



1049 Lyons Rd | Coconut Creek, FL

# CALICOFFEE



**SPROUTS**  
FARMERS MARKET  
Also For Sale —  
Contact Broker



**OFFERED  
FOR SALE**

**\$3,408,000 | 6.25% CAP**

**LYONS RD (30,500 VPD)**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15 Year Absolute Net Cali Coffee lease in Coconut Creek, FL. Cali Coffee is scheduled to open June 15, 2025.



TROPHY COFFEE  
DRIVE-THRU  
IN MIAMI MSA



EXCEPTIONAL  
DEMOGRAPHICS

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$213,000	6.25%
Years 6 - 10	\$234,300	6.87%
Years 11 - 15	\$257,730	7.56%
Years 16 - 20 (1st Option)	\$283,503	8.31%
Years 21 - 25 (2nd Option)	\$311,853	9.15%
Years 26 - 30 (3rd Option)	\$343,039	10.06%
Years 31 - 35 (4th Option)	\$377,342	11.07%
Years 36 - 40 (5th Option)	\$415,077	12.17%

NOI	\$213,000
LISTING PRICE	\$3,408,000
CAP RATE	6.25%

## ASSET SNAPSHOT

Tenant	Cali Coffee
Guarantee	Personal From Founder & Multi-Unit Operator
Address	1049 Lyons Rd, Coconut Creek, FL 33063
Building Size (GLA)	1,508 SF
Land Size	0.49 AC
Year Built	2025
Lease Type	Absolute Net
Landlord Obligations	None
Rent Commencement Date	Estimated August 1, 2025
Remaining Term	15 Years
Renewal Options	5 X 5 Years
Current Annual Rent	\$213,000
Base Rent Increases	10% Every 5 Years



136,890 PEOPLE  
IN 3 MILE RADIUS



\$85,585 AHHI IN  
3 MILE RADIUS



58,000 VPD  
AT INTERSECTION





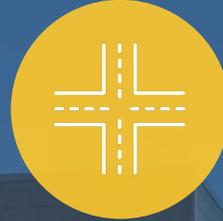
## TROPHY COFFEE DRIVE-THRU | MIAMI MSA

Rare grocery anchored Net Lease Coffee Drive-Thru in the Miami MSA with 16 locations open and 13 under development



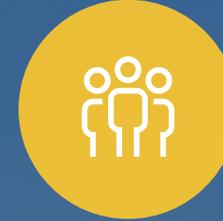
## PASSIVE OWNERSHIP

Absolute Net Lease provides passive ownership for absentee owner



## STRATEGIC LOCATION

Strategically located at regional intersection (58,000 VPD) across from Publix, Wynmoor Village (9,000 residents), Broward College, Atlantic Technical College and City Hall



## EXCEPTIONAL DEMOGRAPHICS

136,000 people with an AHHI of over \$85,000 live within 3 miles



## BRAND NEW CONSTRUCTION

Newly constructed prototype with 20-year roof warranty



## FIXED RENTAL INCREASES

Fixed 10% rental increases provide consistent rental growth and hedge against inflation



## DEPRECIATION

Fee simple ownership allows for depreciation of the building boosting after tax returns



## SUNSHINE STATE

Florida led the nation in population growth in 2023 and South Florida continues to be one of the most sought after markets in the US

# CALICOFFEE SITE PLAN

COCONUT CREEK PKWY (27,500 VPD)

LYONS RD (30,500 VPD)

DAVE THOMAS EDUCATION CENTER  
650 STUDENTS



CONVIVA  
Care Center

REGIONS

Walgreens

4848  
COCONUT CREEK  
PARKWAY

CALI  
COFFEE

SENTRY  
SELF STORAGE

Under Construction

SPROUTS  
FARMERS MARKET

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HCA Florida  
Northwest Hospital  
289 beds

Colonial Park  
Apartments  
160 units

Dave Thomas  
Education Center  
650 students

**SENTRY**  
SELF STORAGE  
Under Construction

Coco Parc  
Condos  
468 units

**SPROUTS**  
FARMERS MARKET  
Also For Sale —  
Contact Broker

**Publix**  
planet  
fitness

**CHASE**

**citi**

**BANK OF AMERICA**

**REGIONS**

**Walgreens**

**COCONUT  
CREEK**

LYONS RD (30,500 VPD)

Coconut Creek  
Community Center

**CALICOFFEE**



**NORTH  
LAUDERDALE**

**MARGATE**

**Coco Parc  
Condos**  
468 units

Lakewood Shopping Center  
**Walmart** Supercenter  
**ROSS** DRESS FOR LESS  
**Marshalls** **HARBOR FREIGHT**  
QUALITY TOOLS. LOWEST PRICES.

**SENTRY**  
SELF STORAGE  
Under Construction

**SPROUTS**  
FARMERS MARKET  
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**4848**  
COCONUT CREEK  
PARKWAY

**Dave Thomas  
Education Center**  
650 students

**CONVIVA**  
Care Center

**REGIONS**

**Walgreens**

**citi**

**BANK OF AMERICA**

**LYONS RD (30,500 VPD)**

**COCONUT CREEK PKWY (27,500 VPD)**



**Coconut Creek  
Community Center**





# CALICOFFEE

28,000 VPD

W COPANS RD



AutoNation Ford

## COCONUT CREEK



10,000 VPD

COCONUT CREEK PLAZA

Wynmoor  
COMMUNITY COUNCIL  
9,000 RESIDENTS  
55+ COMMUNITY

411

LYONS RD 30,500 VPD

Coconut Creek High School  
2,000 Students



53,500 VPD

Dave Thomas Education Center  
650 Students

COCONUT CREEK PKWY 27,500 VPD



COCONUT CREEK COMMUNITY CENTER

Broward College North Campus  
30,057 Students



Atlantic Technical College  
6,000 Students

LAKWOOD MALL



103,000 VPD

52,500 VPD

W ATLANTIC BLVD



# CALICOFFEE



**CALICOFFEE**

**TARGET**  
ROSS  
DRESS FOR LESS

**CORAL SPRINGS**

**petco**  
ALDI  
HOBBY LOBBY

**Burlington**  
ROSS  
DRESS FOR LESS

**THE HOME DEPOT**

**SEMINOLE CASINO**  
COCONUT CREEK  
2,000 EMPLOYEES

**Walmart**

**LOWE'S**

**Walmart**  
Neighborhood Market

**Bealls Florida**  
Winn-Dixie

**DEERFIELD BEACH**

**bealls OUTLET**  
Michaels

**Publix**

**ROYAL UNIVERSITY PLAZA**  
PET SUPERMARKET  
Total Wine & MORE

**Publix**

**COCONUT CREEK**

**Publix**  
PET SUPPLIES "PLUS"

Copans Rd

**WHOLE FOODS MARKET**

**LIGHTHOUSE POINT**

**PETSMART**  
**Publix**  
five BEL'W  
JCPenney  
**LOWE'S**  
**ROSS**  
DRESS FOR LESS

**THE HOME DEPOT**  
**WHOLE FOODS MARKET**  
Sams Club  
Savings Made Simple

**CORAL SQUARE**  
**KOHL'S**  
JCPenney  
SHOECARNIVAL  
**DICK'S**  
SPORTING GOODS  
**BIG LOTS!**

**LAKEWOOD MALL**  
**ROSS**  
DRESS FOR LESS  
**Marshalls**  
**Walmart**

**Wynmoor**  
COMMUNITY COUNCIL

COCONUT CREEK PKWY

**WHOLE FOODS MARKET**

POMPANO BEACH AIRPARK

**POMPANO BEACH**

**Publix**

814

49,500 VPD

LYONS RD

204,000 VPD

**POMPANO BEACH**

**Publix**

**Walmart**  
Neighborhood Market

University Hospital and Medical Center

**Walmart**

W McNab Rd

37,500 VPD

**PET SUPERMARKET**  
**Publix**  
**ROSS**  
DRESS FOR LESS  
five BEL'W

**TAMARAC**

**SUNSHINE PLAZA**  
**Publix**  
**Marshalls**

FT LAUDERDALE EXECUTIVE AIRPORT

**BJS**

**NORTHRISE SHOPPING CENTER**  
**Publix**  
**ROSS**  
DRESS FOR LESS  
five BEL'W

870

53,000 VPD

124,200 VPD

**Burlington**

Holy Cross Health

**FORT LAUDERDALE**



### MIAMI METRO AREA

The Miami metropolitan area is the 67th largest metropolitan area in the entire world and is the 8th largest metropolitan area in the United States. This 6,137 square mile portion of South Florida is home to more than 6 million residents and has seen a population growth of more than 7% since 2010. The city of Miami itself has a population of more than 430,000, making it the second most populous metropolis in the southeastern U.S.

### COCONUT CREEK

Coconut Creek, FL is located 37 miles north of Miami, and is part of Broward County. The city is the first in Florida and eleventh in the country to be certified as a “Community Wildlife Habitat”, and in 2010, Money magazine named the city of Coconut Creek the 48th best small town to live in the United States. Combined with its proximity and connectivity to West Palm Beach, Ft Lauderdale, and Miami, this makes it a desirable community for families, working professionals and retirees alike. The city is home to the Seminole Casino Coconut Creek which employs over 2,000 and draws visitors from throughout the state and country. It is also home to Broward College’s North Campus, the Technological University of America and the Atlantic Technical College. American Top Team’s headquarters is also located in Coconut Creek, one of the primary teams in mixed martial arts internationally. There are numerous large automobile dealerships located in the city as well which are also major employers for residents. These are just some of the factors that have led the city to be named as one of the Top Ten Place to Live in Florida by Movoto and NerdWallet.

	DEMOGRAPHICS	3 MILE
	POPULATION	136,890
	DAYTIME POPULATION	130,586
	AVERAGE HH INCOME	\$85,585
	COMBINED ADT OF COCONUT CREEK PARKWAY & LYONS RD	58,000



Cali Coffee, founded in 2018 and based in Hollywood, Florida, is a rapidly growing drive-thru coffee concept known for its vibrant West Coast branding and customer-focused service. With multiple locations across South Florida and ambitious expansion plans through 2025, including franchising opportunities, Cali Coffee is positioning itself as a strong competitor in the specialty coffee space. The company operates compact, efficient stores focused on speed and convenience, typically featuring drive-thru and walk-up service formats. Their menu offers a wide variety of beverages, including signature coffee drinks like the “Hollywood,” “Baywatch,” and “Snickerdoodle,” all customizable with different milk alternatives, flavor add-ons, and espresso options. Non-coffee items include Hero Energy® drinks—vibrant fruit-flavored energy beverages with names like “Thunderbolt” and “Unicorn”—as well as matcha, chai, smoothies, and dessert-style shakes such as “Cookies & Cream” and “Birthday Cake.” Light snacks, branded as “Cali Bites,” include muffin tops, cake pops, and lemon loaf. With its strategic expansion, efficient operations, and engaging brand identity, Cali Coffee presents an appealing opportunity for real estate investors and franchise partners seeking to tap into the growing demand for fast, high-quality specialty beverages.

## CALI COFFEE QUICK FACTS

Founded:	2018
Headquarters:	Hollywood, FL
Ownership:	Private
# of Locations:	20
Website:	<a href="https://www.calicoffee.com/">https://www.calicoffee.com/</a>





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Exclusively Offered By



## **PRIMARY DEAL CONTACT**

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