



**NET LEASE INVESTMENT OFFERING**



**Shell**

7006 Palmetto Cir N  
Boca Raton, FL 33433 (Miami MSA)





# Property Overview

## Shell | Miami MSA

7006 Palmetto Cir N, Boca Raton, FL 33433

### Property Overview

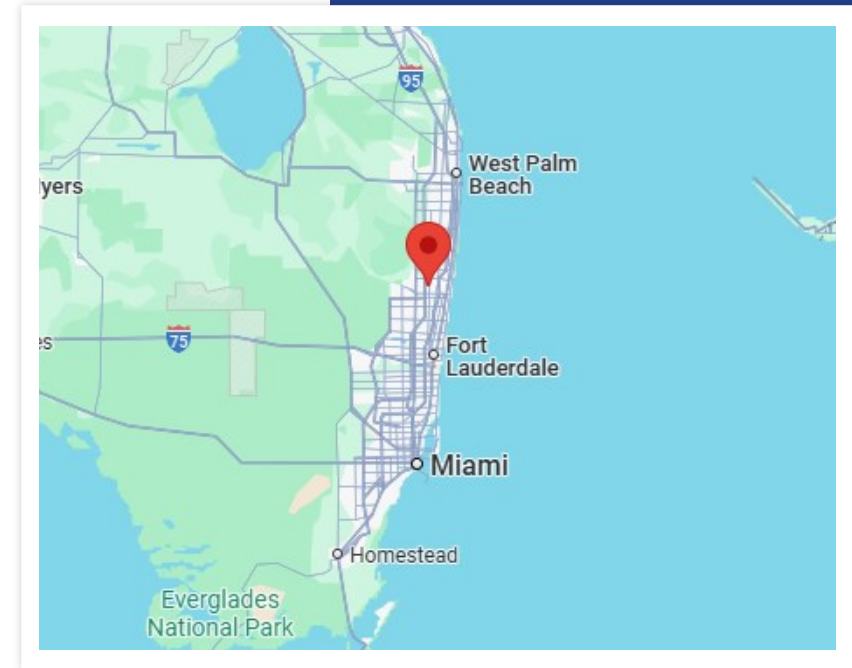
<b>Tenant:</b>	Shell (Boca Gas)
<b>Price:</b>	\$10,487,804
<b>Cap Rate:</b>	6.15%
<b>NOI:</b>	\$645,000 (3/2025 Escalation)
<b>Building Size:</b>	1,075 SF
<b>Year Built/Renovated:</b>	1984/2021
<b>Lease Type:</b>	NNN
<b>Lease Expiration:</b>	2/29/2040
<b>Rental Escalations:</b>	7.5% every 5 years
<b>Renewal Options:</b>	Four 5-year



# Property Overview

## Property Highlights

- Positioned within the Miami MSA - ranked #9 in the United States for population size
- Florida is an income tax free state
- 15+ years remain on the primary lease term
- NNN - No landlord responsibilities
- Grocery and Gym anchored outparcel
- Signalized intersection along Powerline Road (38,000 VPD)
- Proximity to W Palmetto Park Road (51,000 VPD) and Interstate 91 (110,900 VPD)
- Over 302,000 people live within a five-mile radius
- Affluent area - \$137,000+ Avg. household income within 1-mile
- Neighboring retailers include Winn-Dixie, LA Fitness, Publix, Starbucks, Bank of America, Chipotle, McDonald's, and many others



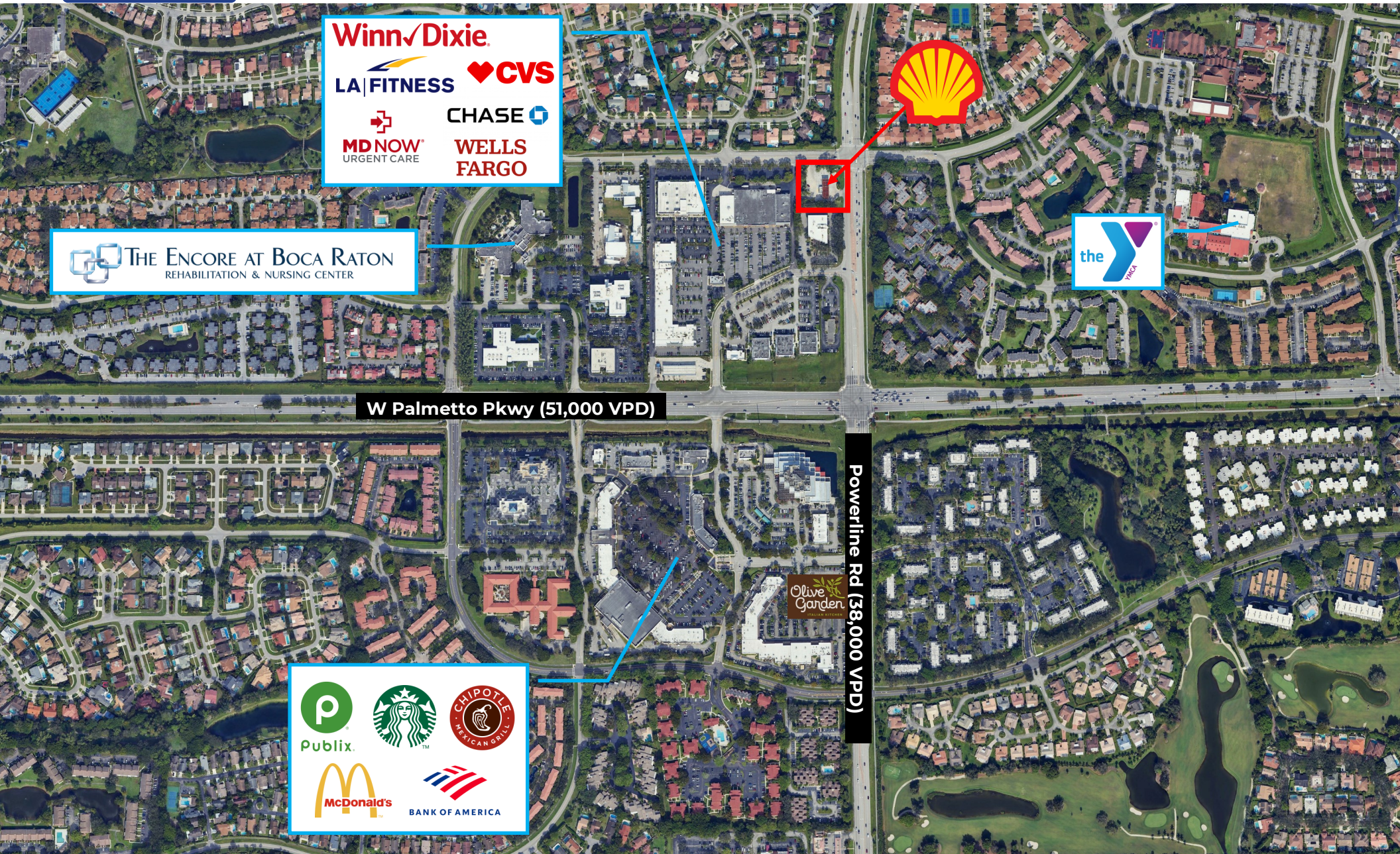
## Demographics

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	17,744	117,491	302,575
<b>Total Household Units:</b>	7,216	51,574	127,065
<b>Average Household Income:</b>	\$137,345	\$125,330	\$129,203

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# Location Aerial





# Tenant Overview



## BOCA GAS

Boca Gas, a dynamic consortium of companies headquartered in the vibrant city of Boca Raton, Florida, has quickly become a prominent player in the state's energy landscape. Since its founding in 2018, Boca Gas has grown to operate a diverse portfolio of franchises, including well-known brands such as Shell, Chevron, Mobil, BP, Sunoco, and 76, strategically located across Florida. With a bold vision to expand its footprint, Boca Gas is ambitiously pursuing the acquisition of over 100 gas stations throughout the United States. Backed by a dedicated team of over 200 employees, Boca Gas is committed to delivering quality service and fueling the future of America's energy needs.

## ABBAS JAFERI, CEO

Abbas has a background in Finance from his studies at the University of Miami. In 2013 Abbas acquired 21 Chevron gas stations throughout South Florida and established the Mr. Mart C-Store brand. Since 2013, Mr. Mart brand expanded to 39 locations in Florida, Mississippi, and Tennessee. At the beginning of 2014, the brand further expanded by acquiring 15 stores in Florida. In the same year Abbas expanded Mr. Mart's scope to include many quick service restaurants throughout the portfolio, the tenants include: Subway, Dunkin Donuts, Krispy Chicken, and Billoti's Pizza. This business model created a one-stop shop in one convenient location. Abba's leadership and operation implementations earned him the recognition by Chevron and Exxon as operating top-ranking sites.



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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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