



VERO
CAPITAL GROUP

Walmart

Publix

ROSS
DRESS FOR LESS

Staples

DOLLAR TREE

REGIONS



BANK OF AMERICA

DEL PRADO BOULEVARD

CHASE



1628 DEL PRADO BOULEVARD,
CAPE CORAL, FL 33990

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EXECUTIVE SUMMARY

Vero Capital Group is pleased to present the exclusive sale of a single-tenant Sun Burn Cannibals located at 1628 Del Prado Boulevard, Cape Coral, Florida. Sunburn operates under a newly executed 15-year lease, with more than 12 years of firm term remaining, plus four (1) additional five-year renewal options. The lease includes annual 3% rent increases throughout the base term and all option periods.

The property sits on Del Prado Boulevard, Cape Coral's primary retail corridor, directly across from a Walmart Supercenter. It offers strong frontage, excellent visibility, and benefits from the draw of numerous national retailers in the immediate area. Dense surrounding residential neighborhoods provide a steady consumer base, and nearby bus stops enhance accessibility for shoppers.



INVESTMENT HIGHLIGHTS

LONG TERM LEASE

Sunburn is operating under a new 15-year lease with over 12+ years remaining on the initial term, along with multiple five-year renewal options.

ATTRACTIVE RENT INCREASES

The lease incorporates 3% yearly rent increases throughout the remaining term and renewal options, providing steady revenue growth and serving as a buffer against inflation.

PRIME RETAIL LOCATION

Sunburn occupies a highly visible corner site on Del Prado Boulevard, Cape Coral's main retail artery. Directly opposite a Walmart Supercenter, the property benefits from constant exposure to heavy vehicular traffic. A strong lineup of national retailers in the immediate area adds to its draw, while the surrounding dense residential neighborhoods provide a steady base of customers.

SURROUNDING AREA

The surrounding trade area features a deep roster of national retailers and restaurants that keep the corridor consistently active. Major anchors include Walmart Supercenter, Publix, Aldi, TJ Maxx, Ross, Hobby Lobby, Bealls, HomeGoods, ULTA, Burlington, and Staples. Dining options range from quick service favorites like McDonald's, Taco Bell, Wendy's, Starbucks, KFC, and Jersey Mike's to casual sit-down spots including Applebee's, Denny's, and Waffle House. Additional traffic is driven by service and convenience operators such as Walgreens, Dollar Tree, Bank of America, Chase, Truist, Sherwin-Williams, Advance Auto Parts, Pep Boys, Firestone, and Goodyear.

TRAFFIC & DEMOGRAPHICS

Located along Del Prado Boulevard, the property benefits from outstanding exposure with over 58,500 vehicles passing by each day. The surrounding trade area offers a strong and growing customer base, with more than 66,800 residents within a 3-mile radius earning an average household income of \$100,487. Expanding to a 5-mile radius, the population increases to over 184,100 with an average household income of \$99,844 — providing both high visibility and substantial buying power in the immediate area.



PROPERTY DATA



PRICE
\$2,694,165

CAP RATE
7.25%

NOI
\$195,327

ASSET OVERVIEW

ADDRESS 1628 Del Prado Boulevard, Cape Coral, FL 33990

LEASE TYPE Absolute NNN

GUARANTOR Corporate (High End Holdings, LLC)

OWNERSHIP Fee Simple

RENT INCREASES 3% Annual

TENANT Sunburn Cannabis Dispensary

BUILDING SIZE 3,297 SF

PARCEL SIZE 0.49 AC

YEAR BUILT 1990

YEARS REMAINING 12+

**The above NOI is based on the 07/01/2026 scheduled rent increase*

RENT SCHEDULE

YEAR	START	END	TERM	ANNUAL	% INC
1	06/20/2024	06/30/2025	CURRENT	\$184,271.52	-
2	07/01/2025	06/30/2026	-	\$189,629.28	2.90%
3	07/01/2026	06/30/2027	-	\$195,327.84	3.00%
4	07/01/2027	06/30/2028	-	\$201,181.08	3.00%
5	07/01/2028	06/30/2029	-	\$207,220.32	3.00%
6	07/01/2029	06/30/2030	-	\$213,445.20	3.00%
7	07/01/2030	06/30/2031	-	\$219,856.08	3.00%
8	07/01/2031	06/30/2032	-	\$226,452.60	3.00%
9	07/01/2032	06/30/2033	-	\$233,235.12	3.00%
10	07/01/2033	06/30/2034	-	\$240,234.24	3.00%
11	07/01/2034	06/30/2035	-	\$247,450.32	3.00%
12	07/01/2035	06/30/2036	-	\$254,883.12	3.00%
13	07/01/2036	06/30/2037	-	\$265,629.72	4.20%
14	07/01/2037	06/30/2038	-	\$270,399.12	1.80%
15	07/01/2038	06/30/2039	-	\$278,513.16	3.00%
16	07/01/2039	06/30/2040	OPTION 1	\$286,868.55	3.00%
17	07/01/2040	06/30/2041	-	\$295,474.61	3.00%
18	07/01/2041	06/30/2042	-	\$304,338.85	3.00%
19	07/01/2042	06/30/2043	-	\$313,469.02	3.00%
20	07/01/2043	06/30/2044	-	\$322,873.09	3.00%

TENANT OVERVIEW

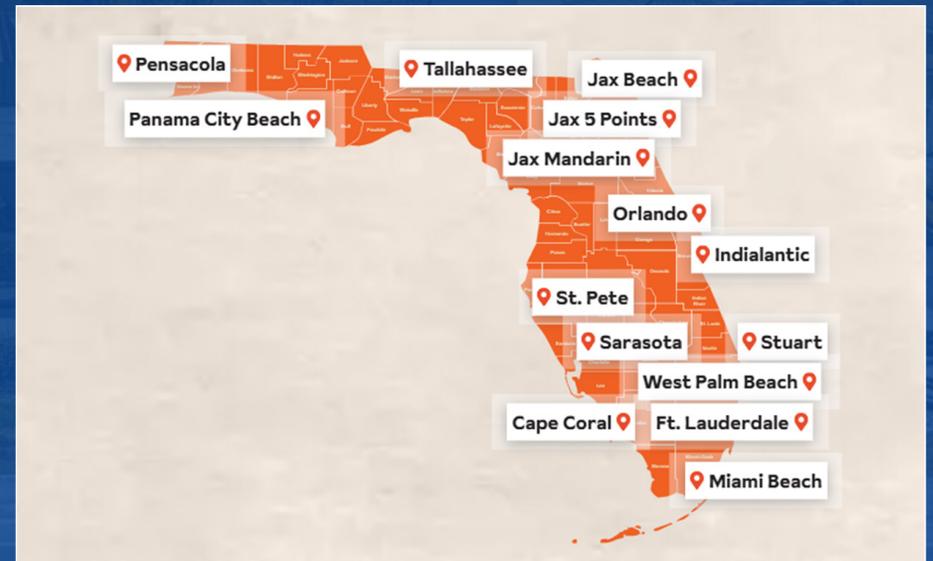
TENANT PROFILE

Sunburn Cannabis is a Fort Lauderdale–based medical cannabis retailer operating throughout Florida with more than 16 locations and additional stores planned. The company has quickly built a statewide footprint in key coastal and urban markets and continues to expand its presence in high-traffic retail corridors.

Sunburn is a fully licensed, vertically integrated operator, controlling cultivation, processing, and retail distribution. Its platform was established through the 2022 acquisition of former MedMen Florida assets, which included a statewide license, a cultivation and processing facility in Eustis totaling approximately 30,000 square feet, and an established dispensary network. Following the transition and rebrand, the company materially improved store performance and market positioning.

The retailer offers a curated selection of premium cannabis products, including flower, pre-rolls, concentrates, edibles, and small-batch specialty releases under its “Bill’s Reserve” label. The management team brings prior experience building and exiting successful Florida cannabis businesses, providing operational depth and market knowledge.

In 2024, Sunburn strengthened its capital structure with a \$34 million financing from AFC Gamma, supporting ongoing growth initiatives. The company now ranks among the top-performing dispensary operators in Florida on a per-store basis and continues to scale its platform across the state.



LOCATION & DEMOGRAPHICS

Cape Coral, Florida

Cape Coral is a thriving, high-growth city located in Southwest Florida along the Gulf Coast. Covering more than 120 square miles, it is the largest city in the region by land area and is renowned for its extensive waterfront — with over 400 miles of navigable canals, more than any other city in the world. This unique geography, combined with a warm subtropical climate, has made Cape Coral a magnet for residents, businesses, and tourists alike.

The city's population has surged past 200,000 and continues to grow at one of the fastest rates in the nation, driven by a combination of lifestyle appeal, economic opportunity, and relative affordability compared to other Florida coastal markets. Cape Coral boasts strong demographics, with household incomes above the national average and a diverse mix of young families, working professionals, and retirees.

Cape Coral is part of the Cape Coral–Fort Myers metropolitan area, providing seamless access to the broader Southwest Florida region. It is conveniently situated near U.S. Route 41 and Interstate 75, as well as Southwest Florida International Airport, offering efficient connections to major Florida cities such as Tampa, Orlando, and Miami. The regional economy is anchored by healthcare, retail, hospitality, construction, and a robust small-business sector.

Retail and commercial activity is concentrated along key corridors, with Del Prado Boulevard serving as one of the city's primary retail spines. The subject property's location on this corridor benefits from exceptional visibility and high daily traffic counts, with a strong tenant mix in the immediate area that includes major national retailers, grocers, restaurants, and service providers. The surrounding neighborhoods are densely populated, creating a steady customer base and driving consistent foot and vehicle traffic to the corridor.

In addition to its economic strengths, Cape Coral is known for its quality of life, offering abundant recreational amenities, parks, marinas, and proximity to some of Florida's best beaches. This combination of rapid population growth, strong consumer demographics, and strategic commercial positioning makes Cape Coral a highly attractive market for both tenants and investors.

POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimate	8,842	67,093	186,302
2030 Projection	9,245	69,921	197,630

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimate	3,690	27,410	78,220
2030 Projection	3,912	29,830	81,512

INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$97,302	\$101,413	\$100,035

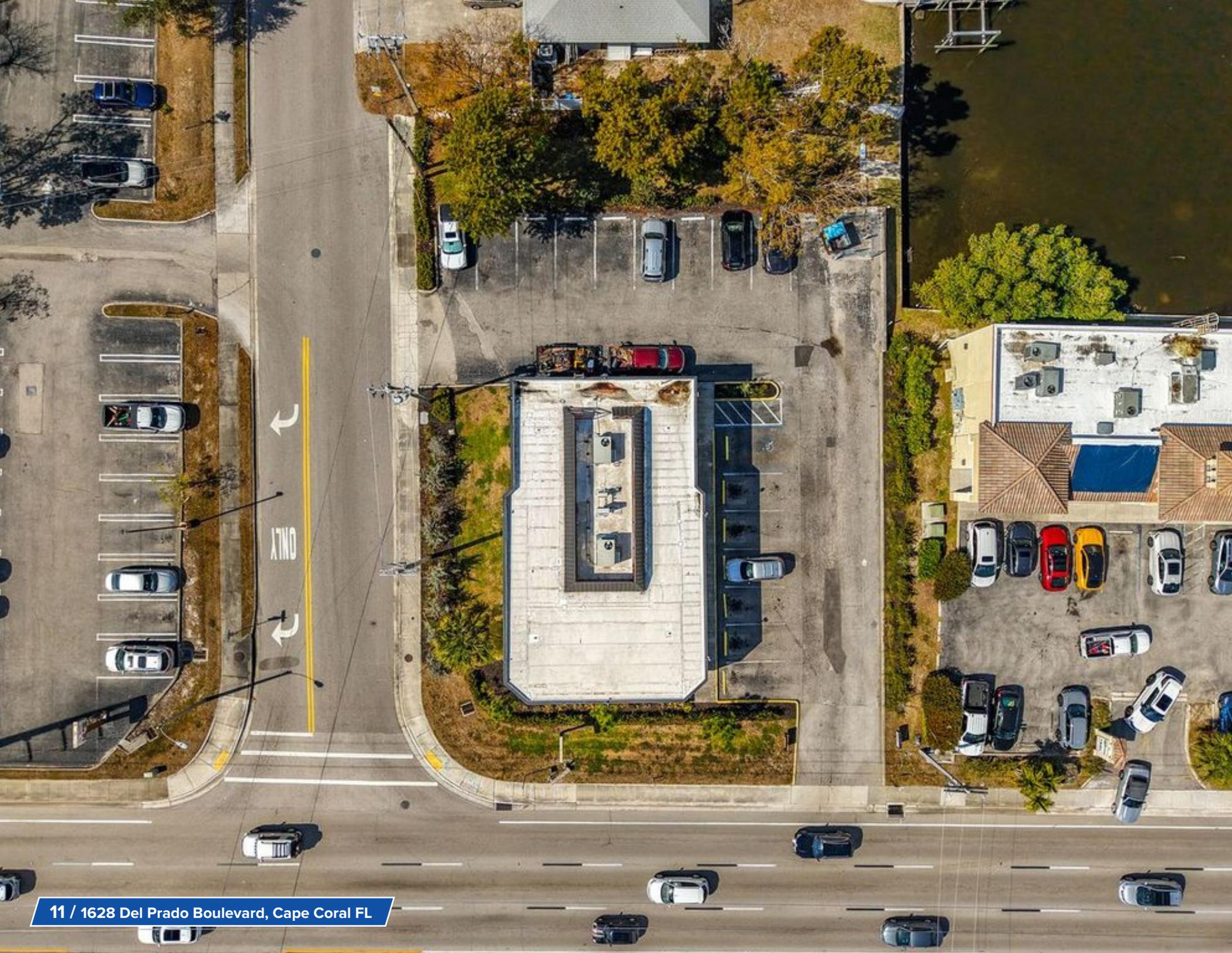




9 / 1628 Del Prado Boulevard, Cape Coral FL



10 / 1628 Del Prado Boulevard, Cape Coral FL



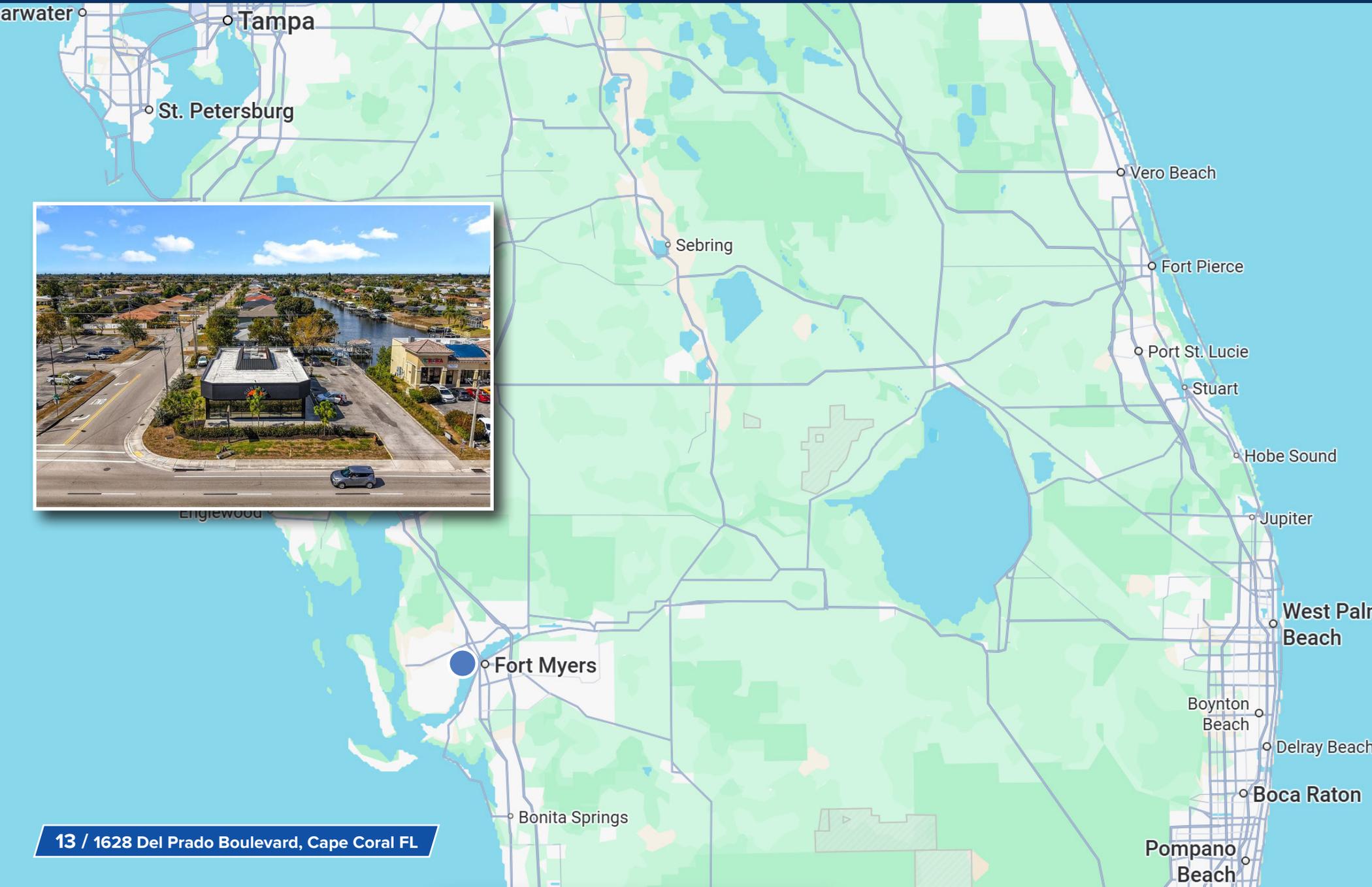
11 / 1628 Del Prado Boulevard, Cape Coral FL

AERIAL OVERVIEW



12 / 1628 Del Prado Boulevard, Cape Coral FL

REGIONAL MAP



13 / 1628 Del Prado Boulevard, Cape Coral FL



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