



**7.4% CAP RATE! TAMPA BAY CITGO FOR SALE! (20-YEAR PURE NNN LEASE)**

**(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!**

1225 S 78th St, Tampa, FL 33619

CONFIDENTIAL OFFERING MEMORANDUM • APRIL 22, 2025

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1225 S 78th St, Tampa, FL 33619

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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.

Grimaldi Commercial Realty has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



# PROPERTY INFORMATION





**(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!**

1225 S 78th St, Tampa, FL 33619

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,300,000
Pure NNN Lease:	Yes, 20-Year Lease
Average Cap Rate	9.0%
2025 Cap Rate:	7.4%
2030 Cap Rate:	8%
2035 Cap Rate:	9%
2040 Cap Rate:	9.3%
2045 Cap Rate:	10%
Lot Size:	0.41 Acres
Year Built:	1961
Building Size:	2,069 SF
Renovated:	2025
Zoning:	CN
Market:	TAMPA

### PROPERTY OVERVIEW

THIS FULLY REMODELED 8-PUMP CITGO GAS STATION WITH A SIGNATURE "GO MARKET" C-STORE IS LOCATED IN TAMPA, FL! THE PROPERTY SITS ON BUSY US HWY 573, WITH HEAVY TRAFFIC! THIS STATION IS LOCATED IN TAMPA, JUST MILES FROM DOWNTOWN AND SOUTH TAMPA. THE SITE IS NEXT TO THE CROSSTOWN WHICH CONNECTS SOUTH TAMPA WITH THE BRANDON AREA AND INTERSTATE I-4. THERE IS ALSO AN ON RAMP FOR HWY I-75 WITHIN .3 MILES! GIVEN THE SITE'S AMAZING LOCATION, CUSTOMERS COME FROM ALL DIRECTIONS TO GET GAS AND BUY GOODS AT THE STATION!

THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH AN 8-PUMP STATION, A FULLY REMODELED "GO MARKET" FOOD MART, A NEW (20-YEAR) PURE NNN LEASE, STRONG HISTORIC SALES AND A VERY SUCCESSFUL OPERATOR WHO HAS BEEN IN THE BUSINESS FOR OVER 35 YEARS & OPERATES/OWNES OVER 50 SITES IN FLORIDA!

CURRENTLY, THE PROPERTY HAS A NEW 20-YEAR PURE NNN LEASE IN PLACE. THE LEASE WILL BE SIGNED AT CLOSING & RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$14,200 (PER MONTH) IN 2025 AND WILL INCREASE BY 7.5%, EVERY 5 YEARS, UNTIL THE END OF THE 20-YEAR TERM. THE TENANT ALSO HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY & FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED & BACKED BY A CITGO GAS AGREEMENT THROUGHOUT THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 7.4%. WITH THE RENTAL INCREASES EVERY 5 YEARS BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2030, THE BUYER WILL EASILY SURPASS A CAP RATE OF 8% & THIS WILL RISE, 5 YEARS LATER TO A 9% CAP RATE WITH AN UPSIDE FOR MORE AFTER THE INITIAL TERM. BY THE FINAL YEARS OF THE ORIGINAL LEASE, THE CAP RATE WILL SURPASS 10%, WHICH IS AN AMAZING RETURN FOR AN NNN ASSET THAT IS HANDS-OFF FOR THE BUYER.

### SECTION 1 • PROPERTY INFORMATION



# FINANCIAL ANALYSIS





**(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!**

1225 S 78th St, Tampa, FL 33619

## RENT ROLL\*

<b>Rent Roll</b>	<b>PURE NNN CITGO GAS STATION</b>
<b>Date</b>	<b>4/21/25</b>
<b>Property Name</b>	<b>(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!</b>
<b>Address</b>	<b>1225 S 78th St. Tampa, FL 33619</b>
<b>Rental Bump:</b>	<b>7.5% RENTAL INCREASES EVERY 5 YEARS!</b>

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2025	1	\$14,200	\$170,400
2026	2	\$14,200	\$170,400
2027	3	\$14,200	\$170,400
2028	4	\$14,200	\$170,400
2029	5	\$14,200	\$170,400
2030	6	\$15,265	\$183,180
2031	7	\$15,265	\$183,180
2032	8	\$15,265	\$183,180
2033	9	\$15,265	\$183,180
2034	10	\$15,265	\$183,180
2035	11	\$16,410	\$196,919
2036	12	\$16,410	\$196,920
2037	13	\$16,410	\$196,920
2038	14	\$16,410	\$196,920
2039	15	\$16,410	\$196,920
2040	16	\$17,641	\$211,687
2041	17	\$17,641	\$211,692
2042	18	\$17,641	\$211,692
2043	19	\$17,641	\$211,692
2044	20	\$17,641	\$211,692
2045	21	\$18,964	\$227,564

\*\* Lease is Pure NNN, tenants pay for all expenses at the property.

## SECTION 2 • FINANCIAL ANALYSIS



**(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!**

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## INCOME STATEMENT\*

### INCOME STATEMENT

Property Name: **TAMPA CITGO GAS STATION (PURE NNN) FOR SALE!**

Purchase Price:	\$2,300,000
2025 CAP RATE:	7.4%
2030 CAP RATE:	8.0%
2035 CAP RATE:	9.0%
2040 CAP RATE:	9.3%
2045 CAP RATE:	10.0%

	2025	2030	2035	2040	2045
<b>INCOME</b>					
RENT	\$170,400	\$183,180	\$196,919	\$211,687	\$227,564
<b>POTENTIAL GROSS INCOME</b>	<b>\$170,400</b>	<b>\$183,180</b>	<b>\$196,919</b>	<b>\$211,687</b>	<b>\$227,564</b>
<b>EFFECTIVE GROSS INCOME</b>					
	\$170,400	\$183,180	\$196,919	\$211,687	\$227,564
<b>EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSES)</b>					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
<b>OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET OPERATING INCOME (NOI)</b>					
	\$170,400	\$183,180	\$196,919	\$211,687	\$227,564
<b>CASH FLOW FROM OPERATIONS</b>					
	\$170,400	\$183,180	\$196,919	\$211,687	\$227,564
<b>NCF AFTER DEBT SERVICE</b>					
	\$170,400	\$183,180	\$196,919	\$211,687	\$227,564
<b>RETURNS AND CAP RATE</b>					
	2025	2030	2035	2040	2045
<b>PURCHASE PRICE</b>	(\$2,300,000)				
<b>CASH FLOW FROM OPERATIONS</b>	\$170,400	\$183,180	\$196,919	\$211,687	\$227,564
<b>TOTAL UNLEAVERED CASH FLOW</b>	(\$2,300,000)	\$170,400	\$183,180	\$196,919	\$227,564
<b>FREE AND CLEAR CAP RATE</b>	9%	7.4%	8%	9%	10%

\*\* LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.

## SECTION 2 • FINANCIAL ANALYSIS



**(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!**

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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

THIS IS CURRENTLY THE ONLY GAS STATION FOR SALE IN THE TAMPA MARKET WITH VERY LIMITED INVENTORY AVAILABLE. TAMPA AND ESPECIALLY THIS PORTION OF TAMPA IS HIGHLY SOUGHTAFTER AS THE LOCATION PRODUCES HIGH TRAFFIC WITH THE CONVERGENCE OF 3 DIFFERENT INTERSTATES RIGHT NEXT TO THE SITE. THE SITE DOES FANTASTIC SALES AND WITH THE RECENT UPGRADES THOSE NUMBERS SHOULD ONLY IMPROVE GOING FORWARD.

THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN A STRONG LONG-TERM INCOME, (\$170,000) MINIMUM PER YEAR, WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 35 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS!

ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT THAT THE TENANT IS RESPONSIBLE FOR ALL EXPENSES, INCLUDING BUT NOT LIMITED TO ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR!

IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY PURE NNN CITGO GAS STATIONS IN THE TAMPA MARKET, PRODUCING A (7.4%-10%) CAP RATE LOCKED IN FOR THE NEXT 20 YEARS ANYWHERE ELSE. THIS OPPORTUNITY WILL NOT LAST LONG AS THE SECURITY OF THE TENANT IS IN PLACE, AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET. THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE VALUE-ADD NATURE OF THIS AMAZING ASSET!

### SECTION 2 • FINANCIAL ANALYSIS



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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- NEW 8-PUMP CITGO GAS STATION WITH SIGNATURE "GO MARKET" C-STORE IN TAMPA, FL!
- LOCATED DIRECTLY ON US-HWY 573!
- HIGH TRAFFIC WITH THE CONVERGENCE OF 3 DIFFERENT INTERSTATES RIGHT NEXT TO THE SITE.
- 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 7.5% RENTAL INCREASES EVERY 5 YEARS THROUGHOUT THE TERM OF THE LEASE!
- 7.4% CAP RATE IN 2025!
- 8% CAP RATE IN 2030!
- 9% CAP RATE IN 2035!
- 9.3% CAP RATE IN 2040!
- 10% CAP RATE IN 2045!
- RECENT SITE RENOVATIONS INCLUDE NEW HVAC, TANKS, PUMPS, FRONT CANOPY, SIGNAGE, W PAINT AND A NEWLY RENOVATED INSIDE STORE WITH MANY INTERIOR UPDATES!
- STRONG TENANT IN PLACE WITH OVER 35 YEARS OF GAS STATION OPERATION EXPERIENCE AND EXTREMELY STRONG FINANCIALS!



### SECTION 2 • FINANCIAL ANALYSIS



# LOCATION INFORMATION



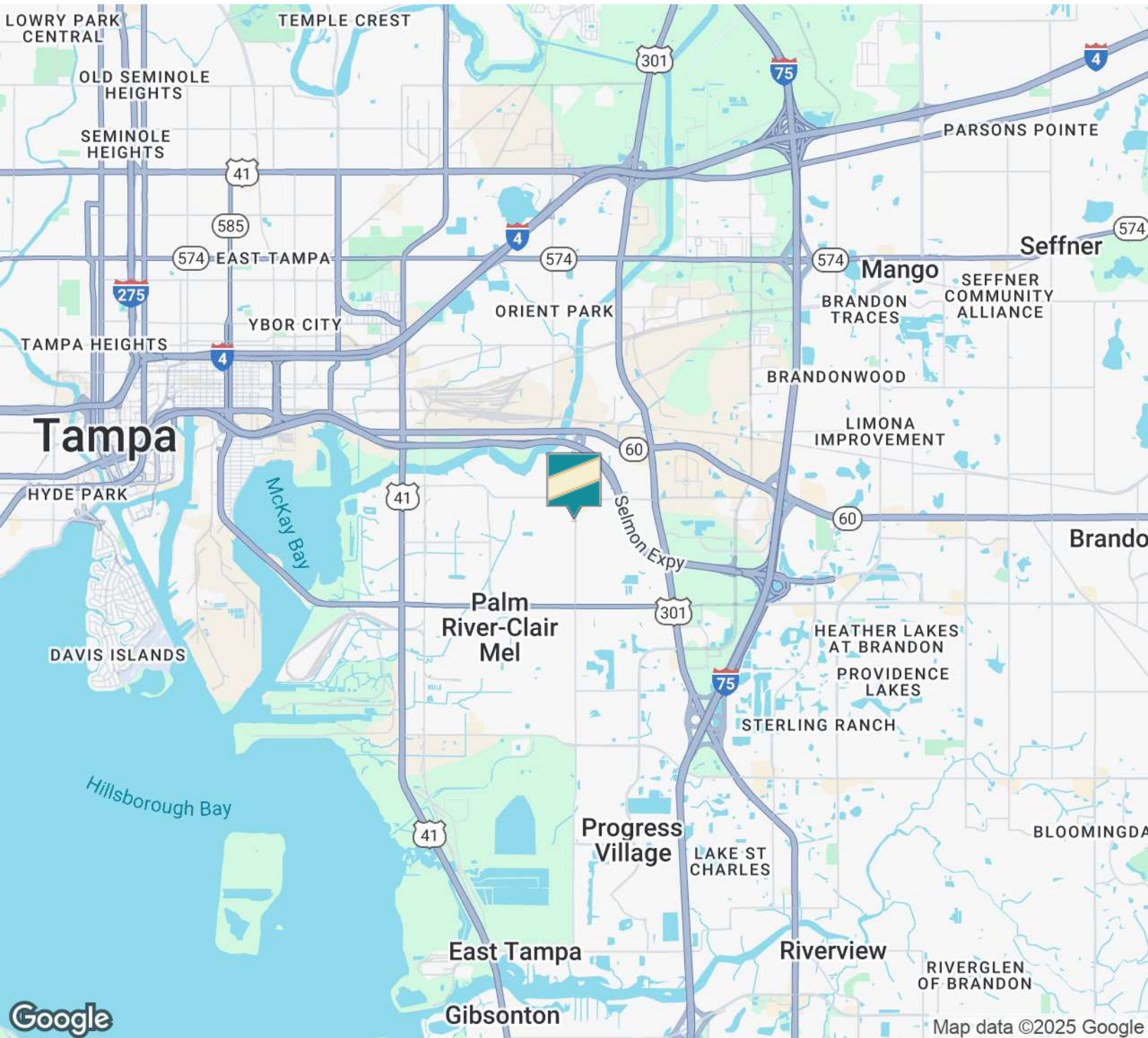




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## LOCATION MAP



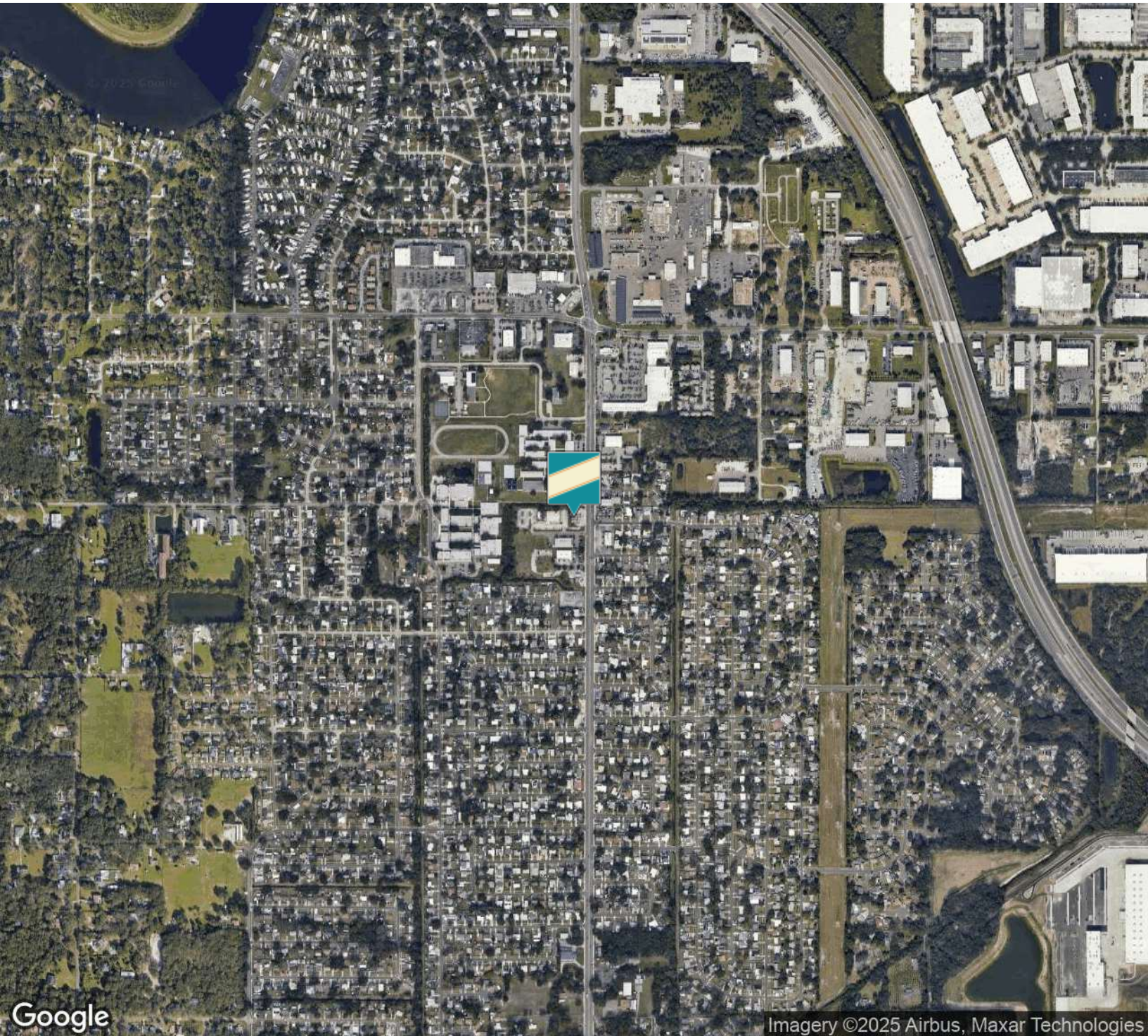
### SECTION 3 • LOCATION INFORMATION



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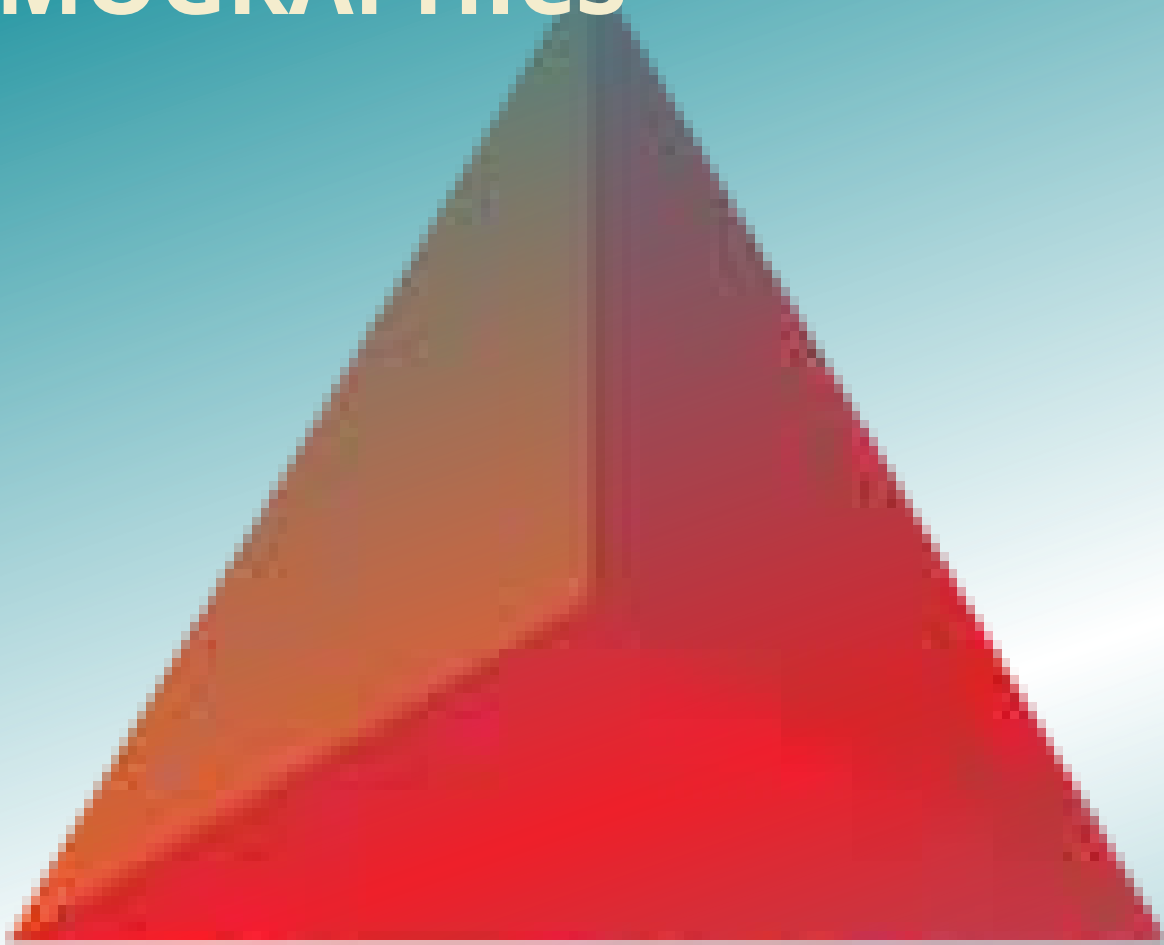
**AERIAL MAP**



**SECTION 3 • LOCATION INFORMATION**

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grimaldicommercialrealty.com

# DEMOGRAPHICS



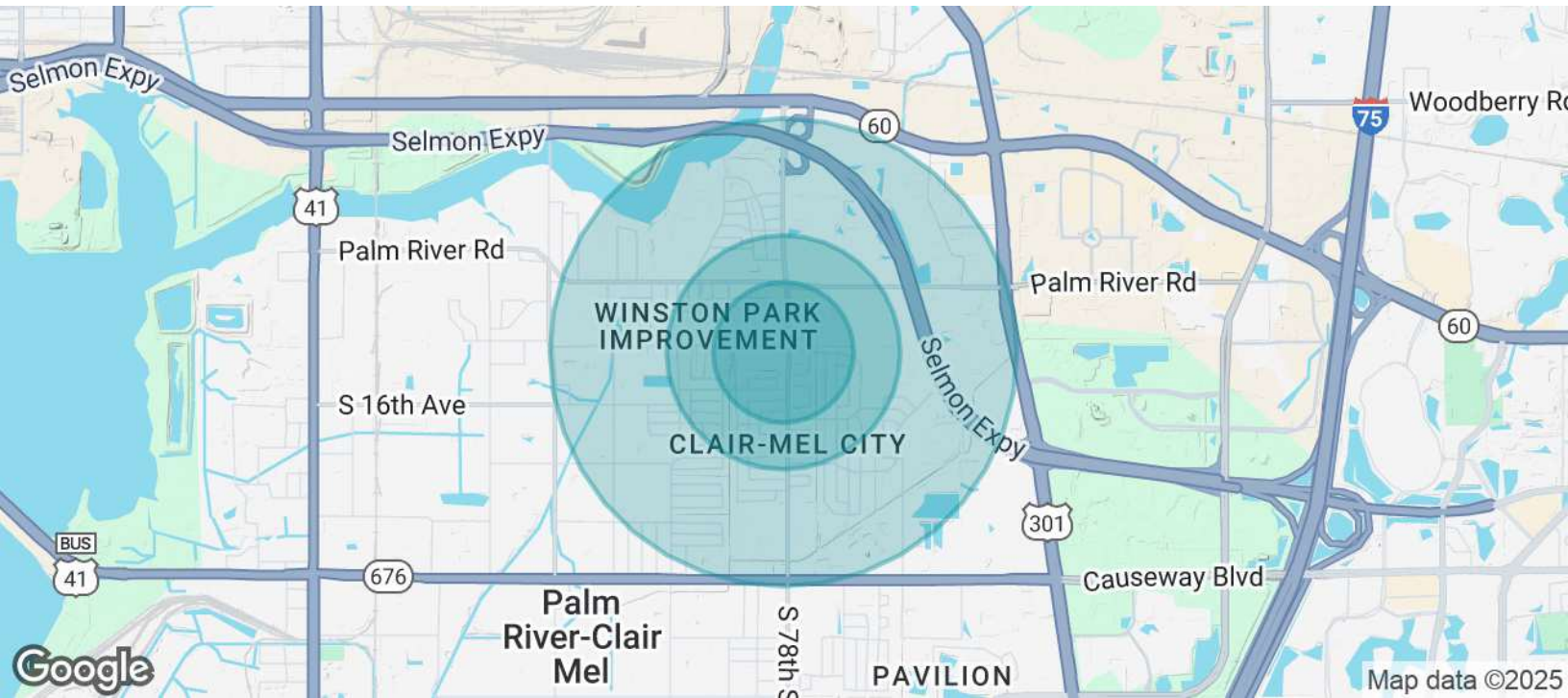
# CITGO



**(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!**

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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,149	3,924	10,522
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	40

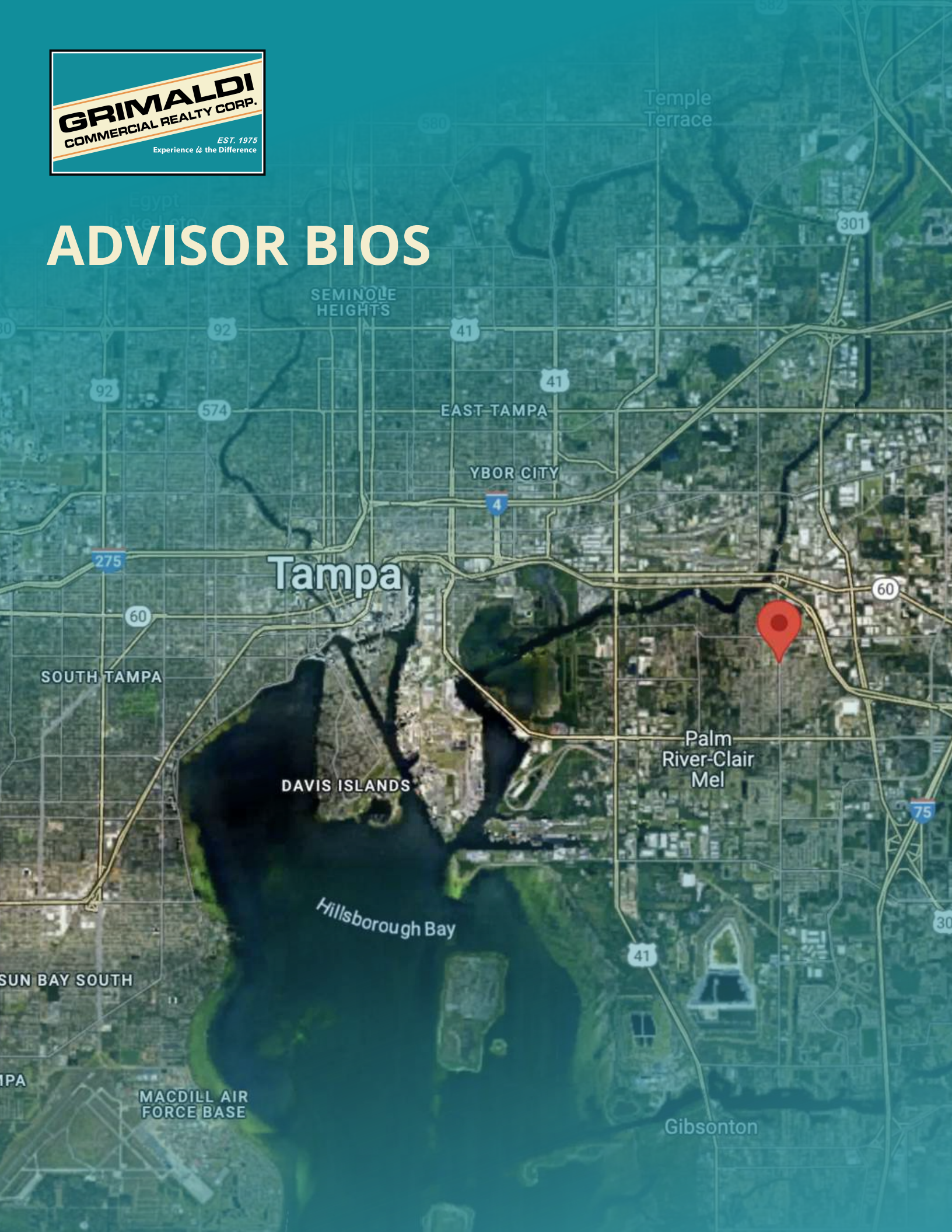
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	370	1,256	3,451
# of Persons per HH	3.1	3.1	3
Average HH Income	\$67,904	\$68,884	\$67,624
Average House Value	\$163,631	\$165,421	\$176,287

Demographics data derived from AlphaMap

### SECTION 4 • DEMOGRAPHICS



# ADVISOR BIOS





1225 S 78th St, Tampa, FL 33619

## ADVISOR BIO & CONTACT 1

### DAVID ROSENTHAL

V.P. Commercial Sales



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Tampa, FL 33613  
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david@grimaldicommercialrealty.com

### PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

Multifamily  
Retail Sales & Leases  
Financial Planning  
Real Estate Investment Trusts  
Dividend Reinvestment Plans & Dividend Payout Ratios  
Seller and Investor Financing  
Contract negotiations and due diligence  
Investment & Financial Analysis  
Property Valuation

### EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

### MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.



(7.4% CAP RATE) TAMPA BAY CITGO W/ GO MARET C-STORE (20-YEAR NNN LEASE)!

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**KARI BIO**

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## ADVISOR BIO & CONTACT 2

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