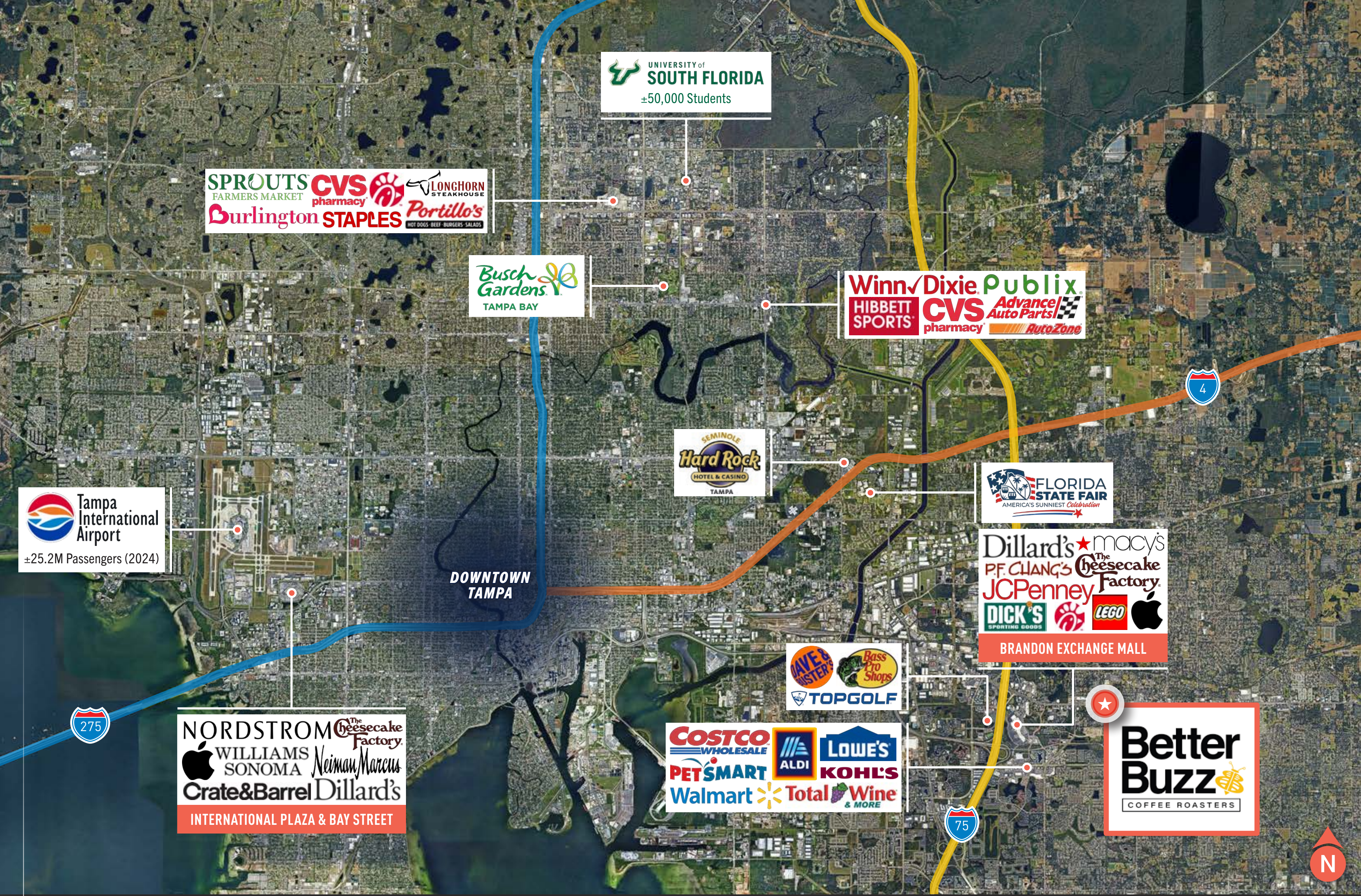
BETTER BUZZ COFFEE GROUND LEASE

1402 W BRANDON BLVD, BRANDON, FL 33511 (TAMPA MSA)

Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap


UNIVERSITY of SOUTH FLORIDA
±50,000 Students
SPROUTS FARMERS MARKET
CVS pharmacy
LONGHORN STEAKHOUSE
Burlington
STAPLES
Portillo's
HOT DOGS · BEEF · BURGERS · SALADS
Busch Gardens TAMPA BAY
Winn Dixie
Publix
HIBBETT SPORTS
CVS pharmacy
Advance Auto Parts
AutoZone
4
SEMINOLE Hard Rock HOTEL & CASINO TAMPA
FLORIDA STATE FAIR
AMERICA'S SUNNIEST Celebration
Tampa International Airport
±25.2M Passengers (2024)
DOWNTOWN TAMPA
Dillard's
macy's
P.F. CHANG'S
The Cheesecake Factory
JCPenney
DICK'S SPORTING GOODS
LEGO
BRANDON EXCHANGE MALL
DAVE & BUSTER'S
Bass Pro Shops
TOPGOLF
275
NORDSTROM
The Cheesecake Factory
WILLIAMS SONOMA
Neiman Marcus
Crate&Barrel
Dillard's
INTERNATIONAL PLAZA & BAY STREET
COSTCO WHOLESALE
ALDI
LOWE'S
PETSMART
KOHL'S
Walmart
Total Wine & MORE
75
Better Buzz COFFEE ROASTERS
N

Executive Summary

1402 W Brandon Blvd, Brandon, FL 33511

FINANCIAL SUMMARY

Price	**$4,766,000**
Cap Rate	5.35%
Net Cash Flow	5.35% $255,000
Building Size	3,625 SF
Year Built / Renovated	1979 / 2026
Lot Size	1.145 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	Better Buzz Coffee Company, LLC
Guarantor	Corporate
Est. Lease Commencement Date	October 2026
Est. Lease Expiration Date	October 2041
Primary Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	$255,000.00	5.35%
Years 6 – 10	$280,500.00	5.89%
Years 11 – 15	$308,550.00	6.47%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (Years 16 – 20)	$339,405.00	7.12%
Option 2 (Years 21 – 25)	$373,345.50	7.83%
Option 3 (Years 26 – 30)	$410,680.05	8.62%
Option 4 (Years 31 – 35)	$451,748.06	9.48%

Base Rent	**$255,000**
Net Operating Income	**$255,000**
Total Return	**5.35% $255,000**

Better Buzz® COFFEE ROASTERS


Dillard's
macy's
P.F. CHANG'S
The Cheesecake Factory
JCPenney
DICK'S SPORTING GOODS
LEGO
BRANDON EXCHANGE MALL
target
DOWNTOWN TAMPA
BARNES & NOBLE
BEST BUY
Ashley HOMESTORE
AMC THEATRES
HOMESENSE
sam's club
Portillo's
Wawa
HUDSON'S FURNITURE + MATTRESS
CHASE
CRUNCH FITNESS
Bealls
CHUCK E. CHEESE
MISSION BBQ
Checkers
F45 TRAINING
kane's FURNITURE
Public Storage
Firestone
Chick-fil-A
Advance Auto Parts
WHATABURGER
AAMCO
WAFFLE HOUSE
PAPA JOHN'S
boost mobile
Better Buzz COFFEE ROASTERS
MATTRESS Warehouse
LESLIE'S SWIMMING POOL SUPPLIES
64,000 CPD
W BRANDON BLVD
TACO BELL
DUNKIN'
N


Walmart
The Home Depot
Lowe's
Einstein Bros Bagels
7 Eleven
Long John Silver's
Dairy Queen
Office Depot
Popeyes Louisiana Kitchen
CVS pharmacy
The Tile Shop
Dollar General
Publix
Burlington
BRANDON HIGH SCHOOL
±1,835 Students
PETSMART
Denny's
MATTRESS Warehouse
LESLIE'S SWIMMING POOL SUPPLIES
Public Storage
TACO BELL
DUNKIN'
PIZZA PAPA JOHN'S
AYR wellness
boost mobile
Better Buzz
COFFEE ROASTERS
WAFFLE HOUSE
TRANSMISSIONS AAMCO TOTAL CAR CARE
WHATABURGER
64,000 CPD
W BRANDON BLVD
Chick-fil-A
N

Property Description

Representative Photo

INVESTMENT HIGHLIGHTS

- **Brand New 15-Year Absolute Triple-Net (NNN) Lease**
- Full-Size 3,625 SF QSR Building - New High-Quality 2026 Renovation with a Drive-Thru
- **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- Better Buzz Coffee is an Established San Diego-Based Coffee Brand that is Expanding Into the Tampa Market - Subject Property is One of its First Florida Locations
- **Better Buzz Operates ±60 Locations, and is Projected to Have 80 Locations Open By the End of 2026**
- Densely-Populated Tampa Trade Area - 239,207 Residents within a 5-Mile Radius
- **Households and Population Projected to Increase 5%+ in the Immediate Area Over the Next 5 Years**
- Located On the Going-To Work Side of the Road - Westbound to Downtown Tampa
- **Less Than 4 Miles from University of South Florida (±50,000 Students)**
- Easily Accessible by ±64,000 Cars per Day Along W Brandon Blvd, Providing a Direct Route to Downtown Tampa

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	13,089	105,177	249,145
2025 Estimate	12,442	101,375	239,207
Growth 2025 - 2030	5.20%	3.75%	4.15%
Households			
2030 Projections	5,597	43,055	98,107
2025 Estimate	5,293	41,355	93,807
Growth 2025 - 2030	5.74%	4.11%	4.58%
Income			
2025 Est. Average Household Income	$79,729	$96,005	$98,915
2025 Est. Median Household Income	$69,529	$81,743	$82,848

Tenant Overview

Representative Photo

Better Buzz
COFFEE ROASTERS

SAN DIEGO, CALIFORNIA
Headquarters

60+
Locations

2002
Founded

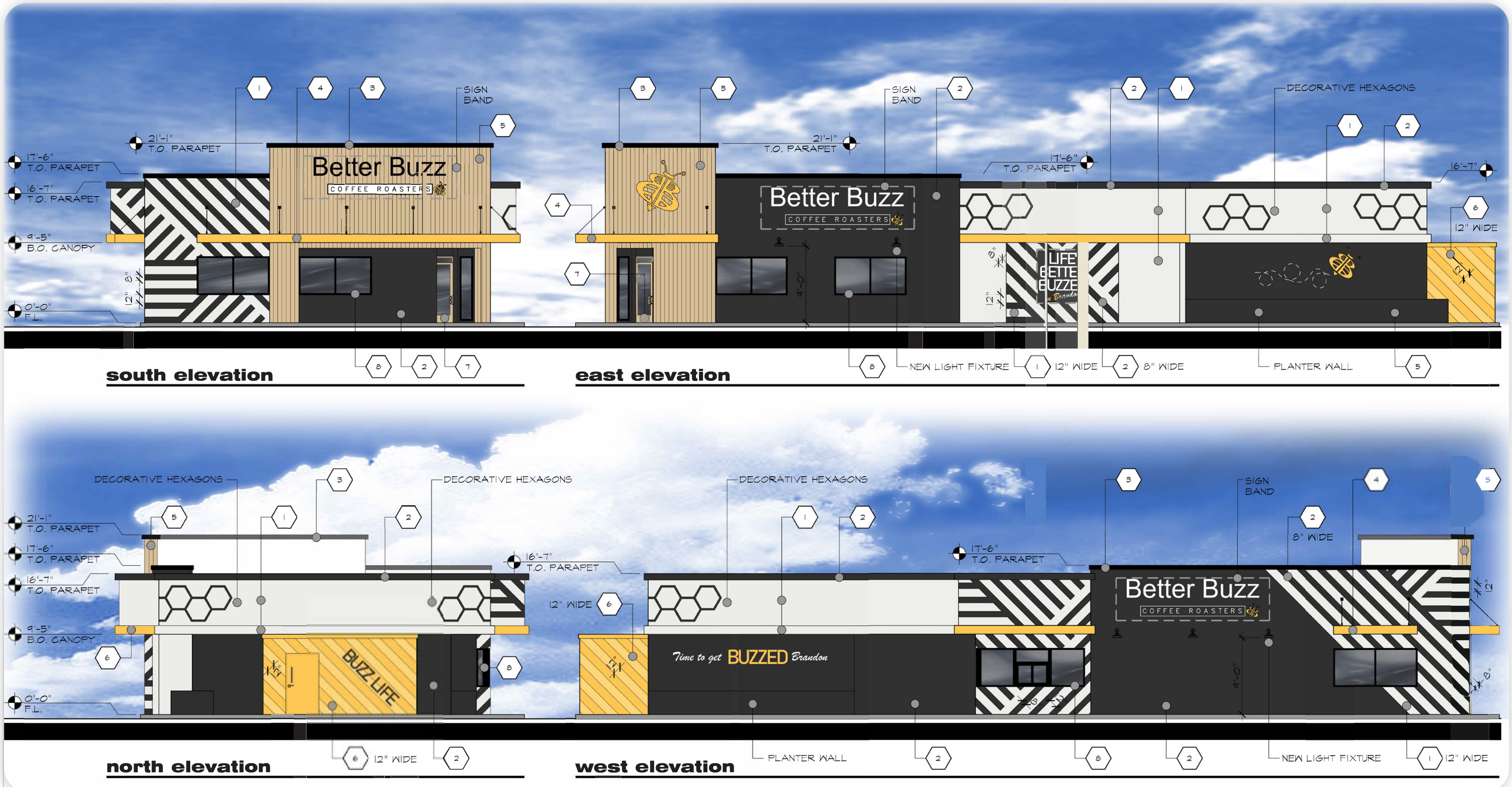
BETTERBUZZCOFFEE.COM
Website

Better Buzz Coffee Company is a San Diego-based coffee brand. Better Buzz Coffee is committed to providing consistent quality coffee beverages in a fun atmosphere, with efficient and friendly customer service. The company is dedicated to the freshest possible coffee by roasting and delivering coffee weekly to its stores. Better Buzz Coffee is certified by CCOF as Organic Coffee Roaster.

Over the years, the company has grown substantially, driven by its commitment to quality and customer satisfaction. In 2024, Better Buzz Coffee Roasters reported an estimated revenue of $69 million. Sales during this time grew 53% year-over-year, almost exactly alongside 52% unit growth. This growth is reflective of their expanding number of locations and the increasing popularity of their coffee and café culture.

The chain is expanding rapidly into both new and existing markets. Better Buzz currently operates in California, Arizona, and Nevada, and is now expanding into Florida with locations in New Port Richey/Pasco County and Brandon in the Tampa Bay metro (the subject property). The brand just opened its 57th location, and expects to add 20 stores by the end of 2026, bringing the chain to about 80 locations.

Building Renderings



Location Overview

12 Miles
to Downtown Tampa

13 Miles
to University of South Florida

19 Miles
to Tampa International Airport

23 Miles
to Lakeland Linder International Airport

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. By 2028, the metro's population is projected to expand to roughly 3.4 million residents. During the next five years, the number of households will increase by nearly 80,000.

Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs. A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro. High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy. Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil. Major area employers include BayCare Health System, Publix Super Markets, Inc., and WellCare Health Plans.

[exclusively listed by]

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