



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Chipotle & Mattress Firm
2205 East Semoran Blvd
Apopka, FL 32703

SANDS INVESTMENT GROUP

EXCLUSIVELY MARKETED BY:

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TABLE OF CONTENTS

04

06

08

13

15

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summaries
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profiles

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Chipotle and Mattress Firm Shopping Center Located in Apopka, Florida. This Deal Includes Two High Quality Tenants That Recently Exercised Lease Extensions Highlighting Their Commitment at This Location, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,394,144
CAP	6.25%
NOI	\$212,134
PRICE PER LAND AREA	\$106.74
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2205 East Semoran Blvd Apopka, FL 32703
COUNTY	Orange
BUILDING AREA	6,500 SF
LAND AREA	31,800 SF (0.73 AC)
YEAR BUILT RENOVATED	1990 2012



HIGHLIGHTS

- Tenants Recently Exercised Lease Extensions Highlighting Their Commitment and Success at This Location
- Chipotle is the Premier Brand and Market Leader in the Fast-Casual Industry in the United States With Over 2,800 Locations
- Chipotle's Revenue in the First Quarter of 2021 Was \$1.7 Billion, an Increase of 23.4% Compared to the First Quarter of 2020; Chipotle Sales Expected to Grow as Much as 30% in the Next Quarter; Chipotle's Total Revenue in 2020 Was \$6 Billion
- Mattress Firm Has the Largest Footprint in the United States Among All Multi-Brand Mattress Retailers With 2,400+ Company-Operated Stores Across 49 States
- Subject Property Sits at the Entrance of Wekiva Riverwalk, a 242,000 SF Shopping Center Featuring Ross, Petco, Bed Bath & Beyond, Regal Cinemas and More
- Positioned Along Area's Major Retail & Traffic Corridor – Features Easy Access and Excellent Visibility to Intersection With Over 83,000 VPD
- Apopka, FL Has a Projected 5 Year Population Growth Rate of Over 7% Along With an Average Household Income of \$67,346 Within a 3-Mile Radius
- Apopka is Part of the Orlando-Kissimmee-Sanford MSA Which Has a Population of Over 2.4 Million Residents; It is the Third Largest Metropolitan Area in Florida and One of the Top-Ten Fastest-Growing Major Metros in the Country
- Florida is an Income Tax Free State

LEASE SUMMARIES

TENANT	Chipotle
PREMISES	A Premise of 2,600 SF
LEASE COMMENCEMENT	April 18, 2012
LEASE EXPIRATION	June 30, 2027
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	21% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Casual Dining
PROPERTY TAXES	Landlord Reimbursed
INSURANCE	Landlord Reimbursed
COMMON AREA	Landlord Reimbursed
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

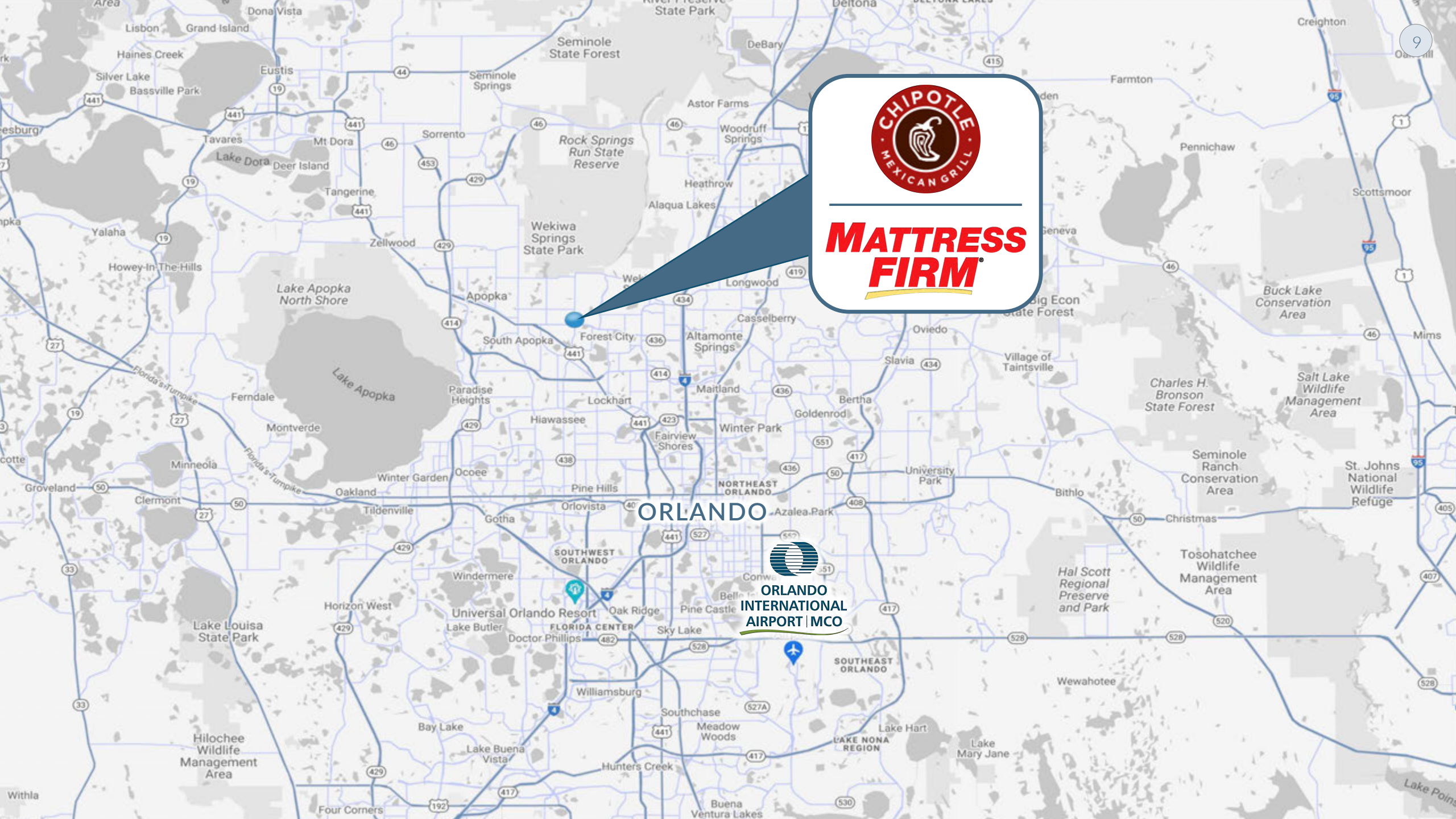
TENANT	Mattress Firm
PREMISES	A Premise of 3,900 SF
LEASE COMMENCEMENT	December 8, 2011
LEASE EXPIRATION	August 31, 2027
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Landlord Reimbursed
INSURANCE	Landlord Reimbursed
COMMON AREA	Landlord Reimbursed
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

RENT ROLL



TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Chipotle	2,600 SF	40%	\$91,234	\$35.09	21% at Options	07/01/2027 07/01/2032	04/18/2012	06/30/2027	2 x 5 Years
Mattress Firm	3,900 SF	60%	\$120,900	\$31.00	None	None	12/08/2011	08/31/2027	None
TOTAL	6,500 SF	100%	\$212,134						





**MATTRESS
FIRM**

ORLANDO



ORLANDO
INTERNATIONAL
AIRPORT | MCO





tropical CAFE FASTSIGNS
Chick-fil-A
Walmart Neighborhood Market

ExtraSpace Storage

Aaron's

Red's

TIRE PLUS
TOTAL CAR CARE

CVS
pharmacy

Brookdale
Wekiwa Springs

S Wekiwa Springs Rd (27,323 VPD)

SAGE DENTAL
cricket

H&R BLOCK

HOBBY LOBBY

24 FITNESS
Party City

Personal Mini Storage

bealls
OUTLET

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

edible

Valvoline

Mobil

ACTION
GATOR TIRE

WELLS FARGO

SONNY'S
BBQ

MUFFLER MAN

Bezerk Nutrition

Bahama Nails

LA ROSA
REALTY

Cessikitchn

Value Pawn & Jewelry

STINSON
CARPET ONE

metro
by T-Mobile

Robert A Denis
Insurance Inc

Bowlero

E Semoran Blvd (56,244 VPD)

436

CHASE

petco

BED BATH &
BEYOND

five
BEL'W

FAMOUS
footwear

ROSS
DRESS FOR LESS

HURRICANE
GRILL & WINGS

kekes

CHIPOTLE
MEXICAN GRILL

MATTRESS
FIRM

UBREAKIFIX

SOMETHING FISHY
Seafood Restaurant

SUBWAY



MATTRESS FIRM

REGAL
CHASE
Marshall's
REGIONS

BED BATH & BEYOND
FAMOUS footwear
petco
Mobil
SUBWAY

ROSS DRESS FOR LESS
five BELOW
HURRICANE GRILL & WINGS
7 ELEVEN
Valvoline

E Semoran Blvd

RaceTrac
ALDI

BIG LOTS!
Badcock & more
FAMILY DOLLAR
DOLLAR TREE
SALLY BEAUTY
GNC

AutoZone
Rainbow
Coast Dental & Orthodontics
HIBBETT SPORTS

441

DISCOUNT TIRE
24 FITNESS
Bowlero
Party City
Pep Boys

WELLS FARGO
metro by T-Mobile
Katsur Dental & Orthodontics

Bealls
FUDDRUCKERS
cricket

HOBBY LOBBY
bealls OUTLET
Marc's Pizza

436

Publix
Bank of America
Little Caesars
Petro Fitness
ROSATIS
WELLS FARGO
Public Storage

FIREHOUSE SUBS
Tijuana Flats
Arby's
Great Clips
HC Haircutters
burn boat camp
T
Jersey Mike's
Sherwin-Williams

sam's club
FAMILY DOLLAR
Wawa
7 ELEVEN

Walmart Neighborhood Market
tropical CAFE
BURGER KING
TACO BELL

Chick-fil-A

Walmart Supercenter
PAPA JOHN'S
BURGER KING
Steak 'n Shake
PANDA EXPRESS
metro by T-Mobile
Starbucks

The City of Apopka, incorporated in 1882, is located in northwest Orange County within the 12 Orlando Metropolitan Area. The City is the second largest municipality in Orange County and continues to be one of the County's fastest growing municipalities. With a 2020 population of 53,227, the Apopka area offers countless business and recreational opportunities for local residents. The City is centrally located 13 miles northwest of Orlando amid Florida's beautiful backdrop of lakes, springs and forests. Apopka is a Seminole word for "Potato eating place" and is also often referred to as the "Indoor Foliage Capital of the World".

The historic community shines with small-town charm, locally owned businesses and tree-lined neighborhoods. Major shopping areas, entertainment, tourist destinations and airports are just minutes away with direct access to northwest Central Florida's growing highway network. Apopka is a fast-growing city and is expanding in all directions. Most notable are the new Lowes and Home Depot DIY stores to the north of the city on US 441 in the location of the previous Dunn Citrus grove (the stretch of 441 which runs through the city is named after Fred N. Dunn). Other businesses on the former Dunn Citrus site include Staples office supply and a second Chili's restaurant. The airport nearest to the city is the Orlando Sanford Airport.

The people of Apopka have preserved the history of their city well. One can visit the Apopka Historical Society to get an idea about the life of early settlers. The city has a golf course and is a very popular fishing spot. It boasts the 180-acre Northwest Recreation Complex, located on Jason Dwelley Boulevard in northwest Apopka. The complex has 6 full-sized soccer fields, 4 multi-purpose fields, 2 lacrosse fields, 2 flag football fields, 6 baseball fields, 6 softball fields, 4 tennis courts, 3 basketball courts, 4 sand volleyball courts and 4 pavilions along with a 0.9 mile walking trail. The Apopka area boasts some of Florida's natural wonders. Only minutes from downtown Apopka, one can find Wekiwa Springs State Park, home of a second magnitude spring where guests can swim or snorkel. One can also take an adventure on Wekiwa River in a canoe or kayak or hike through the park's many trails. West of downtown Apopka is the Lake Apopka North Shore, home to the greatest diversity of bird species of any inland area in North America. On the 11-mile Lake Apopka Wildlife Drive, visitors witness the restoration of marshland have the opportunity to see alligators, otters, foxes, panthers, osprey, and many other creatures. Forbes Magazine named Apopka the "14th Friendliest City in America" in December 2012.



WEST ORANGE TRAIL



WEKIWA SPRINGS





**MATTRESS
FIRM**

N Wekiwa Springs Rd (27,323 VPD)

E Semoran Blvd



(56,244 VPD)

Bowlero Apopka

(53,750 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	73,464	188,084	600,258
AVERAGE HH INCOME	\$89,669	\$84,095	\$84,724

TENANT PROFILES



CHIPOTLE MEXICAN GRILL

NEWPORT BEACH, CA

LOCATIONS: 2,800+ | NYSE: CMG

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. Chipotle had over 2,800 restaurants as of March 31, 2021, in the United States, Canada, the United Kingdom, France and Germany and is the only restaurant company of its size that owns and operates all its restaurants. With over 97,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices. Steve Eells, founder and former executive chairman, first opened Chipotle with a single restaurant in Denver, Colorado in 1993.

MATTRESS FIRM

HOUSTON, TX

LOCATIONS: 2,400+ | SUBSIDIARY

For the past 90 years, Mattress Firm has made it easy to get a great night's sleep by providing our customers an expertly curated collection of quality mattresses from the best brands. Today, with 2,400 neighborhood stores and more than 6,000 Sleep Experts™, we strive to match every customer with their perfect mattress at the perfect price. Our Sleep Experts™ help more than 3 million people a year find the right solution for their sleep needs. Our selection of mattresses and bedding accessories include leading brands such as Beautyrest®, Nectar®, Sealy®, Serta®, Simmons®, Sleepy's®, Stearns & Foster®, Tempur-Pedic®, Tuft & Needle®, tulo®, and Purple®. We also offer customers Sleep.com as a go-to resource for learning how to sleep better and feel better. Committed to serving our communities, the Mattress Firm Foster Kids program, in partnership with the Ticket to Dream Foundation, joined forces with local foster care non-profit partners to help children in foster care get better sleep so they can shape a better future.



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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