



NET LEASE INVESTMENT OFFERING



ALDI (Ground Lease)

1260 W Granada Blvd
Ormond Beach, FL 32174 (Daytona MSA)



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Tenant Overview





Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased ALDI located within the Daytona MSA in Ormond Beach, Florida. The property was constructed by ALDI in 2019 with a long-term lease through September 2039. The lease features no landlord responsibilities and rental escalations throughout the primary term and six 5-year renewal options. Additionally, Florida is an income tax free state.

The 21,855-square-foot building is situated along West Granada Boulevard (36,000 VPD) and benefits from proximity to Interstate 95, which sees over 79,000 vehicles per day. The property lies within a primary retail corridor anchored by nationally recognized tenants including Lowe's, Walmart, Publix, Ross, Chase Bank, Charles Schwab, and Chick-fil-A. Additionally, ALDI anchors the nearby Shops on Granada center, which features Petco, Chipotle, TD Bank, Aspen Dental, Mattress Firm, and AT&T. The surrounding area boasts a population of more than 105,000 residents within a five-mile radius, with an average household income exceeding \$96,000.

ALDI is a global discount supermarket chain founded in 1946 by brothers Karl and Theo Albrecht in Essen, Germany. Initially a small family-run store, ALDI grew into one of the world's largest privately-owned retail chains, operating over 13,200 stores across more than 20 countries, including Germany, the United States, Australia, and the United Kingdom. The company's core philosophy centers on providing high-quality products at the lowest possible prices, achieved through efficient operations, a limited product assortment, and a focus on private-label brands. ALDI's no-frills shopping experience, characterized by minimal store decor and customers bagging their own groceries, allows it to maintain low overhead costs, passing savings directly to consumers.

Investment Highlights

- » 13+ years remain on the primary lease term
- » Income tax free state (Florida)
- » Ground Lease – NNN – No landlord responsibilities
- » Rental escalations throughout the primary term and options
- » Anchor to Shops on Granada – Petco, Chipotle, TD Bank, Aspen Dental, Mattress Firm, AT&T
- » Located along West Granada Boulevard (36,000 VPD) & within proximity to Interstate 95 (79,000 VPD)
- » 105,000+ people live within a five-mile radius
- » Average household income exceeds \$96,000 within five miles
- » Primary retail thoroughfare – Nearby tenants include Lowe's, Walmart, Publix, Ross, Chase Bank, Charles Schwab, Chick-fil-A, and more



Property Overview



PRICE
\$3,372,093



CAP RATE
4.30%



NOI
\$145,000



LEASE COMMENCEMENT DATE: 9/18/2019

LEASE EXPIRATION DATE: 9/30/2039

RENEWAL OPTIONS: Six 5-year

RENTAL ESCALATION: Primary: \$10,000 increase every 5 years
Options: 10% every 5 years

LEASE TYPE: Ground Lease – NNN¹

TENANT: ALDI (Florida) LLC

YEAR BUILT: 2019

BUILDING SIZE: 21,855 SF

1) Tenant's share of CAM charges (excluding taxes, insurance, utilities, and extreme weather expenses) may not increase by more than 3% annually (cumulative) or 5% year-over-year (non-cumulative) thereafter.

Photographs

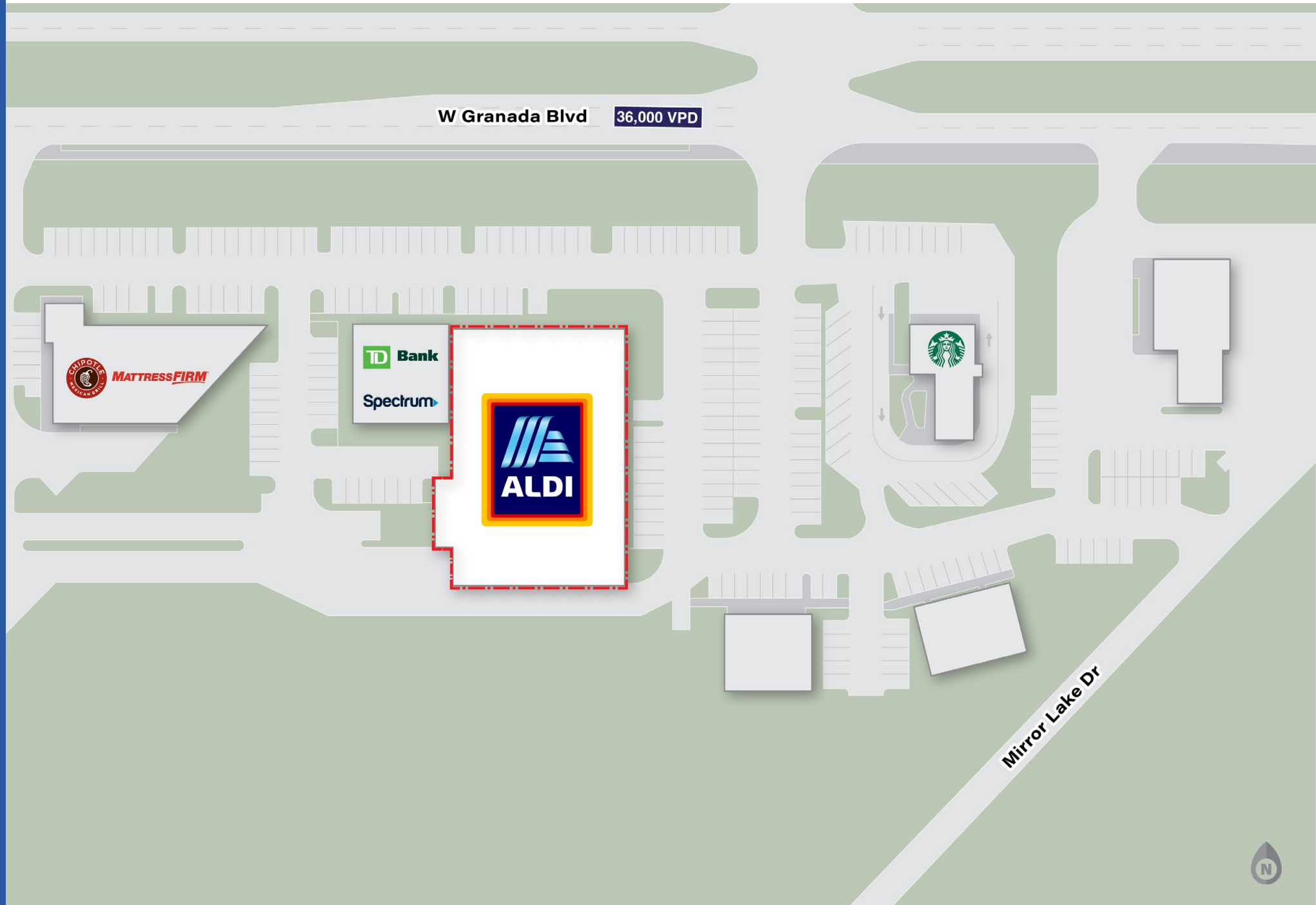


Aerial



Site Plan

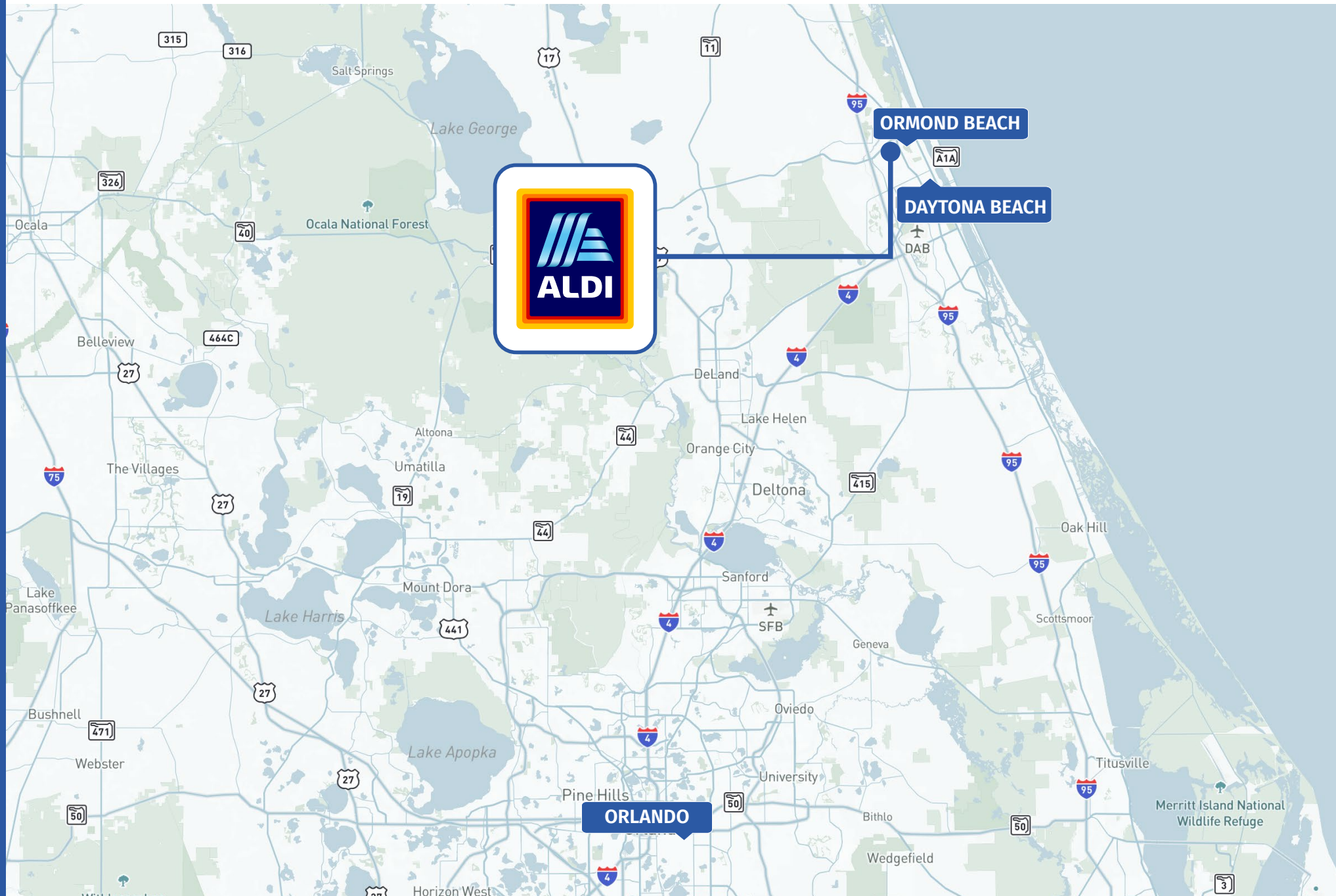
W Granada Blvd 36,000 VPD



Mirror Lake Dr



Map






Location Overview

ORMOND BEACH, FLORIDA

Ormond Beach, located in Volusia County, Florida, is a coastal city known for its scenic beaches, historic charm, and vibrant community. Situated just north of Daytona Beach, it offers a quieter alternative to its bustling neighbor while maintaining easy access to the area’s attractions. The city, incorporated in 1880, has a rich history tied to early settlers and the automotive industry, notably as the site where Henry Ford and other pioneers tested high-speed vehicles on its hard-packed sandy shores. Today, Ormond Beach spans approximately 39 square miles, with a population of around 43,000 as of recent estimates, and is celebrated for its blend of natural beauty, including the Atlantic coastline and the Halifax River, which provide opportunities for fishing, boating, and water sports.

Beyond its beaches, Ormond Beach is home to several historic landmarks and recreational amenities that draw both residents and visitors. The Tomoka State Park, located nearby, offers hiking, kayaking, and a glimpse into Florida’s native flora and fauna, while the Ormond Scenic Loop and Trail provides a 30-mile drive through lush forests and waterfront views. The city also hosts cultural events like the Ormond Beach Art Festival and is known for its historic sites, such as the Ormond Memorial Art Museum and Gardens. With a subtropical climate, the area enjoys mild winters and warm summers, making it a year-round destination for outdoor enthusiasts and those seeking a relaxed coastal lifestyle.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	5,311	2,474	\$71,326	\$96,386
3-MILE	44,442	19,788	\$65,685	\$97,039
5-MILE	105,556	48,194	\$64,500	\$96,601



MSA Overview

DAYTONA BEACH MSA

The Deltona-Daytona Beach-Ormond Beach Metropolitan Statistical Area (MSA), located in Volusia County, Florida, is a dynamic region encompassing the cities of Deltona, Daytona Beach, Ormond Beach, and surrounding communities. Covering approximately 1,100 square miles, the MSA is home to a population of over 650,000 as of recent estimates, making it one of Florida's notable urban areas. Known for its diverse blend of coastal attractions, urban amenities, and suburban growth, the region is anchored by Daytona Beach, famous for its hard-packed sand beaches that historically hosted early automobile races and continue to draw visitors for events like the Daytona 500 at the Daytona International Speedway. The MSA's economy thrives on tourism, education, and healthcare, with institutions like Embry-Riddle Aeronautical University and Halifax Health Medical Center serving as major employers.

Beyond its well-known coastal appeal, the Deltona MSA offers a mix of natural beauty and cultural vibrancy. Deltona, the largest city by population in the MSA, provides affordable suburban living with access to parks and lakes, while Ormond Beach offers historic charm and scenic routes like the Ormond Scenic Loop and Trail. The region is rich in recreational opportunities, including Tomoka State Park for kayaking and hiking, and the St. Johns River for fishing and boating. Cultural events, such as the Daytona Beach Bandshell concerts and the Ormond Beach Art Festival, add to the area's appeal. With a subtropical climate featuring mild winters and warm summers, the Deltona MSA attracts residents and visitors seeking a balance of outdoor activities, historic significance, and a growing community atmosphere.

Tenant Overview



ALDI

ALDI, short for Albrecht Diskont, is a global discount supermarket chain founded in 1946 by brothers Karl and Theo Albrecht in Essen, Germany. Initially a small family-run store, ALDI grew into one of the world's largest privately-owned retail chains, operating over 13,200 stores across more than 20 countries, including Germany, the United States, Australia, and the United Kingdom. The company's core philosophy centers on providing high-quality products at the lowest possible prices, achieved through efficient operations, a limited product assortment, and a focus on private-label brands. ALDI's no-frills shopping experience, characterized by minimal store decor and customers bagging their own groceries, allows it to maintain low overhead costs, passing savings directly to consumers.

The company operates under two separate entities, ALDI Nord and ALDI Süd, following a family split in 1960 over business differences. ALDI Süd manages operations in countries like the United States, Australia, and the UK, while ALDI Nord covers regions like France and Spain. Despite the division, both maintain the same commitment to cost efficiency and customer value. ALDI's innovative approach, such as introducing the cart deposit system to reduce labor costs, has influenced retail trends globally. With a focus on sustainability, ALDI has implemented initiatives like reducing plastic packaging and expanding organic product lines, aligning with modern consumer demands while staying true to its mission of affordability.

Website:	www.aldi.us
Headquarters:	Batavia, IL
Number of Locations:	13,200+
Company Type:	Private



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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