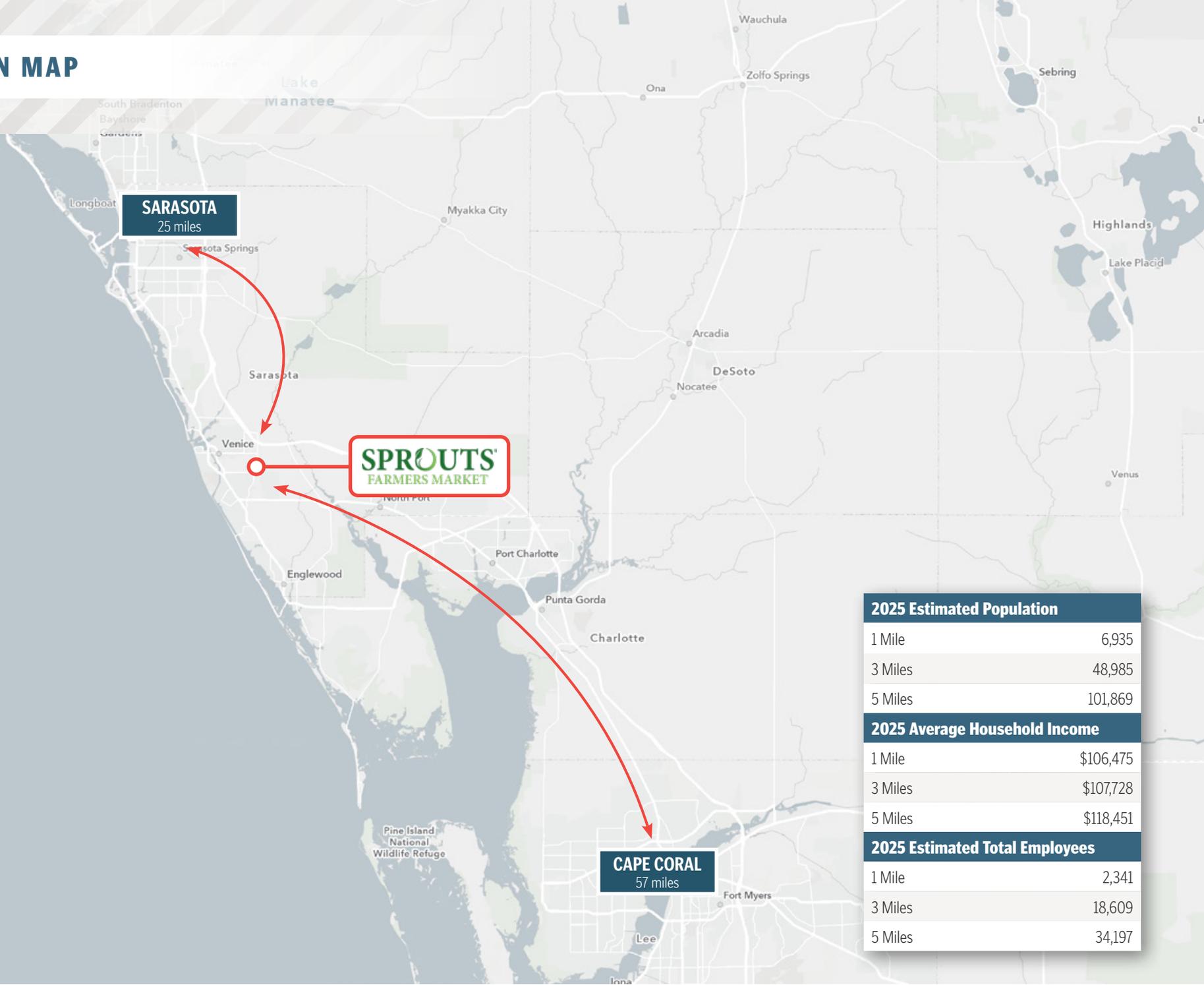
Year Built: 2025

ZONING



Commercial

LOCATION MAP

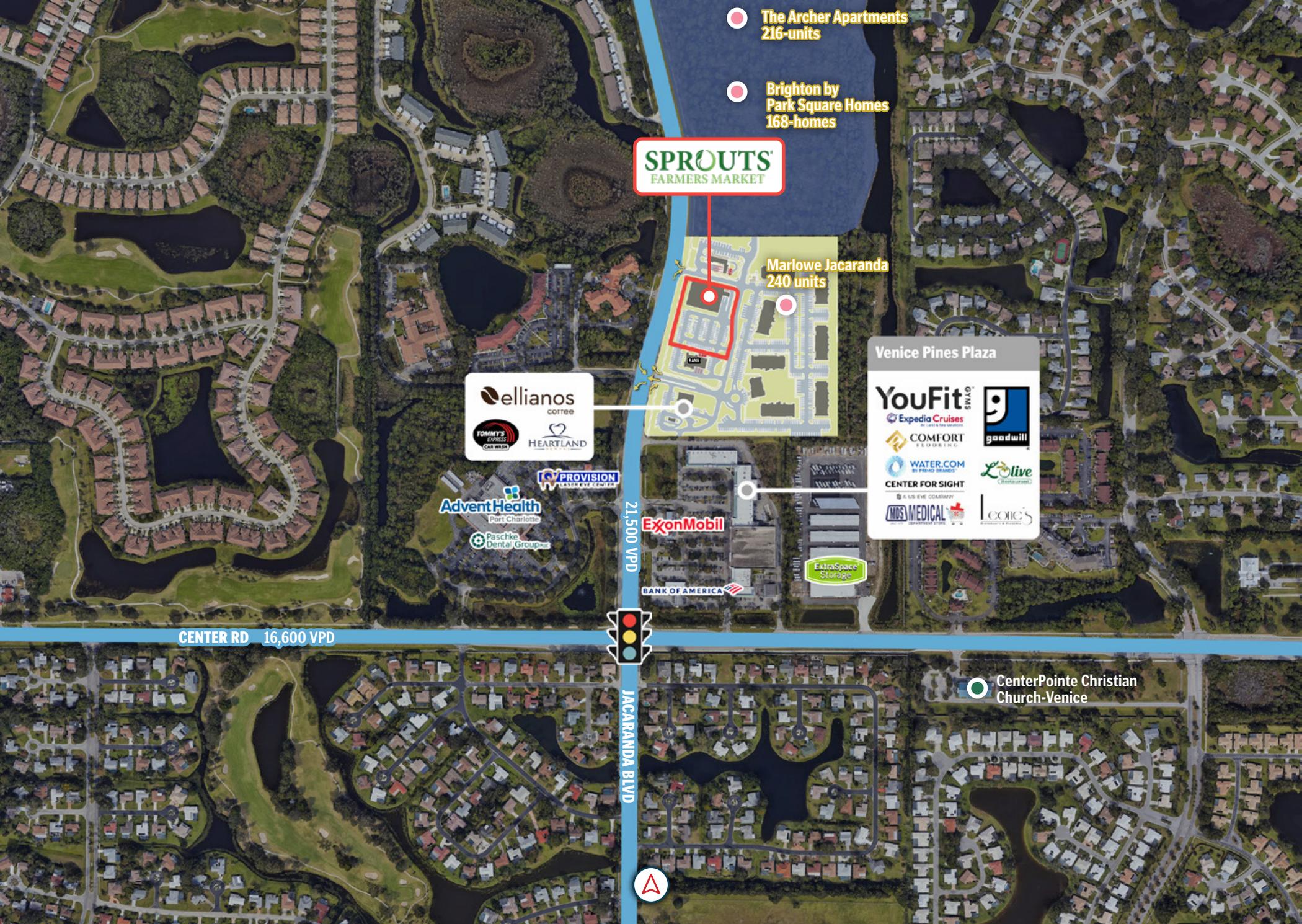


SPROUTS
FARMERS MARKET

SARASOTA
25 miles

CAPE CORAL
57 miles

2025 Estimated Population	
1 Mile	6,935
3 Miles	48,985
5 Miles	101,869
2025 Average Household Income	
1 Mile	\$106,475
3 Miles	\$107,728
5 Miles	\$118,451
2025 Estimated Total Employees	
1 Mile	2,341
3 Miles	18,609
5 Miles	34,197



The Archer Apartments
216-units

Brighton by
Park Square Homes
168-homes

SPROUTS
FARMERS MARKET

Marlowe Jacaranda
240 units

Venice Pines Plaza

ellianos
coffee

TOMMY'S EXPRESS
CAR WASH

HEARTLAND
REALTY

YouFit
SWAG

Expedia Cruises

COMFORT
FOODTRUCK

WATER.COM
BY FRANK BRANCO

CENTER FOR SIGHT
A US EYE CAREWAY

MBS MEDICAL
MEDICAL SUPPLY

goodwill

L'olive
RESTAURANT

LOOGIC'S
COMMERCIAL REAL ESTATE

PROVISION
RESTAURANT & BAR

AdventHealth
Port Charlotte

Paschke
Dental Group

ExxonMobil

BANK OF AMERICA

ExtraSpace
Storage

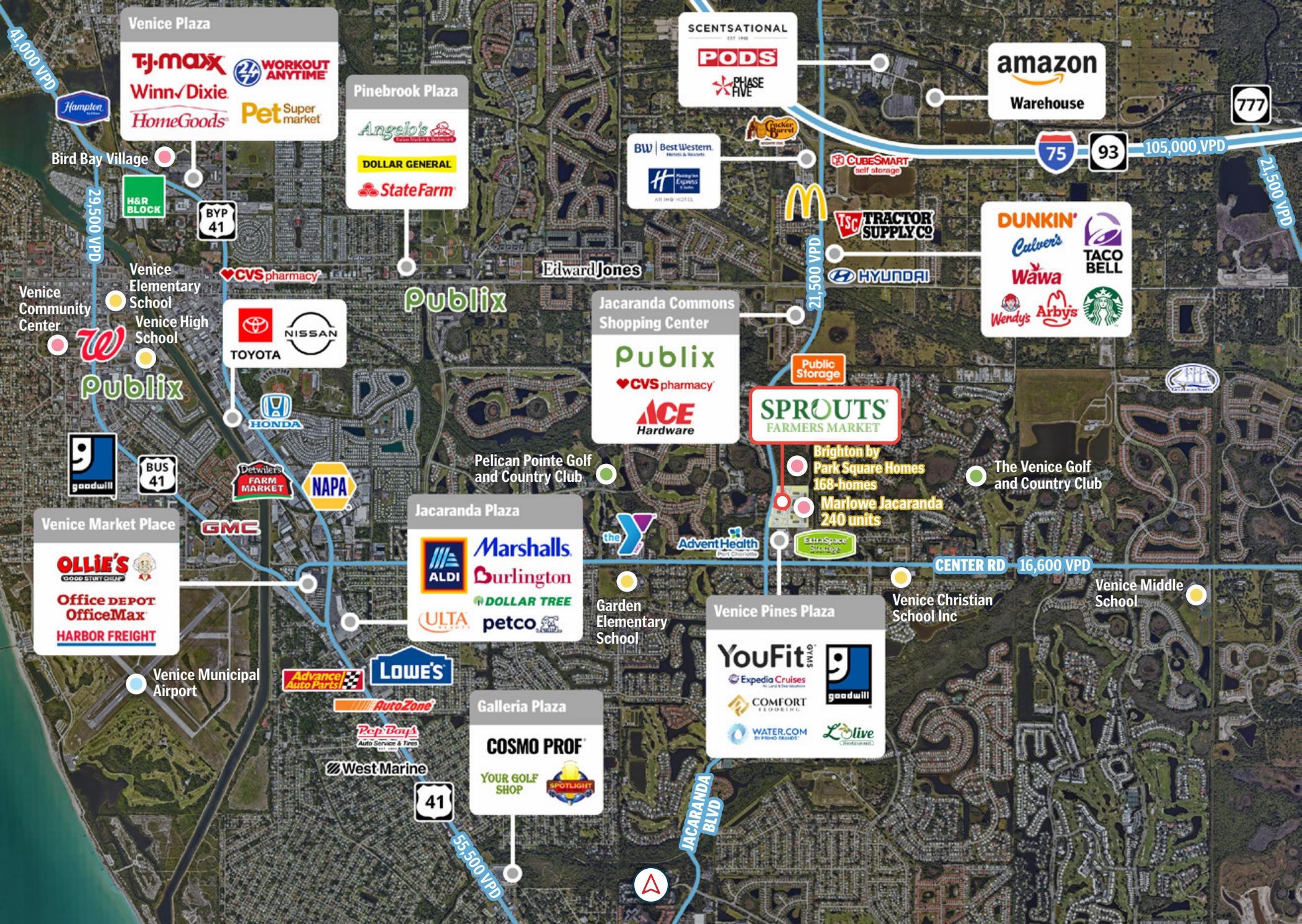
CENTER RD 16,600 VPD

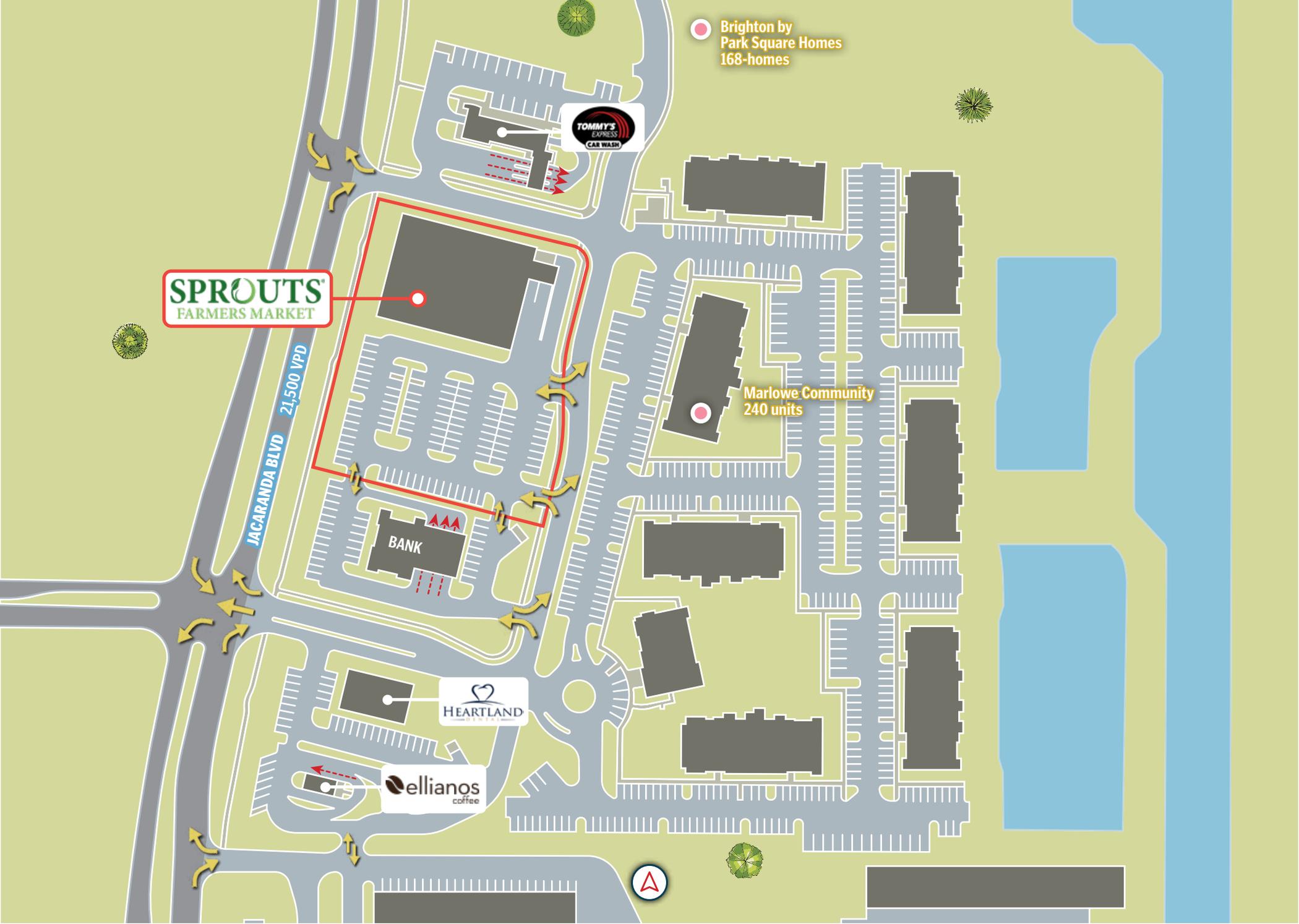


JACARANDA BLVD



CenterPointe Christian
Church-Venice





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,935	48,985	101,869
2030 Projected Population	8,248	51,341	108,194
2025 Median Age	70.7	67.2	66.9
Households & Growth			
2025 Estimated Households	3,498	24,786	51,750
2030 Projected Households	4,271	26,269	55,473
Income			
2025 Estimated Average Household Income	\$106,475	\$107,728	\$118,451
2025 Estimated Median Household Income	\$80,794	\$79,385	\$82,591
Businesses & Employees			
2025 Estimated Total Businesses	229	2,269	4,221
2025 Estimated Total Employees	2,341	18,609	34,197



VENICE, FLORIDA

Venice, resort city, Sarasota County, west-central Florida, U.S. It lies along the Gulf of America, about 20 miles south of Sarasota. The city includes what locals call “Venice Island”, a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The City of Venice had a population of 29,969 as of July 1, 2025.

Venice’s economy is primarily supported by healthcare, tourism, real estate, retail, and professional services. The city has a large retiree population, which drives demand for medical services, wellness facilities, and senior living communities. Major employers include Sarasota Memorial Health Care System, Venice Regional Bayfront Health, and various private clinics and rehabilitation centers. Light manufacturing (including windows and doors) augments tourism as the city’s economic mainstay.

Tourism contributes significantly, especially due to Venice’s beaches, historic downtown, and outdoor recreation opportunities. The city also has a strong real estate market, attracting both seasonal residents and year-round homeowners. Small businesses, boutiques, and service providers benefit from steady foot traffic and community support, especially in areas like Downtown Venice, Venetian Bay, and South Venice.

Venice has been called the “Shark’s Tooth Capital of the World” and hosts an annual Shark’s Tooth Festival to celebrate the abundance of fossilized shark’s teeth on its coastal shores. Other landmarks include the Hotel Venice and the Valencia Hotel and Arcade, each adding to the city’s rich heritage. Venice Theatre is the largest per-capita community theater in the United States with an operating budget of almost three million dollars.



A New Residential Rental Development Is Headed to Venice

By Kim Doleatto January 24, 2024

South Sarasota keeps growing with new residents and new developments to match. The Charleston, South Carolina-based multifamily developer and investment group, Middle Street Partners is breaking ground on a new complex in Venice. It's the developer's first project in Florida.

The yet-to-be-named 216-unit complex at 1000 Jacaranda Blvd. will be comprised of five four-story buildings, each with an elevator, and will have one-, two- and three-bedroom floor plans. Square footage will range from 707 square feet to 1,250 square feet and prices will start at roughly \$1,900 a month—or market rate, says Matt Sand, development director of Middle Street Partners. The first delivery of units is slated for mid-year, 2025 with total completion in roughly two years. The complex will include a 7,000-square-foot amenity center, pool and pickleball courts. There will also be more than 10 undisturbed acres set aside for nature walking paths along the existing pine flatwoods and mature forest, pond and wetland areas. No buildings need to be demolished to make space for the new development, as the land has been untouched for decades.

Source: Sarasota Magazine
 Read Full Article [HERE](#)



Sprouts Farmers Market Is Opening its Newest Store in Venice

By Lauren Jackson September 18, 2025

Something new is sprouting in Venice—a new Sprouts Farmers Market, that is. The Arizona-based natural grocery store chain will open its fourth store in the Sarasota-Manatee area on Friday, Nov. 14, at the corner of Jacaranda Boulevard and Center Road.

Sprouts specializes in organic produce, bulk goods, convenience meals and vitamins and supplements, and currently operates more than 450 stores around the country. With its Venice store, Sprouts will add 93 new full- and part-time jobs to the community (and to its 35,000-person workforce), and is hosting two in-person hiring events on Tuesday, Sept. 30, and Wednesday, Oct. 1, beginning at 8 a.m. at the Venice Community Center.

Source: Sarasota Magazine
 Read Full Article [HERE](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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