



1049 Lyons Rd | Coconut Creek, FL

CALICOFFEE

SPROUTS
FARMERS MARKET
Also For Sale —
Contact Broker



**OFFERED
FOR SALE**

\$3,408,000 | 6.25% CAP

LYONS RD (30,500 VPD)

Atlantic
CAPITAL PARTNERS™

Confidential Offering Memorandum



CALICOFFEE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15 Year Absolute Net Cali Coffee lease in Coconut Creek, FL. Cali Coffee is scheduled to open June 15, 2025.



**TROPHY COFFEE
DRIVE-THRU
IN MIAMI MSA**



**EXCEPTIONAL
DEMOGRAPHICS**

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$213,000	6.25%
Years 6 - 10	\$234,300	6.87%
Years 11 - 15	\$257,730	7.56%
Years 16 - 20 (1st Option)	\$283,503	8.31%
Years 21 - 25 (2nd Option)	\$311,853	9.15%
Years 26 - 30 (3rd Option)	\$343,039	10.06%
Years 31 - 35 (4th Option)	\$377,342	11.07%
Years 36 - 40 (5th Option)	\$415,077	12.17%

NOI	\$213,000
LISTING PRICE	\$3,408,000
CAP RATE	6.25%



ASSET SNAPSHOT

Tenant	Cali Coffee
Guarantee	Personal From Founder & Multi-Unit Operator
Address	1049 Lyons Rd, Coconut Creek, FL 33063
Building Size (GLA)	1,508 SF
Land Size	0.49 AC
Year Built	2025
Lease Type	Absolute Net
Landlord Obligations	None
Rent Commencement Date	Estimated August 1, 2025
Remaining Term	15 Years
Renewal Options	5 X 5 Years
Current Annual Rent	\$213,000
Base Rent Increases	10% Every 5 Years



136,890 PEOPLE
IN 3 MILE RADIUS



\$85,585 AHHI IN
3 MILE RADIUS



58,000 VPD
AT INTERSECTION



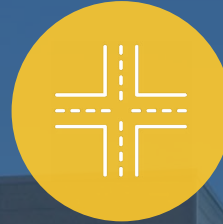
TROPHY COFFEE DRIVE-THRU | MIAMI MSA

Rare grocery anchored Net Lease Coffee Drive-Thru in the Miami MSA with 16 locations open and 13 under development



PASSIVE OWNERSHIP

Absolute Net Lease provides passive ownership for absentee owner



STRATEGIC LOCATION

Strategically located at regional intersection (58,000 VPD) across from Publix, Wynmoor Village (9,000 residents), Broward College, Atlantic Technical College and City Hall



EXCEPTIONAL DEMOGRAPHICS

136,000 people with an AHHI of over \$85,000 live within 3 miles



BRAND NEW CONSTRUCTION

Newly constructed prototype with 20-year roof warranty



FIXED RENTAL INCREASES

Fixed 10% rental increases provide consistent rental growth and hedge against inflation



DEPRECIATION

Fee simple ownership allows for depreciation of the building boosting after tax returns



SUNSHINE STATE

Florida led the nation in population growth in 2023 and South Florida continues to be one of the most sought after markets in the US

CALICOFFEE SITE PLAN

CALI COFFEE COCONUT CREEK, FL

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COCONUT CREEK PKWY (27,500 VPD)

LYONS RD (30,500 VPD)

DAVE
THOMAS
EDUCATION
CENTER
650
STUDENTS

CONVIVA
Care Center

REGIONS

Walgreens

4848
COCONUT CREEK
PARKWAY

CALI
COFFEE

SENTRY
SELF STORAGE
Under Construction

SPROUTS
FARMERS MARKET
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HCA Florida
Northwest Hospital
289 beds

Colonial Park
Apartments
160 units

Dave Thomas
Education Center
650 students

SENTRY
SELF STORAGE
Under Construction

Coco Parc
Condos
468 units

SPROUTS
FARMERS MARKET
Also For Sale —
Contact Broker

publix
planet
fitness

CHASE

citi

REGIONS

BANK OF AMERICA

Walgreens

COCONUT
CREEK

Coconut Creek
Community Center

LYONS RD (30,500 VPD)



CALICOFFEE



NORTH
LAUDERDALE

MARGATE

Coco Parc
Condos
468 units

Lakewood Shopping Center
Walmart Supercenter
Marshall's
ROSS DRESS FOR LESS
HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

SENTRY
SELF STORAGE
Under Construction

SPROUTS
FARMERS MARKET
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4848
COCONUT CREEK
PARKWAY

Dave Thomas
Education Center
650 students

CONVIVA
Care Center

REGIONS

Walgreens

citi

BANK OF AMERICA

LYONS RD (30,500 VPD)

COCONUT CREEK PKWY (27,500 VPD)



CALICOFFEE

Coconut Creek
Community Center





CALICOFFEE

28,000 VPD

W COPANS RD

8



AutoNation Ford



411

10,000 VPD
Banks Rd

COCONUT CREEK PLAZA

Publix
CHASE
Bank of America
BIGLOTS!
planet fitness
WELLS FARGO
citi
PET SUPPLIES "PLUS"



Dave Thomas Education Center
650 Students



Atlantic Technical College
6,000 Students



LAKEWOOD MALL

ROSS
Marshall's



COCONUT CREEK PKWY

27,500 VPD



COCONUT CREEK COMMUNITY CENTER



Broward College North Campus
30,057 Students

103,000 VPD



CALICOFFEE

52,500 VPD

W ATLANTIC BLVD



CALICOFFEE



MIAMI METRO AREA

The Miami metropolitan area is the 67th largest metropolitan area in the entire world and is the 8th largest metropolitan area in the United States. This 6,137 square mile portion of South Florida is home to more than 6 million residents and has seen a population growth of more than 7% since 2010. The city of Miami itself has a population of more than 430,000, making it the second most populous metropolis in the southeastern U.S.

COCONUT CREEK

Coconut Creek, FL is located 37 miles north of Miami, and is part of Broward County. The city is the first in Florida and eleventh in the country to be certified as a “Community Wildlife Habitat”, and in 2010, Money magazine named the city of Coconut Creek the 48th best small town to live in the United States. Combined with it’s proximity and connectivity to West Palm Beach, Ft Lauderdale, and Miami, this makes it a desirable community for families, working professionals and retirees alike. The city is home to the Seminole Casino Coconut Creek which employs over 2,000 and draws visitors from throughout the state and country. It is also home to Broward College’s North Campus, the Technological University of America and the Atlantic Technical College. American Top Team’s headquarters is also located in Coconut Creek, one of the primary teams in mixed martial arts internationally. There are numerous large automobile dealerships located in the city as well which are also major employers for residents. These are just some of the factors that have led the city to be named as one of the Top Ten Place to Live in Florida by Movoto and NerdWallet.

	DEMOGRAPHICS	3 MILE
	POPULATION	136,890
	DAYTIME POPULATION	130,586
	AVERAGE HH INCOME	\$85,585
	COMBINED ADT OF COCONUT CREEK PARKWAY & LYONS RD	58,000



Cali Coffee, founded in 2018 and based in Hollywood, Florida, is a rapidly growing drive-thru coffee concept known for its vibrant West Coast branding and customer-focused service. With multiple locations across South Florida and ambitious expansion plans through 2025, including franchising opportunities, Cali Coffee is positioning itself as a strong competitor in the specialty coffee space. The company operates compact, efficient stores focused on speed and convenience, typically featuring drive-thru and walk-up service formats. Their menu offers a wide variety of beverages, including signature coffee drinks like the “Hollywood,” “Baywatch,” and “Snickerdoodle,” all customizable with different milk alternatives, flavor add-ons, and espresso options. Non-coffee items include Hero Energy® drinks—vibrant fruit-flavored energy beverages with names like “Thunderbolt” and “Unicorn”—as well as matcha, chai, smoothies, and dessert-style shakes such as “Cookies & Cream” and “Birthday Cake.” Light snacks, branded as “Cali Bites,” include muffin tops, cake pops, and lemon loaf. With its strategic expansion, efficient operations, and engaging brand identity, Cali Coffee presents an appealing opportunity for real estate investors and franchise partners seeking to tap into the growing demand for fast, high-quality specialty beverages.

CALI COFFEE QUICK FACTS

Founded:	2018
Headquarters:	Hollywood, FL
Ownership:	Private
# of Locations:	20
Website:	https://www.calicoffee.com/





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Exclusively Offered By



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