

REGENCY SQUARE

5 Million Annual Visitors
Top 90th Percentile of Community Centers



60
82,173 VPD



Subject Property

CALICOFFEE

S GORNTO LAKE RD

Brandon, FL (Tampa MSA)

Cali Coffee

New Construction - Long Term Lease



In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597



THE COLLECTION AT BRANDON BLVD
2 Million Annual Visitors



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Cali Coffee

187 S Gornto Lake Road, Brandon, FL 33511 [➔](#)

PRICE: **\$2,994,795**

CAP RATE: **7.55%**

NOI	\$226,107
LEASE TYPE	Absolute NNN
OPTIONS	Five, 5-Year
LEASE EXPIRATION	11/30/2040
BUILDING SIZE	1,211 SF
LOT SIZE	1.22 AC



New Construction Property with a Long-Term 15-Year True NNN Lease

A corporate absolute NNN Cali Coffee in **dense Tampa MSA with over 230,000 residents within a 5-mile radius**. Cali Coffee is a growing concept with 16 stores open for business and 13 stores under development in 2025. This location is **open and operating as of October 19, 2025**.

Passive Investment Opportunity

- A single-tenant Cali Coffee located in growing Brandon, FL (Tampa MSA), opened on October 19, 2025
- The lease structure is Absolute NNN with a corporate signature, making this a passive investment opportunity for a hands-off investor
- 15-year corporate lease with 10% rental increases every 5-years in the primary term and five 5 year options
- Corporate guaranty & personal guaranty from the founder - Cali Coffee currently has 29 stores and they are continuing to grow. (Call agent to discuss financials)
- Located at a heavily trafficked area near the intersection of S Gornto Lake and West Brandon Blvd
- Cali Coffee has the right to display signage on a pylon sign located in the southeastern quadrant of the intersection of South Gornto Lake Road & W Brandon Blvd

Dense Location with Excellent Demographics

- Dense retail and residential location with outstanding demographics of 230,000 residents within a 5-mile radius with over \$100,000 HH Incomes
- Brandon, FL, is known as a bedroom community of Tampa and has a population of over 100,000 residents
- Conveniently located 11-miles from downtown Tampa and less than a 1-mile from Interstate 75 and W Brandon Blvd
- Subject property is within ½ mile of Brandon Exchange which is a 1 million square foot shopping mall with anchor tenants, Dicks Sporting Goods, Dillard's, JC Penney, Macy's

INCOME & EXPENSE		
Price		\$2,994,795
Capitalization Rate		7.55%
Building Size (SF)		1,211
Lot Size (Acres)		1.22
Stabilized Income		
Scheduled Rent		\$226,107
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$226,107

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Cali Coffee LLC
Lease Guaranteed By	Corporate & Personal Guaranty from Founder
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	December 1, 2025
Options	Five, 5-Year Options
Year Built	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	
Cali Coffee	1,211	12/1/2025	11/30/2030	\$226,107	\$18,842	\$226,107	\$15.56	
		12/1/2030	11/30/2035		\$20,726	\$248,717	\$17.12	
		12/1/2035	11/30/2040		\$22,799	\$273,589	\$18.83	
		Option 1	12/1/2040	11/30/2045		\$25,079	\$300,948	\$20.71
		Option 2	12/1/2045	11/30/2050		\$27,587	\$331,043	\$22.78
		Option 3	12/1/2055	11/30/2060		\$30,346	\$364,147	\$25.06
		Option 4	12/1/2060	11/30/2065		\$33,380	\$400,562	\$27.56
		Option 5	12/1/2065	11/30/2070		\$36,718	\$440,618	\$30.32
TOTALS:	1,211			\$226,107	\$18,842	\$226,107	\$15.56	

LEGEND



Property Boundary

1,211

Rentable SF

1.22

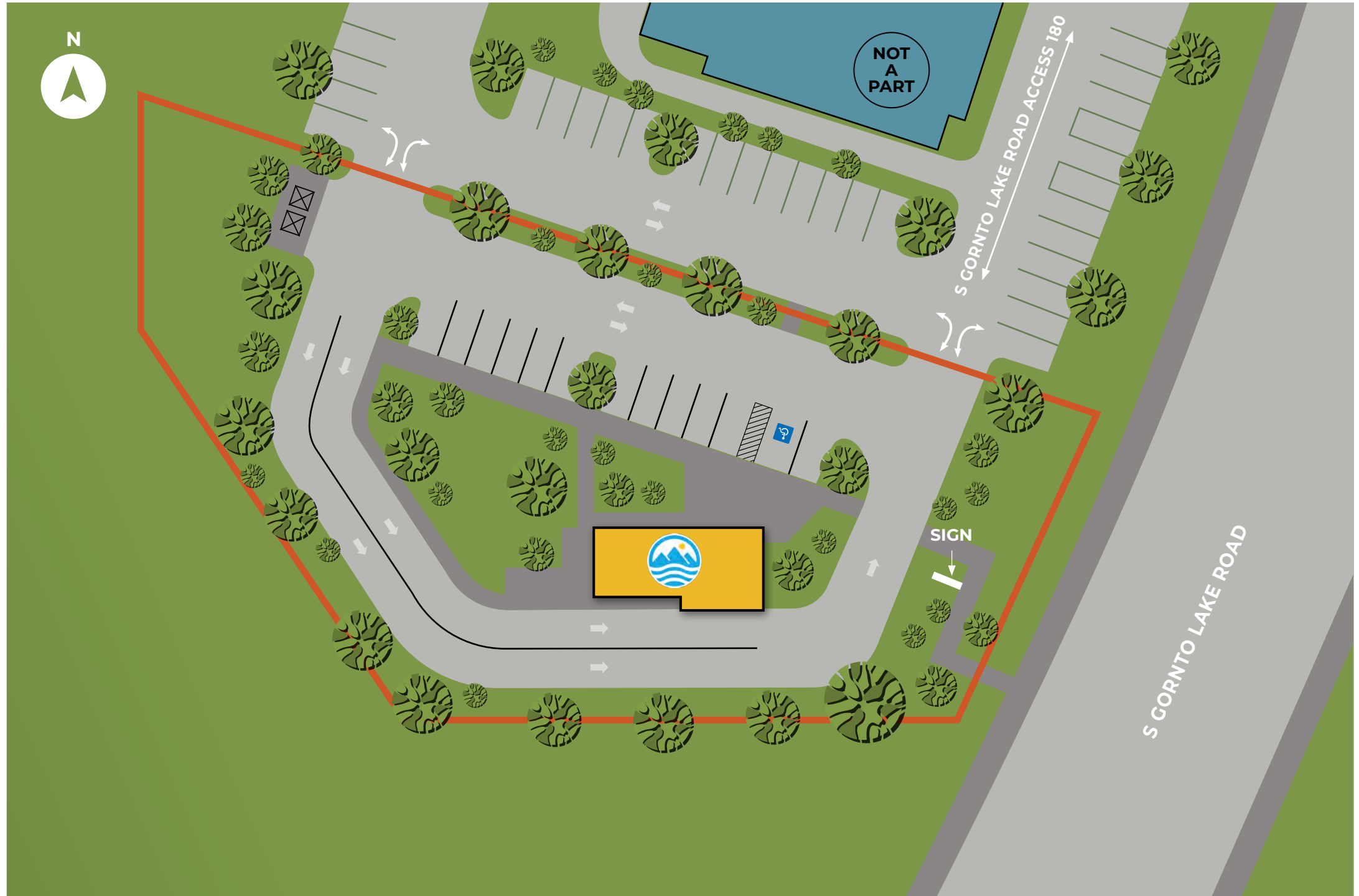
Acres

13

Parking Spaces



Egress





Cali Coffee

South Florida-Based Drive-Thru Coffee Franchise

Overview

- Cali Coffee, founded in South Florida in 2018, is a drive-thru franchise known for fast, efficient service and a menu that includes coffee, energy drinks, teas, and shakes
- The brand's drive-thru-only format focuses on convenience, speed, and creating a vibrant, high-energy customer experience
- Beverage offerings include customizable espresso drinks, specialty energy beverages, and fruit-based options designed to appeal to a wide customer base
- Cali Coffee currently operates 14 locations with 15 additional units in development, targeting high-traffic Florida markets
- The company emphasizes operational consistency and a team-driven culture to ensure quality and customer satisfaction
- The brand has built strong local recognition through bold marketing and social media engagement
- Headquartered in Hollywood, Florida, Cali Coffee grows via both franchised and corporate-owned stores

[TENANT WEBSITE](#) ➔



CALICOFFEE

16 Stores

CURRENTLY OPERATING
IN FLORIDA

13 Stores

CURRENTLY IN
DEVELOPMENT

KOHL'S

Walmart
Supercenter

COSTCO
WHOLESALE

SELMON EXPY

BRANDON EXCHANGE

6.7 Million Annual Visitors

JCPenney ★ macy's **DICK'S**
SPORTING GOODS

**PLAZA AT BRANDON
TOWN CENTER**

2.8 Million Annual Visitors

TARGET **ROSS**
DRESS FOR LESS

Subject Property

CALICOFFEE

**ROOMS
TO GO**

POO
NOT MADE BETTER

BANK OF AMERICA

S GORNTO LAKE RD

60

82,173 VPD

Krispy Kreme
DOUGHNUTS

60

LANDON PRESERVE APARTMENTS
230-Unit Multi-Family Complex

IRONWORKS FLATS
276 Luxury Apartments

THE COLLECTION AT BRANDON BLVD
2 Million Annual Visitors

BRANDON MALL
2.3 Million Annual Visitors
Publix Burlington



60

81,115 VPD



Subject Property
 CALICOFFEE

S GORNTO LAKE RD





132,301 VPD

95,693 VPD

46,717 VPD

188,687 VPD

11,195 VPD

15,510 VPD

80,375 VPD

TAMPA GENERAL HOSPITAL

COSTCO WHOLESALE

KOHL'S

NORDSTROM rack LANE BRYANT Total Wine & More

PETSMART DSW SPROUTS SCANDINAVIAN DESIGNS

LOWE'S

ALDI HomeGoods FIVE BEL'W CVS pharmacy

Walmart Supercenter

macy's

DICK'S SPORTING GOODS

Dillard's

JCPenney

TARGET

ROSS Party City

Sam's CLUB

ROOMS TO GO

PETCO BARNES & NOBLE HOME SENSE FIVE BEL'W

Marshall's KIRKLAND'S DOLLAR TREE ULTA HobbyTown

PETCO BARNES & NOBLE HOME SENSE FIVE BEL'W

HAVERTYS FURNITURE

ASHLEY HomeStore

BEST BUY

OLD NAVY Michaels TJ-maxx AMC THEATRES

OLD TIME Pottery

FLOOR DECOR Office DEPOT

B BOOT BARN

THE HOME DEPOT

Office DEPOT

Bass Pro Shops

TOPGOLF

DSB

HOME DEPOT CARVANA

ASHLEY HomeStore

BEST BUY

OLD NAVY Michaels TJ-maxx AMC THEATRES

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TOPGOLF

DSB

HOME DEPOT CARVANA

 N
 GOVERNMENT OFFICE
 SPORTS COMPLEX



-  GOVERNMENT OFFICE
-  HIGH SCHOOL
-  GOLF COURSE
-  ELEMENTARY/
MIDDLE SCHOOL
-  SPORTS COMPLEX

DOWNTOWN TAMPA
(11.1 MILES FROM SUBJECT PROPERTY)

BRANDON

180,709 VPD

142,639 VPD

157,501 VPD

175,328 VPD

173,701 VPD

43,278 VPD

33,620 VPD

205,227 VPD

56,476 VPD

68,437 VPD

13,170 VPD

166,980 VPD

SELMON EXPRESSWAY

W BRANDON BOULEVARD

SGORNTOLAKE ROAD

HILLSBOROUGH COMMUNITY COLLEGE

HILLSBOROUGH COMMUNITY COLLEGE

THE UNIVERSITY OF TAMPA

PORT OF TAMPA

SOUTH TAMPA HOSPITAL

TGH REHAB HOSPITAL

TAMPA GENERAL HOSPITAL

TAMPA GENERAL HOSPITAL

BRANDON HOSPITAL

FLORIDA STATE FAIR GROUNDS

PETCO
BEST BUY
TJ-max
FIVE BEL'W
Marshall's

ROSS
TARGET
PartyCity

Walmart

COSTCO WHOLESALE

LANE BRYANT
KOHLS
Total Wine
Publix

Target

CVS pharmacy

Winn-Dixie

BEALLS
Walmart
Publix

Save a Lot
DOLLAR TREE

Winn-Dixie

CVS pharmacy

Winn-Dixie

Publix

DOLLAR TREE

Walmart

Publix

Publix

Publix

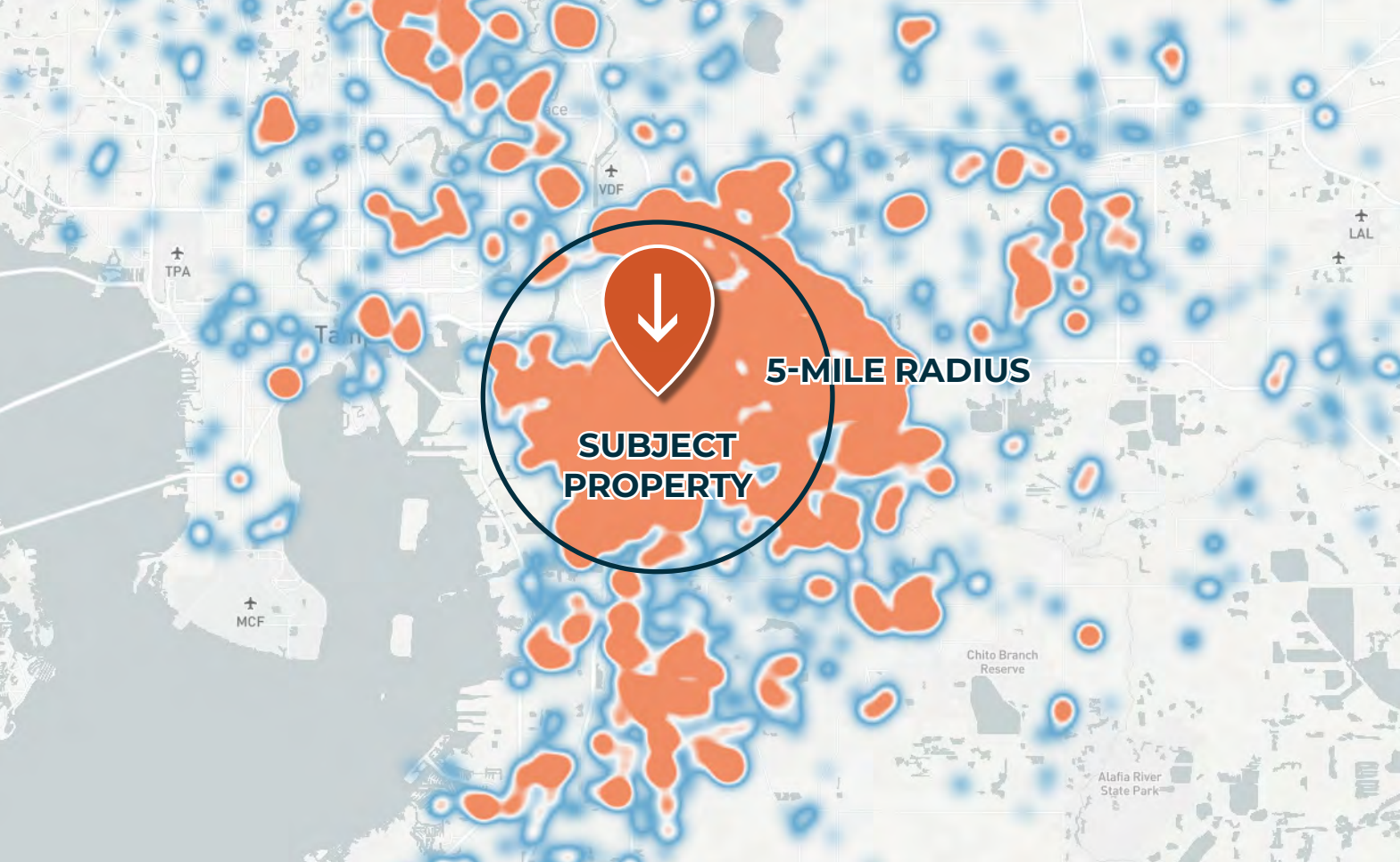
Publix

Publix

Publix

Publix

Publix



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

84.5K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

10 Mins

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	8,351	95,005	230,764
2030 PROJ.	8,116	96,533	241,185

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$76,185	\$99,223	\$100,142
MEDIAN	\$67,452	\$79,953	\$81,256

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Brandon, FL



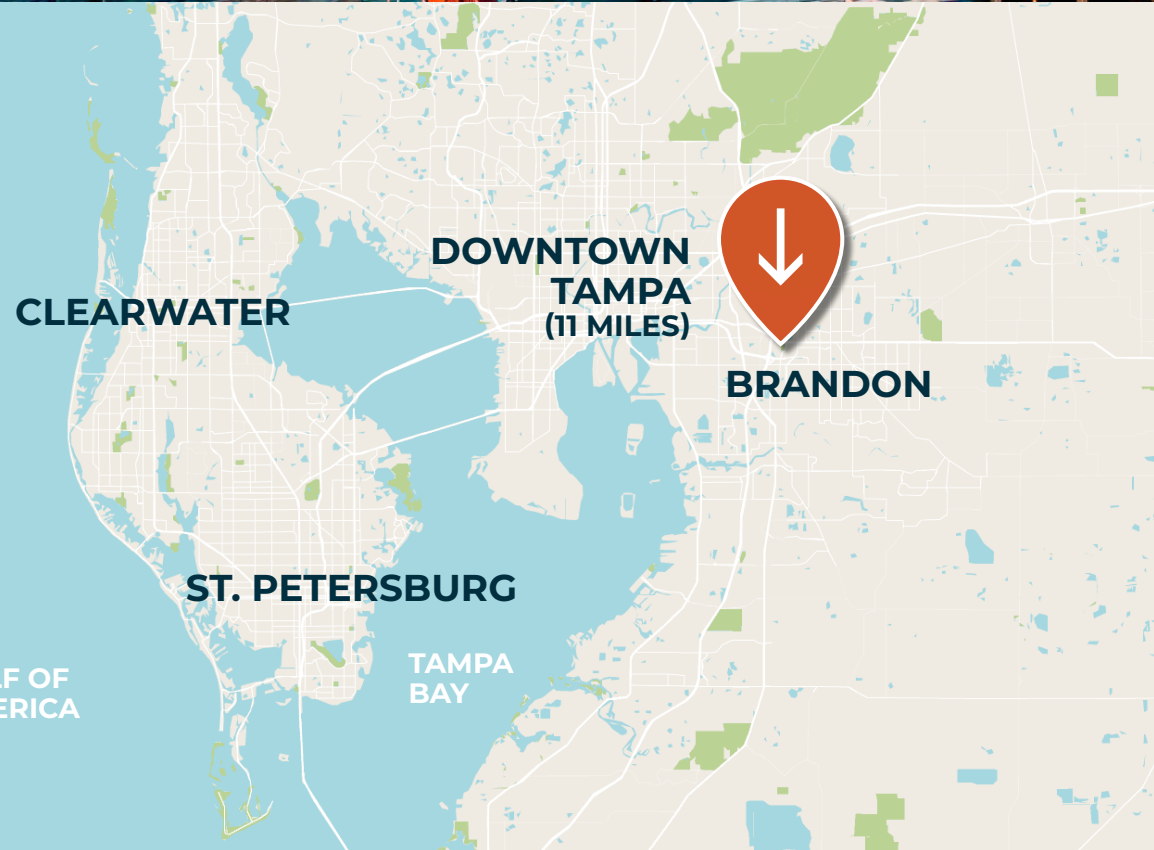
Thriving Hub in Hillsborough County

Overview

- Brandon, Florida is a fast-growing unincorporated community in Hillsborough County, located just 11 miles east of Tampa with direct access to I-75 and I-4
- Home to Hillsborough Community College, Emmaus Baptist College, and the Florida Academy for the Performing Arts, supporting a diverse educational landscape
- Blends residential convenience with amenities like Westfield Brandon Mall, Winthrop Town Centre, and cultural sites including art venues and colleges
- With a population exceeding 116,000, Brandon serves as a suburban hub with ties to Tampa's healthcare and tourism economy, offering both charm and connectivity

Tampa MSA

- Tampa, the state's third-largest city, anchors a diverse and growing metro region of over 3.4 million people
- Located on Florida's west coast, it lies within Hillsborough County
- The economy is driven by tourism, healthcare, finance, technology, and global trade, with Port Tampa Bay—the largest in the Southeast—serving both industrial shipping and cruise tourism



3.4 Million

TAMPA MSA ESTIMATED POPULATION (2025)

\$243.2 Billion

TAMPA MSA GDP

Why Tampa?

Named a Top 10 U.S. City for Entrepreneurs

Metro Strength & Economic Drivers

- The Tampa-St. Petersburg-Clearwater MSA is home to 3.3 million+ residents and supports over 1.5 million jobs, making it Florida's second-largest metro and one of the fastest-growing in the Southeast
- In 2023, Tampa ranked among the Top 10 U.S. metro areas for job growth, adding more than 65,000 jobs year-over-year, with strength in health care, financial services, logistics, and professional business services
- The region is now ranked #1 in Florida and #4 nationally for economic diversity, underscoring its resilience and adaptability across cycles

Education, Research, & Institutional Investment

- University of South Florida (USF) is a top 50 public research university with 50,000+ students and over \$620 million in annual research activity, including major federal funding in biotech, engineering, and AI
- Tampa General Hospital and USF Health anchor the city's growing Tampa Medical and Research District, supporting both clinical innovation and biotech growth
- The city has also made historic investments in culture and tourism, including a \$100 million Straz Center expansion, \$51 million renovation of Tampa Museum of Art, and multi-million dollar upgrades to Tampa Theatre and Union Station



DOWNTOWN TAMPA

BRANDON EXCHANGE

6.7 Million Annual Visitors



PLAZA AT BRANDON TOWN CENTER

2.8 Million Annual Visitors



REGENCY SQUARE



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