

# JALLO PLAZA

6442-6480 Land O Lakes Blvd | Land O Lakes, FL 34638

Strip Center  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

## Jallo Plaza

6442-6480 Land O Lakes Blvd, Land O Lakes, FL 34638



# EXECUTIVE SUMMARY

**\$4,448,439**

List Price

**6.05%**

Cap Rate

**\$269,337**

NOI

**±1.26 AC**

Lot Size

## Property Highlights

- **Minimal Landlord Responsibilities** – The asset is currently 100% occupied by 7 tenants, with 6 operating under NNN leases, resulting in limited ongoing management and expense exposure.
- **Diversified Tenant Mix** – The center features a balanced blend of boutique retail, food service, and fitness uses, reducing reliance on any single tenant or industry.
- **Stabilized, Fully Leased Asset** – 100% Occupancy provides immediate, in-place cash flow from day one with no near-term leasing risk.
- **Management Fee Reimbursement** – Five tenants have leases that provide for reimbursement of a management fee, resulting in limited landlord involvement and improved cash flow efficiency.
- **Excellent Visibility & Traffic** – Positioned on Land O' Lakes Blvd, a major north-south arterial, the property sees approximately ±40,500 VPD, reinforcing long-term tenant demand.
- **Strong Retail Synergy** – Located just south of large national retailers such as Publix, Culver's, McDonald's, Wendy's, Taco Bell, Truist, and many more.
- **High-Growth, Affluent Trade Area** – The center is situated within a rapidly expanding market, with population growth averaging 3.3% annually from 2020 to 2024 and projected to accelerate to 4.2% annually through 2029. The surrounding 3-mile trade area supports strong consumer spending, with average household incomes of approximately \$122,800.



**The Elliott**  
±320 Units



**Land O' Lakes High School**  
±2,278 Students



**The Groves**  
Neighborhood



Land O' Lakes Blvd E-40500 VFD



**Subject Property**



41



The Groves Golf & Country Club

The Elliott ±320 Units



The Groves Neighborhood

Land O' Lakes High School ±2,278 Students



41



Arden Preserve Neighborhood

Land O' Lakes Blvd ±40,500 VPD



Subject Property



Lennar at Townes Townhomes

41

Google Earth

# JALLO PLAZA

6442-6480 Land O Lakes Blvd  
Land O Lakes, FL 34638

**±13,823 SF**

GLA

**2010**

Year Built

**100%**

Occupancy

**\$4,448,439**

Price

**±40,500 VPD**

Land O' Lake Blvd



# FINANCIAL OVERVIEW

## Jallo Plaza

6442-6480 Land O Lakes Blvd, Land O Lakes, FL 34638



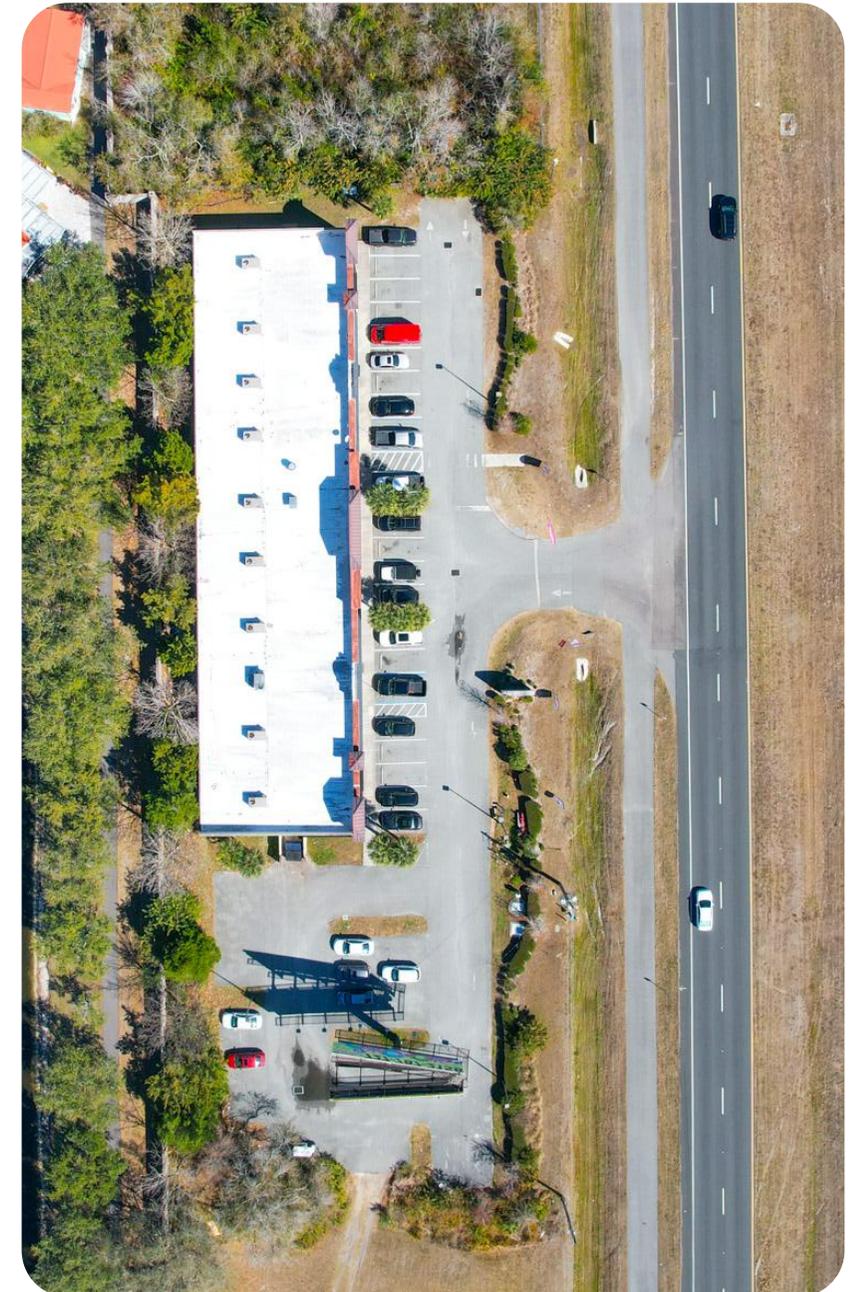
# RENT ROLL

Suite	Tenant	GLA (SF)	% of GLA	Lease End	Annual Rent	Monthly Rent	Rent PSF	Rental Increases	Option (s) Remaining	Lease Structure
6480	Tobacco Shop	1,500	10.85%	11/30/2026	\$28,710	\$2,393	\$19.14	3% Annually	1 x 3 Year	NNN
6472	The White Room (Bar)	3,600	26.04%	2/28/2029	\$78,000	\$6,500	\$21.67	3% Annually	3 x 3 Years	NNN
6464	The Pizza Pie	1,150	8.32%	1/31/2031	\$27,600	\$2,300	\$24.00	3% Annually	1 x 5 Year	NNN
6460	Esmeralda's Boutique	2,350	17.00%	2/28/2028	\$42,000	\$3,500	\$17.87	3% Annually	None	NNN
6456	Gamers Basement	1,200	8.68%	MTM	\$36,000	\$3,000	\$30.00	3% Annually	None	NNN
6454	Hair Salon	1,200	8.68%	2/28/2029	\$36,000	\$3,000	\$30.00	3% Annually	3 x 3 Years	NNN
6442	Gym	2,823	20.42%	4/30/2029	\$32,376	\$2,698	\$11.47	3% Annually	1 x 5 Years	Modified Gross
<b>7 Suites</b>		<b>13,823</b>	<b>100.00%</b>	<b>Wait: 2.5 Years</b>	<b>\$280,686</b>	<b>\$23,391</b>	<b>\$20.31</b>			

# PROFIT AND LOSS

Income	Annual	\$PSF
Rental Income	\$280,686	\$20.31
Other Income (Billboard)	\$3,500	\$0.25
Reimbursement Revenue	\$56,089	\$4.06
<b>Effective Gross Revenue</b>	<b>\$340,275</b>	<b>\$24.62</b>

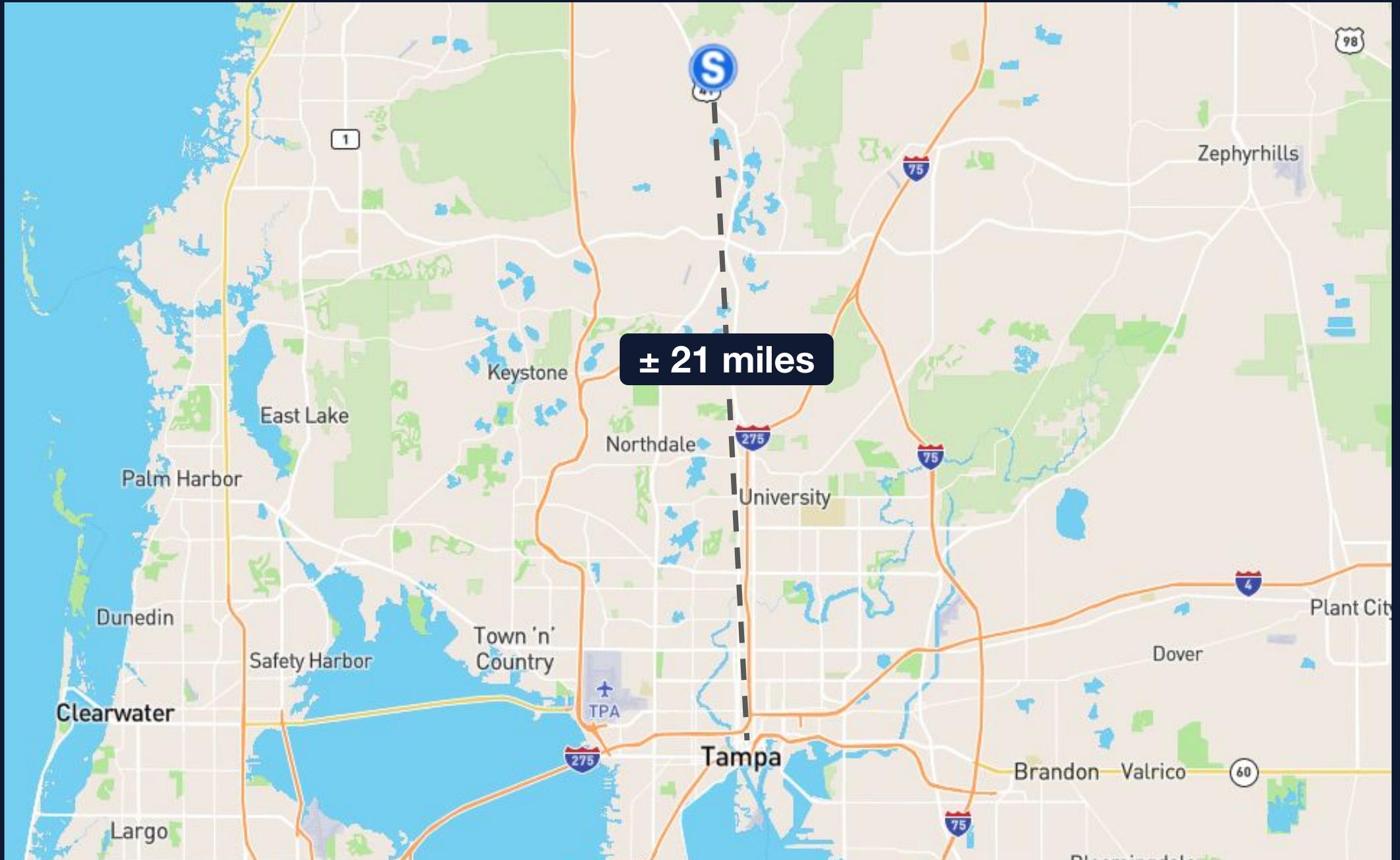
Expenses	Annual	\$PSF
Real Estate Taxes	\$15,147	\$1.10
Insurance	\$14,658	\$1.06
Repairs & Maintenance	\$13,823	\$1.00
Electricity	\$720	\$0.05
Water and Sewer	\$4,000	\$0.29
Garbage and Recycling	\$4,370	\$0.32
Other Utilities	\$4,800	\$0.35
Property Management Fee - EGR (4%)	\$13,420	\$0.97
<b>Total Operating Expense</b>	<b>\$70,938</b>	<b>\$5.13</b>
<b>Net Operating Income</b>	<b>\$269,337</b>	<b>\$19.48</b>
Operating Expense Ratio	20.8%	
Recovery Ratio (All Operating Expenses)	79.1%	



# MARKET OVERVIEW

## Jallo Plaza

6442-6480 Land O Lakes Blvd, Land O Lakes, FL 34638



# LAND O LAKES, FL

## Market Demographics



**73,802**  
Total Population (5-Mi)

**\$123,874**  
Median HH Income (5-Mi)

**25,532**  
# of Households (5-Mi)

**38%**  
% Bachelor's Degree

**86%**  
Homeownership Rate

**\$366,889**  
Median Property Value

## Local Market Overview

Land O' Lakes is a fast-growing suburban community in northern Pasco County, positioned within the greater Tampa–St. Petersburg metropolitan area. The area has experienced sustained population growth driven by in-migration from other parts of Florida and the Southeast, supported by a combination of relatively high household incomes and new residential development. Land O' Lakes benefits from its proximity to Tampa's employment centers while maintaining a lower-density, residential character that appeals to families and professionals. Educational attainment levels are above county averages, and the community's income profile reflects a stable, middle- to upper-income demographic base that supports long-term housing demand and neighborhood-oriented commercial uses.

The local economy is closely tied to the broader Tampa Bay region, with residents employed across healthcare, professional services, finance, technology, and education. Accessibility is a key advantage, with convenient connections to Interstate 75, the Suncoast Parkway, and major arterial roadways, allowing efficient commutes to downtown Tampa, Westshore, and surrounding employment hubs. These fundamentals contribute to steady housing demand, consistent absorption, and long-term market stability relative to more urban or cyclical areas within the region.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,059	33,709	89,181
Current Year Estimate	3,342	27,901	73,802
2020 Census	2,824	24,623	65,032
Growth Current Year-Five-Year	4.3%	4.2%	4.2%
Growth 2020-Current Year	4.6%	3.3%	3.4%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,643	11,552	30,844
Current Year Estimate	1,352	9,564	25,532
2020 Census	1,141	8,431	22,495
Growth Current Year-Five-Year	4.3%	4.2%	4.2%
Growth 2020-Current Year	2.1%	2.9%	3.1%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$129,013	\$122,802	\$123,874

# TAMPA, FL

Tampa is a major metropolitan center in Florida and one of the state's most dynamic economic and cultural hubs. Known for its strategic transportation infrastructure—anchored by Tampa International Airport and a robust port system—Tampa offers strong connectivity for both domestic and international business. The region's diverse economy is driven by sectors such as financial services, healthcare, technology, defense, logistics, and tourism. With a steadily growing population, business-friendly climate, and an expanding corporate presence, Tampa blends relative affordability, a skilled workforce, and a high quality of life, making it an increasingly attractive market for investment and growth.

Retailers and businesses operating in Tampa benefit from a rapidly expanding and diverse consumer base, strong population growth, and sustained demand across both urban and suburban submarkets. Positioned as a key gateway to Florida, Tampa is supported by an integrated transportation network that includes major interstate access, Tampa International Airport, and one of the state's most active seaports—supporting long-term commercial expansion and economic stability. The region continues to outperform national averages in population growth and in-migration, fueled by corporate relocations, a growing professional and healthcare workforce, and Florida's favorable tax and cost-of-living advantages.

**Total Population**  
**3.4 Million**

**Annual Visitors**  
**15.8 Million**

**Tourism Economic Impact**  
**\$20 Billion**

**GDP**  
**\$243.3 Billion**



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## BOR Name | Kyle Matthews | License No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6442-6480 Land O Lakes Blvd, Land O Lakes, FL, 34638** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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