

TWO PAD QSR WITH DRIVE-THRU

Investment Opportunity



New 15-Year NNN Leases | 2026 Construction | 10% Rental Increases | Corporate Guarantees



10417 Gibsonton Drive

RIVERVIEW FLORIDA (TAMPA, FL MSA)

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal
National Net Lease

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

OFFERING

Pricing	\$7,600,000
Net Operating Income	\$380,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	10417 Gibsonton Drive Riverview, Florida 33578
Tenants	Chipotle Mexican Grill of Colorado, LLC (dba Chipotle) BB Holdings FL, LLC (dba Dutch Bros)
Rentable Area	Chipotle: 2,500 SF Dutch Bros: 950 SF
Total Land Area	1.43 AC
Year Built	2026
Guaranty	Chipotle: Chipotle Mexican Grill, Inc. (Corporate) Dutch Bros: Boersma Bros. LLC (Corporate)
Lease Type	Chipotle: NNN Dutch Bros: NNN
Landlord Responsibilities	Chipotle: CAM (tenant reimburses) Dutch Bros: CAM (tenant reimburses)
Lease Term	Chipotle: 15 Years Dutch Bros: 15 Years

RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (\$/SF)		Pro Rata (\$)		Rental Increases					Lease Start Date	Lease End Date	Options Remaining	
			Rent Monthly	Rent Annual	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr					
01	Chipotle Mexican Grill of Colorado, LLC (dba Chipotle)	2,500	72%	\$17,917	\$215,000	57%	Year 6	10.0%	\$19,708	\$7.88	\$236,500	\$94.60	Q2 2026 (Est.)	Q2 2041 (Est.)	4 (5-Year)
	(Guarantor: Chipotle Mexican Grill, Inc.)						Year 11	10.0%	\$21,679	\$8.67	\$260,150	\$104.06			
10% rental increases at the beginning of each option thereafter															
02	BB Holdings FL, LLC (dba Dutch Bros)	950	28%	\$13,750	\$165,000	43%	Year 6	10.0%	\$15,125	\$15.92	\$181,500	\$191.05	Q2 2026 (Est.)	Q2 2041 (Est.)	3 (5-Year)
	(Guarantor: Boersma Bros. LLC)						Year 11	10.0%	\$16,638	\$17.51	\$199,650	\$210.16			
10% rental increases at the beginning of each option thereafter															
		Total Occupied	3,450	100%	\$31,667	\$380,000	100%								
		Total Vacant	0	0%	\$0	\$0	0%								
		Total / Wtd. Avg:	3,450	100%	\$31,667	\$380,000	100%	Weighted Term Remaining (Years)							
								15.0							

Note: BB Holdings FL, LLC has a 15 day Right of First Refusal (ROFR) & Right of First Offer (ROFO)

INVESTMENT HIGHLIGHTS



Brand New 15-Year Leases | Options To Extend | Scheduled 10% Rental Increases | Corporate Guarantees | 2026 Construction

- Both tenants have recently executed brand new 15-year leases with options to extend, demonstrating long-term commitment to the location
- Each lease includes 10% rental increases every five years during the initial term and at the start of each option period, providing predictable NOI growth and a built-in hedge against inflation
- Both leases feature corporate guaranties during the initial term, further enhancing credit strength
- Constructed in 2026, featuring modern design, high-quality materials, and contemporary finishes

NNN | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenants are responsible for taxes, insurance, and most property maintenance
- Landlord responsibilities are limited to CAM, which is reimbursed by the tenants
- Ideal, low-touch investment for an out-of-state, passive investor

Dense Retail Node | Outparcel To Top-Performing Lowe's

- Positioned within a dense retail node alongside numerous national brands such as Starbucks, Mattress Firm, 7-Eleven, Ruby Tuesdays, among many others
- Outparcel to a top-performing Lowe's, which generates over 821,000 annual visits and ranks in the top 81st percentile nationally and 82nd percentile in Florida among comparable Lowe's locations
- Strong surrounding tenant mix drives traffic and encourages crossover shopping to the subject site

Signalized, Hard Corner Intersection | Regional Connectivity

- Situated at the signalized, hard corner intersection of Gibsonton Dr (15,600 VPD) and Park Pl Ave
- Just off U.S. Hwy 301 (63,000 VPD) and within minutes of I-75 (171,000 VPD), a primary north-south arterial providing connectivity throughout the Tampa metro and broader Florida region

Direct Residential Consumer Base | Strong Demographics In 5-mile Trade Area |

Tampa - St. Petersburg - Clearwater MSA

- Surrounded by established residential communities, including multifamily complexes such as Fulham Terrace (116 units), immediately adjacent to the subject site
- More than 212,000 residents and 35,400 employees support the trade area
- \$110,648 average household income
- Situated in one of Florida's fastest-growing MSAs, supported by a diversified economy, strong population growth, and proximity to major infrastructure and expanding residential corridors



New report finds Riverview as one of the fastest-growing cities in the US

By Addy Bink | Updated: Nov 7, 2024

(NEXSTAR) — Does it feel like your city has gotten bigger in the last few years, or that more out-of-towners have moved in? Depending on where you live, that might be the case.

Personal finance website SmartAsset recently analyzed data from the U.S. Census Bureau to find the fastest-growing cities in the nation. Of the more than 600 cities analyzed based on one- and five-year changes in population, the report found five cities saw their population increase by more than 10% between 2022 and 2023.

Those cities were limited to two states, Maryland and Texas. Of those, only one saw a five-year population increase below 20%: Silver Spring, Maryland.

The table below shows the five cities that grew the fastest over the one- and five-year frames analyzed by SmartAsset:

Cities with the largest one-year population increases	Cities with the largest five-year population increases
1. Silver Spring, Maryland (12.86%)	1. Buckeye, Arizona (46.41%)
2. New Braunfels, Texas (12.49%)	2. Atascocita, Texas (38.56%)
3. Glen Burnie, Maryland (11.82%)	3. Lehi, Utah (36.65%)
4. Georgetown, Texas (11.34%)	4. Goodyear, Arizona (34.97%)
5. Atascocita, Texas (11.03%)	5. Riverview, Florida (33.04%)

Courtesy SmartAsset

Arizona, Florida, and Texas — all warm-weather states — had the most cities among the 15 fastest-growing cities over the one- and five-year periods.

You can view SmartAsset's list in the interactive table below:

Where Population Increased Most

Cities are ranked based on the one-year growth in total population between 2022 and 2023.

Rank	City	One-year change in total population	Total population, 2023	Total population, 2022	Five-year change in total population
16	Denton, Texas	5.32%	158,361	150,357	14.30%
17	Palm Bay, Florida	4.89%	135,570	129,246	18.72%
18	Manteca, California	4.73%	91,055	86,940	11.60%
19	Arlington Heights village, Illinois	4.71%	77,699	74,207	0.57%
20	Redmond, Washington	4.61%	80,275	76,739	18.61%
21	Riverview, Florida	4.60%	119,714	114,454	33.04%
22	North Port, Florida	4.50%	88,931	85,102	29.57%
23	Frederick, Maryland	4.42%	85,803	82,169	18.92%
24	Odessa, Texas	4.23%	121,604	116,669	-0.68%
25	Sunrise Manor, Nevada	4.22%	213,644	204,985	13.33%
26	Mansfield, Texas	4.16%	79,775	76,586	6.67%
27	Springdale, Arkansas	4.14%	89,394	85,844	9.50%
28	Temple, Texas	4.08%	93,101	89,455	22.10%
29	Poinciana, Florida	3.99%	78,799	75,778	10.47%
30	Meridian, Idaho	3.90%	134,794	129,730	26.22%

Source: News Channel 8

Read Full Article [HERE](#)

PROPERTY PHOTOS



WATCH DRONE VIDEO





CHIPOTLE

chipotle.com

Company Type: Public (NYSE: CMG)

Locations: 3,900+

2024 Revenue: \$11.31 Billion

2024 Net Income: \$1.53 Billion

2024 Assets: \$9.20 Billion

2024 Equity: \$3.66 Billion



Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,900 restaurants as of September 30, 2025 in the United States, Canada, the United Kingdom, France, Germany, and the Middle East and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe.

Source: newsroom.chipotle.com, finance.yahoo.com



DUTCH BROS

dutchbros.com

Company Type: Public (NYSE: BROS)

Locations: 1,081+

2024 Revenue: \$1.28 Billion

2024 Net Income: \$35.26 Million

2024 Assets: \$2.50 Billion

2024 Equity: \$537.37 Million



Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the "Dutch Luv" at 1,081 locations across 24 states as of September 30, 2025.

Source: investors.dutchbros.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Riverview, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



Towncenter River Lane: 1 Access Point
Cross-Access with Mattress Firm

TRAFFIC COUNTS



Gibsonton Drive: 15,600 VPD
U.S. Highway 301: 63,000 VPD
Interstate 75: 171,000 VPD

IMPROVEMENTS



There is approximately 2,500 SF of Chipotle building area & 950 SF of Dutch Bros building area

PARKING



There are approximately 43 parking spaces on the owned parcel.
The parking ratio is approximately 12.5 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: U20302076X0000000000010
Acres: 1.43
Square Feet: 62,059

CONSTRUCTION



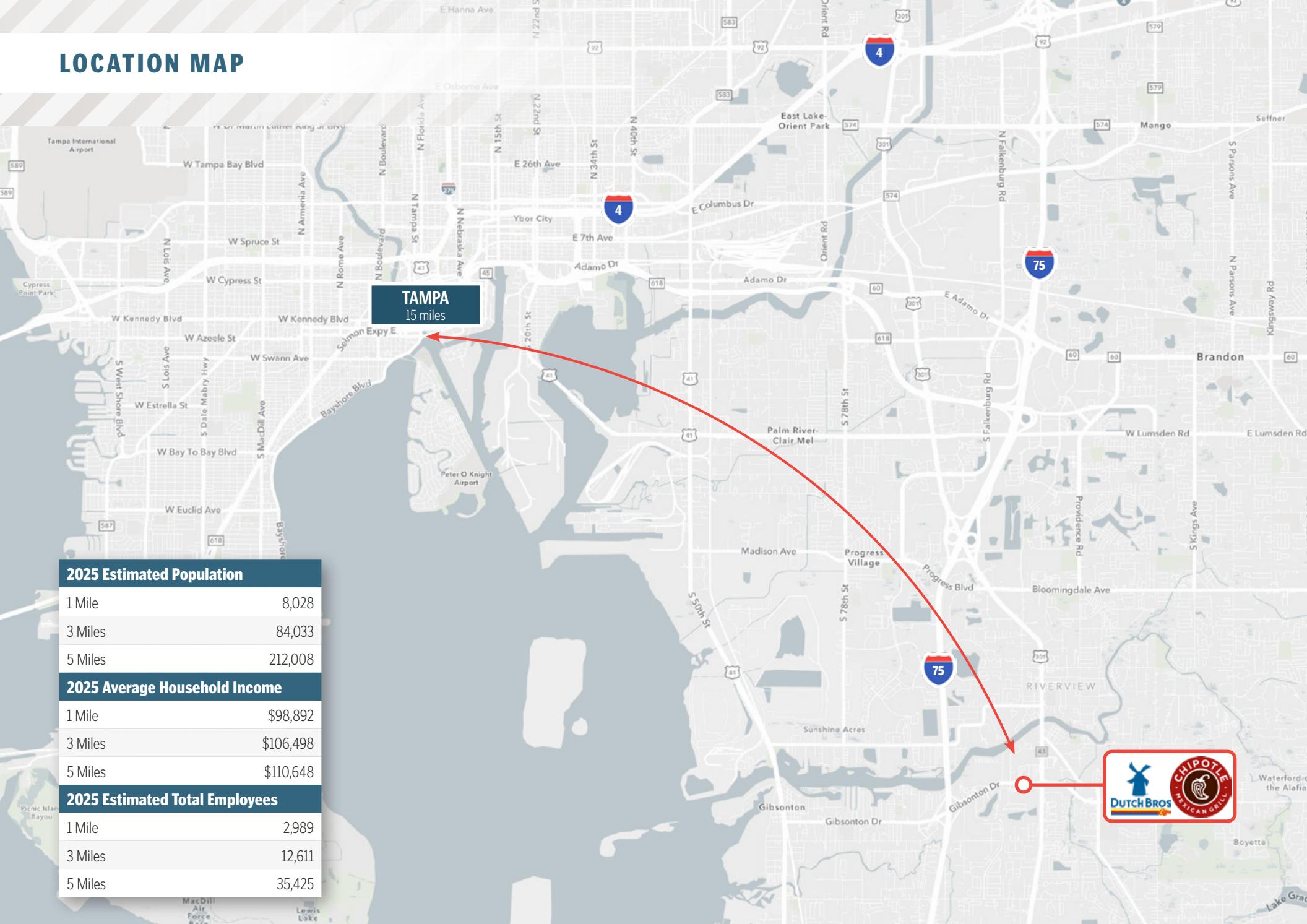
Year Built: 2026 (Est.)

ZONING



Planned Development (PD)

LOCATION MAP





GIBSONTON DR 15,600 VPD



MATTRESSFIRM

Ruby Tuesday

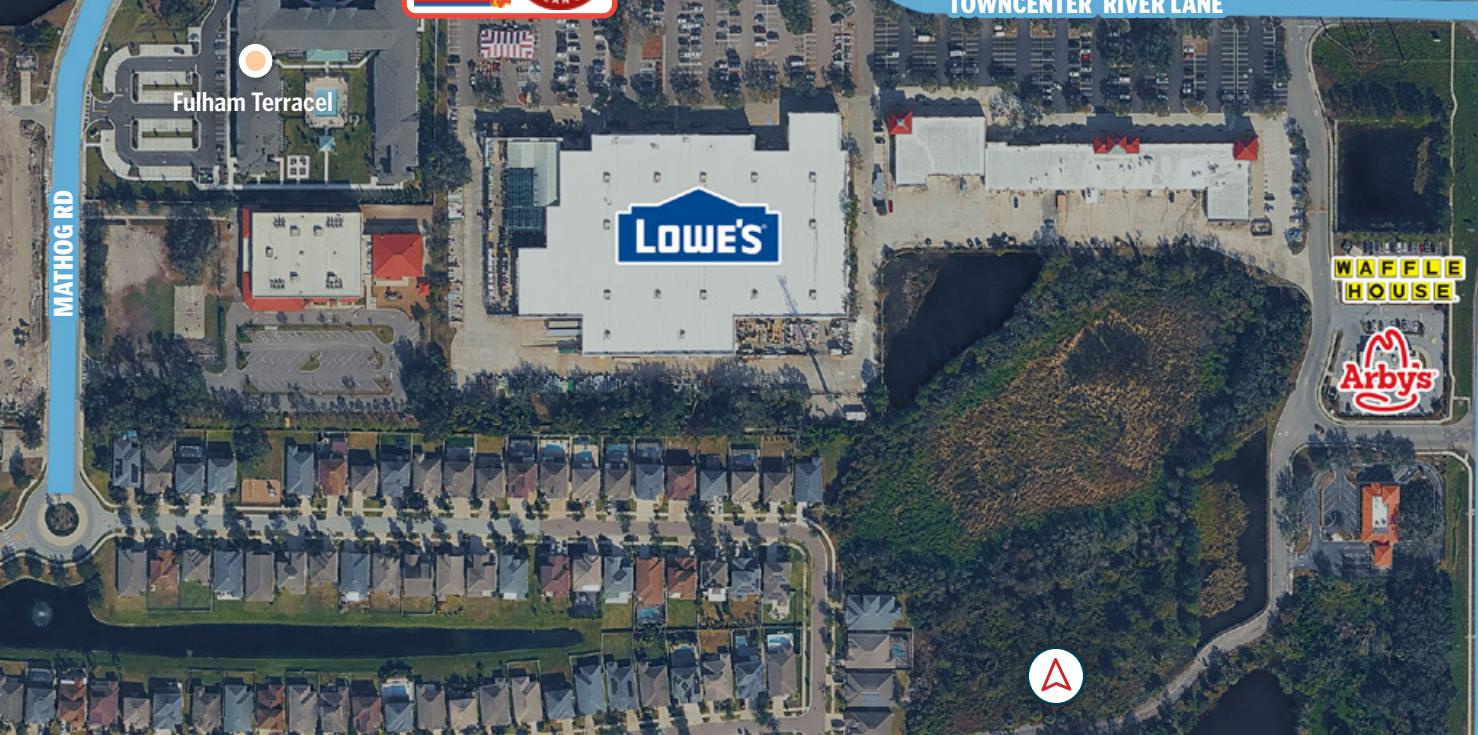
Pizza Hut

TACO BELL

CVS pharmacy

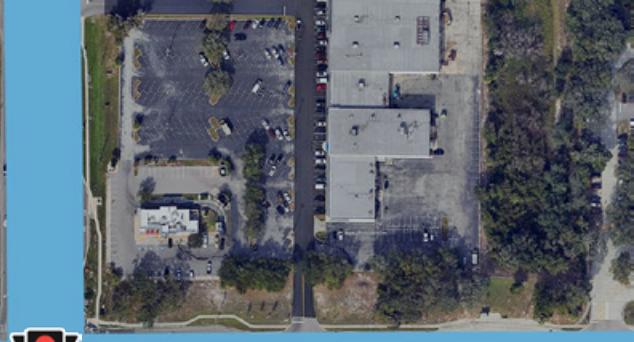
PARK PL AVE

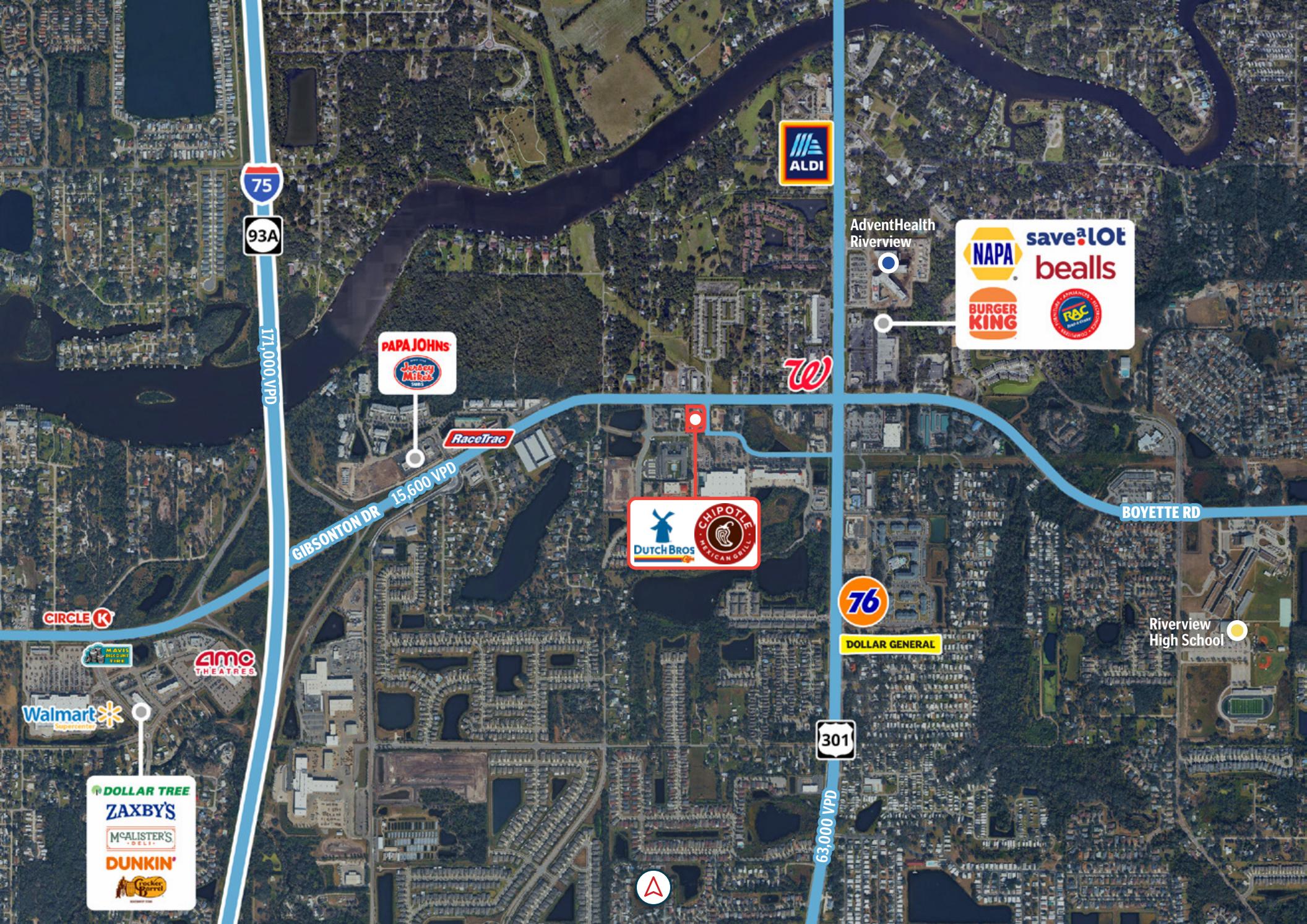
TOWNCENTER RIVER LANE



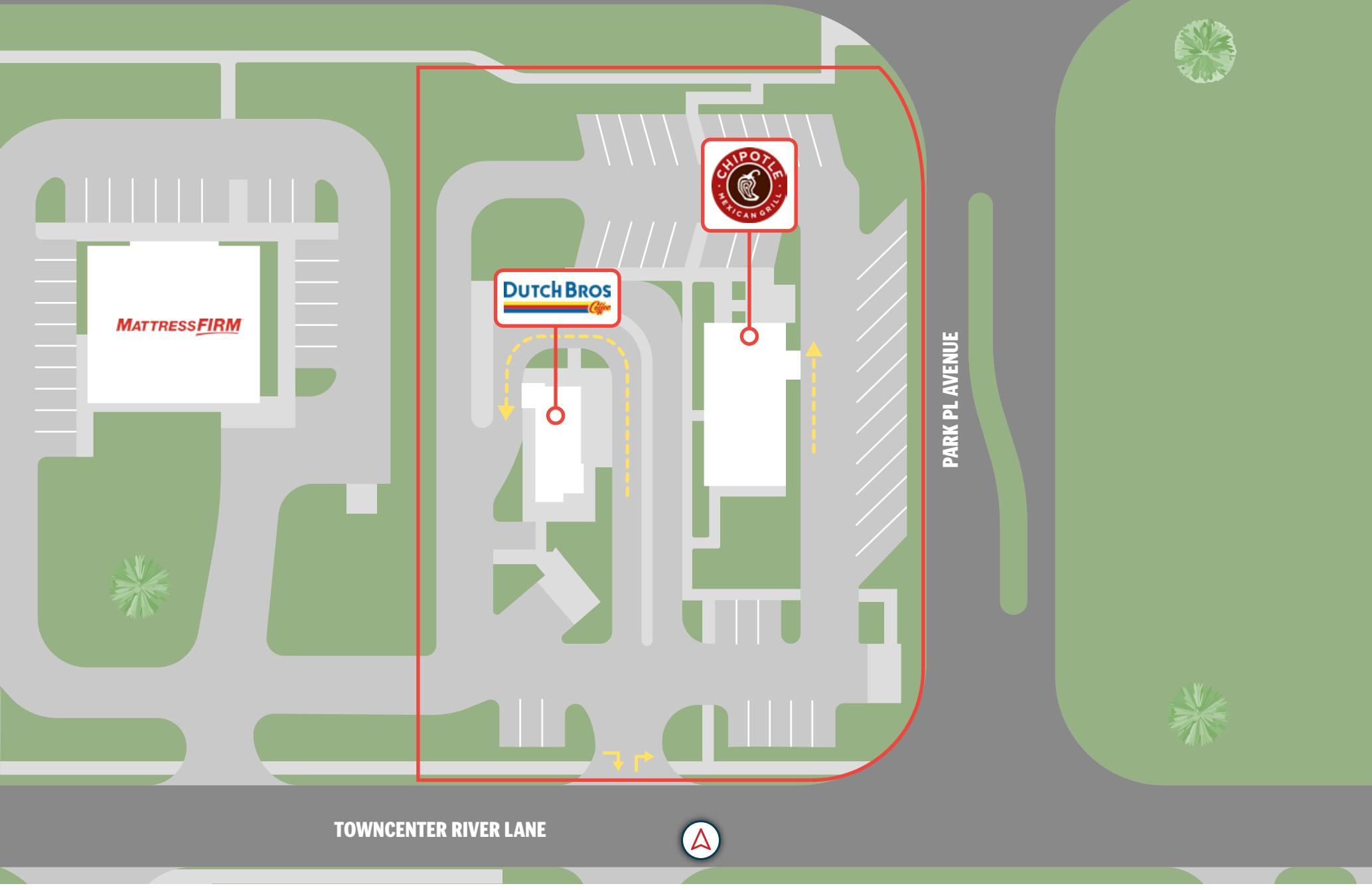
301

63,000 VPD





GIBSONTON DRIVE 15,600 VPD



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,028	84,033	212,008
2030 Projected Population	8,760	90,253	224,839
2025 Median Age	40.7	37.5	37.1
Households & Growth			
2025 Estimated Households	3,248	31,300	78,533
2030 Projected Households	3,524	33,631	83,442
Income			
2025 Estimated Average Household Income	\$98,892	\$106,498	\$110,648
2025 Estimated Median Household Income	\$76,580	\$88,889	\$90,881
Businesses & Employees			
2025 Estimated Total Businesses	380	1,664	4,268
2025 Estimated Total Employees	2,989	12,611	35,425



RIVerview, Florida

Riverview, FL is a census place located in Hillsborough County, FL. The Riverview CDP had a population of 125,748 as of July 1, 2025.

Riverview is part of the Tampa-St. Petersburg-Clearwater metropolitan area, which has a growing economy with opportunities in healthcare, technology, finance, and education. Major employers, include BayCare Health System, Cognizant, and Tampa Electric. Local retail and service industries also provide employment opportunities. The largest industries in Riverview, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Utilities, Management of Companies & Enterprises, and Professional, Scientific, & Technical Services.

Riverview is close to parks, nature reserves, and outdoor recreational areas such as the Alafia River State Park and FishHawk Ranch. The area has access to shopping centers like Brandon Town Center Mall and The Shops at Riverview, with plenty of dining options available. Riverview residents can easily access nearby Gulf Coast beaches, as well as attractions like Busch Gardens Tampa Bay. Riverview is minutes away from Downtown Tampa and Brandon, which has all of one's entertainment needs such as movie theaters, shopping centers, and a countless amount of restaurants that will please any craving for a desired cuisine.

Riverview is served by the Hillsborough County Public Schools, which includes a mix of elementary, middle, and high schools. The area is close to several universities and colleges, including the University of South Florida. The nearest airport to Riverview is Tampa (TPA) Airport.

#4 TAMPA-ST. PETERSBURG

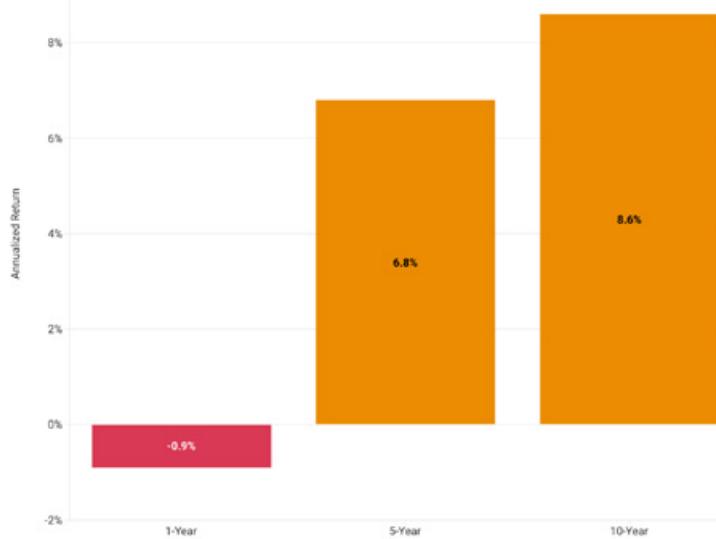
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



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MEMBERS

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SOLD
in 2024

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VALUE
in 2024

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