

ESPORT



ESPORTA FITNESS

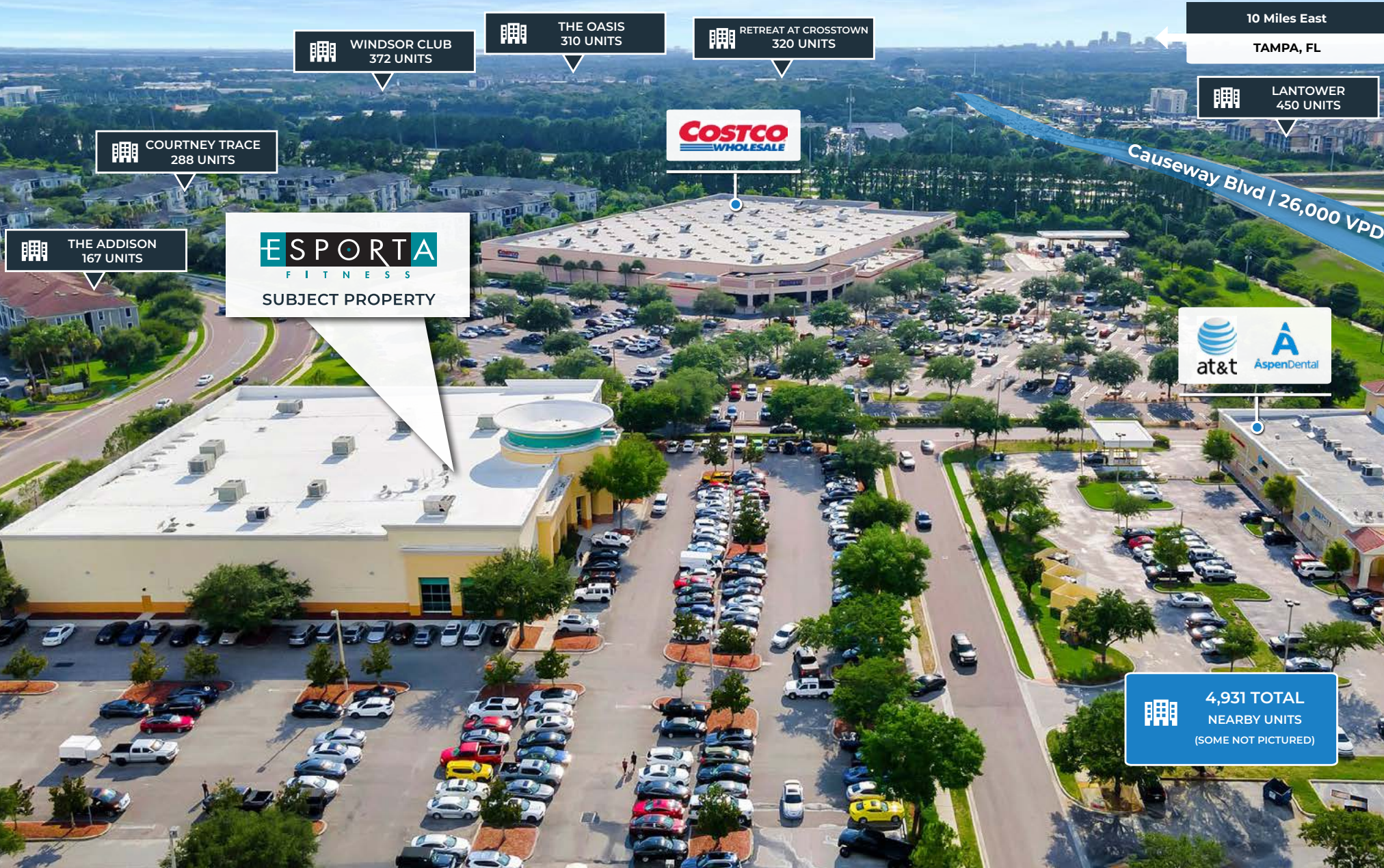
TAMPA MSA

OFFERING MEMORANDUM



MARKET AERIAL

Marcus & Millichap
NNN FITNESS



INVESTMENT OVERVIEW

\$13,384,285

PURCHASE PRICE

7.00%

CAP RATE

OFFERING DETAILS

ADDRESS	2890 Providence Lakes Blvd, Brandon, FL
TENANT	Fitness International, LLC
LEASE TYPE	NNN
NOI	\$936,900
LEASE TERM	15 Years
LEASE TERM REMAINING	7.8 Yrs
LEASE EXPIRATION DATE	2/28/2032
TOTAL GLA	45,000 SF
LOT SIZE	4.20 AC
RENT PSF	\$20.82
PRICE PSF	\$318.67
OPTIONS	(3) 5 Years
INCREASES	Lessor of 10% or CPI

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF
Current - 2/28/27	\$936,900	\$20.82
3/1/27 - 2/28/32	\$1,030,500	\$22.90
Option 1	\$1,133,550	\$25.19
Option 2	\$1,246,950	\$27.71
Option 3	\$1,371,600	\$30.48

DEMOGRAPHICS

1 MILE POP	1 MILE AHHI	3 MILE POP	3 MILE AHHI	5 MILE POP	5 MILE AHHI
13,998	\$72,555	101,843	\$72,212	211,994	\$78,629

INVESTMENT HIGHLIGHTS



Strong Commitment to Site

Fitness International, LLC executed an early 15 Year lease extension and underwent a substantial remodel in 2017. This freestanding prototype facility on it's own 4.20 Acre parcel features a rare NNN lease with the Tenant responsible for all Taxes, CAM and other expenses including Roof & Structure.



Top Performing Health Club Chain

Esporta Fitness is a new fitness model operating under the LA Fitness umbrella of clubs. The new Esporta Fitness model brings new signage on the exterior, new graphics, new colors, and a refreshed club layout designed to feature functional training. Esporta Fitness offers three levels of membership: Esporta Basic, Esporta Plus, and Esporta Premium, all ranging in price and access to various amenities.



Irreplaceable Location

Located just off Interstate 75 and Causeway Blvd. with combined traffic counts of 142,643 vehicles per day. The property is adjacent to Costco and has 4,931+ apartments nearby. Nearby national and local retailers include Walmart, Starbucks, Dunkin' Donuts, Buybuy Baby, Lowe's, PetSmart, Kohl's, Publix, Chick-fil-a and many more.



TENANT SUMMARY

Marcus & Millichap
NNN FITNESS

ESPORTA
FITNESS

LA FITNESS

TENANT OVERVIEW

Esporta Fitness is a new fitness model operating under the LA Fitness umbrella of clubs. As of January 1, 2020, a number of LA Fitness locations were converted to Esporta Fitness which now total over 100 nationwide. Along with new signage on the exterior, Esporta Fitness clubs will see new colors, new graphics, and new club layouts designed to feature functional training.

Fitness International, LLC is operating the brand names LA Fitness, Esporta Fitness, and City Sports Club, the company's mission is to help as many people as possible achieve the benefits of a healthy lifestyle by creating a nationwide network of health clubs, offering its members the widest range of amenities and the friendliest service at an affordable price. There are three levels of membership offered through Esporta Fitness: Esporta Basic, Esporta Plus, and Esporta Premium, all ranging in price and access to various amenities. Premium members have complete access to the spa, pool and private lockers. Locations offer strength and cardio equipment, basketball and racquetball courts, and more.

PARENT COMPANY

Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 728+ locations across the United States and Canada. **Club Industry** estimates the company has annual revenue of \$2.1 billion in 2021. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

PROPERTY PHOTOS

Marcus & Millichap
NNN FITNESS





MARKET AERIAL



MARKET AERIAL

Marcus & Millichap
NNN FITNESS



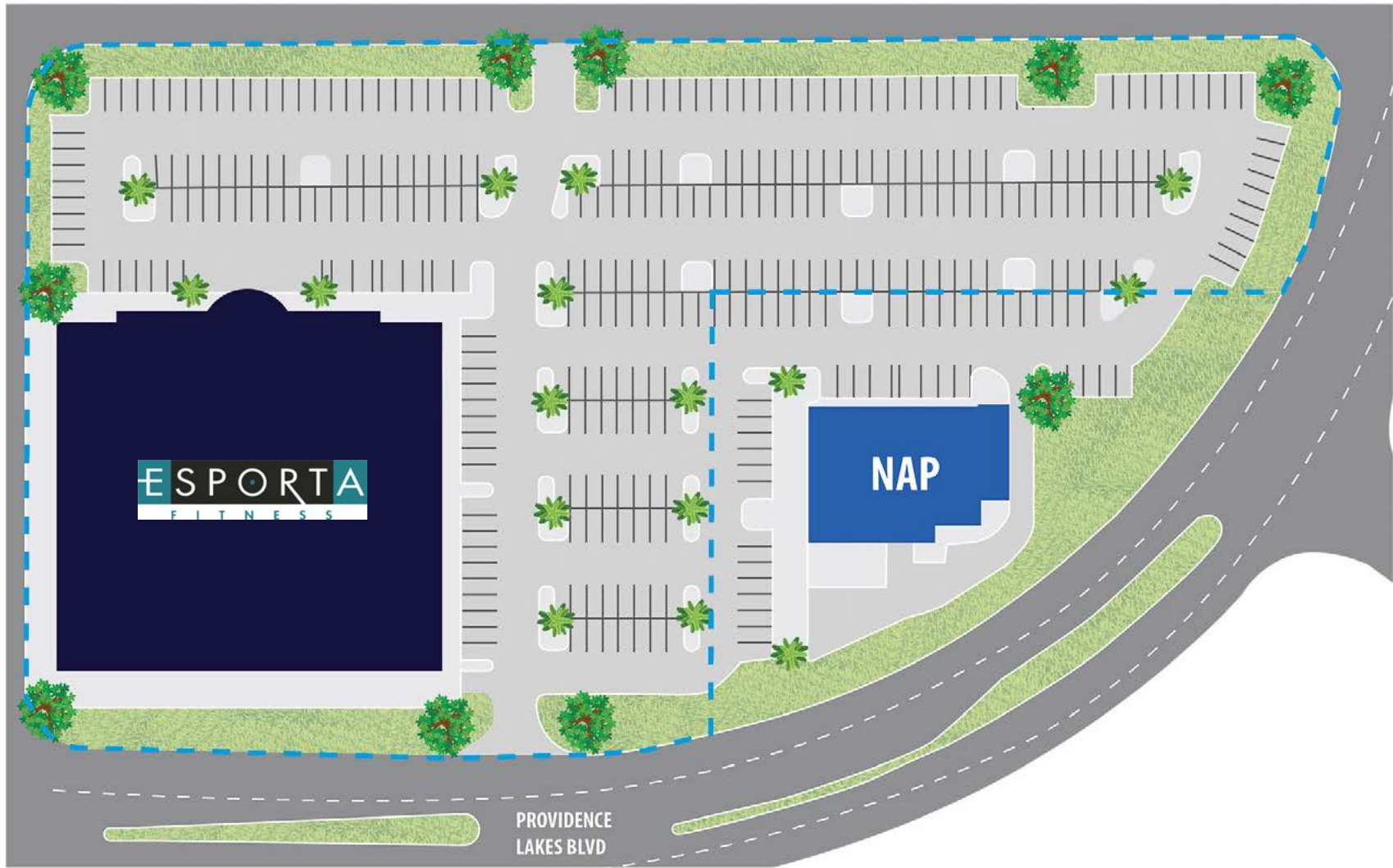
SITE PLAN

Marcus & Millichap
NNN FITNESS

45,000 SF
GLA

4.20 AC
LOT SIZE

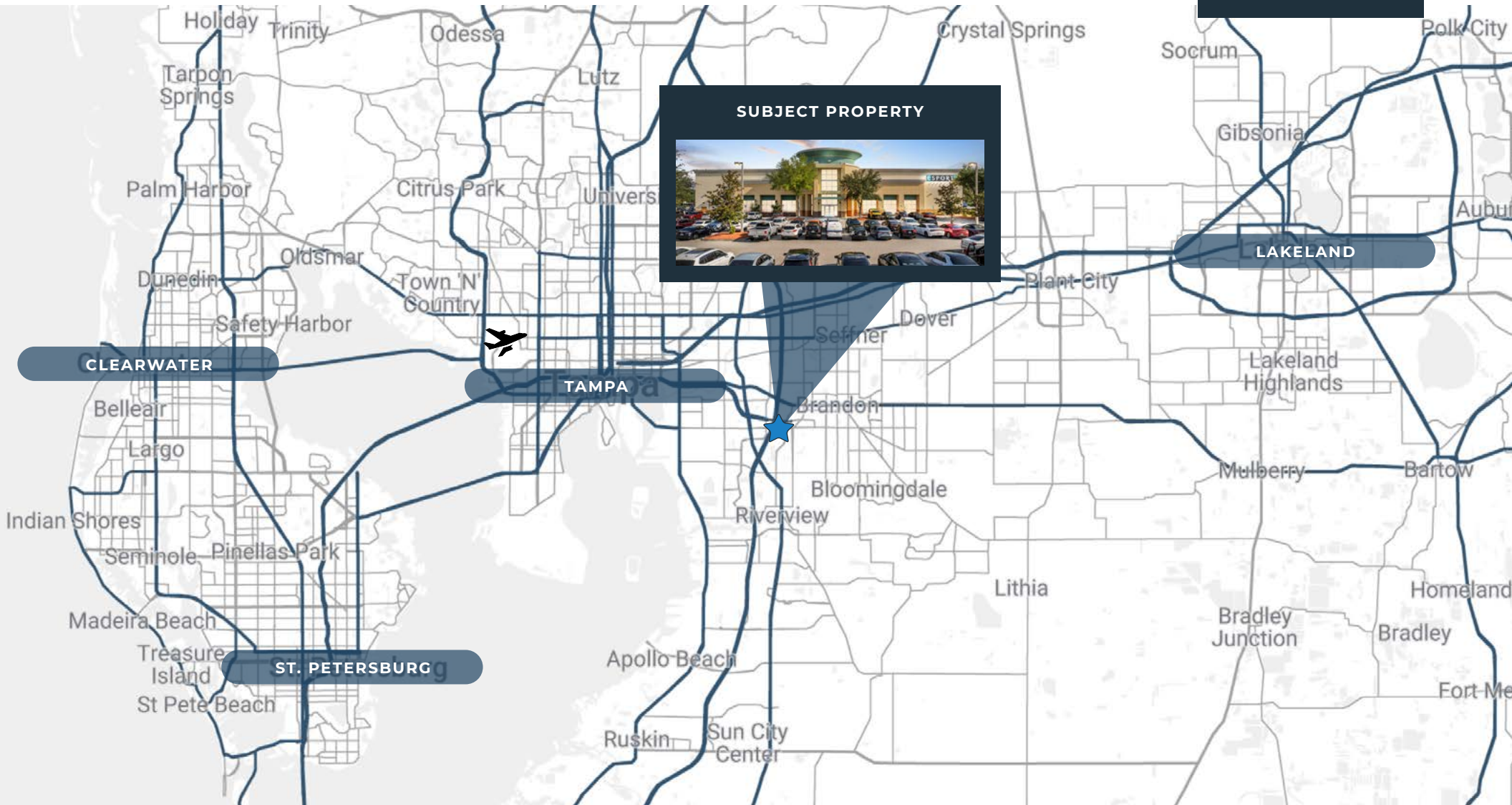
±310 SPACES
PARKING





REGIONAL OVERVIEW

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NNN FITNESS



TRAVEL DISTANCES



TAMPA INT'L AIRPORT

16.2 MILES

TAMPA, FL

10.7 MILES

LAKELAND, FL

32.2 MILES

CLEARWATER, FL

32.5 MILES

ST. PETERSBURG, FL

33.1 MILES

DEMOGRAPHICS



BRANDON, FL | TAMPA MSA

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	13,998	101,843	211,994
2028 Projection	14,154	103,518	214,963
HOUSEHOLDS			
2023 Households	6,693	41,468	81,322
2028 Projection	6,786	42,233	82,632
HOUSEHOLD INCOME			
Avg Household Income	\$72,555	\$72,212	\$78,629
Median Household Income	\$60,451	\$58,937	\$62,061
EDUCATION			
Some College, No Degree	2,824	22,338	46,775
Associate Degree	882	5,592	10,664
Bachelor's Degree	2,561	14,837	28,762
Advanced Degree	1,356	6,952	13,248
EMPLOYMENT			
Civilian Employed	7,782	54,428	108,219
Civilian Unemployed	281	1,476	3,121
Civilian Non-Labor Force	2,691	24,060	58,086
U.S. Armed Forces	26	260	657

LOCATION SUMMARY



Population: 114,626
2020 Census



Households: 44,367
2020 Census



Tampa-St. Petersburg-Clearwater MSA
10 Miles East

Known for Being a Bedroom Community for Tampa

Brandon is an unincorporated community located in Hillsborough County, Florida. The community is situated about 10 miles east of Tampa, near Florida's Gulf Coast and is one of the most populated areas in the county. Easily accessible from Interstates I-4 and I-75, Brandon is the largest unincorporated community in the state of Florida. Brandon boasts many characteristic establishments that have lasted over a quarter of a century. Brandon is the birthplace of Beef O'Brady's, a family-oriented bar and grill chain restaurant with locations throughout the southeastern United States.

Brandon combines small town living with easy access to the big city. Brandon is home to Westfield Shoppingtown, a 900,000+ square-foot shopping facility and the Tampa area's premier shopping destination. The city of Orlando is about 90 minutes away from Brandon. In addition to Walt Disney World, attractions in the Orlando area include Universal Studios and Sea World Florida.



6,000

Personnel

MacDill Airforce Base (AFB) has approximately 6,600 military and civilian personnel. Home of USCENTCOM and USSOCOM and 48 other Mission Partners.

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ESPORTA FITNESS

BRANDON, FL

OFFERING MEMORANDUM

Marcus & Millichap
NNN FITNESS

MARK THIEL

Senior Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON

Vice President Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307

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