

THE HUB PICKELBALL CLUB JACKSONVILLE, FL MSA

OFFERING MEMORANDUM MARCH 2026

ABSOLUTE NNN GROUND LEASE
TWENTY- FOUR COURTS (16 COVERED)



2525 COUNTRY CLUB BOULEVARD, ORANGE PARK, FL 32073
LOCATED INSIDE THE ORANGE PARK COUNTRY CLUB





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FOR MORE INFORMATION, PLEASE CONTACT:

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CONFIDENTIALITY & CONDITIONS

Cushman & Wakefield (“Advisor”) serves as the exclusive advisor in connection with the solicitation of offers for the purchase of THE HUB Pickleball Club at 2525 Country Club Boulevard, Orange Park, FL 32073 (the “Property”). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”), and the Purchase Agreement governing the sale of the Property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in the Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property, and is not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Advisor. Prospective purchasers should also conduct their own due diligence, including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property or used in the construction or maintenance of the building(s) at the Property.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Advisor or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communications from Seller or Advisor or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



NNN Ground Leased Investment Opportunity
ORANGE PARK (JACKSONVILLE MSA), FLORIDA

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EXECUTIVE SUMMARY



NET-LEASED INVESTMENT

THE OFFERING: THE HUB PICKLEBALL CLUB

Cushman & Wakefield Retail Capital Advisors is pleased to present the opportunity to acquire an absolute net-leased investment in The HUB Pickleball Club, located at 2525 Country Club Boulevard, Orange Park (Jacksonville MSA), Florida. The property is secured by a NNN ground lease guaranteed by HUB JAX, LLC, with an initial 20-year lease term scheduled to expire April 30, 2045. The current annual base rent is \$156,000 (NNN) with scheduled rental increases throughout the lease term as outlined below:

Scheduled Rent Increases

- May 1, 2028 — \$192,000
- January 1, 2030 — \$201,600
- January 1, 2035 — \$211,680
- January 1, 2040 — \$222,264

The tenant holds one 10-year renewal option, extending the lease through April 30, 2055.

During the renewal period, base rent increases to \$233,377 beginning May 1, 2045, with an additional increase to \$245,046 on May 1, 2050.

INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease**
Tenant is responsible for all operating expenses including real estate taxes, insurance, utilities, repairs, and maintenance.
- **Long Term Lease Security**
Approximately 19+ years remaining on the initial lease term.
- **Strong Rent Growth**
23% base rent increase in May 2028, followed by 5% escalations in 2030, 2035, and 2040.
- **Extension Option**
One 10-year renewal option with 5% rental increases every five years during the extension term.
- **Attractive Investment Pricing**
Purchase Price: **\$1,950,000**
Current Cap Rate: **8.00%**

Upon the May 1, 2028 rent increase, annual base rent rises to \$192,000 NNN, resulting in an effective cap rate of 9.85% based on the current asking price.

PROPERTY STRENGTHS

- **Prime Location**
Located within The Grove at Orange Park Country Club, a 365-acre gated residential community with more than 1,000 homes [The Grove](#)
- **Resort-Style Amenities within the Community, including:** The Grove Restaurant (Fine Dining), Citrus Club Bar & Sport Lounge, Founders Room featuring golf simulators and interactive games, driving range and putting green, 4,000 SF fitness center, two swimming pools, and six event and gathering spaces
- **Limited Competition**
The closest comparable golf club facility is located approximately 30 minutes away
- **Strong Area Demographics**
Within a 5-mile radius: Population of 165,000 residents & Medium Household Income of \$98,000
- **Residential Growth**
Surrounding residential properties have experienced approximately 11% year-over-year appreciation

TENANT

The HUB Pickleball is an experienced and growing pickleball operator with multiple facilities in operation.

- Operates four pickleball clubs
- Largest pickleball facility in the Jacksonville MSA
- 24 courts total, including 16 covered courts
- Reciprocal program offers access to 60+ clubs in the U.S. and Canada
- Corporate Headquarters: 23 Corporate Plaza Drive, Suite 150, Newport Beach, CA 92660
- Website: thehubpickleball.com



THE HUB PICKLEBALL MODEL

The The HUB pickleball model is a membership-based sports club combined with experiential amenities. The HUB Pickleball focuses on building a social and recreational destination rather than just renting courts.

Features include:

- Multiple dedicated pickleball courts (indoor and/or outdoor)
- Membership programs and day passes
- Lessons, leagues, tournaments, and clinics
- Pro shop retail
- Food & beverage offerings
- Private event space and corporate events
- Community programming and social events

MARKET DEMAND & INDUSTRY GROWTH

The investment appeal comes largely from the rapid growth of the sport.

Highlights:

- Pickleball is one of the fastest growing sports in the U.S.
- Professional leagues and tournaments are expanding rapidly
- Social and community-based play drives recurring revenue

Events and professional leagues have seen significant increases in attendance and media exposure in recent years.

THE WHY

- Explosive sport growth
- Membership recurring revenue
- Community-based retention
- Event-driven ancillary revenue



3 MILES

Jacksonville

Logos for businesses in the northern part of the city:

- sam's club, Quality, 6, CIRCLE K
- MISSION BEE, CARRABBA'S, Denny's, DOLLAR TREE
- S. MICHAELS, Michaels, Burlington, UPS, FIVE BEBEW, Publii
- TJ-MAXX, Olive Garden, Wendy's, Starbucks, bantel

Logos for businesses in the eastern part of the city:

- HONEYBAKED, KFC, PAPA JOHN'S, PET SMART
- Chick-fil-A, RED LOBSTER, PAPA JOHN'S, planet fitness, Waldgreens
- ABC Supply Co. Inc., WILD WINGS, Auntie Anne's, VANS, BAM!
- amc, IMAX, bek, HOT TOPIC, JOHNSON'S
- RACK ROOM SHOES, HOLLISTER, SBARRO, zumiez, CHAMPS
- MERRILL, Dillard's, MINI SOU, JCPenney

Logos for businesses in the central part of the city:

- BOOT BARN, Tropical Smoothie Cafe, JET'S PIZZA
- DOLLAR GENERAL, IHOP

Logos for businesses in the southern part of the city:

- McDonald's, Gabe's, Freddy's
- DUNKIN', STAPLES
- FIREHOUSE SUBS, ZAXBY'S, LOWE'S

Logos for businesses in the southwest part of the city:

- SONIC, CVS, Arby's
- CIRCLE K, Dunkin' Donuts, DOLLAR TREE
- PET SUPERMARKET

Logos for businesses in the south part of the city:

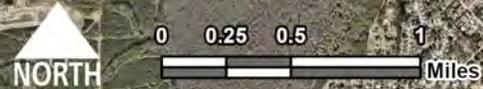
- BEALLS, Dunkin' Donuts, Checkers
- PAPA JOHN'S, Publii, UPS, TACO BELL

Logos for businesses in the southeast part of the city:

- Walgreens, Starbucks, CAFO, ALDI
- Marshalls, SMOOTHIE KING, Little Caesars Pizza, MERRILL
- Panera Bread, LAIFITNESS, Wawa
- Waffle House, GIANT SUBS

Logos for businesses in the south part of the city:

- SUNBELT, CHARLEY'S
- Walmart



PROPERTY OVERVIEW

LOCATION

2525 Country Club Drive, Orange Park, FL 32073

LOT SIZE

Approximately 1.91 acres / 83,200 square feet

IMPROVEMENTS

30,000 +/- square foot facility, with ample on-site parking (170 spaces). 96 non-exclusive parking spaces are allocated to The HUB Pickleball Club.

LEASE

NNN lease to **HUB JAX, LLC.**, a California Limited Liability Corporation, for an initial term of 20 years, expiring April 30, 2045. The annual base rent of \$156,000 (May 2027) increases to \$192,000 on May 1, 2028, to \$201,600 on January 1, 2030, to \$211,680 on January 1, 2035, and to \$222,264 on January 1, 2040.

Tenant has One 10-year renewal option at \$233,377 (05-01-2045 to 04-30-2055). NNN Base Rent increases to \$245,046 on 05-01-2050. The 10-year extension term expires on 04-30-2055.

The Tenant is responsible for the cost of taxes, insurance, utilities, repairs and maintenance.

RENT COMMENCEMENT

The rent commencement date was May 1, 2025.

LEASE YEARS	MONTHLY BASE RENT	ANNUAL BASE RENT	ANNUAL RETURN
05-1-25 to 04-30-27	\$6,000	\$72,000	3.69%
05-1-27 to 04-30-28	\$13,000	\$156,000	8.00%
05-1-28 to 12-31-29	\$16,000	\$192,000	9.85%
01-1-30 to 12-31-35	\$16,800	\$201,600	10.34%
01-1-35 to 12-31-40	\$17,640	\$211,680	10.86%
01-1-41 to 12-31-45	\$18,522	\$222,264	11.40%
Renewal Option (Yrs 1-5)	\$19,448	\$233,377	11.97%
Renewal Option (Yrs 6-10)	\$20,420	\$245,045	12.57%

FINANCING

The property will be delivered free and clear; unencumbered by any financing.



TENANT SNAPSHOT

THE HUB Pickleball Clubs' headquarters are in Newport Beach, CA. The company operates Pickleball clubs in Orange Park (Jacksonville MSA), in Alameda, CA; in Spring Valley, CA and in Campbell, CA.

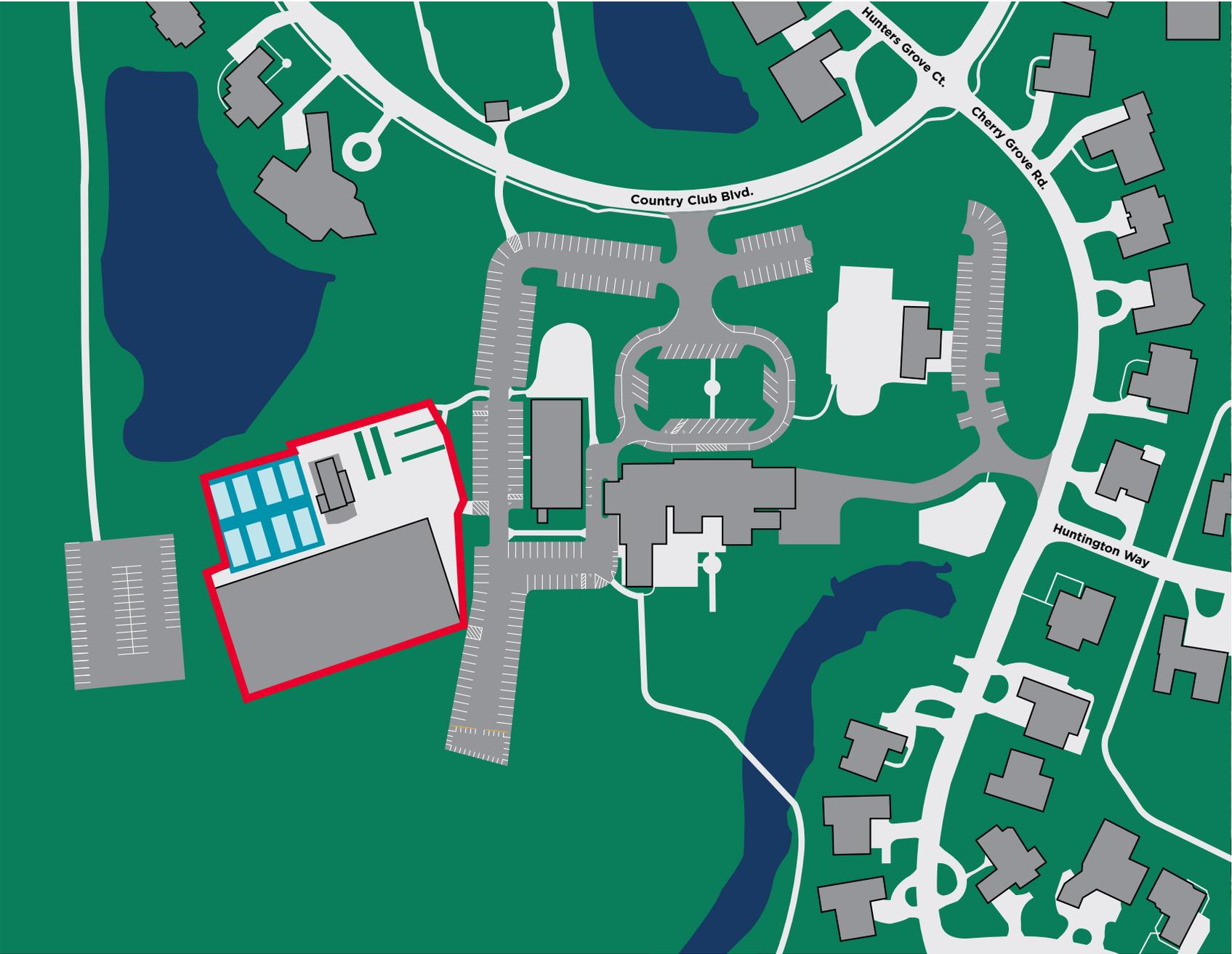
The Orange Park location is the largest pickleball facility in the Jacksonville MSA area. 24 courts: 16 covered, 8 uncovered, fire pit, cornhole, bocce ball, and more.

<https://thehubpickleball.com/the-hub-jacksonville/>

SITE PLAN

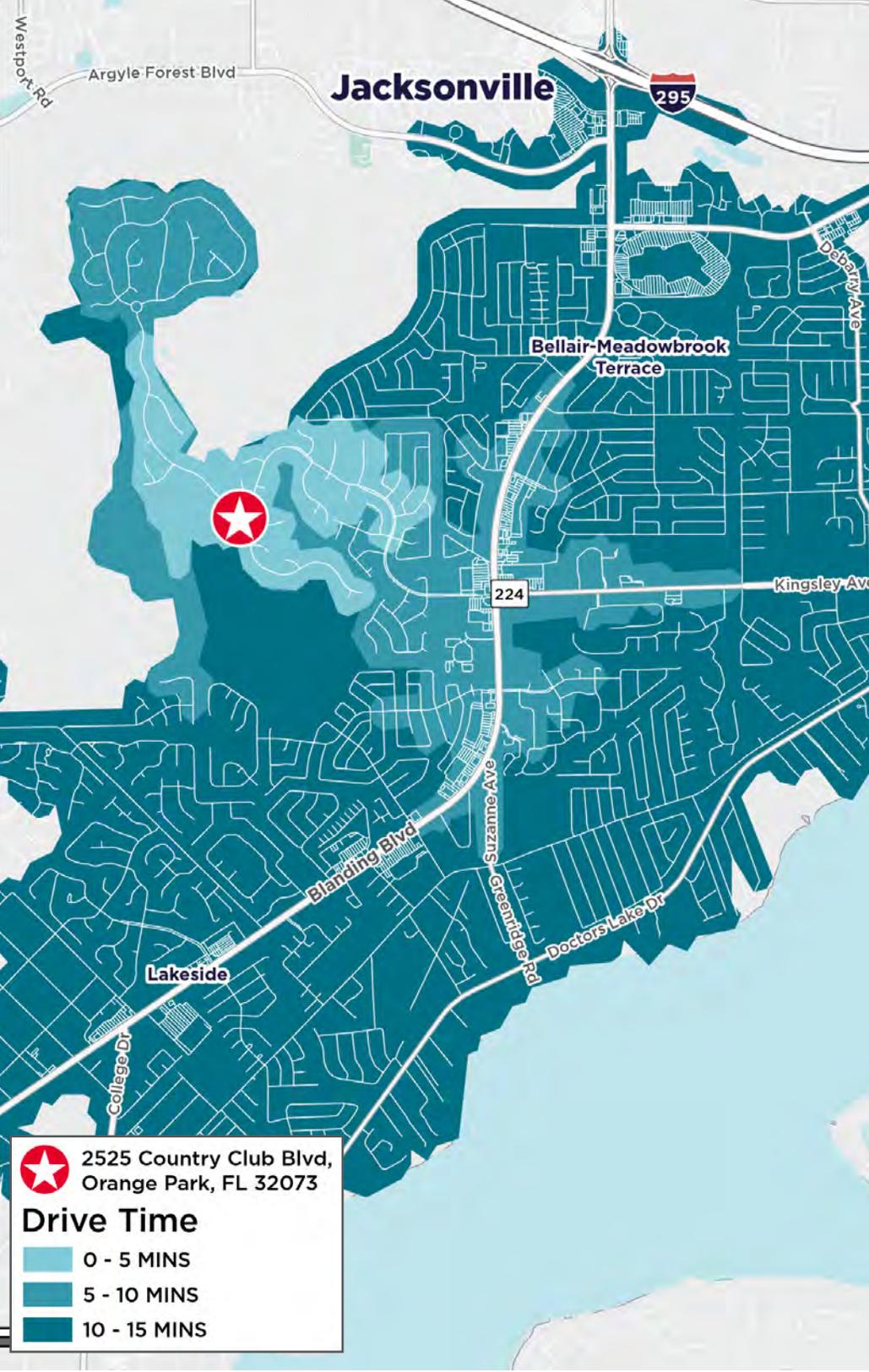


AERIAL SITE PLAN



LOCATION OVERVIEW





 2525 Country Club Blvd,
Orange Park, FL 32073

Drive Time

-  0 - 5 MINS
-  5 - 10 MINS
-  10 - 15 MINS

PRIME LOCATION: ORANGE PARK, FLORIDA



Orange Park is a town in Clay County, a suburb of Jacksonville in neighboring Duval County. Orange Park is a part of the Jacksonville MSA. The town's population is 9,000+. The Town of Orange Park is only 5.32 square miles in size, Orange Park is the designated city for all addresses within the zip codes 32065 and 32073, which include Lakeside, Bellair-Meadowbrook Terrace and Oakleaf Plantation.

Clay County is in the northeastern part of Florida, along the west bank of the St. Johns River. As of 2025, the population was 240,000+, the third largest county in the Jacksonville MSA. Clay County is one of the fastest-growing counties in Florida. Clay County has the third-highest median income in Florida.

The Jacksonville MSA consists of the Northeast counties of Duval, Baker, Clay, Nassau and St. Johns. Jacksonville is the largest city by land area in the contiguous United States and serves as the economic and cultural center of Northeast Florida. Jacksonville has a thriving downtown area, a bustling riverfront, and a range of neighborhoods offering a mix of urban and suburban living options.

Jacksonville is the major economic hub of Northeast Florida. The city's diverse economy includes industries such as finance, healthcare, logistics, manufacturing, and technology. Jacksonville is home to several Fortune 500 companies and has a thriving entrepreneurial ecosystem. The Port of Jacksonville, also known as JAXPORT, is one of the busiest ports on the East Coast of the United States. It serves as a vital transportation and distribution hub, facilitating international trade and supporting the local economy.

DEMOGRAPHICS: 1-3-5-MILE RADIUS OF THE PROPERTY

	1 MILE	3 MILES	5 MILES
 total population (2024)	4,598	59,627	100,765
 households	1,865	23,071	37,812
 median age	42.4	40.0	37.8
 average household income	\$104,775	\$96,883	\$98,835
 retail demand	\$0.5B	\$5.48B	\$8.94B



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