



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



Listing Team

ZANDY SMITH
 zsmith@cppcre.com
 PH: 415.274.2707
 CA DRE# 01734525

SCOTT REID
PARASELL, INC.
 scott@parasellinc.com
 PH: 949.942.6585
 FL LIC# BK3457599

In Association with ParaSell, Inc.
 PH: 949.942.6585
 A Licensed Florida Broker
 # CQ1059597

Copyright ©2026 CP Partners Commercial Real Estate, Inc.
 California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

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 then a 1-mile from Interstate 75 and W Brandon Blvd
- Subject property is within $\frac{1}{2}$ 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

Site Plan



South Florida-Based, Drive-Thru Coffee Franchise



16 OPERATING LOCATIONS
IN FLORIDA

13 LOCATIONS IN
DEVELOPMENT



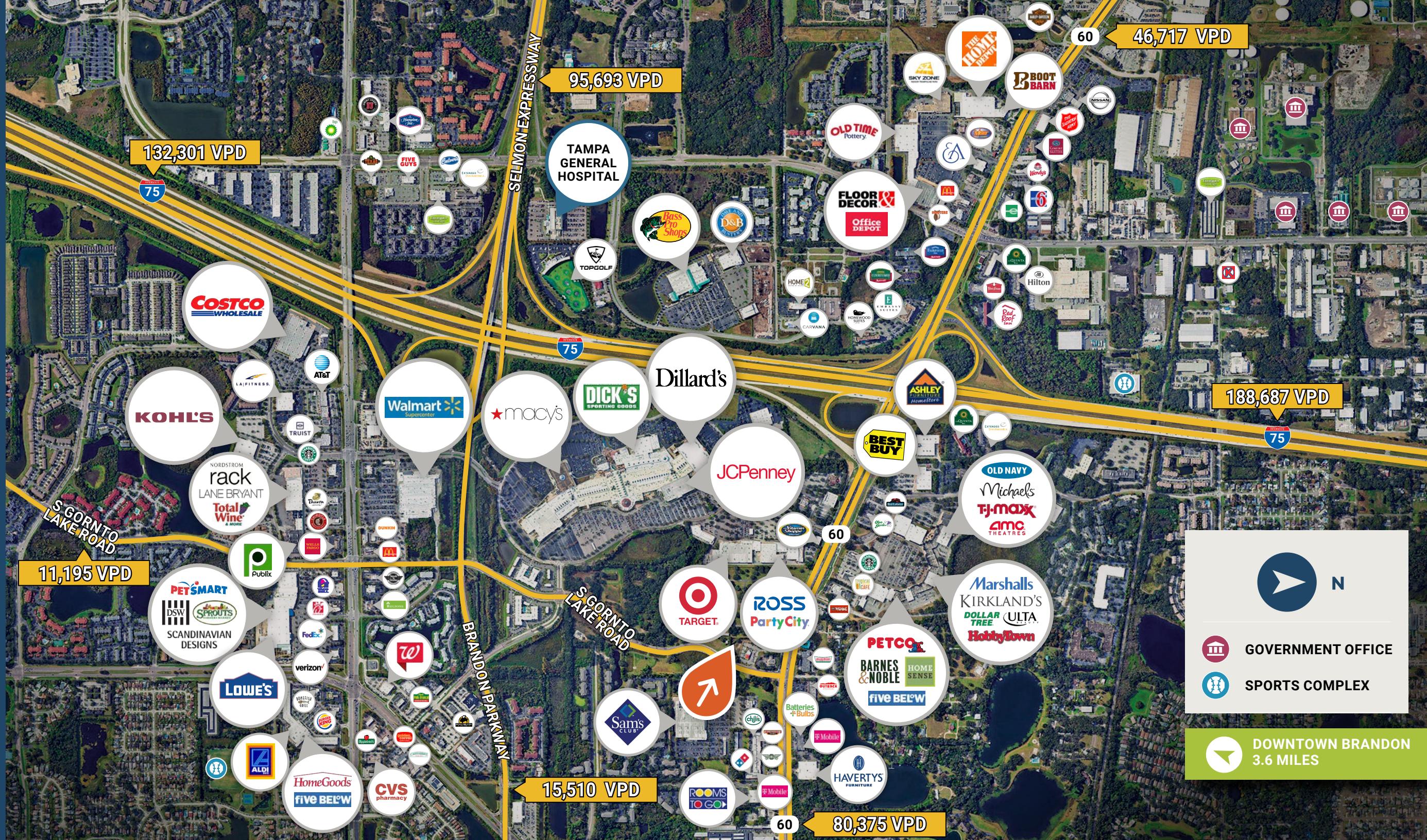
About Cali Coffee

- 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](#)









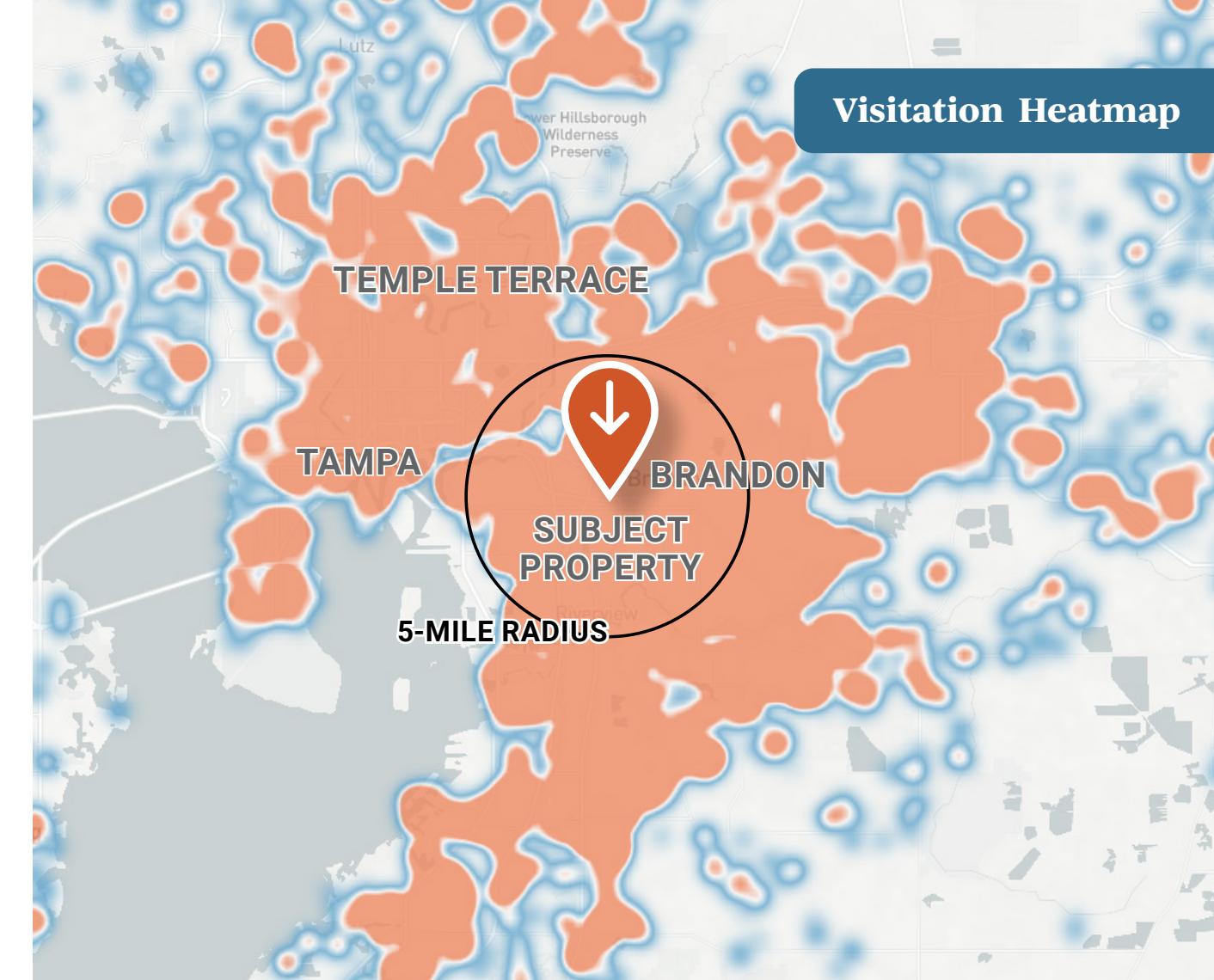
Ring Radius Population Data

	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 VisitsOVER 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

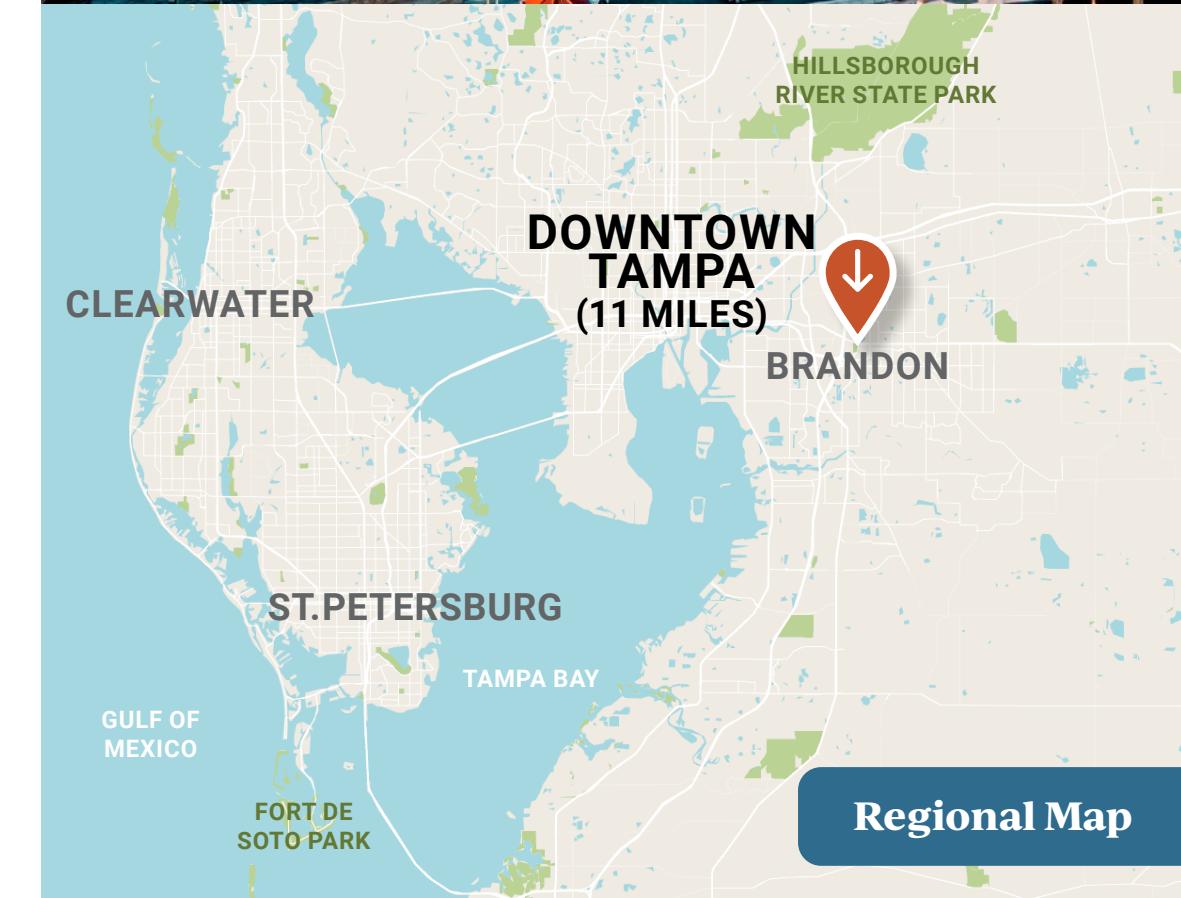
- Tampa, the state's third-largest city, anchors a diverse and growing metro region of over 3.4 million people
- Located on Florida's west coast, it lies within Hillsborough County
- The economy is driven by tourism, healthcare, finance, technology, and global trade, with Port Tampa Bay—the largest in 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



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



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



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

DOWNTOWN TAMPA

Brandon Exchange
6.7 Million Annual Visitors

JCPenney  DICK'S
SPORTING GOODS



SUBJECT PROPERTY



Plaza at Brandon Town Center
2.8 Million Annual Visitors

126,058 VPD

Regency Square



82,402 VPD
60



S CORINTHIAN RD



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

ZANDY SMITH

zsmith@cppcre.com
PH: 415.274.2707
CA DRE# 01734525

SCOTT REID
PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
FL LIC# BK3457599

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Florida Broker
CQ1059597