

Cali Coffee Ground Lease

Palm Harbor, FL (Tampa–St. Petersburg–Clearwater MSA)



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Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



Brand New 2025 Construction with a Drive-Thru

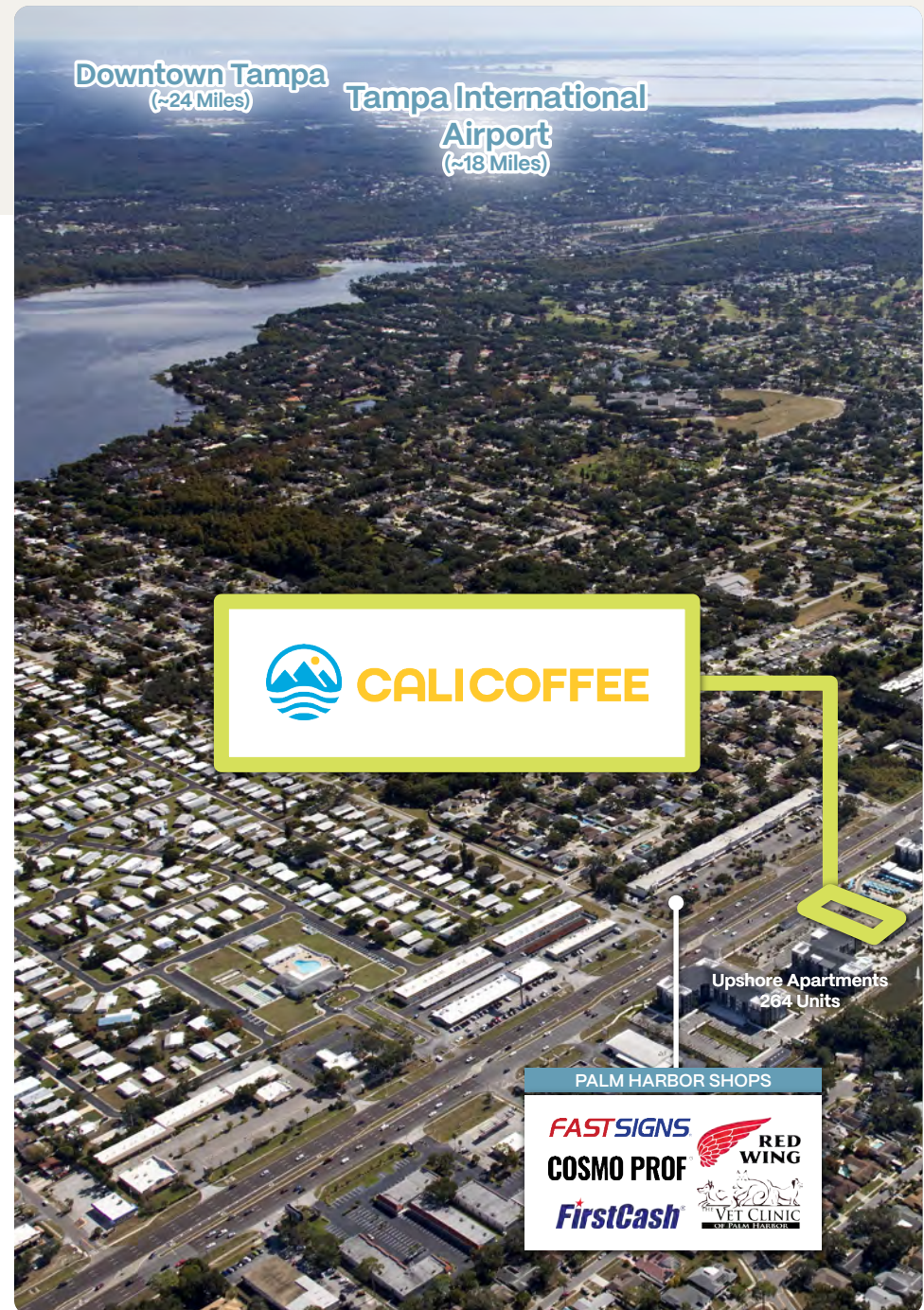


Convenient Access on U.S. Highway 19 N
(64,500 ADT)



Tampa MSA Population of Over 3.4 Million

- New 15-Year Absolute NNN Corporate Ground Lease to Cali Coffee
 - Scheduled 12.5% Rent Increases Every 5 Years and at Options Providing a Strong Hedge Against Inflation
 - No Landlord Responsibilities
- Personal Guaranty from Founder & CEO
- Rapidly Growing Drive-Thru Coffee Concept with Strong Brand Recognition
 - 16 Stores Open and 13 Under Development/Coming Soon
- Brand New 2025 Construction with a Drive-Thru Component
- Convenient Location along Highly Trafficked U.S. Highway 19 (64,500 ADT)
 - Synergistic Shared Access with Brand New Bubble Down Car Wash and Upshore Apartment Complex
 - Surrounding National Retailers include Walmart Supercenter, Publix, Crunch Fitness, and AMC Theatres
- Highly Desirable Community in Major Southeast Growth Hub
 - Population of 147,129 within 5 Miles
 - Average Household Income of \$122,080 within 3 Miles
- Tampa Bay–St. Petersburg–Clearwater MSA Population Exceeds 3.4 Million
 - Second–Largest Metro in Florida and Among Largest in the U.S.
- Tampa Bay Area Economy Ranked 7th Nationally in Economic Diversity Index, Reflecting Market Stability
 - Port of Tampa Contributes \$34.6 Billion Regional Economic Impact
 - Tampa International Airport (TPA) Serves Over 24 Million Annual Passengers
 - MacDill Air Force Base: Major Military Employer and Economic Contributor
 - Professional Sports and Cultural Assets Include NFL, MLB, and NHL Franchises and Numerous Arts and Entertainment Venues
- No State Income Tax in Florida





\$1,461,000

5.75% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$84,000	5.75%
Years 6–10		\$94,500	6.47%
Years 11–15		\$106,313	7.28%
Years 16–20	(Option 1)	\$119,602	8.19%
Years 21–25	(Option 2)	\$134,552	9.21%
Years 26–30	(Option 3)	\$151,371	10.36%
Years 31–35	(Option 4)	\$170,292	11.66%

📍	LOCATION	35952 US Hwy 19 N, Palm Harbor, FL 34684
↔	LOT SIZE	±0.57 acres or ±24,829 square feet
↗	IMPROVEMENTS	±1,212 square foot retail building for Cali Coffee with a drive-thru component <i>The improvements are owned by the tenant; Only the land is for sale</i>
🔨	YEAR BUILT	2025
P	PARKING	±18 parking spaces
🏠	TENANT	Cali Coffee LLC
	GUARANTOR	Craig Avera (Founder & CEO)
	LEASE TERM	15 years
	RENT COMMENCEMENT	January 1, 2026
	LEASE EXPIRATION	December 31, 2040
	ANNUAL RENT	\$84,000
	RENT INCREASES	12.5% every five years
	OPTIONS	Four (4) five-year options
	TAXES	Tenant is responsible for all taxes and pays direct
	INSURANCE	Tenant is responsible for all insurance costs and pays direct
	MAINTENANCE	Tenant is responsible for all repair and maintenance of Premises
	CAM	Tenant pays proportionate share and reimburses monthly as Additional Rent
💰	FINANCING	Delivered free and clear of permanent financing

Cali Coffee



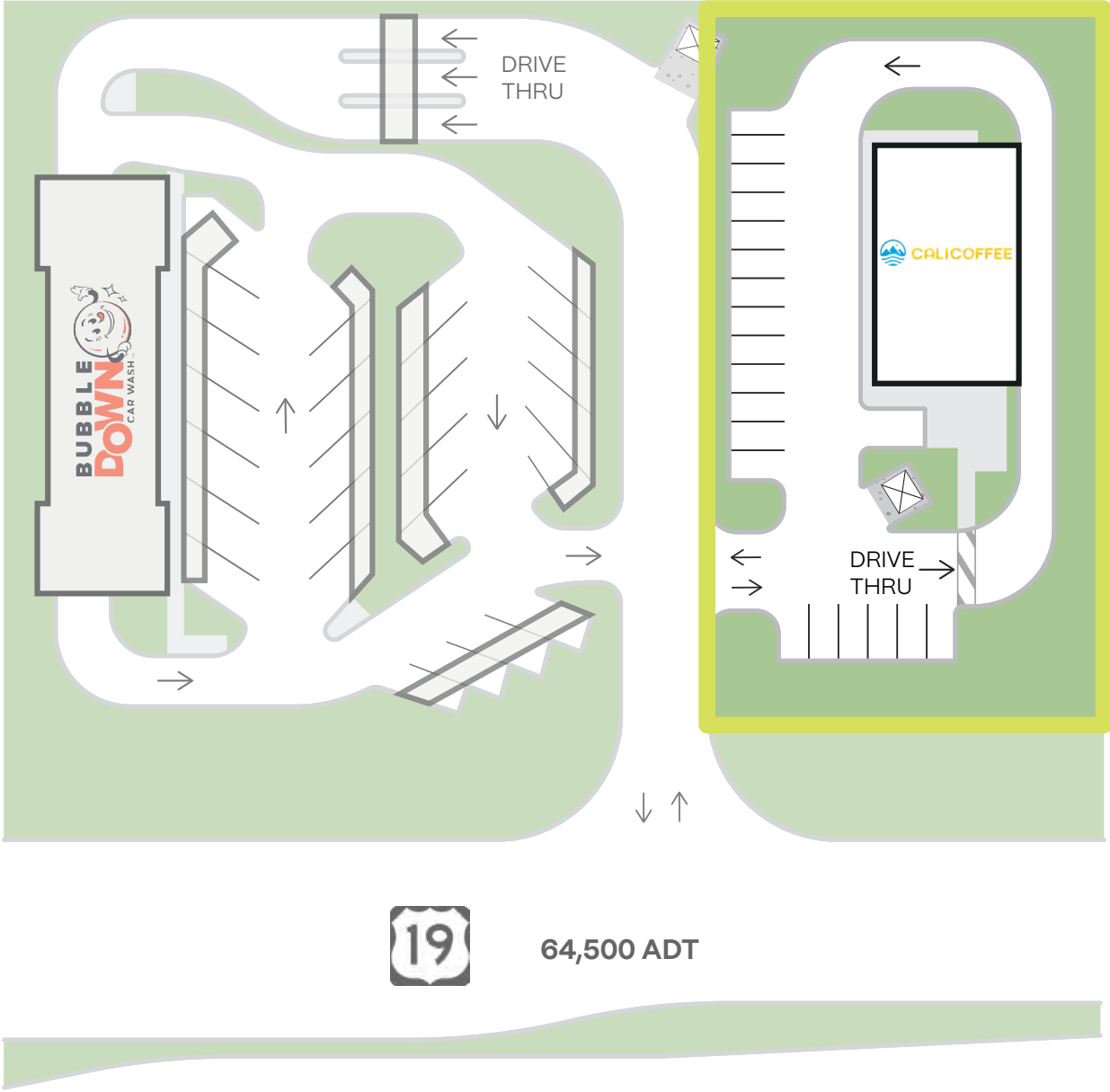
Cali Coffee is a rapidly growing drive-thru coffee brand founded in 2018 and headquartered in Hollywood, Florida. The company is known for its fast, friendly service and a vibrant, high-energy customer experience centered on convenience and customization. Its menu features signature iced, hot, and frozen coffees, handcrafted energy drinks, teas, lemonades, smoothies, shakes in popular flavors, and light food options.

Cali Coffee's compact store design emphasizes speed and efficiency while maintaining a lively, upbeat brand atmosphere. The company currently operates 16 locations across Florida with 13 additional stores coming soon, expanding through both franchised and corporate-owned models. The brand has built strong recognition through bold marketing, West Coast-inspired branding, and active social media engagement. Its mobile app supports order-ahead functionality and a customer rewards program, further enhancing loyalty and convenience.

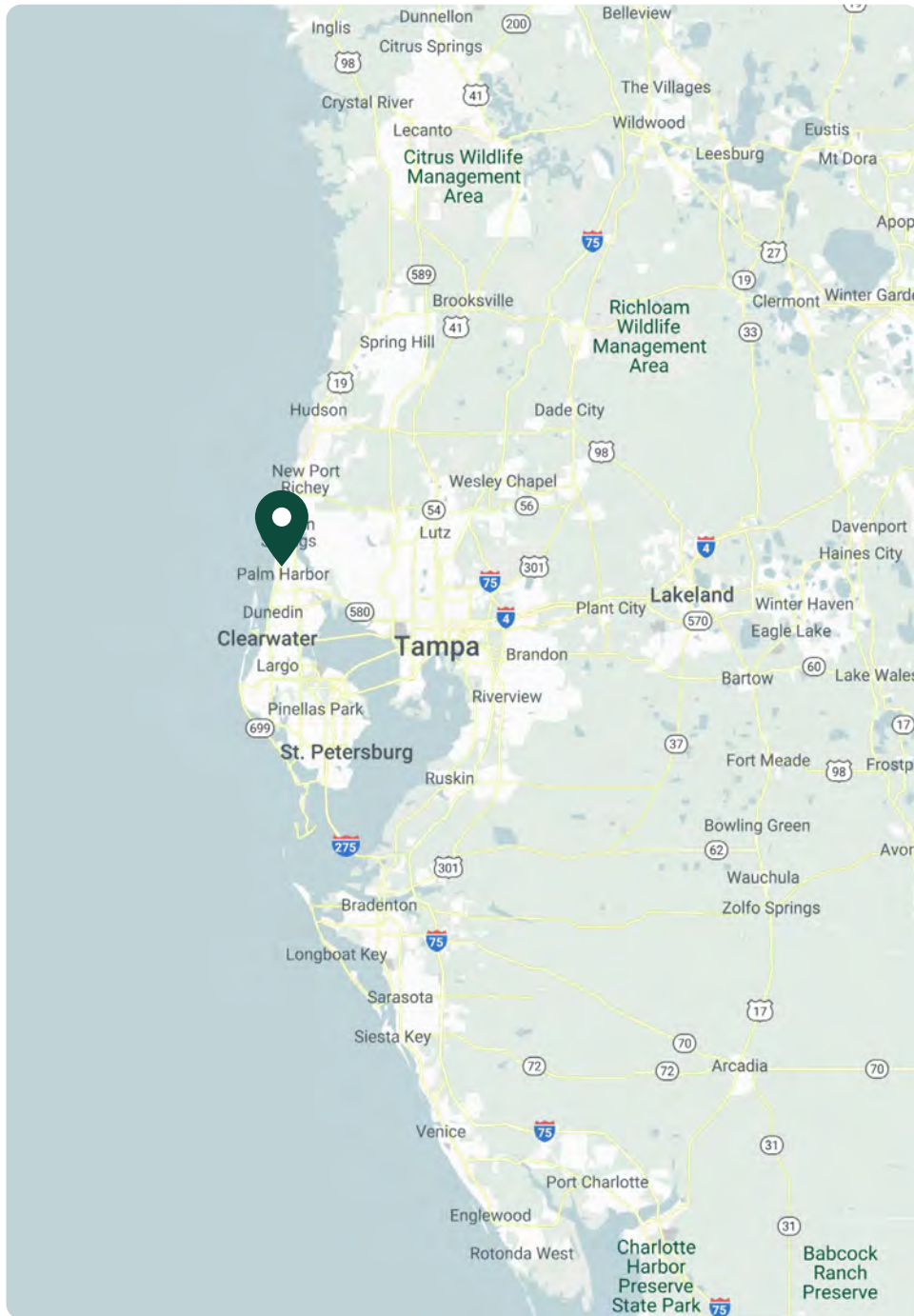
For more information, visit www.calicoffee.com.



FILE PHOTO



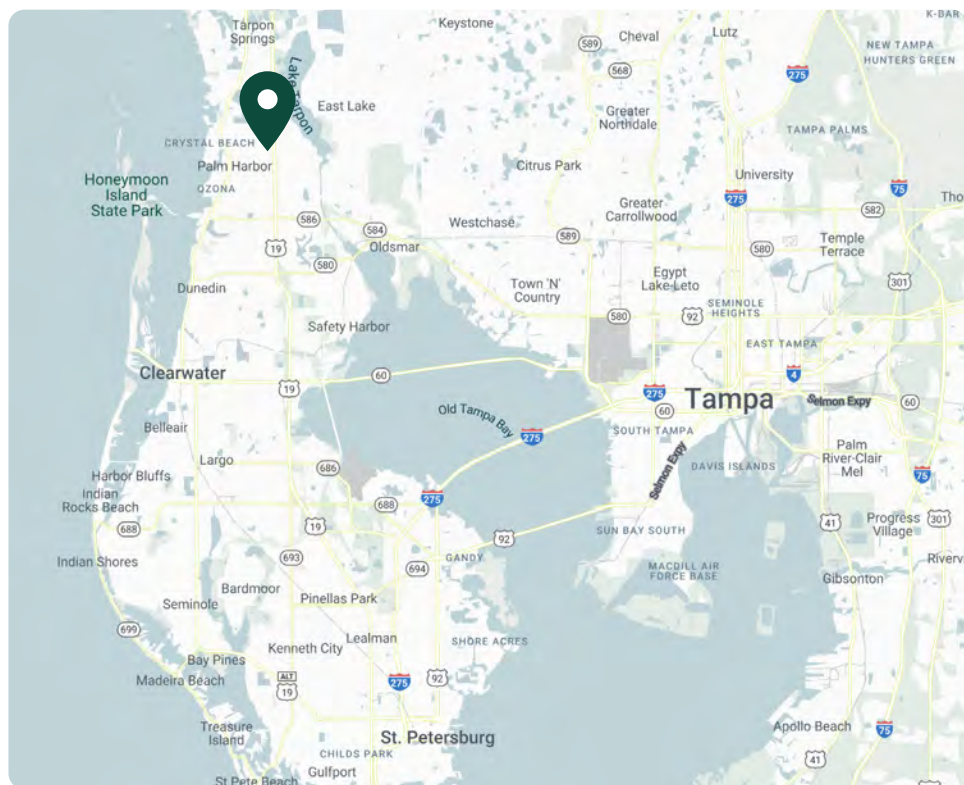




High Growth Gulf Coast Market with Development Momentum

Palm Harbor (population ~63,000) is a highly desirable community in Pinellas County on Florida's Gulf Coast, nestled between the Gulf of Mexico and Lake Tarpon. The area offers a blend of residential stability, scenic natural amenities, and a cost of living comparable to the national average. Palm Harbor stands out for its strong public schools, highly rated neighborhoods, and easy access to beaches. A downtown improvement initiative is driving the transformation of the core into a walkable, mixed-use district spanning approximately 64 acres while preserving the area's historic architecture and character. The site's proximity to major Tampa Bay employment hubs via U.S. Highway 19 and nearby Interstate 275 further enhances its appeal. Nearby natural attractions such as Lake Tarpon and Honeymoon Island State Park reinforce the region's quality of life and help sustain housing demand and incoming resident and visitor interest.

The Tampa Bay–St. Petersburg–Clearwater MSA, which includes Pinellas, Hillsborough, Pasco, and Hernando counties and is home to over 3.4 million people, is one of the largest and fastest-growing metro areas in the Southeast. The region benefits from consistent GDP growth and strong net migration, which together are expanding the consumer base for retail, hospitality, and commercial investment. The economy is diversified across healthcare, finance, tourism, IT, manufacturing, logistics, agriculture, and construction, earning Tampa a ranking of 7th in the U.S. for economic diversity. Key regional assets include the Port of Tampa Bay (generating a \$34.6 billion regional economic impact and supporting more than 192,000 jobs), multiple professional sports franchises (including NFL, MLB, and NHL), military installations such as MacDill Air Force Base, and the Tampa International Airport (serving over 24 million passengers annually).



Nearby Retailers	Visit Data (per Placer.ai)
Walmart	1.9M Annual Visits
Publix	1.1M Annual Visits
Crunch Fitness	439,000 Annual Visits
Panera Bread	428,500 Annual Visits, Top 2% Nationwide, #5 in FL
Starbucks	379,900 Annual Visits, Top 15% Nationwide
Wendy's	309,600 Annual Visits, Top 9% in FL
Taco Bell	262,500 Annual Visits, Top 20% in FL

The subject property benefits from an exceptional location along heavily trafficked U.S. Highway 19, which experiences average daily traffic of approximately 64,500 vehicles, within one of Florida's most desirable retail corridors just x miles from Tampa and x miles from St. Petersburg. The site offers direct access to the Tampa-St. Petersburg-Clearwater metropolitan area, the 17th largest metro in the U.S. and one of the top-ranked nationally for population growth. U.S. Highway 19 North is the primary north-south highway along Florida's west coast, extending from south of Tampa north to the Georgia border.

Cali Coffee benefits from excellent synergy and shared access with the newly constructed Bubble Down Car Wash and Upshore Apartment Complex, with the Palm Harbor Shops retail center located directly across the street. Additional neighboring retailers include Walmart Supercenter, Publix, Crunch Fitness, AMC Theatres, Walgreens, LongHorn Steakhouse, Cold Stone Creamery, Chicken Salad Chick, SouthState Bank, First Watch, Ace Hardware, Circle K, Firestone Auto, Exxon, Cadence Bank, Speedway, and others.

Less than 2 miles from the site is the 80-acre St. Petersburg College Tarpon Springs Campus, one of nine campuses comprising St. Petersburg College, which serves approximately 34,000 students. Palm Harbor University High School (2,500 students) is located less than 3 miles from the property, and Carwise Middle School (750 students) is just 1.5 miles away.

The surrounding area is densely populated and characterized by well-established residential neighborhoods. The nearby Innisbrook Resort and Golf Club is a year-round destination for high-income tourists and seasonal residents, featuring multiple golf courses, tennis courts, pools, restaurants, shops, event spaces, and various lodging options. Directly across from the property is the Village at Lake Tarpon development, and just north of the site are the Park Crest Apartment Homes.

147,129



2025 Total Population

\$540,867



Average Home Value

\$122,080



Average Household Income

📍 35952 US Hwy 19 N, Palm Harbor, FL 34684



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	11,065	69,171	147,729
2025 Total Population	10,881	69,191	147,129
2030 Total Population	11,115	68,738	146,313
Average Household Income			
2025	\$106,420	\$122,080	\$120,347
2030	\$118,305	\$136,107	\$134,980
Average Home Value			
2025	\$409,702	\$540,867	\$533,494
2030	\$521,835	\$643,666	\$637,615

Major Employers in Pinellas County	# of Employees
BayCare	15,619
Pinellas County Schools	13,071
Publix	7,641
Pinellas County	5,703
U.S. Dept. of Veterans Administration	5,055
Walmart	4,809
Raymond James Financial	4,541
Johns Hopkins All Children's Hospital	3,767
City of St. Petersburg	3,716
HCA Florida Healthcare	3,600



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