

**SAWGRASS MILLS**  
A SIMON CENTER

The Sawgrass Mills Mall encompasses more than 2.4 Million Square Feet of space, brimming with more than 350 stores, including over 70 luxury outlets, and 16 restaurants. To get an idea of just how enormous this place is, it's bigger than the size of 41 football fields - including the end zones.



**METROPICA**

One of the largest mixed-use developments in the country, Metropica will encompass approximately 4 Million Square Feet, which will include more than 2,250 residential units and a diverse array of dining and shopping experiences.



**AMERANT BANK ARENA**  
Home to the Florida NHL Panthers Team



**SAW GRASS EXPRESSWAY**  
107,900 VPD



**SAW GRASS MILLS CIR**  
10K - 15K VPD



**SAWGRASS MILLS MALL**  
OVER 82,000 PEOPLE VISIT DAILY  
OVER 6.7 MILLION VISIT ANNUALLY  
RANKED TOP 4% FOR REGIONAL MALLS IN THE NATION



# CONTACT US



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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

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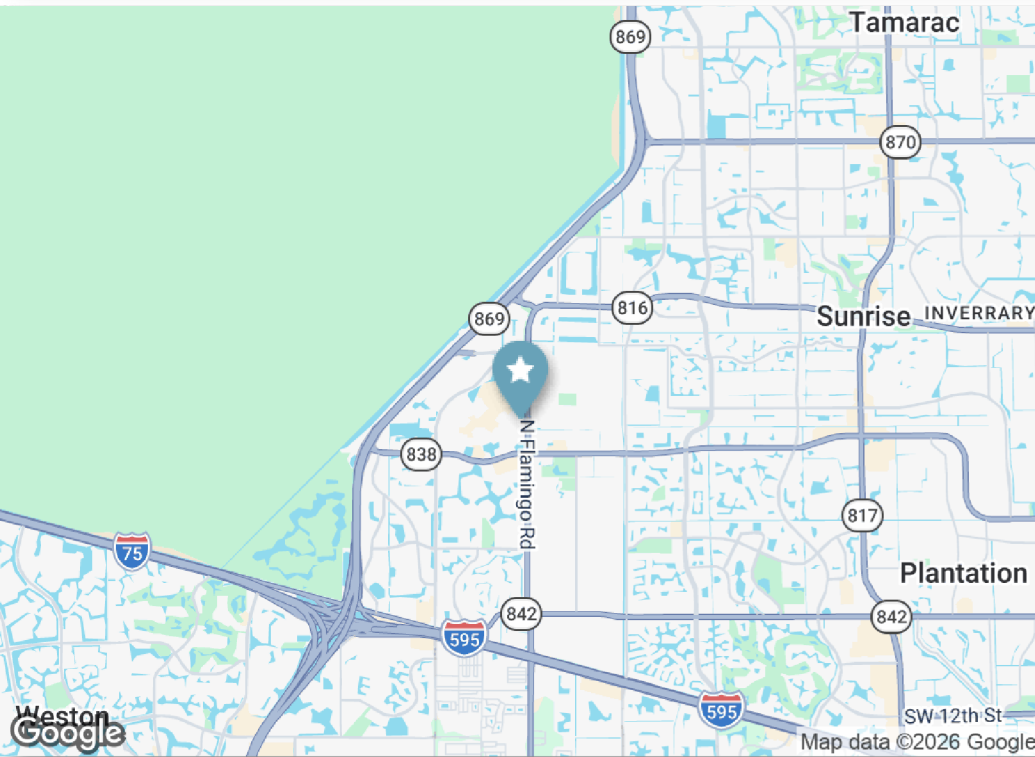


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# PROPERTY INFORMATION

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## FLORIDA BLUE

1970 Sawgrass Mills Cir., Sunrise, FL 33323



## INVESTMENT SUMMARY

Franklin Street is pleased to present Florida Blue located at 1970 Sawgrass Mills Circle in Sunrise, FL. This single-tenant property has 5,100 SF of gross leasable area and is located on an outparcel to the eleventh largest mall in the United States, Sawgrass Mills Outlet Mall. The tenant Florida Blue, has an Absolute Triple Net Lease (NNN), and recently exercised a three (3) year extension with 3% annual rent increases. The original lease term was for 10 years commencing on March 1st, 2011 and had one (1%) percent annual rent increases.

The surrounding area boasts many national credit & notable tenants, including Best Buy, AT&T, Publix, and Sawgrass Mills with nearly 2.4 million SF with 350+ retail stores; 24 of which are anchored tenants.

This Florida Blue location represents an ideal opportunity for an investor to pick up a well-located property with a strong credit tenant.

# FLORIDA BLUE OVERVIEW



Your local Blue Cross Blue Shield

## Industry

Medical Health Care

## Company Website

www.floridablue.com

## Lease Type

Absolute Triple Net Lease (NNN)  
- No Landlord Responsibilities

## Guarantor

Corporate

## GLA

5,100 SF

## Original Lease Term

10 Years w/ 2 x 3 YR options

## Lease Term Remaining

3 Years - (New 3 year extension)

## Rent Increases

3% Annual Increases

## Rent Commencement Date

3/1/2011

## Rent Expiration Date

3/31/2029

## Number of Locations

70+ within Florida

## FLORIDA BLUE

Florida Blue, the trade name of Blue Cross and Blue Shield of Florida, Inc., is an Independent Licensee of the Blue Cross and Blue Shield Association— a federation of 36 U.S. health insurers serving over 106 million Americans. As Florida's leading health insurer for more than 80 years, the company provides comprehensive coverage through PPO, RPPPO, PDP, and Medicare HMO plans. Headquartered in Jacksonville with over 8,900 employees, Florida Blue serves more than six million members across all 67 Florida counties. Guided by its mission to help people and communities achieve better health, the company is a stable, institutionally backed tenant with strong credit, brand recognition, and long-term operational presence throughout the state.

CURRENT TERM	LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	INCREASE
Current	Lease Year	Annual Rent	Monthly Rent	\$/PSF	Increase
Yr 13	4/1/2023- 3/31/2024	\$398,610	\$33,218	\$78.16	2% annual
Yr 14	4/1/2024- 3/31/2025	\$410,568	\$34,214	\$80.51	2% annual
Yr 15	4/1/2025- 3/31/2026	\$422,885	\$35,241	\$82.92	2% annual

EXTENTSION	LEASE YEAR	ANNUAL RENT	MONTHLY RENT	\$/PSF	INCREASE
Extentsion	Lease Year	Annual Rent	Monthly Rent	\$/PSF	Increase
Yr 16	4/1/2026- 3/31/2027	\$435,572	\$36,298	\$85.40	3% annual
Yr 17	4/1/2027-3/31/2028	\$448,639	\$37,387	\$87.97	3% annual
Yr 18	4/1/2028-3/31/2029	\$462,098	\$38,508	\$90.61	3% annual

## DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

# FLORIDA BLUE - SAWGRASS MALL

1970 Sawgrass Mills Cir., Sunrise, FL 33323  
2011 Year Built

<b>Sale Price:</b>	\$6,999,000
<b>Cap Rate:</b>	6.25%
<b>NOI:</b>	\$437,754
<b>Lease Expiration:</b>	3/31/29 – No Options



## OFFER SUMMARY

### Investment Highlights

- 5,100 SF GLA on 0.97 Acres of Land
- NO Renewal Options Remaining.
- Tenant Executed a Three (3) Year Extension through 2029 with 3% annual increases
- Outparcel to Sawgrass Mills Malls, which is in the top 1% of Shopping Center Visits Nationwide
  - #5 in Florida & #1 within 50 miles
    - Nearly ~1M Monthly Visits
- Top Ranked Florida Blue Location (70+ throughout Florida)
- Average HHI of over \$105k within 1-mile
- A-Class Credit with an Absolute Triple Net Lease (ABS NNN) with no landlord responsibilities
- Built-to-Suit for Florida Blue in 2011
- NO Renewal Options Remaining. Tenant Executed a Three (3) Year Extension through 2029 with 3% annual increases
- Located in hyper-dense submarket with a 1.5% vacancy rate

# PARCEL VIEW



SAW GRASS MILS CIR  
10K - 15K VPD



0.97 Acres  
5,100 SF

Ashley  
HOMESTORE

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## MARKET OVERVIEW

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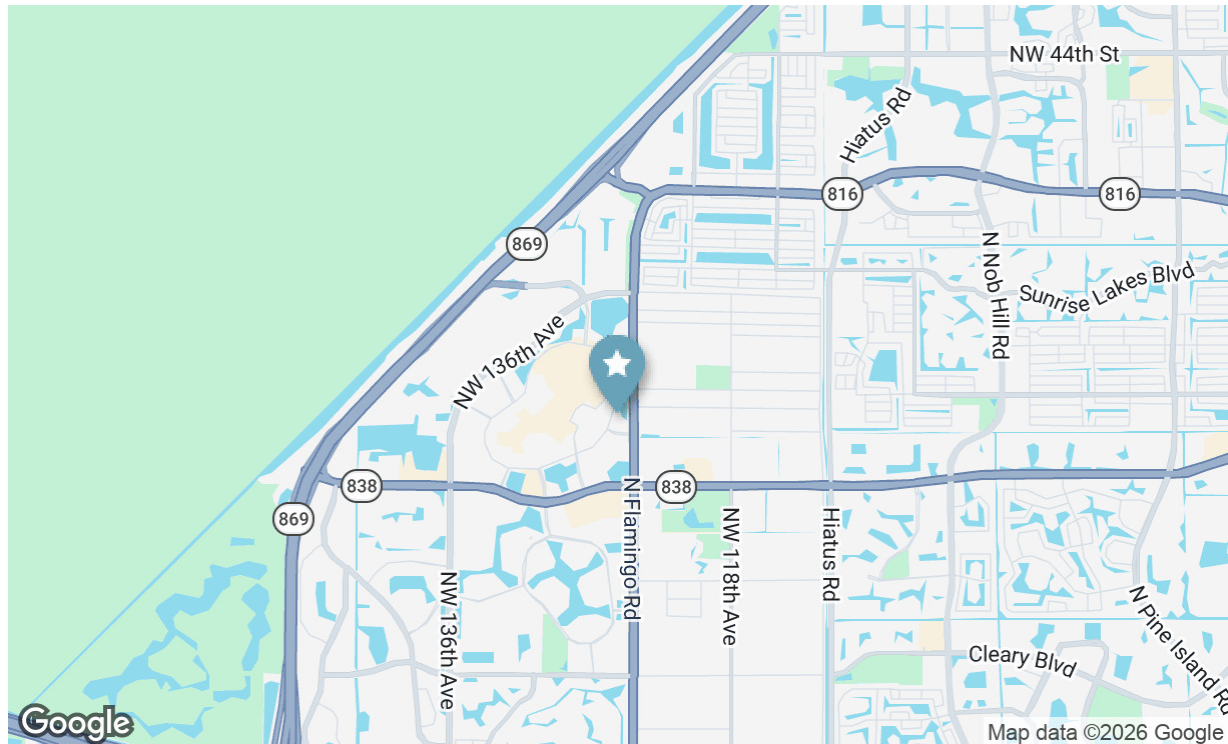
### FLORIDA BLUE

1970 Sawgrass Mills Cir., Sunrise, FL 33323

# LOCATION OVERVIEW

## ABOUT SUNRISE

The city of Sunrise, located in western Broward County, is home to nearly 90,000 residents and hosts several million national and international visitors each year. Situated in the heart of the tri-county region, Sunrise is the gateway to a vast number of residential, business, entertainment, and cultural opportunities. Sunrise is the 21st largest of Florida's 400+ municipalities, yet it remains a friendly place where natural beauty is valued and lush landscaping is used to enhance neighborhoods, thoroughfares, and public places. Sunrise also maintains its long-standing commitment to developing and maintaining itself as a sustainable community that preserves the past while planning for the future. The 1998 opening of the FLA Live Arena, one of the nation's largest arenas, helped establish the city as one of the leading municipalities in South Florida. The crown jewel of Sunrise is the Sawgrass Mills Mall, an exciting destination containing over 300,000 square feet of entertainment, dining, and more. Sunrise today boasts a flourishing job market, a vibrant tourist industry, and is home to over 100 corporations and the largest corporate office park in the region.



# SURROUNDING RETAIL



**FLORIDA**  
**AMERANT BANK ARENA**  
 Home to the Florida  
 NHL Panthers Team

**SAWGRASS MILLS**  
 A SIMON CENTER

**SawgrassMills**

Sawgrass Mills is the largest outlet and value retail shopping destination in the United States With more than 350 stores, including outlet locations from Nike, Tommy Hilfiger, Ralph Lauren and Gap, plus value retailers OFF 5th Saks Fifth Avenue, Bed Bath & Beyond, Target, and Marshalls, among many others, with an additional 70 exclusive luxury-brand outlets not offered anywhere else in Florida.

**BED BATH & BEYOND** **Marshalls** **TARGET** **MICHAEL MICHAEL KORS** **NIKE** **CHIPOTLE**  
**PRADA** **GAP FACTORY** **TOMMY HILFIGER** **adidas** **GUCCI** **POLO RALPH LAUREN**  
**TJ-maxx** **REGAL**

**Florida Blue**

**Ashley HOMESTORE**

**BANK OF AMERICA** **BEST BUY**

**Walmart**

**PET SMART**

**SUNRISE BLVD 35,500 AADT**

**Colonnade Residences**  
 390 Units

**Palms at Sawgrass Mills**  
 400 Units

**PAPA JOHN'S**

**ALDI** **JARED** **Sprint**  
 The Galleria Of Jewelry

**penny's** **Michaels** **Pier 1 imports**

**Publix** **Mobil**

**ROSS** **Office DEPOT** **OfficeMax** **HomeGoods**  
 DRESS FOR LESS

**CHASE**

**FIRST WATCH** **Chick-fil-A**  
 THE DAYTIME CAFE

**N. FLAMINGO RD 37,500 AADT**

**SUNRISE**  
 REALTY TRUST  
 A TCG Company

## SAWGRASS MILLS A SIMON CENTER

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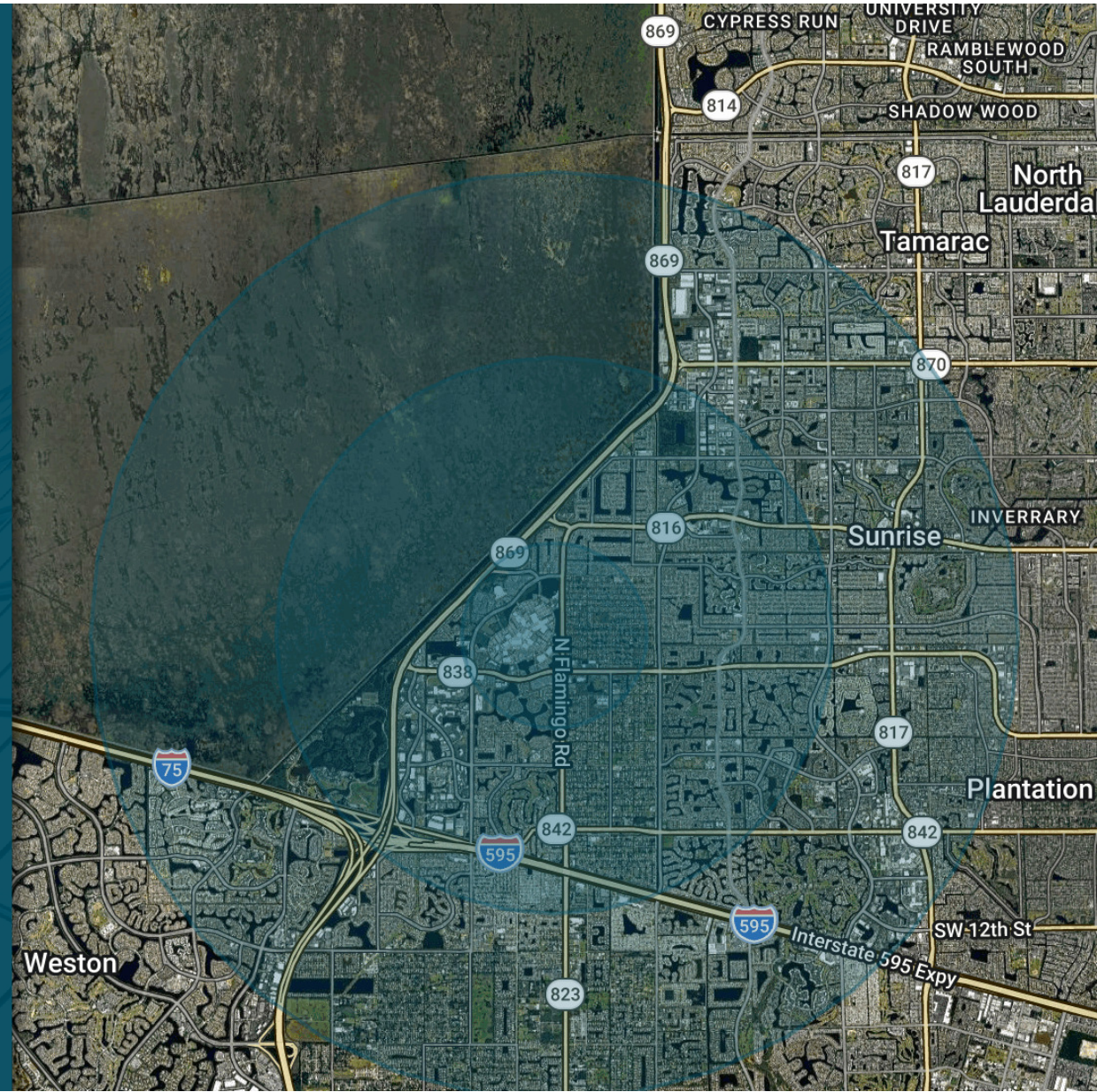


# AREA OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	10,829	92,616	236,367
Median age	37.5	39.6	40.2
Median age (Male)	37.1	38.6	38.0
Median age (Female)	37.4	40.3	42.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	3,775	35,372	93,780
# of persons per HH	3.0	2.6	2.5
Average HH income	\$113,068	\$90,645	\$89,764
Average house value	\$757,529	\$573,453	\$545,220

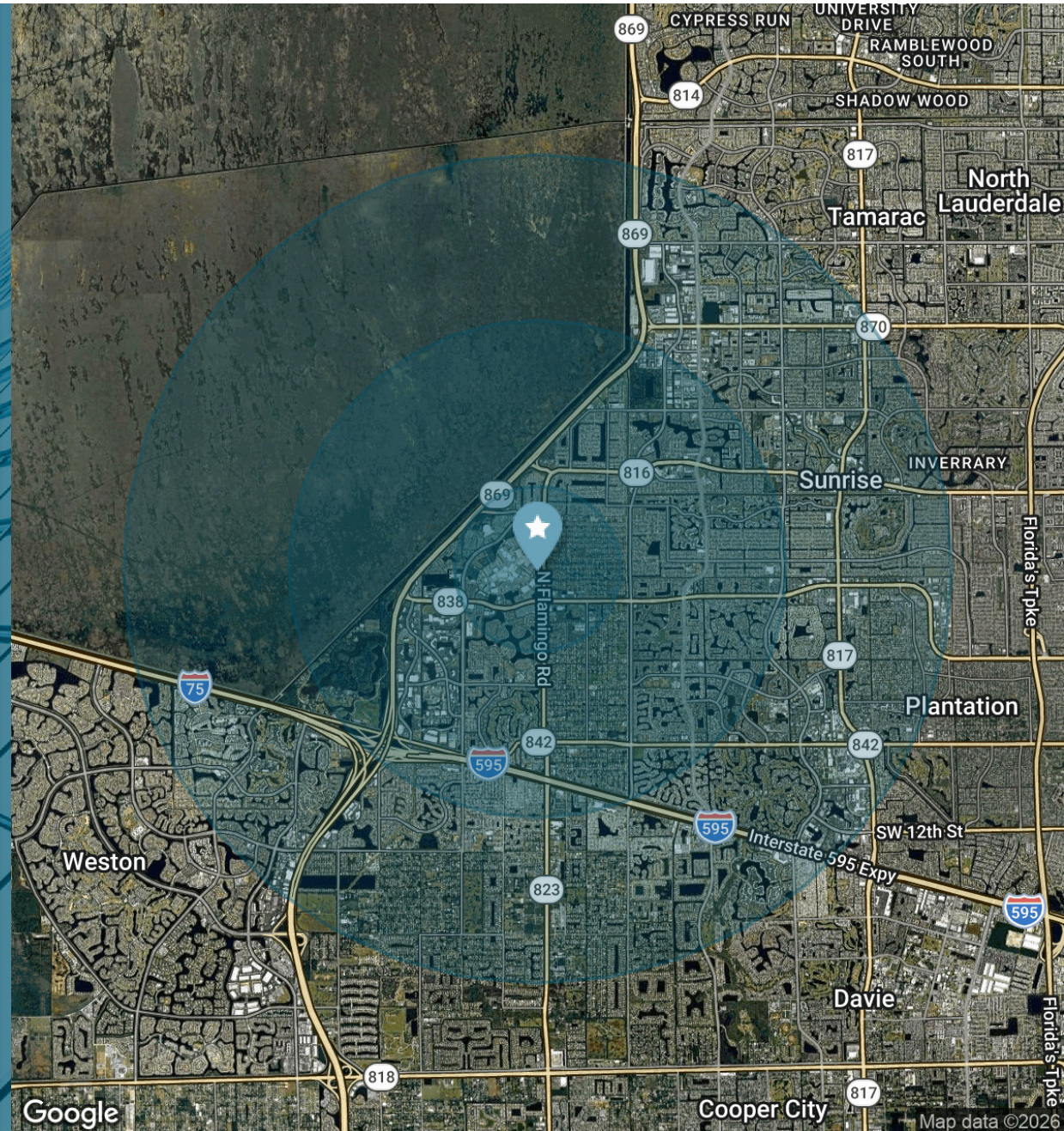
\* Demographic data derived from 2020 ACS - US Census



# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>			
2025 Estimated Population	33,996	154,540	412,648
2030 Projected Population	32,158	147,096	394,737
2020 Census Population	35,186	151,139	402,290
<b>HOUSEHOLDS</b>			
2025 Estimated Households	12,587	59,969	157,566
2030 Projected Households	11,829	56,875	150,319
2020 Census Households	12,503	59,186	154,585
<b>HOUSEHOLD INCOMES</b>			
2025 Est. Average Household Income	\$158,795	\$120,361	\$120,303
2025 Est. Median Household Income	\$118,747	\$93,209	\$92,459
2025 Est. Per Capita Income	\$58,806	\$46,745	\$45,990



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Sunrise, FL 33323

Contact a Team Member

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