



OFFERING MEMORANDUM
STARBUCKS & CHIPOTLE

2011 N DALE MABRY HIGHWAY | TAMPA, FL 33607



Listed in conjunction with FL Broker of Record Bouck Real Estate

Exclusively Marketed By:

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Property Name	Starbucks and Chipotle
Property Address	2011 Dale Mabry Hwy Tampa, FL 33067
Property Type	Strip Center
Price	\$5,995,000
Price/SF/Bldg	\$1,446.32
Net Operating Income	\$272,000
CAP Rate	4.54%
Occupancy	100.00%
Building Size	4,145 SF
Land Size	33,500 SF
Year Built / Renovated	2015
APN	A-16-29-18-3JK-000005-00001.1
Zoning	PD

INVESTMENT HIGHLIGHTS

- Trophy property in an A+ location
- New construction opened in 2015
- Tenants have 10 year initial lease terms with increase
- NN lease structure – landlord responsible for only roof and structure
- Adjacent property to be redeveloped into 5-story Holiday Inn with 23,000 SF of retail space
- Walking distance to George M. Steinbrenner Field - New York Yankees Spring Training



RENT ROLL

Tenant	SF	% of GLA	Rent		Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF			
Starbucks	2,100	50.66%	\$11,250	\$5.36	\$135,000	\$64.29	6/1/2015 5/31/2025 06/01/2020: \$12,150/mo	NNN	6/1/2025: \$13,122.00 6/01/2030: \$14,171.76 6/1/2035: \$15,305.50 6/1/2040: \$16,529.94
*Starbucks has the right to terminate after year 5 with a \$150,000 early-termination fee									
Chipotle	2,045	49.34%	\$10,125	\$4.95	\$121,500	\$59.41	6/1/2015 5/31/2025 06/01/2020: \$11,137.50/mo	NNN	6/01/2025: 12,251.25 6/01/2030: \$13,476.38 6/01/2035: \$14,824.69
Outfront Media LLC (Billboard)	0	0.00%	\$1,291.66		\$15,500		LY 6-10: \$1,416.66 LY 11-15: \$1,558.33 LY 16-20: \$1,716.66	NNN	
TOTAL	4,145	100%	\$22,667		\$272,000				

CONSTRUCTION HIGHLIGHTS – BUILT IN 2015

- Concrete Floor Slab Foundation
- Structural Steel Framing
- Cement Plaster with Acrylic Finish Coat Exterior
- Aluminum Storefront Glazing System
- Aluminum Coping Details
- Single-Ply Membrane Roof System (45 mil) over R-19
- Rigid Insulation Over Metal Deck
- Asphalt Drives with Concrete Sidewalks
- Pervious Pavement Parking Areas

SITE FEATURES

- 37 Parking Spaces
- Drive-thru Window
- 33,000 Sf Lot
- Billboard Advertising







Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 65 countries, its brand is one of the most recognizable in the world. In 2014, Starbucks' revenue reached a company record of \$16.45 billion. The company is the dominant leader in the coffeehouse market with over 33% market share – double that of its closest competitor. Starbucks is publicly– traded as SBUX on the NYSE with a market capitalization of nearly \$80 billion and has a Standard & Poor's credit rating of A–.

For more information, please visit www.starbucks.com

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NASDAQ : SBUX	28,200	22.39 Billion	Seattle, WA



Chipotle Mexican Grill is the leading Mexican fare fast–casual concept with over 1750 locations worldwide and revenues that topped \$4.1 billion in 2014. The company sales have grown at a 25% compounded rate of return annually over the last decade. Chipotle Mexican Grill is publicly–traded as CMG on the NYSE with a market capitalization of nearly \$9 billion.

For more information, please visit www.chipotle.com

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NYSE : CMD	2,250	3.9 Billion	Denver, CO



OUTFRONT Media Inc., formerly CBS Outdoor Americas Inc., incorporated on December 30, 2013, is a provider of advertising space on out-of-home advertising structures and sites across the United States, Canada and Latin America. The Company operates in over 180 markets in the United States, Canada and Latin America. In addition to leasing displays, the Company also provides other services to its customers, such as pre-campaign category research, creative design support and post-campaign tracking and analytics.

For more information, please visit www.outfrontmedia.com

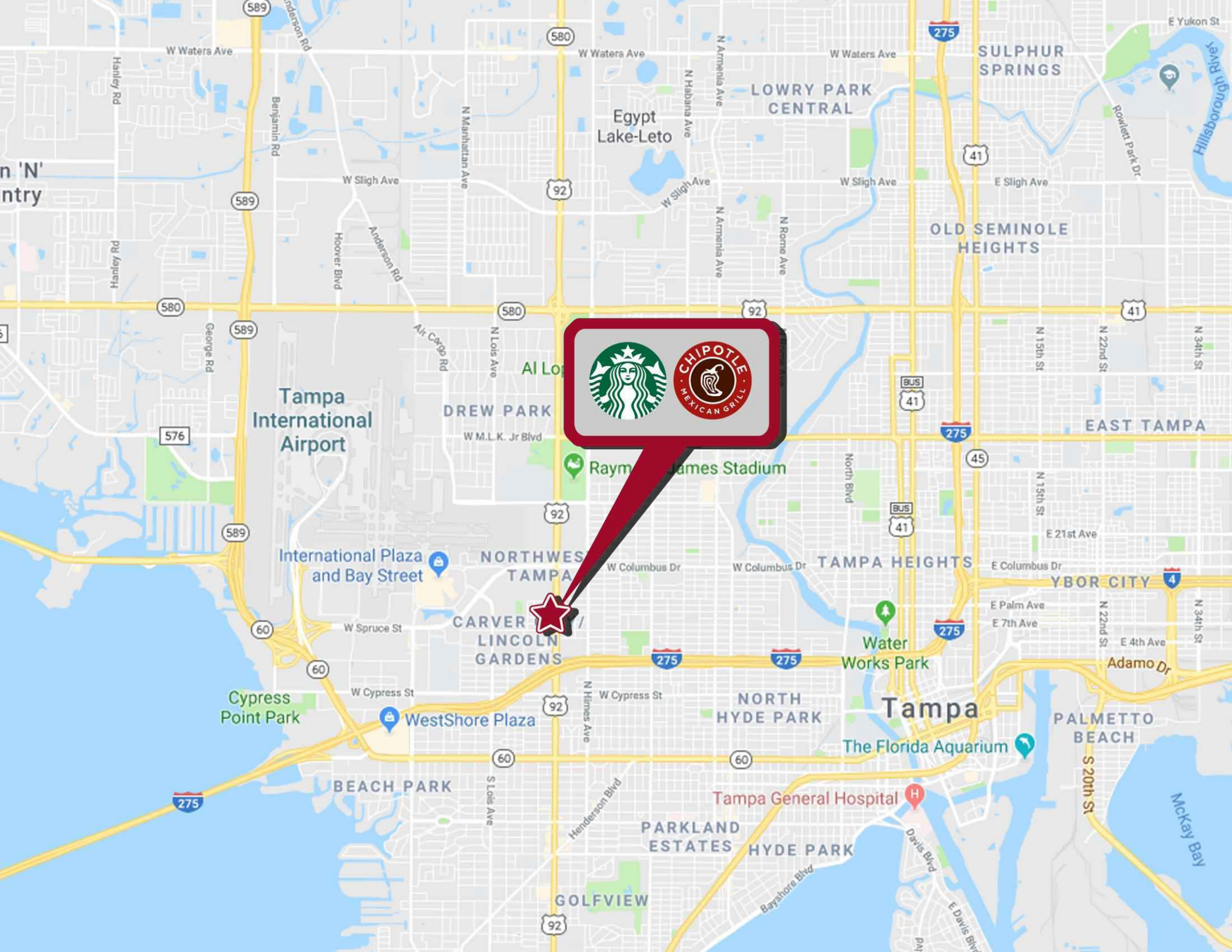
Tampa, FL

The City of Tampa is the largest city in Hillsborough County, it is the county seat and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County

Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, government, technology, and the port of Tampa. Contributing to the success of our community is the way businesses, City government, and citizens work together to make Tampa a better place to live.

Local assets include Florida's largest port, one of the top-rated airports in the world, and one of the largest public universities in the world. Both visitors and residents alike enjoy endless opportunities for fun that run the gamut from Busch Gardens to the new Tampa Riverwalk to the Florida Museum of Photographic Arts.







STAPLES



W Spruce Street (9,110 CPD)

N Dale Mabry Highway (61,000 CPD)



TRAFFIC COUNTS CARS PER DAY

Dale Mabry Highway 61,000

W Spruce Street 9,110

I-275 174,500



(174,500 CARS PER DAY)



N Dale Mabry Highway (61,000 CPD)



W Spruce Street (9,110 CPD)





STAPLES



(174,500 CARS PER DAY)

N Himes Avenue (22,226 CPD)



N Dale Mabry Highway (61,000 CPD)



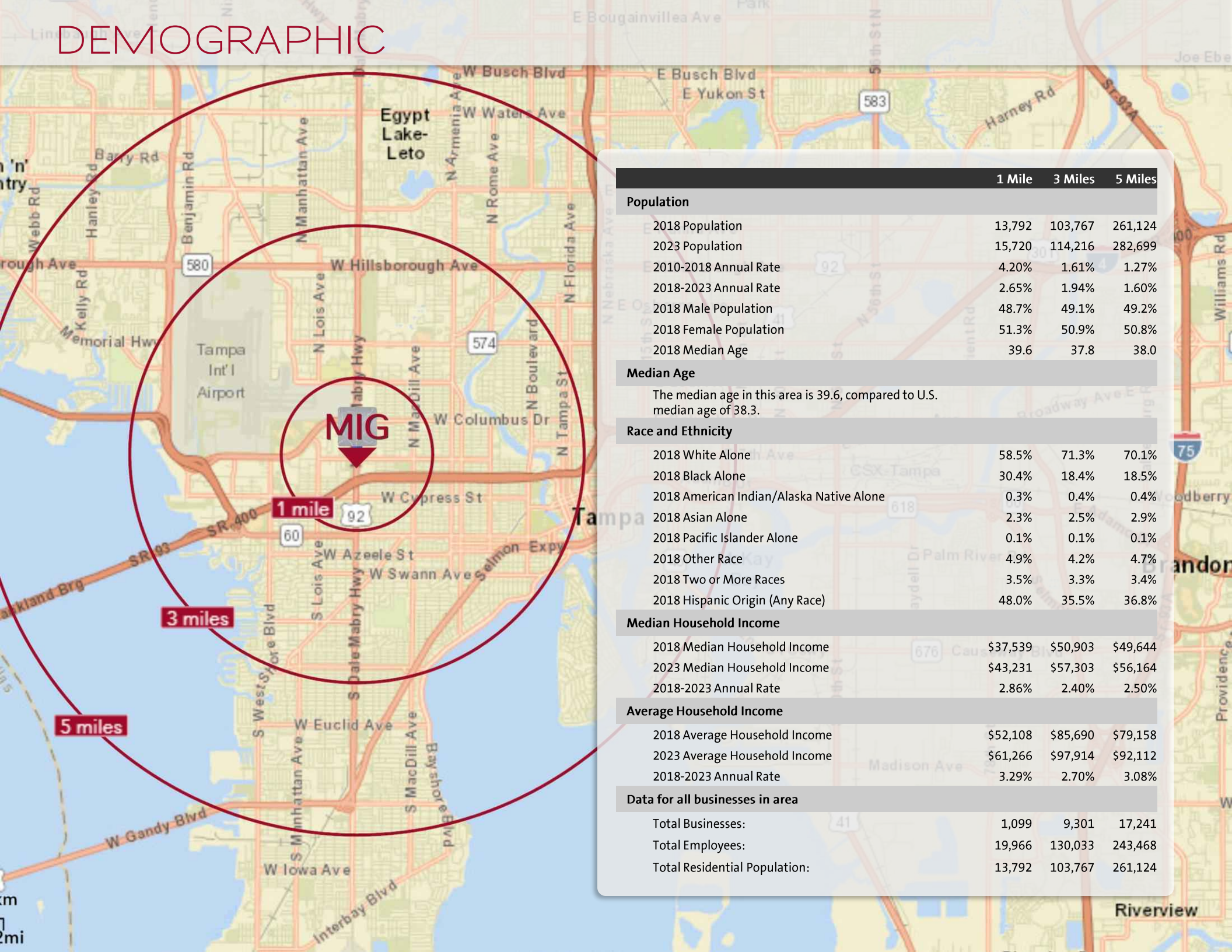
W Spruce Street (9,110 CPD)



PARCEL MAP



DEMOGRAPHIC



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	13,792	103,767	261,124
2023 Population	15,720	114,216	282,699
2010-2018 Annual Rate	4.20%	1.61%	1.27%
2018-2023 Annual Rate	2.65%	1.94%	1.60%
2018 Male Population	48.7%	49.1%	49.2%
2018 Female Population	51.3%	50.9%	50.8%
2018 Median Age	39.6	37.8	38.0

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	58.5%	71.3%	70.1%
2018 Black Alone	30.4%	18.4%	18.5%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2018 Asian Alone	2.3%	2.5%	2.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	4.9%	4.2%	4.7%
2018 Two or More Races	3.5%	3.3%	3.4%
2018 Hispanic Origin (Any Race)	48.0%	35.5%	36.8%

Median Household Income

2018 Median Household Income	\$37,539	\$50,903	\$49,644
2023 Median Household Income	\$43,231	\$57,303	\$56,164
2018-2023 Annual Rate	2.86%	2.40%	2.50%

Average Household Income

2018 Average Household Income	\$52,108	\$85,690	\$79,158
2023 Average Household Income	\$61,266	\$97,914	\$92,112
2018-2023 Annual Rate	3.29%	2.70%	3.08%

Data for all businesses in area

Total Businesses:	1,099	9,301	17,241
Total Employees:	19,966	130,033	243,468
Total Residential Population:	13,792	103,767	261,124

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



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