



SAMBAZIS
RETAIL GROUP



REPRESENTATIVE PHOTO

NEW 15-YEAR LEASE, 10% INCREASES EVERY FIVE YEARS

POLLO CAMPERO GROUND LEASE

TAMPA, FLORIDA

OFFERING MEMORANDUM



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DAVIDSEN MIDDLE
1,002 STUDENTS

XAVIER CANELLA
694 STUDENTS

HENDERON HAMMOCK
1,157 STUDENTS

THREE LAKES
545 UNITS

GRANDE AT OLDE
244 UNITS

RENAISSANCE CENTER
A SIX-BUILDING CLASS-A
BUSINESS PARK WITH
720,000 SF

GRANDE OASIS
884 UNITS

Walmart
Supercenter
BEALLS
OLIVE'S OUTLET
GOOD STUFF CHEAP

LOWE'S
TARGET

DISTRIBUTION

FRESCO
TD Bank
AutoZone
DUNKIN'

BJ's
O'Reilly
AUTO PARTS

49,000 CARS/DAY

SUBJECT
PROPERTY

KEISER
UNIVERSITY
TAMPA CAMPUS

Marshall's
Walmart
Supercenter

LAKE AZZURE
368 UNITS

WOODBIDGE ELEMENTARY
664 STUDENTS

Publix
planet fitness
DOLLAR GENERAL

HOMETOWNE
STUDIOS

Hampton Inn
COUNTRY
INN & SUITES

CRESTWOOD
752 STUDENTS

SHIMBERG
SPORTS COMPLEX

CAE LOCKHEED MARTIN
AIRCRAFT TRAINING
CENTER

LETO HIGH
2,062 STUDENTS

HAMILTON POINT
638 UNITS

ATWATER
484 UNITS

HANLEY PLACE
400 UNITS

CSX TRAIN STATION

THE PARK AT LAKE COMO
399 UNITS

TJ-maxx
BIG LOTS
ACE Hardware
AutoZone

INDUSTRIAL

Advent Health
Carrollwood
ADVENTHEALTH
CARROLLWOOD
HOSPITAL
935 EMPLOYEES

THE COMMONS
200 UNITS

HARBOR
FREIGHT
TOOLS
ALDI

TAMPA INTERNATIONAL
AIRPORT
10,000+ EMPLOYEES, SERVES
23.9 MILLION
PASSENGERS ANNUALLY

ROSS
DRESS FOR LESS
dd's
DISCOUNTS
Guitar Center
NORTHERN
TOOL + EQUIPMENT
goodwill

Walmart
Neighborhood Market

THE HOME DEPOT
Publix
ROSS
DRESS FOR LESS
DOLLAR TREE

ROCKY CREEK
264 UNITS

CAE TRAINING CENTER

TUSCANY POINT
304 UNITS

VANTAGE ON HILLSBOROUGH
348 UNITS

66,075 CARS/DAY



ADDRESS

6331 W Waters Ave.
Tampa, FL 33634

PRICE

\$3,227,000

CAP RATE

5.50%

NOI

\$177,500

FINANCIAL OVERVIEW

PRICE	\$3,227,000
CAP RATE	5.50%
GROSS LEASABLE AREA	2,500 SF
YEAR BUILT	2025
LOT SIZE	0.71 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. February/March 2025
INCREASES	10% Every Five Years in Base Term & Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$177,500	\$14,792
Year 6 - Year 10	\$195,250	\$16,271
Year 11 - Year 15	\$214,775	\$17,898
Option 1	\$216,288	\$18,023
Option 2	\$237,916	\$19,826
Option 3	\$261,708	\$21,809
Option 4	\$287,879	\$23,990



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: POLLO CAMPERO HOLDING LLC
(113+ LOCATIONS)

Founded in 1971 in Guatemala, Pollo Campero has become one of the most beloved brands in Central America. With close to 400 locations around the world, Pollo Campero is ramping up franchise development efforts in the United States, where we already have 100+ locations and millions of fans across the country. As the QSR chicken segment continues to outpace all other types of chicken franchises, Pollo Campero is poised to become a household name as we rapidly expand throughout the nation.



HEADQUARTERED IN
DALLAS,
TEXAS



400+
LOCATIONS
WORLDWIDE



FOUNDED IN
1971



SERVES
80+
MILLION
CUSTOMERS
ANNUALLY



RANKED
#109
ON
FRANCHISE
TIMES
TOP400

19%
YEAR-OVER-
YEAR
SALES
GROWTH

AVERAGE
UNIT-LEVEL
SALES IS
\$3+
MILLION

Recent News

POLLO CAMPERO: THE BEST CHICKEN FRANCHISE SETTING NEW
STANDARDS IN THE INDUSTRY

October 2024
www.1851franchise.com

POLLO CAMPERO RANKED NO. 93 ON THE 2024 FRANCHISE TIMES
TOP 400 LIST

October 2024
www.1851franchise.com

POLLO CAMPERO PARENT CELEBRATES 100TH U.S. UNIT MILESTONE
IN \$190 MILLION GROWTH INITIATIVE

April 2024
www.prnewswire.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Ground Lease with 10% Increases Every 5 Years
- Corporate Guaranty (400+ Locations Worldwide, 113+ Locations in the U.S.)
- Pollo Campero Aims to Grow its U.S. Footprint to 250 Locations by 2028
- Average Unit-Level Sales is \$3+ Million, Some Stores Reaching as High as \$6 Million
- World's Largest Central American Chicken Chain, 53-Year Old Brand Ranked 109 on Franchise Times Top 400
- Serving Over 250,000 Residents in Rapidly Growing Town 'N' Country Area of Tampa
- Adjacent to High-Volume Target and Lowe's Anchored Power Center
- Walking Distance to Six-Building Class-A Business Park with 720,000 SF
- Hard Corner Location at Signalized Intersection with 115,075 Cars/Day
- Just West of Veterans Expressway with 102,130 Cars/Day, Easy Access to All Surrounding Areas
- Across from the Tampa Airport Industrial Area with 14.8+ Million SF, Home to Several Major Employers
- Strong Daytime Population, Over 139,100 Employees within 5 Miles
- 4.5 Miles to Raymond James Stadium, Home of the Tampa Bay Buccaneers
- Minutes to the University of South Florida (49,591 Students) and Hillsborough College-Dale Mabry (23,684 Students)
- Surrounded by Several K-12 Schools with 15,000+ Students
- North of MacDill Air Force Base with 12,000 Active Duty on Base and 7,000 Civilians, \$3+ Billion Annual Economic Impact
- 10 Minutes North of Tampa International Airport with More Than 10,000 Employees
- Close Proximity to Downtown Tampa, Hosts 26.7 Million Visitors Annually



Walmart Supercenter
BEALL'S
OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP

Tires Plus
TODAY'S LOW PRICE

CHASE

WALGREENS

Mobil

TACO BELL

PNC BANK

W WATERS AVE. 49,000 CARS/DAY

MCDONALD'S

verizon

Advance
Auto Parts

Publix
planet fitness
DOLLAR GENERAL

CHIPOTLE
MEXICAN GRILL

SUBJECT
PROPERTY

REGIONS

WELLS
FARGO

Pollo Tropical
CHICKEN ON THE GRILL

RaceTrac

HOME TOWNE
STUDIOS
by Red Roof

LOWE'S
TARGET

Chick-fil-A

MARATHON

Panera
BREADWORKS

RENAISSANCE CENTER
A SIX-BUILDING CLASS-A
BUSINESS PARK WITH
720,000 SF

HENDERSON RD. 12,855 CARS/DAY

VETERANS EXPRESSWAY 66,075 CARS/DAY

AMC
THEATRES
COLD STONE
CREAMERY
Starbucks

PENNYMAC

Wawa

MAVIS
TIRES, GRANKS

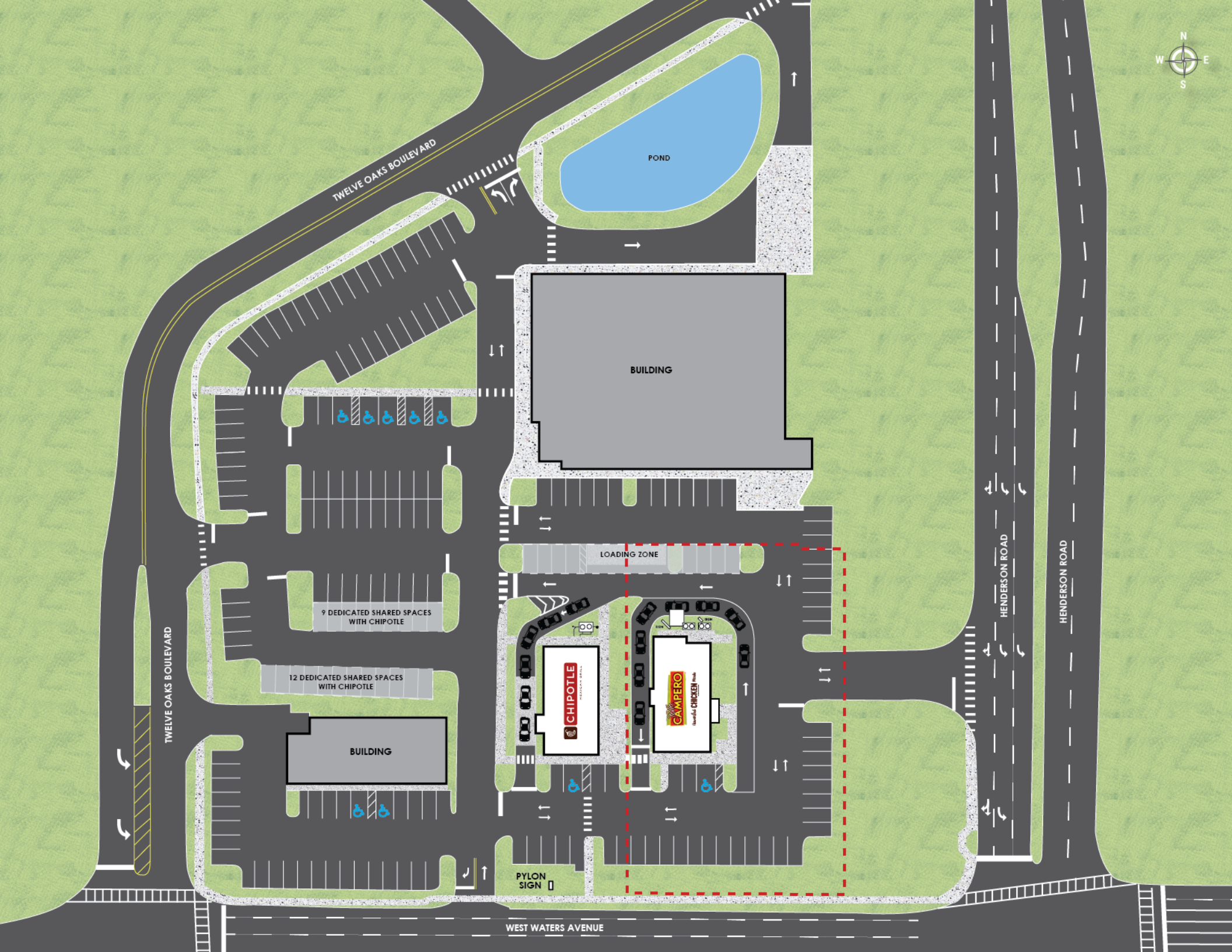
at&t

PDQ
ORIGINAL VENDING
CANDY

COUNTRY
INNS & SUITES
BY CARLSON

Hampton
Inn

Arby's



DEMOGRAPHICS

6331 W WATERS AVE.
TAMPA, FL 33634

POPULATION

	1-MILE	3-MILES	5-MILES
2020 Population	10,047	113,879	249,301
2023 Population	9,875	115,081	251,651
2028 Population	10,298	120,454	263,279

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2020 Households	3,588	42,916	99,704
2023 Households	3,678	44,176	102,583
2028 Households	3,849	46,443	107,839

INCOME

	1-MILE	3-MILES	5-MILES
2023 Average Household Income	\$74,301	\$72,612	\$91,633

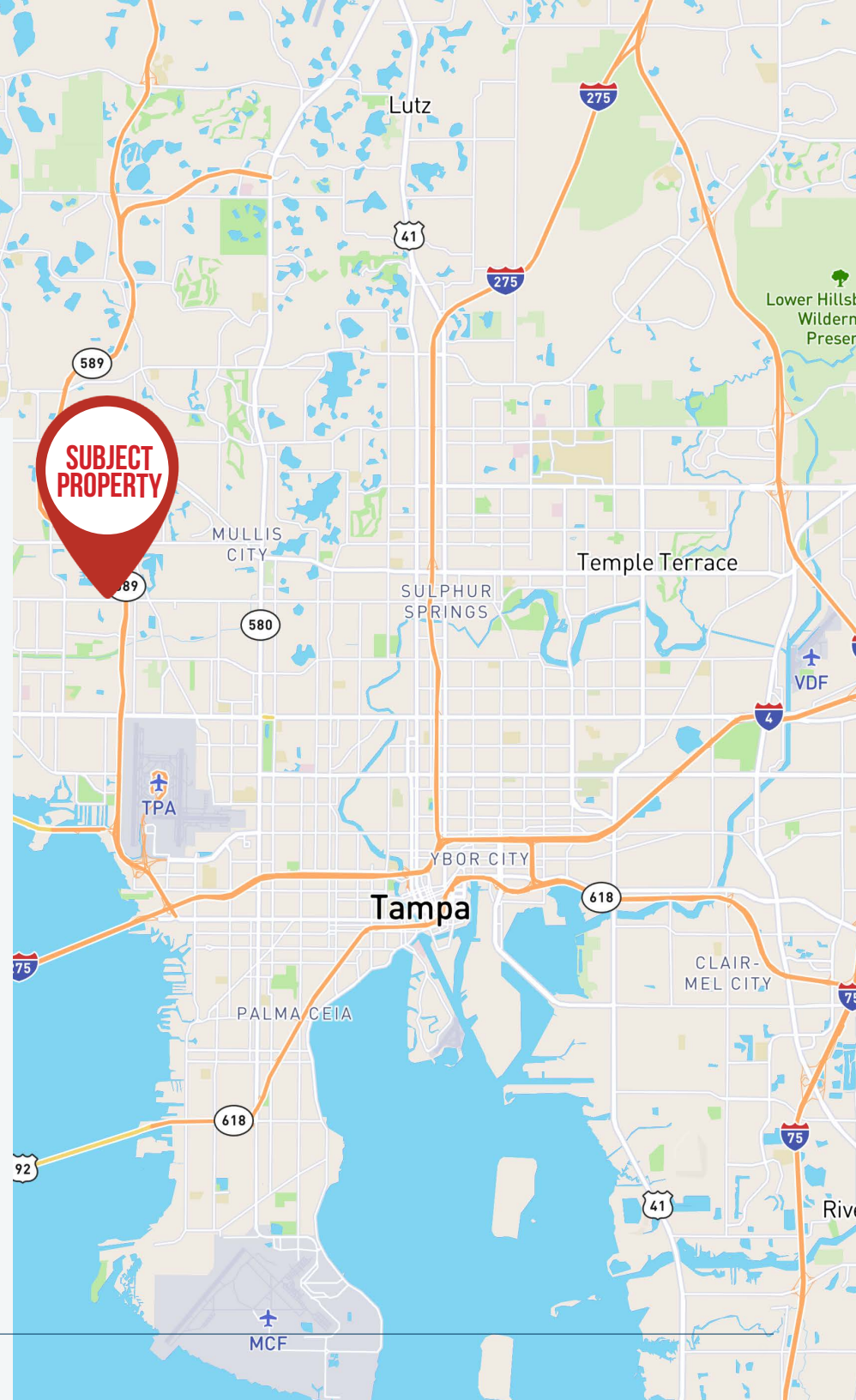
EMPLOYEES

	1-MILE	3-MILES	5-MILES
2023 Number of Employees In Area	9,493	69,516	177,324


4
MILES
ADVENTHEALTH
CARROLLWOOD
HOSPITAL


6.5
MILES
TAMPA
INTERNATIONAL
AIRPORT


11
MILES
DOWNTOWN
TAMPA



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O F F E R I N G M E M O R A N D U M

POLLO CAMPERO

TAMPA, FLORIDA

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