

BETTER BUZZ COFFEE GROUND LEASE

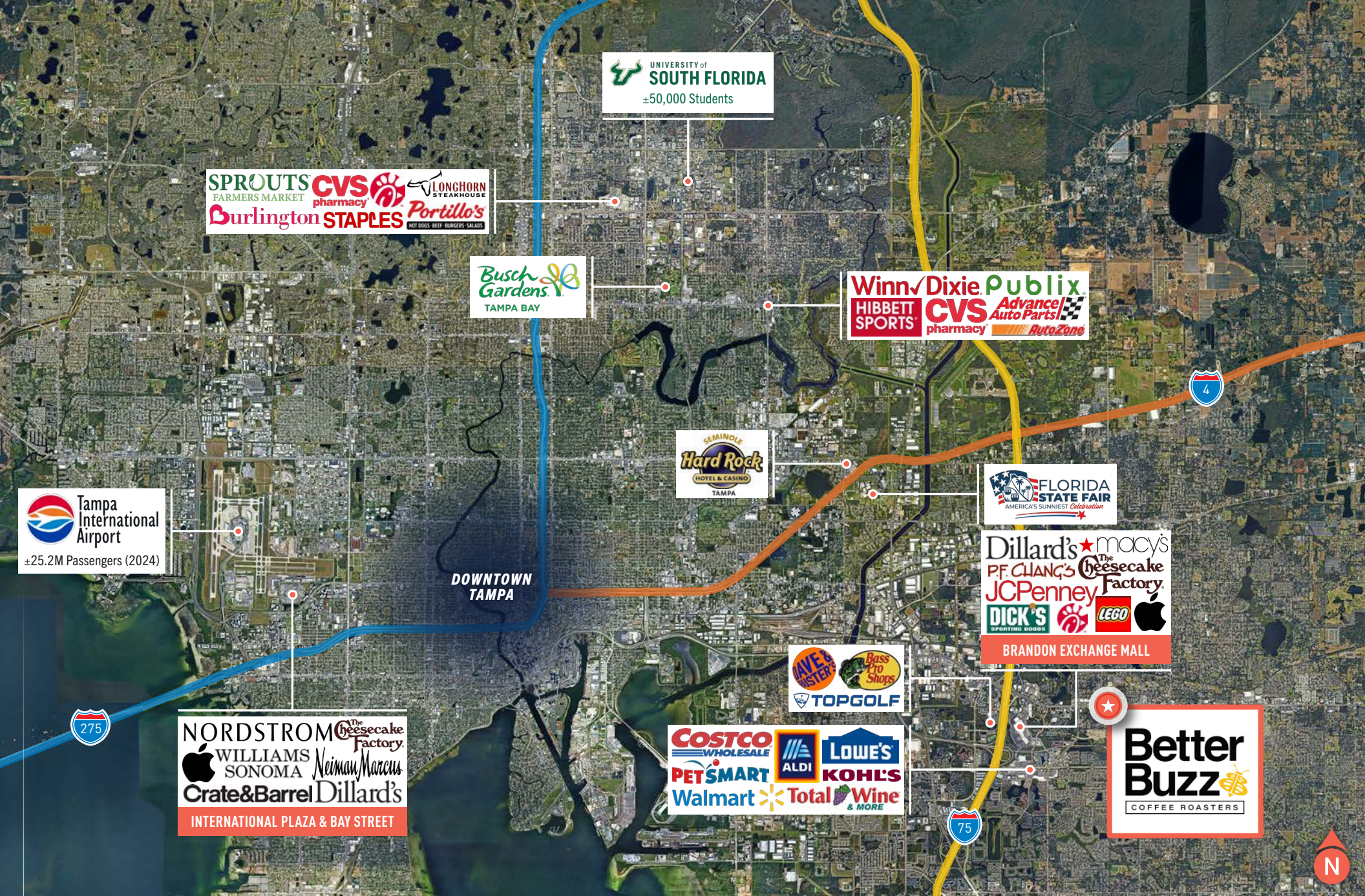
1402 W BRANDON BLVD, BRANDON, FL 33511 (TAMPA MSA)



Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

Executive Summary

1402 W Brandon Blvd, Brandon, FL 33511

FINANCIAL SUMMARY

Price	\$4,766,000
Cap Rate	5.35%
Net Cash Flow	5.35% \$255,000
Building Size	3,625 SF
Year Built / Renovated	1979 / 2026
Lot Size	1.145 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	Better Buzz Coffee Company, LLC
Guarantor	Corporate
Est. Lease Commencement Date	October 2026
Est. Lease Expiration Date	October 2041
Primary Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$255,000.00	5.35%
Years 6 – 10	\$280,500.00	5.89%
Years 11 – 15	\$308,550.00	6.47%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 16 – 20)	\$339,405.00	7.12%
Option 2 (Years 21 – 25)	\$373,345.50	7.83%
Option 3 (Years 26 – 30)	\$410,680.05	8.62%
Option 4 (Years 31 – 35)	\$451,748.06	9.48%

Base Rent	\$255,000
Net Operating Income	\$255,000
Total Return	5.35% \$255,000





Dillard's
macy's
PF. CHANG'S
The Cheesecake Factory
JCPenney
DICK'S
SPORTING GOODS
LEGO
Apple
BRANDON EXCHANGE MALL

target

DOWNTOWN TAMPA

BARNES & NOBLE
BEST BUY
Ashley
HOMESTORE
amc
THEATRES
HOMESENSE

sam's club

Portillo's
Wawa
HOT DOGS, BEEF, HURDERS, SALADS

HUDSON'S
FURNITURE + MATTRESS
CHASE

CRUNCH
FITNESS
MISSION BBQ
F45
TRAINING
Bealls
CHUCK E. CHEESE
Checkers
kane's
FURNITURE

Public
Storage

Firestone

Chick-fil-A

TRANSMISSIONS
AAMCO
TOTAL CAR CARE

PIZZA
PAPA JOHN'S
VR
wellness
boost
mobile

MATTRESS
Warehouse
LESLIE'S
SWIMMING
POOL SUPPLIES

Advance
Auto Parts

W
WHATABURGER

WAFFLE
HOUSE

Better
Buzz
COFFEE ROASTERS

64,000 CPD
W BRANDON BLVD

TACO BELL

DUNKIN'

N



BRANDON
HIGH SCHOOL
±1,835 Students



64,000 CPD
W BRANDON BLVD

Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 15-Year Absolute Triple-Net (NNN) Lease**
- » Full-Size 3,625 SF QSR Building - New High-Quality 2026 Renovation with a Drive-Thru
- » **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- » Better Buzz Coffee is an Established San Diego-Based Coffee Brand that is Expanding Into the Tampa Market - Subject Property is One of its First Florida Locations
- » **Better Buzz Operates ±60 Locations, and is Projected to Have 80 Locations Open By the End of 2026**
- » Densely-Populated Tampa Trade Area - 239,207 Residents within a 5-Mile Radius
- » **Households and Population Projected to Increase 5%+ in the Immediate Area Over the Next 5 Years**
- » Located On the Going-To Work Side of the Road - Westbound to Downtown Tampa
- » **Less Than 4 Miles from University of South Florida (±50,000 Students)**
- » Easily Accessible by ±64,000 Cars per Day Along W Brandon Blvd, Providing a Direct Route to Downtown Tampa



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	13,089	105,177	249,145
2025 Estimate	12,442	101,375	239,207
Growth 2025 - 2030	5.20%	3.75%	4.15%

Households

2030 Projections	5,597	43,055	98,107
2025 Estimate	5,293	41,355	93,807
Growth 2025 - 2030	5.74%	4.11%	4.58%

Income

2025 Est. Average Household Income	\$79,729	\$96,005	\$98,915
2025 Est. Median Household Income	\$69,529	\$81,743	\$82,848

Tenant Overview



Better Buzz®
COFFEE ROASTERS 



SAN DIEGO, CALIFORNIA

Headquarters



60+
Locations



2002
Founded



BETTERBUZZCOFFEE.COM

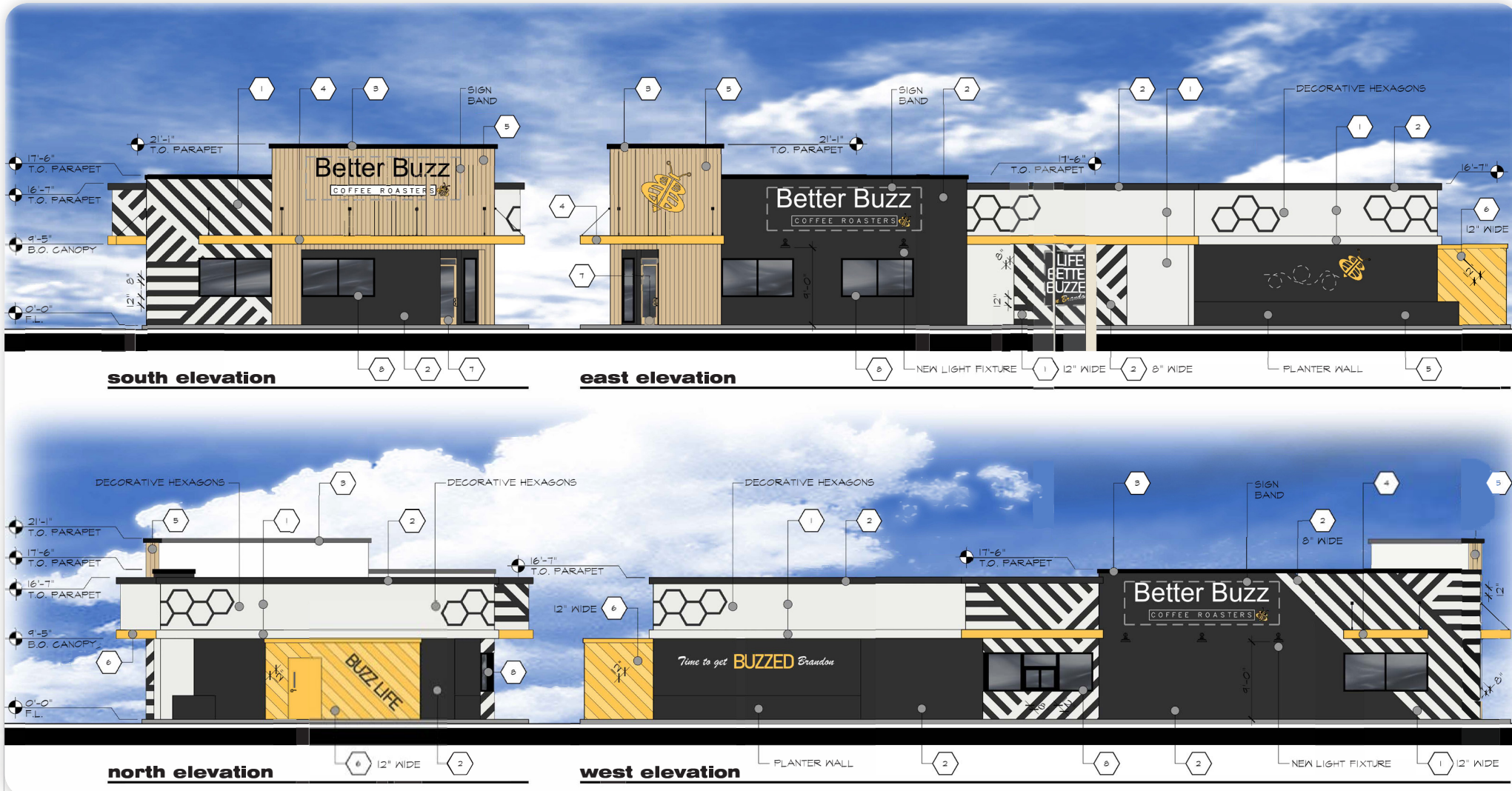
Website

Better Buzz Coffee Company is a San Diego-based coffee brand. Better Buzz Coffee is committed to providing consistent quality coffee beverages in a fun atmosphere, with efficient and friendly customer service. The company is dedicated to the freshest possible coffee by roasting and delivering coffee weekly to its stores. Better Buzz Coffee is certified by CCOF as Organic Coffee Roaster.

Over the years, the company has grown substantially, driven by its commitment to quality and customer satisfaction. In 2024, Better Buzz Coffee Roasters reported an estimated revenue of \$69 million. Sales during this time grew 53% year-over-year, almost exactly alongside 52% unit growth. This growth is reflective of their expanding number of locations and the increasing popularity of their coffee and café culture.

The chain is expanding rapidly into both new and existing markets. Better Buzz currently operates in California, Arizona, and Nevada, and is now expanding into Florida with locations in New Port Richey/Pasco County and Brandon in the Tampa Bay metro (the subject property). The brand just opened its 57th location, and expects to add 20 stores by the end of 2026, bringing the chain to about 80 locations.

Building Renderings



Location Overview



Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. By 2028, the metro's population is projected to expand to roughly 3.4 million residents. During the next five years, the number of households will increase by nearly 80,000.

Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs. A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro. High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy. Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil. Major area employers include BayCare Health System, Publix Super Markets, Inc., and WellCare Health Plans.

[exclusively listed by]

Zack House

Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Alex Frankel

Senior Director Investments
602 687 6697
alex.frankel@marcusmillichap.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including

the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

For financing options, please reach out to:

JOSH SCIOTTO

602-687-6647

josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

Ryan Nee

Marcus & Millichap Real Estate
Investment Services of Florida, Inc.
Broker of Record
License #: BK3154667

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com