BOOST COFFEE

7253 103rd St - Jacksonville, FL 32210

Representative Image

In Cooperation With SIG RE Services, LLC - Lic. #CQ1055229
BoR: Andrew Ackerman - Lic. FL #BK3369953

EXCLUSIVELY MARKETED BY

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively present for sale the Boost Coffee property located at 7253 103rd Street in Jacksonville, FL. This opportunity features a long-term 15-year Absolute Triple Net (NNN) Ground Lease with zero landlord responsibilities, offering a truly passive investment. The tenant is responsible for 100% of all operating expenses, including real estate taxes, insurance, roof, structure, HVAC, utilities, and maintenance. This structure provides investors with stable, predictable income and minimal management, making it a highly attractive and secure investment opportunity.

Sale Price	**$1,938,462**

OFFERING SUMMARY	
Cap Rate:	6.50%
NOI:	$126,000
Guarantor:	Corporate & Personal ~Inquire With Brokers For More Details

BUILDING INFORMATION	
Street Address:	7253 103rd St
City, State, Zip:	Jacksonville, FL 32210
County:	Duval
Building Size:	790 SF
Lot Size:	0.49 Acres
Year Built:	2026

Representative Image

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ABOUT THE BRAND

ABOUT THE BRAND

BOOST

COFFEE & ENERGY

Boost Coffee & Energy is an emerging drive-thru beverage concept delivering premium coffee, clean energy drinks, and specialty beverages through compact, high-efficiency locations with a dual-lane drive-thru design — built for maximum throughput and modern consumer convenience.

FOUNDED

2026 · Jacksonville, FL

CURRENT UNITS

3 Locations

EXPANSION TARGET

450 Stores by 2030

$91B
U.S. Coffee Market Projected (2025)

$47B
Clean Energy Drink Market Size

70%+
Drive-Thru Share of Coffee Shop Revenue

73%
Consumers Seeking Healthier Energy Options

KEY DIFFERENTIATORS

- **First-to-Market in Dual Category**
  Only concept uniting premium coffee + clean energy in one drive-thru model. No major competitor has captured this white-space opportunity.
- **Proven Leadership Team**
  70+ Planet Fitness locations developed and exited across multiple states. Deep franchise, CRE development, and high-end coffee operations expertise.
- **Compelling Unit Economics**
  $2.4M AUV target · 25–33% net margins · 2 to 3-year payback period — outpacing the Dutch Bros 4 to 6-year benchmark.

INVESTMENT HIGHLIGHTS

Representative Image

PROPERTY HIGHLIGHTS

- **Long-Term 15-Year Triple Net (NNN) Ground Lease (Zero Landlord Responsibilities):** This is a true passive investment featuring a 15-Year Absolute Triple Net (NNN) Ground Lease. The tenant is responsible for 100% of all operating costs, including real estate taxes, insurance, roof, structure, HVAC, utilities, and maintenance.
- **Attractive Rent Escalations & Inflation Hedge:** The lease is structured with robust 10% rent increases every 5 years throughout the primary 15-year term and across all four 5-year renewal options. This aggressive schedule provides a powerful, steady hedge against inflation, delivering a remarkable 131.5% total rent growth over the full 35-year term (equating to a Compound Annual Growth Rate of ~2.4%). This ensures a continually compounding, secure, and long-term yield for the investor.
- **Corporate Guarantee From Proven Operators:** The lease is backed by a corporate guarantee. The Boost leadership team brings an incredibly strong track record, having previously developed and successfully exited over 70 Planet Fitness locations across multiple states.
- **Prime Launchpad for a Rapidly Scaling Brand:** Boost Coffee Energy Drive has an aggressive national expansion roadmap, targeting 450 stores by 2030. This allows the investor to get in on the ground floor of a major new concept that capitalizes on a massive first-mover opportunity, combining premium coffee and clean energy.
- **State-of-the-Art Dual-Lane Drive-Thru Design:** The 600-800 SF modular building is optimized for high volume and throughput, featuring a dual-lane drive-thru. This format caters directly to consumer demand, as drive-thrus now represent over 70% of coffee shop revenue.

LOCATION HIGHLIGHTS

LOCATION HIGHLIGHTS

- **Robust Local Demographics:** The Jacksonville location boasts a highly captive customer base, featuring a population of 189,267 within a 5-mile radius and over 509,626 within a 10-mile radius. The 5-mile average household income is a healthy $78,482.
- **High-Traffic Retail Corridor & Immediate Highway Access:** Strategically located on 103rd Street (48,987 VPD), the property is positioned to capture massive daily commuter volume. Sitting immediately off the West Beltway 295 (I-295) interchange, which boasts 118,000 VPD, this site offers exceptional visibility and a constant stream of regional traffic directly to the tenant's drive-thru.
- **Proximity to Massive Industrial Mega-Site:** Just minutes west sits the 17,000-acre Cecil Commerce Center, one of the most sought-after logistics and manufacturing hubs in the Southeast. Housing major employers like Bridgestone, SAFT America, and Boeing, it drives thousands of daily commuters past the site.
- **Major Nearby Corporate Expansion & Job Creation:** The immediate trade area is experiencing an industrial boom, including Cosentino Group's massive new $270 million manufacturing plant at the nearby Cecil Commerce Center. Additionally, $5.5 million in state funding has been allocated to build a new 3-mile rail spur, expected to generate an additional 500 jobs.
- **"Wonderland Corridor" Revitalization Initiative:** The property sits directly in the path of the proposed "Wonderland Corridor," a civic initiative to revitalize 103rd Street from Blanding Blvd to Cecil Field. The proposal calls for a $750,000 investment to fund a Business Improvement District (BID) to enhance commercial appeal right outside the tenant's doors.
- **Surging Local Medical Development:** The local area is experiencing a wave of rapid development, including a brand-new, standalone Baptist Health emergency room approved just blocks away at 6916 103rd St. This brings a highly coveted, recession-resistant customer base of healthcare workers and patients to the immediate area.
- **Surrounded by Major National Anchors:** The site sits in a highly dense, proven retail node. It shares immediate retail synergy with heavy-hitting national QSR brands, including McDonald's, Taco Bell, Dunkin', Burger King, KFC, and Checkers, driving massive consumer cross-traffic.

Representative Image

SECTION 2

LEASE ABSTRACT

LEASE SUMMARY

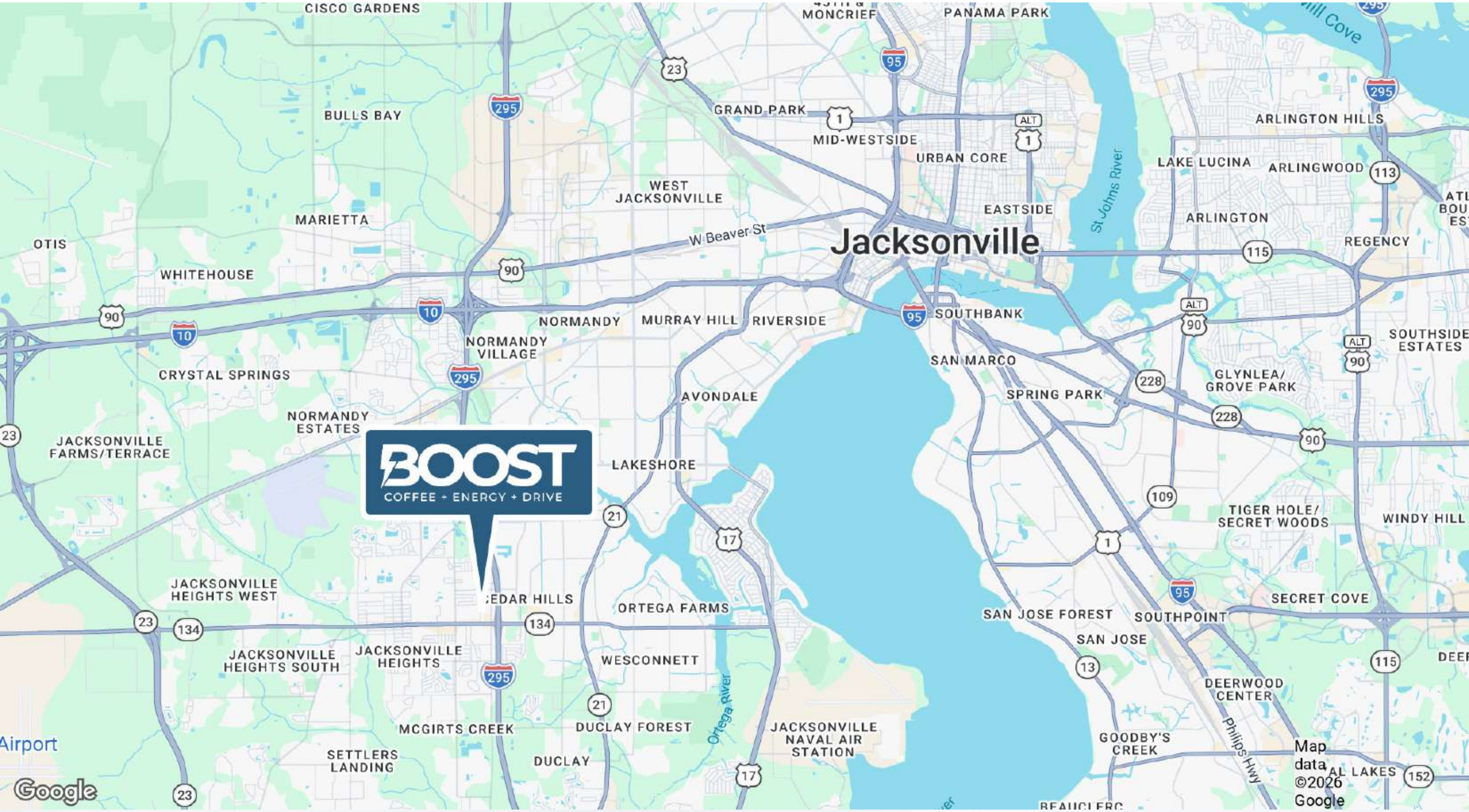
Representative Image

LEASE ABSTRACT	
Tenant:	Boost Coffee
Premises:	790 SF
Base Rent:	$126,000
Rent Per SF:	$159.49
Lease Commencement:	Close of Escrow
Rent Commencement:	Close of Escrow
Lease Expiration:	15 Years From Close of Escrow
Lease Term:	15 Years
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Ground Lease
Use:	Coffee
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes (20 Days)
Guarantor:	Corporate & Personal (Inquire With Brokers For More Details)

SECTION 3

PROPERTY INFORMATION

LOCATION MAP



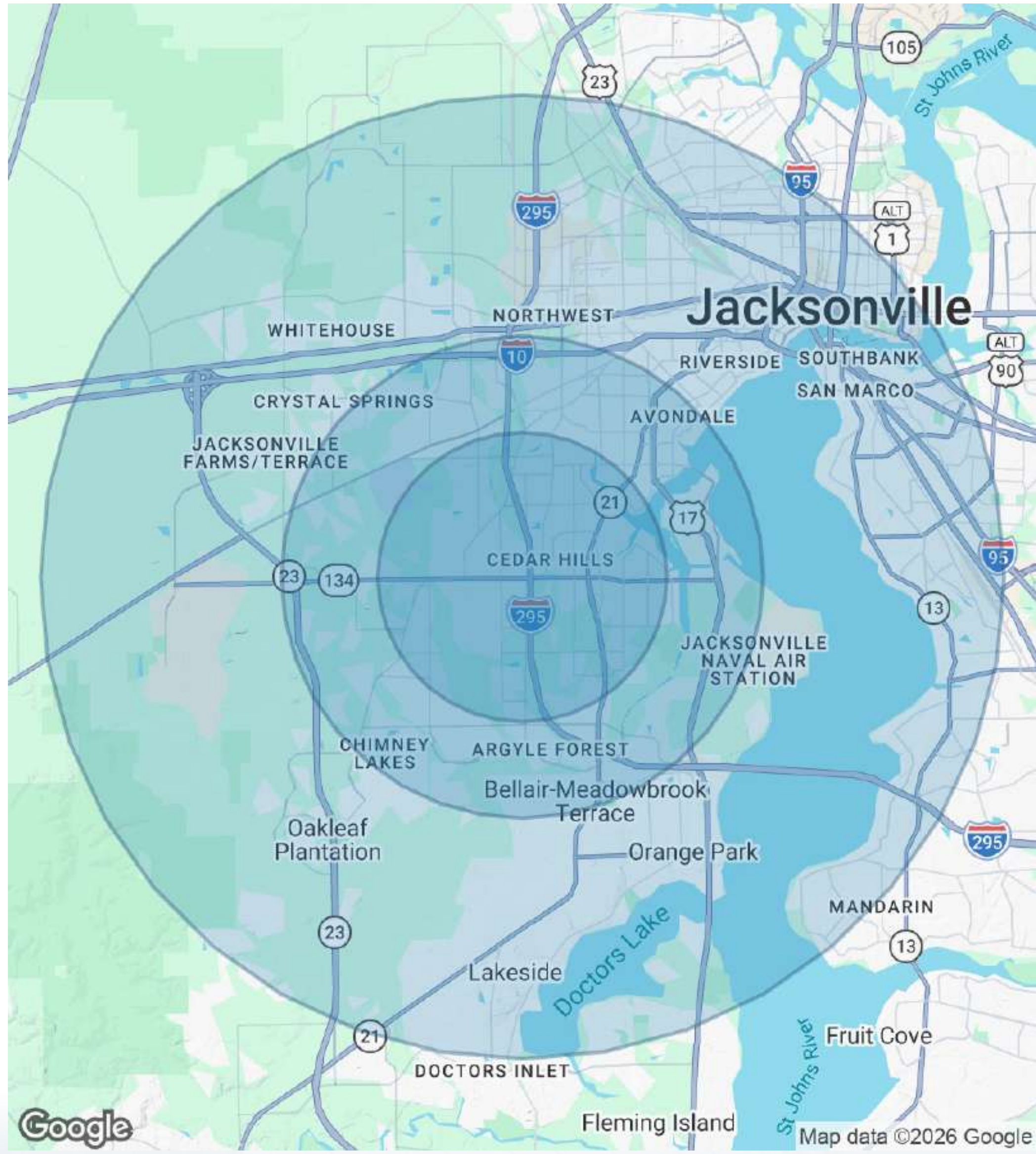
RETAILER MAP

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	86,787	189,267	509,626
Average Age	38	39	40
Average Age (Male)	37	37	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	32,918	72,788	199,764
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$67,932	$78,482	$86,708
Average House Value	$221,544	$252,898	$301,791

TRAFFIC COUNTS	
103rd St	48,987 VPD
I-295	118,000 VPD
Ricker Rd	10,988 VPD



SECTION 4

AREA OVERVIEW

CITY OVERVIEW

Jacksonville, FL

TIAA Bank

JACKSONVILLE, FL

Jacksonville is a seaport city and the seat of Duval County, Florida, United States. Jacksonville has a 2026 population of 1,038,787. It is estimated to be the 13th most populous city in the United States and is the largest city by area in the contiguous United States. The city is situated on the banks of the St. Johns River, in the First Coast region of North Florida, about 25 miles south of the Georgia state line and 340 miles north of Miami.

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Jacksonville has a sizable deep-water port, which helps make it a leading port in the U.S. for automobile imports, as well as the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, insurance, and other industries. Jacksonville is the cultural, commercial, and financial center of North Florida. A major military and civilian deep-water port, the city's riverine location supports two United States Navy bases and the Port of Jacksonville, Florida's third-largest seaport. The two U.S. Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay, form the 3rd largest military presence in the United States.

In Jacksonville, you can experience a different side of Florida, combining both relaxation and adventure, and allowing you to choose just how active you want to be. Enjoy the city’s 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods, vibrant street arts scene, creative coastal cuisine, delicious craft beer, vibrant nightlife, and so much more! Throughout the year, many annual events of various types are held in Jacksonville. The Florida-Georgia game (also known as the "World's Largest Outdoor Cocktail Party"), the annual college football game between the rival Florida Gators and Georgia Bulldogs, has been held in Jacksonville since 1933 and brings thousands of fans. TIAA Bank Field is an American football stadium located in Jacksonville, Florida, that primarily serves as the home facility of the Jacksonville Jaguars of the National Football League. Attractions in Jacksonville range from art, science, and history museums to brewery tours, Bronson Motor Speedway, and football games.

SECTION 5

TENANT OVERVIEW

TENANT PROFILE

Representative Image

Representative Image

BOOST
COFFEE + ENERGY + DRIVE

TENANT OVERVIEW	
Company:	Private
Founded:	2026
Locations:	3
Headquarters:	Jacksonville, FL
Website:	boostcoffeeenergy.com

BOOST COFFEE

Boost Coffee & Energy is an emerging drive-thru beverage concept focused on delivering premium coffee, energy drinks, and specialty beverages through a fast, convenient service model. Designed around modern consumer demand for speed and convenience, the brand utilizes compact, high-efficiency stores with dual-lane drive-thru service to maximize throughput and customer experience. The company was founded by an experienced leadership team with a strong background in franchise development and multi-unit retail operations. Boost Coffee & Energy is currently executing an aggressive national expansion strategy, with plans to open hundreds of locations across the United States in the coming years.

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE	CLIENTS ADVISED	CAPITAL PARTNERS
10+	1,500+	3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today

Scan QR Code to Learn More

CONFIDENTIALITY AGREEMENT

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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