



**EoS** FITNESS

**EoS**

**EoS  
FITNESS**

BOCA RATON, FL

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OFFERING MEMORANDUM







# MARKET AERIAL

Marcus & Millichap



LA|FITNESS. ups  
Panera BREAD DICK'S SPORTING GOODS  
FirstWatch five BEL'W

Bank of America

CHASE

**EoS FITNESS**  
SUBJECT PROPERTY

ihop

Burlington  
PETS M A R T

State Rd 7 | 59,000 VPD

Starbucks  
MCDONALD'S

REGAL

OLD NAVY

BOSTON MARKET

MATTRESS FIRM  
verizon

WELLS FARGO

BENIHANA

CHIPOTLE

THE HOME DEPOT  
HBHS  
ULTA BEAUTY  
DUNKIN' DONUTS petco  
Publix

BEST BUY  
MAGNOLIA AUDIO+VIDEO  
BED BATH & BEYOND

EINSTEIN BROS. BAGELS

REI COOP BONEFISH GRILL Lazy DOG  
Sport Clips HAIRCUTS YOGASIX  
SEPHORA Chick-fil-E Buff City Soap



# INVESTMENT OVERVIEW

**\$17,600,000**

PURCHASE PRICE

**6.25%**

CAP RATE

## OFFERING DETAILS

|                      |                                  |
|----------------------|----------------------------------|
| ADDRESS              | 20841 FL-7, Boca Raton, FL 33428 |
| TENANT               | EōS Fitness                      |
| LEASE TYPE           | NNN                              |
| NOI                  | \$1,100,000                      |
| LEASE TERM           | 20 Years                         |
| RENT COMMENCEMENT    | 6/15/2024                        |
| LEASE EXPIRATION     | 6/14/2044                        |
| TOTAL GLA            | 41,520 Sf                        |
| LOT SIZE             | 3.36 AC                          |
| YEAR BUILT/RENOVATED | 1997/2024                        |
| OPTIONS              | (3) 5 Years                      |
| INCREASES            | 10% Increase Every 5 Years       |

## RENT SCHEDULE

| LEASE YEARS   | ANNUAL RENT | RENT PSF |
|---------------|-------------|----------|
| Years 1 - 5   | \$1,100,000 | \$26.49  |
| Years 6 - 10  | \$1,210,000 | \$29.14  |
| Years 11 - 15 | \$1,331,000 | \$32.05  |
| Years 16 - 20 | \$1,464,100 | \$35.26  |
| Option 1      | \$1,610,510 | \$38.78  |
| Option 2      | \$1,771,561 | \$42.66  |
| Option 3      | \$1,948,717 | \$46.93  |

## DEMOGRAPHICS

| 1 MILE POP | 1 MILE AHHI | 3 MILE POP | 3 MILE AHHI | 5 MILE POP | 5 MILE AHHI |
|------------|-------------|------------|-------------|------------|-------------|
| 9,082      | \$158,228   | 96,385     | \$106,118   | 790,088    | \$99,840    |

## INVESTMENT HIGHLIGHTS



### Brand New 20 Year NNN Lease

This trophy Boca Raton location is a game changer for EOS Fitness with completion and Grand Opening this June 15th, 2024. This state-of-the-art facility will feature cutting-edge strength equipment, group cycling and fitness classes, kids club, MOVEōS Cinema, massage chairs, sauna, and the back yard-outdoor area.



### One of The Fastest Growing Gyms

EōS Fitness is a leader in the fitness industry with its High Value. Low Price. (HVLV 2.0)® gyms, is an inclusive and welcoming organization committed to empowering exercise practitioners of all experience levels. With more than 125+ locations open or on the way in Arizona, Florida, Nevada, Southern California, Texas and Utah, EōS Fitness is rapidly expanding.



### Excellent Location & Visibility

This property is located in a 100,000 SF Power center with co-tenants Burlington Coat Factory, and PetsMart. Nearby retailers include Publix, Dick's, The Fresh Market, Home Depot, Best Buy, Toys R Us, Stein Mart, DSW, REI and many more. The property further benefits from visibility to over 100,000 combined VPD on the SWC of Glades Rd & US 551 (State Rd 7).





# EōS FITNESS®

BETTER GYM. BETTER PRICE.



**HVLP 2.0**  
Market Leader



**1985**  
Year Founded



**125+**  
Locations in U.S.



**1 Million+**  
Members

## TENANT OVERVIEW

EōS Fitness, is a leader in the fitness industry with its High Value. Low Price. (HVLP 2.0)® gyms, is an inclusive and welcoming organization committed to empowering exercise practitioners of all experience levels. With more than 125+ locations open or on the way in Arizona, Florida, Nevada, Southern California, Texas and Utah, EōS Fitness is rapidly expanding. Providing serious fitness options, EōS Fitness offers the best equipment, high-energy workout classes, and extensive personal training options starting at just \$9.99 per month.

EōS also offers innovative recovery options including The Tank, a brand-new recovery space featuring Hyperice percussion massagers, Normatec compression boots, professional grade stretch tables and CryoLounge+ loungers; and Recovery Rooms dedicated to complete relaxation with Human Touch® massage chairs. As part of the company's five-year growth plan, EōS plans to have 250+ open gyms by 2030.





# PROPERTY PHOTOS

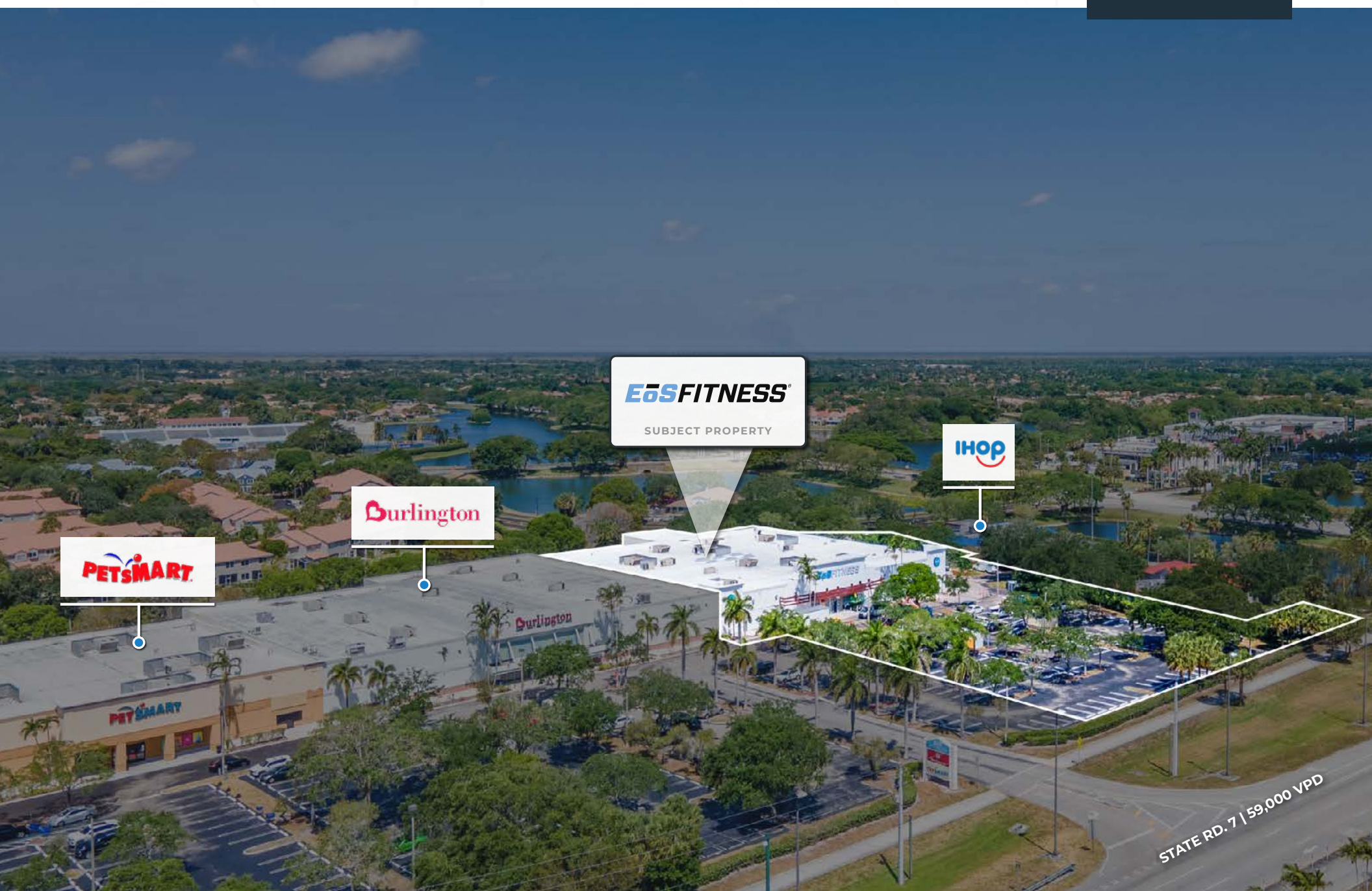
Marcus & Millichap











**EoS FITNESS**  
SUBJECT PROPERTY

**IHOP**

**Burlington**

**PETSMART**

STATE RD. 7 | 59,000 VPD



# MARKET AERIAL

Southwinds  
Golf Course

**EoS FITNESS**

SUBJECT PROPERTY

SAINT ANDREW'S  
SCHOOL

**BEST BUY** **BED BATH & BEYOND**  
**THE HOME DEPOT** **Burlington**  
**T.J. MAXX**  
**REI CO-OP** **ROSS DRESS FOR LESS**  
**Publix** *Buff City Soap*

Boca West  
Golf & Activities

BOCA RATON

Boca Grove  
Golf Club

**HOOTERS** **macy's**  
**CVS pharmacy** **Publix**  
**Starbucks** **NORDSTROM**  
**bloomingdale's**  
*Seasons 52* **SEPHORA**

Boca Lago  
Golf Course

**TARGET**  
**HOBBY LOBBY**

**Walmart**

Boca Rio  
Golf Course

**Olive Garden**  
ITALIAN KITCHEN  
**Publix**  
**Starbucks** **CHIPOTLE MEXICAN GRILL**

Via Mizner  
Golf & City Club

Boca Dunes Golf &  
Country Club





# SITE PLAN

Marcus & Millichap

41,520 SF  
GLA

3.36 AC  
LOT SIZE

±176 SPACES  
PARKING









# REGIONAL OVERVIEW



## TRAVEL DISTANCES



### DOWNTOWN BOCA RATON

8 MILES

### CORAL SPRINGS, FL

16 MILES

### POMPANO BEACH, FL

15 MILES

### FORT LAUDERDALE, FL

27 MILES



# DEMOGRAPHICS



## BOCA RATON, FL | MIAMI MSA

|                          | 1 MILE    | 3 MILES   | 5 MILES  |
|--------------------------|-----------|-----------|----------|
| <b>POPULATION</b>        |           |           |          |
| 2023 Population          | 9,082     | 96,385    | 790,088  |
| 2028 Projection          | 9,050     | 96,194    | 792,681  |
| <b>HOUSEHOLDS</b>        |           |           |          |
| 2023 Households          | 3,448     | 39,771    | 330,188  |
| 2028 Projection          | 3,425     | 39,789    | 331,358  |
| <b>HOUSEHOLD INCOME</b>  |           |           |          |
| Avg Household Income     | \$158,228 | \$106,118 | \$99,840 |
| Median Household Income  | \$133,313 | \$73,056  | \$69,041 |
| <b>EDUCATION</b>         |           |           |          |
| Some College, No Degree  | 1,682     | 19,106    | 163,517  |
| Associate Degree         | 340       | 4,788     | 39,767   |
| Bachelor's Degree        | 2,261     | 20,021    | 142,580  |
| Advanced Degree          | 1,234     | 11,666    | 89,999   |
| <b>EMPLOYMENT</b>        |           |           |          |
| Civilian Employed        | 4,513     | 45,322    | 374,350  |
| Civilian Unemployed      | 127       | 1,132     | 11,792   |
| Civilian Non-Labor Force | 2,922     | 35,245    | 276,734  |
| U.S. Armed Forces        | 0         | 25        | 381      |



# LOCATION SUMMARY



**Population: 97,422**  
2020 Census



**Households: 48,728**  
2020 Census



**Miami MSA**  
45 Miles South

## The Beverly Hills of South Florida

Boca Raton is a city in Palm Beach County, Florida, United States. The population was 97,422 in the 2020 census and it ranked as the 23rd-largest city in Florida in 2022. As a business center, the city also experiences significant daytime population increases. Boca Raton is 45 miles (72 km) north of Miami and is a principal city of the Miami metropolitan area, which had a population of 6,138,333 at the 2020 United States Census.

Still centered around luxury beach culture, the city today is dotted by many malls and shopping centers, including the Town Center at Boca Raton. The ODP Corporation, which operates Office Depot and OfficeMax, is headquartered here. Boca Raton is also home to the main campus of Florida Atlantic University and the Evert Tennis Academy, owned by former professional tennis player Chris Evert. Today, over 30 corporate headquarters, from innovative startups to large corporations, call the City of Boca Raton home.



## 2nd Largest

City in the Palm Beaches

Boca Raton is a community where history and innovation come together. Influenced by the notable architect, Addison Mizner, Boca Raton was built around an elegant Mediterranean Revival style that later grew into a vibrant city full of rich art and culture.



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# EŌS FITNESS

BOCA RATON, FL

OFFERING MEMORANDUM

Marcus & Millichap

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**7,546 Closed**  
Transactions in 2023

**\$43.6B Total**  
Volume Closed in 2023

**30 Transactions**  
Every Business Day

**80+ Offices**  
Across the U.S. & Canada