

**BEST  
BUY**

**Regency Square**  
5 Million Annual Visitors  
Top 90th Percentile of Community Shopping Centers

Marshalls OLD NAVY ULTA BEAUTY T.J. MAXX BARNES & NOBLE

**Plaza at Brandon Town Center**  
2.8 Million Annual Visitors

TARGET ROSS  
DRESS FOR LESS

60

82,173 VPD

BANK OF AMERICA



60

OUTBACK  
STEAKHOUSE  
AT&T

SMOOTHIE  
KING

BRANDON, FL

# Cali Coffee

NEW CONSTRUCTION- LONG TERM LEASE- TAMPA MSA



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.  
A Licensed Florida Broker #CQ1059597

SUBJECT PROPERTY



**CALICOFFEE**

S GORNTO LAKE RD





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California DRE LIC# 01499268

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# Cali Coffee

187 S GORNTO LAKE RD, BRANDON, FL 33511 [↗](#)

\$3,478,569

PRICE

6.50%

CAP RATE

|                  |              |
|------------------|--------------|
| NOI              | \$226,107    |
| LEASE TYPE       | Absolute NNN |
| OPTIONS          | Five, 5-Year |
| LEASE EXPIRATION | 11/30/2040   |
| BUILDING SIZE    | 1,211 SF     |
| LAND AREA        | 1.22 AC      |



## New construction property with a long-term 15-year true NNN Lease

A corporate **absolute NNN** Cali Coffee in **dense Tampa MSA with over 230,000 residents within a 5-mile radius**. Cali Coffee is a growing concept with 16 stores open for business and 13 stores under development in 2025. This location is **open and operating as of October 19, 2025**.



## Passive Investment Opportunity

- A single-tenant Cali Coffee located in growing Brandon, FL (Tampa MSA), opened on October 19, 2025
- The lease structure is Absolute NNN with a corporate signature, making this a passive investment opportunity for a hands-off investor
- 15-year corporate lease with 10% rental increases every 5-years in the primary term and five 5 year options
- Corporate guaranty & personal guaranty from the founder - Cali Coffee currently has 29 stores and they are continuing to grow. **(Call agent to discuss financials)**
- Located at a heavily trafficked area near the intersection of S Gornto Lake and West Brandon Blvd
- Cali Coffee has the right to display signage on a pylon sign located in the southeastern quadrant of the intersection of South Gornto Lake Road & W Brandon Blvd

## Dense Location with Excellent Demographics

- Dense retail and residential location with outstanding demographics of 230,000 residents within a 5-mile radius with over \$90,000 HH Incomes
- Brandon, FL, is known as a bedroom community of Tampa and has a population of over 100,000 residents
- Conveniently located 11-miles from downtown Tampa and less than a 1-mile from Interstate 75 and W Brandon Blvd
- Subject property is within ½ mile of Brandon Exchange which is a 1 million square foot shopping mall with anchor tenants, Dicks Sporting Goods, Dillard's, JC Penney, Macy's





| INCOME & EXPENSE            |       |             |
|-----------------------------|-------|-------------|
| Price                       |       | \$3,478,569 |
| Capitalization Rate         |       | 6.50%       |
| Building Size (SF)          |       | 1,211       |
| Lot Size (Acres)            |       | 1.22        |
| Stabilized Income           |       |             |
| Scheduled Rent              |       | \$226,107   |
| Less                        | \$/SF |             |
| Taxes                       | NNN   | \$0.00      |
| Insurance                   | NNN   | \$0.00      |
| Capital Expenditure Reserve | NNN   | \$0.00      |
| Total Operating Expenses    | NNN   | \$0.00      |
| Net Operating Income        |       | \$226,107   |

### Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

| LEASE ABSTRACT        |  |
|-----------------------|--|
| Premise & Term        |  |
| Tenant                | Cali Coffee LLC                            |
| Lease Guaranteed By   | Corporate & Personal Guaranty from Founder |
| Lease Type            | Absolute NNN                               |
| Lease Term            | 15 Years                                   |
| Rent Commencement     | December 1, 2025                           |
| Options               | Five, 5-Year Options                       |
| Year Built            | 2025                                       |
| Expenses              |  |
| CAM                   | Tenant's Responsibility                    |
| Property Taxes        | Tenant's Responsibility                    |
| Insurance             | Tenant's Responsibility                    |
| Utilities             | Tenant's Responsibility                    |
| HVAC                  | Tenant's Responsibility                    |
| Repairs & Maintenance | Tenant's Responsibility                    |
| Roof & Structure      | Tenant's Responsibility                    |



| Tenant Info |         | Lease Terms |            | Rent Summary |              |             |                 |
|-------------|---------|-------------|------------|--------------|--------------|-------------|-----------------|
| TENANT NAME | SQ. FT. | TERM YEARS  |            | CURRENT RENT | MONTHLY RENT | YEARLY RENT | MONTHLY RENT/FT |
| Cali Coffee | 1,211   | 12/1/2025   | 11/30/2030 | \$226,107    | \$18,842     | \$226,107   | \$15.56         |
|             |         | 12/1/2030   | 11/30/2035 |              | \$20,726     | \$248,717   | \$17.12         |
|             |         | 12/1/2035   | 11/30/2040 |              | \$22,799     | \$273,589   | \$18.83         |
|             |         | Option 1    | 12/1/2040  | 11/30/2045   | \$25,079     | \$300,948   | \$20.71         |
|             |         | Option 2    | 12/1/2045  | 11/30/2050   | \$27,587     | \$331,043   | \$22.78         |
|             |         | Option 3    | 12/1/2050  | 11/30/2055   | \$30,346     | \$364,147   | \$25.06         |
|             |         | Option 4    | 12/1/2055  | 11/30/2060   | \$33,380     | \$400,562   | \$27.56         |
|             |         | Option 5    | 12/1/2060  | 11/30/2065   | \$36,718     | \$440,618   | \$30.32         |
| TOTALS:     | 1,211   |             |            | \$226,107    | \$18,842     | \$226,107   | \$15.56         |



LEGEND

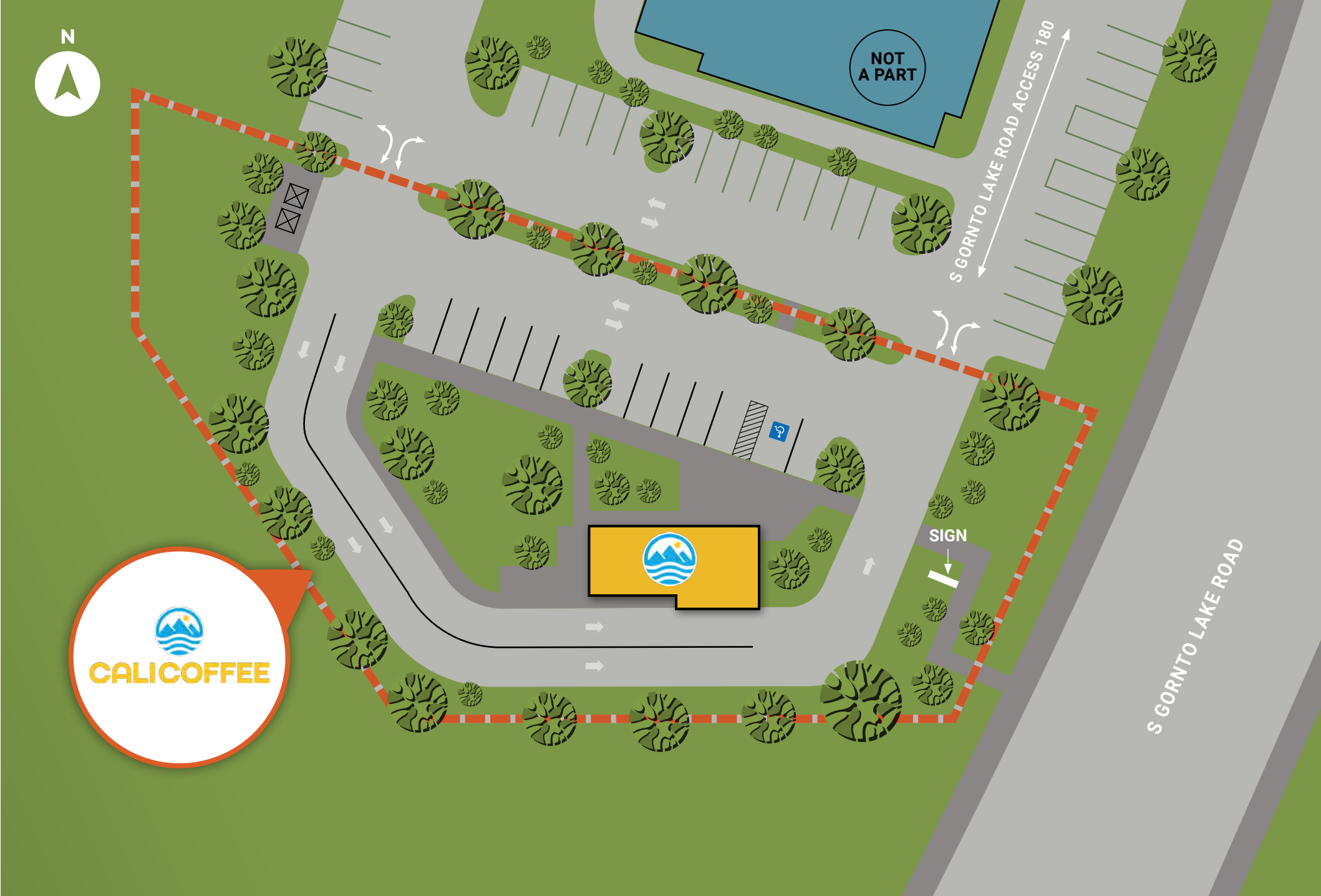
Property Boundary

1,211  
Rentable SF

1.22  
Acres

13  
Parking Spaces

Egress





# South Florida-Based, Drive-Thru Coffee Franchise



**16** OPERATING LOCATIONS  
IN FLORIDA

**13** LOCATIONS IN  
DEVELOPMENT



## About Cali Coffee

- Cali Coffee, founded in South Florida in 2018, is a drive-thru franchise known for fast, efficient service and a menu that includes coffee, energy drinks, teas, and shakes
- The brand's drive-thru-only format focuses on convenience, speed, and creating a vibrant, high-energy customer experience
- Beverage offerings include customizable espresso drinks, specialty energy beverages, and fruit-based options designed to appeal to a wide customer base
- Cali Coffee currently operates 14 locations with 15 additional units in development, targeting high-traffic Florida markets
- The company emphasizes operational consistency and a team-driven culture to ensure quality and customer satisfaction
- The brand has built strong local recognition through bold marketing and social media engagement
- Headquartered in Hollywood, Florida, Cali Coffee grows via both franchised and corporate-owned stores

[Tenant Website](#) 









The Collection at Brandon Blvd  
2 Million Annual Visitors

Brandon Mall  
2.3 Million Annual Visitors  
Publix Burlington

Landon Preserve Apartments  
230 Unit Multi-Family Complex

Ironworks Flats  
276 Luxury Apartments

OUTBACK STEAKHOUSE  
SMOOTHIE KING  
AT&T

HAVERTYS FURNITURE

ROOMS TO GO

Domino's  
chili's  
FIREHOUSE SUBS

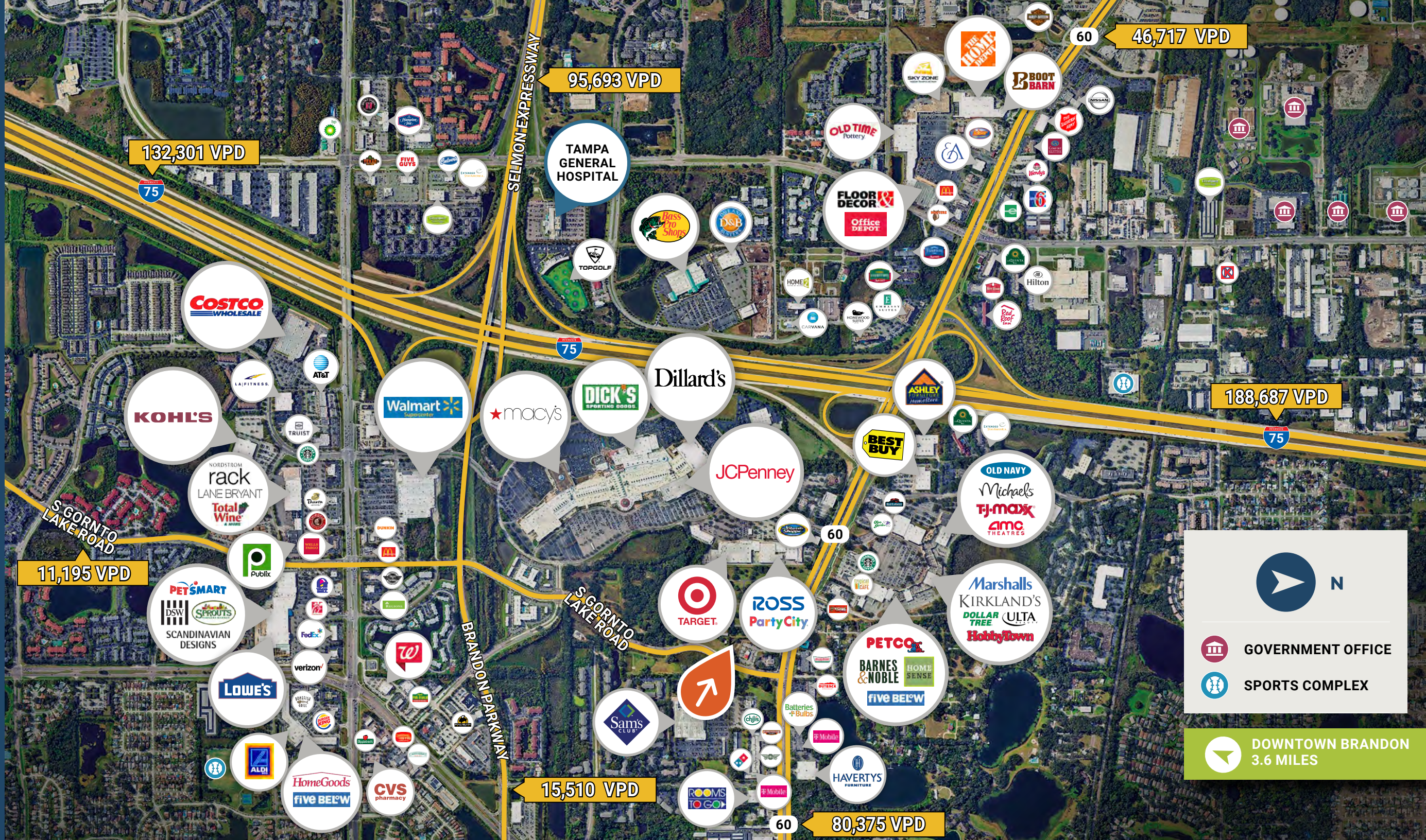
Sam's CLUB

BANK OF AMERICA

POO  
JUST MADE BETTER

SUBJECT PROPERTY  
CALICOFFEE











Ring Radius Population Data

|      | 1-MILE | 3-MILES | 5-MILES |
|------|--------|---------|---------|
| 2024 | 8,294  | 92,901  | 230,031 |

Ring Radius Income Data

|         | 1-MILE   | 3-MILES  | 5-MILES  |
|---------|----------|----------|----------|
| Average | \$69,623 | \$90,064 | \$91,345 |
| Median  | \$62,448 | \$72,514 | \$73,810 |

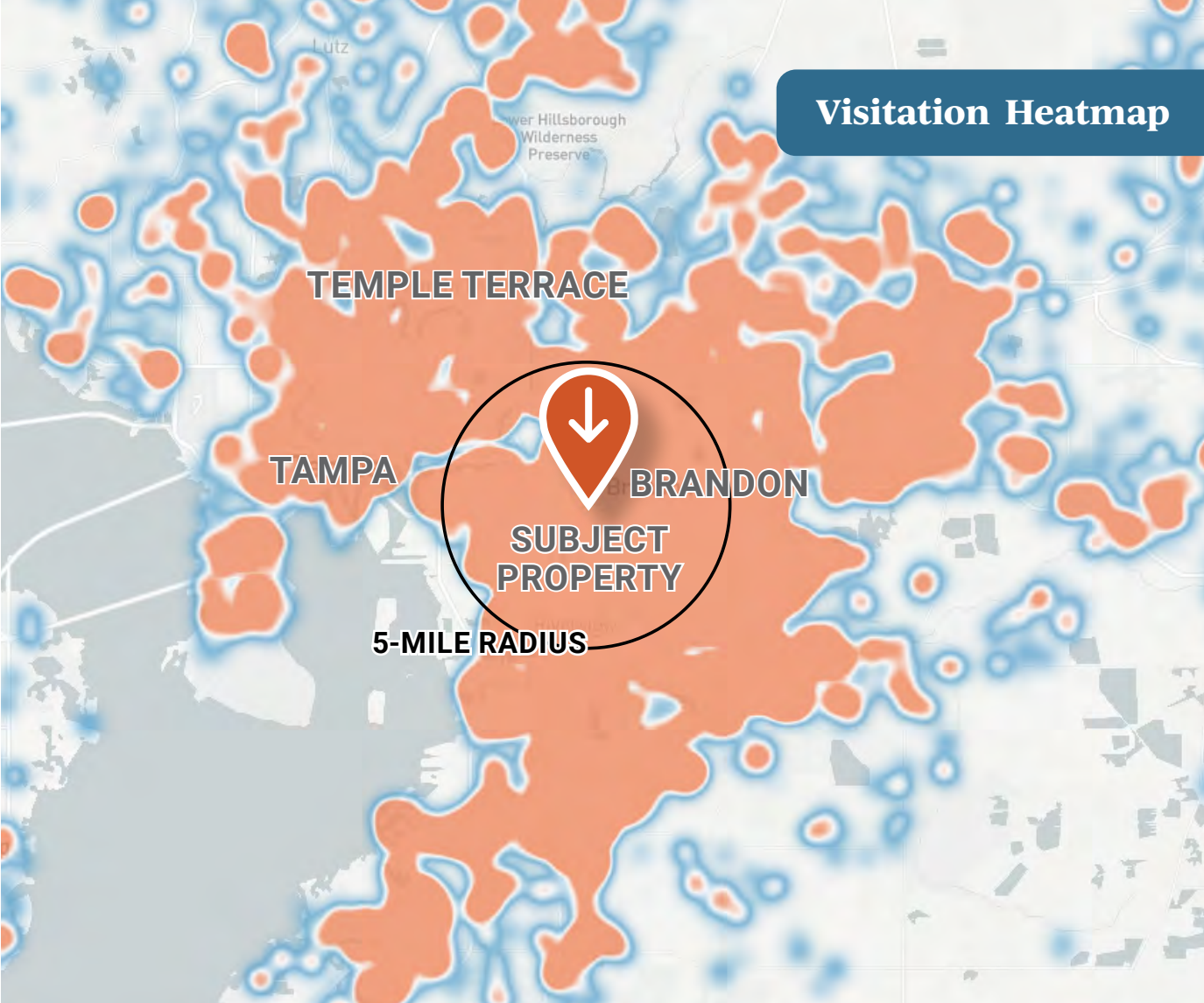
The typical dwell time of individuals who visited the adjacent PDQ Chicken in the last 12 months is **19 minutes**.

298.5K Visits

OVER PAST 12 MONTHS AT THE  
ADJACENT PDQ CHICKEN

2.33 Avg Visits

PER YEAR FROM CUSTOMERS  
OF THE ADJACENT PDQ CHICKEN



The shading on the map above shows the **home location of people who visited the adjacent PDQ Chicken over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Brandon, FL

THRIVING HUB IN HILLSBOROUGH COUNTY



## About Brandon

- Brandon, Florida is a fast-growing unincorporated community in Hillsborough County, located just 11 miles east of Tampa with direct access to I-75 and I-4
- Home to Hillsborough Community College, Emmaus Baptist College, and the Florida Academy for the Performing Arts, supporting a diverse educational landscape
- Blends residential convenience with amenities like Westfield Brandon Mall, Winthrop Town Centre, and cultural sites including art venues and colleges
- Brandon's warm climate, lakefront trails, and multiple parks support an active lifestyle, complemented by golf courses and community recreation centers
- With a population exceeding 116,000, Brandon serves as a suburban hub with ties to Tampa's healthcare and tourism economy, offering both charm and connectivity

## Tampa MSA

- Tampa, the state's third-largest city, anchors a diverse and growing metro region of over 3.4 million people
- Located on Florida's west coast, it lies within Hillsborough County
- The economy is driven by tourism, healthcare, finance, technology, and global trade, with Port Tampa Bay—the largest in the Southeast—serving both industrial shipping and cruise tourism
- A regional education and healthcare hub, Tampa is home to the University of South Florida, the University of Tampa, and the nation's seventh-largest school district, which is also the region's top employer

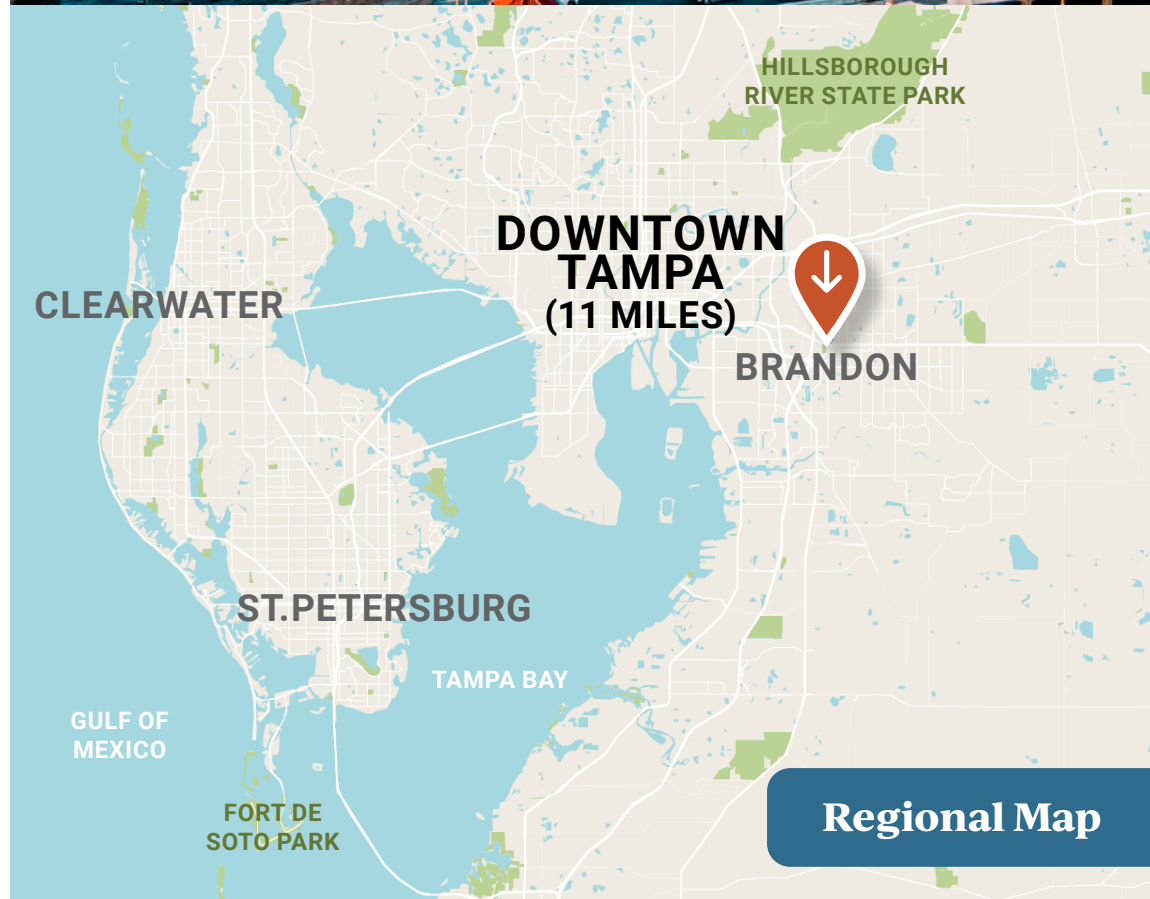
**3.4 Million**

TAMPA MSA ESTIMATED  
POPULATION

**\$243.2 B**

TAMPA MSA GDP

## Downtown Tampa



## Regional Map



# Metro Strength & Economic Drivers

- The Tampa-St. Petersburg-Clearwater MSA is home to 3.3 million+ residents and supports over 1.5 million jobs, making it Florida’s second-largest metro and one of the fastest-growing in the Southeast
- In 2023, Tampa ranked among the Top 10 U.S. metro areas for job growth, adding more than 65,000 jobs year-over-year, with strength in health care, financial services, logistics, and professional business services
- The region is now ranked #1 in Florida and #4 nationally for economic diversity, underscoring its resilience and adaptability across cycles

# Population & Migration Patterns

- Tampa ranks among the Top 10 metro areas for net migration, with sustained domestic in-migration from New York, New Jersey, Illinois, and California, as well as international inflows
- The region’s population grew by more than 100,000 people from 2020 to 2023, with projections estimating steady growth through the end of the decade
- Tampa International Airport, which serves 25+ million passengers annually, now offers nonstop flights to 21 international destinations, enhancing its appeal as a gateway city for business and talent



# Education, Research & Institutional Investment

- University of South Florida (USF) is a top 50 public research university with 50,000+ students and over \$620 million in annual research activity, including major federal funding in biotech, engineering, and AI
- Tampa General Hospital and USF Health anchor the city’s growing Tampa Medical and Research District, supporting both clinical innovation and biotech growth
- The city has also made historic investments in culture and tourism, including a \$100 million Straz Center expansion, \$51 million renovation of Tampa Museum of Art, and multi-million dollar upgrades to Tampa Theatre and Union Station

# Why Tampa?

Named a Top 10 U.S. City for Entrepreneurs, a Top 20 Market for Startups, and One of the Best Cities for Young Professionals

Strategic Gulf Coast Location with no state income tax and low cost of doing business

Combines access to beaches, waterfront dining, and a year-round outdoor lifestyle with major league sports, music and arts

Walkable, mixed-use districts like Water Street Tampa, Hyde Park, and Seminole Heights draw residents and investors alike





## DOWNTOWN TAMPA

### Brandon Exchange

6.7 Million Annual Visitors

JCPenney ★ macy's DICK'S SPORTING GOODS

### Plaza at Brandon Town Center

2.8 Million Annual Visitors

TARGET ROSS DRESS FOR LESS

126,058 VPD

### Regency Square

OLD NAVY BARNES & NOBLE  
Marshalls Bath & Body Works  
PETCO ULTA BEAUTY  
TJ-maxx

BEST BUY

SUBJECT PROPERTY

CALICOFFEE



82,402 VPD

60



S GORNTO LAKE RD



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