Redevelopment or Blend & Extend Opportunity | Prime ±0.84 AC Corner Lot with Drive-Thru

El Tapatío
Mexican Restaurant

1804 W Vine St
Kissimmee, FL 34741

Retail
Investment Opportunity
Offering Memorandum

Exclusively Listed By

Jake Lurie
FVP & Associate Director
(813) 488-0853
jake.lurie@matthews.com
License No. SL3510801 (FL)

Andrew Doerr
Associate
(813) 436-9209
andrew.doerr@matthews.com
License No. SL3579687 (FL)

Kyle Matthews
Broker of Record
Broker Lic No. BK3554632 (FL)
Firm Lic No. CQ1066435 (FL)

Table of Contents

1804 W Vine St

Property Overview

El Tapatio
1804 W Vine St, Kissimmee, FL 34741

Investment Highlights

Property Highlights

- **Income-Producing Redevelopment or Blend & Extend Opportunity** – The ±0.84 AC parcel provides investors with in-place cash flow while preserving meaningful long-term optionality. With lease flexibility approaching in 2027, ownership can evaluate a redevelopment or re-tenanting strategy or pursue a blend-and-extend with the existing tenant to secure additional lease term.

- **Highly Accessible ±0.84 AC Parcel | Three Points of Ingress/Egress** – The property benefits from exceptional access with three separate points of ingress/egress along W Vine Street, N Lavon Avenue, and N Forest Avenue. A dedicated left-turn lane from W Vine Street further enhances accessibility and supports a variety of future commercial uses.

- **Short-Term Lease Creates Long-Term Optionality** – The property's lease structure provides investors with near-term income while creating a relatively clear path to evaluate redevelopment, re-tenanting or repositioning strategies as the Vine Street corridor continues to evolve.

- **Attractive 7.50% Going-In Cap Rate** – Offered at $1,600,000, the property provides investors an attractive 7.50% initial return supported by $119,815 in current annual rent.

- **True NNN Lease Structure** – El Tapatio operates under a NNN lease with the tenant responsible for the roof and structure, significantly limiting landlord responsibilities and providing a passive ownership structure.

Location Highlights

- **Exceptional Population Growth –** More than 207,854 residents currently live within five miles of the property, with the population projected to exceed 254,000 by 2030, representing approximately 16% growth over the next five years.

- **Prime Position Along Kissimmee's US-192 Retail Corridor –** Positioned directly along W Vine Street / US-192, the property benefits from frontage within one of Kissimmee's primary east-west commercial corridors, surrounded by an established concentration of restaurants, retailers, hotels and service-oriented businesses.

- **Strategically Positioned for Vine Street's Next Chapter –** Located along a corridor actively targeted by the City of Kissimmee for reinvestment and redevelopment, the property provides investors an opportunity to acquire income-producing real estate ahead of continued transformation along W Vine Street.


E
Mosaic at Lake Toho
±288 Units
HCA Florida
Osceola Hospital
HCA Florida Osceola Hospital
±404 Beds | ±2,163 Employees
Central Avenue Elementary
±529 Students
The Allen
±312 Units
Osceola Clerk of the Circuit Court and County Comptroller
Honorable Kelvin Soto, Esq.
County Government Office
±180 Total Employees
Tires Plus
Dunkin'
Burger King
Wendy's
Public Storage
Town Corral Shopping Center
Burlington
Hibbett Sports
Compare Foods Kissimmee
Dollar General
AT&T
Oak Street Park Community Center
Recreation
dd's Discounts
W Vine St ± 65,402 VPD
United States Postal Service
CVS pharmacy
DQ
Firehouse Subs
FirstCash
El Tapatio Mexican Restaurant
Subject Property
Columbia Promenade
Publix
PNC
Bank of America
192
Taco Bell


N
W Vine St ± 65,402 VPD
Drive-Through
El Tsunami Mexican Restaurant

1804 W Vine St
Kissimmee, FL 34741

±3,025 SF
GLA

± 0.84 AC
Lot Size

±65,402
Vehicles Per Day

NNN
Lease Type

3
Ingress Points

Financial Overview

El Tapatio
1804 W Vine St, Kissimmee, FL 34741

Financial Summary

$1,600,000 List Price	**7.50%** Cap Rate	**NNN** Lease Type	**±1.3 Years** Term Remaining

Property Details

Tenant Trade Name	El Tapatio
Type of Ownership	Fee Simple
Lease Guarantor	Two Personal Guarantees
Lease Type	NNN
Roof and Structure	Tenant
Lease Start Date	12/1/2013
Lease Expiration Date	11/30/2027
NOI	$119,815
Term Remaining on Lease	±1.3 Years
Increase	Based on CPI (Assume 2% Annually)
Options	Automatic 5-Year Renewal Options Unless Either Landlord or Tenant Terminates with 90 Days' Prior Written Notice
Termination	Either Landlord or Tenant may terminate the Lease with 90 Days' Prior Written Notice

Financial Summary

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 11/30/2026	**$9,984.58**	**$119,815.00**		**7.50%**
12/01/2026 - 11/30/2027	$10,184.28	$122,211.30	2.00%	7.64%
Next Option (If not terminated)				
12/01/2027 - 11/30/2028	$10,387.96	$124,655.53	2.00%	7.79%
12/01/2028 - 11/30/2029	$10,595.72	$127,148.64	2.00%	7.95%
12/01/2029 - 11/30/2030	$10,807.63	$129,691.61	2.00%	8.11%
12/01/2030 - 11/30/2031	$11,023.79	$132,285.44	2.00%	8.27%
12/01/2031 - 11/30/2032	$11,244.26	$134,931.15	2.00%	8.43%
***Assumes 2% Increases rather than CPI**				

Tenant Overview

Year Founded
2012

Headquarters
Kissimmee, FL

Ownership Status
Private

Tenant Overview

El Tapatio Mexican Restaurant is an established restaurant concept specializing in traditional Mexican cuisine served in a casual, family-friendly setting. Founded in 2012, the restaurant offers a broad menu of Mexican favorites, including tacos, enchiladas, fajitas, combination plates, and specialty dishes. The concept emphasizes quality food, attentive service, and an approachable dining experience designed to appeal to a wide range of customers.

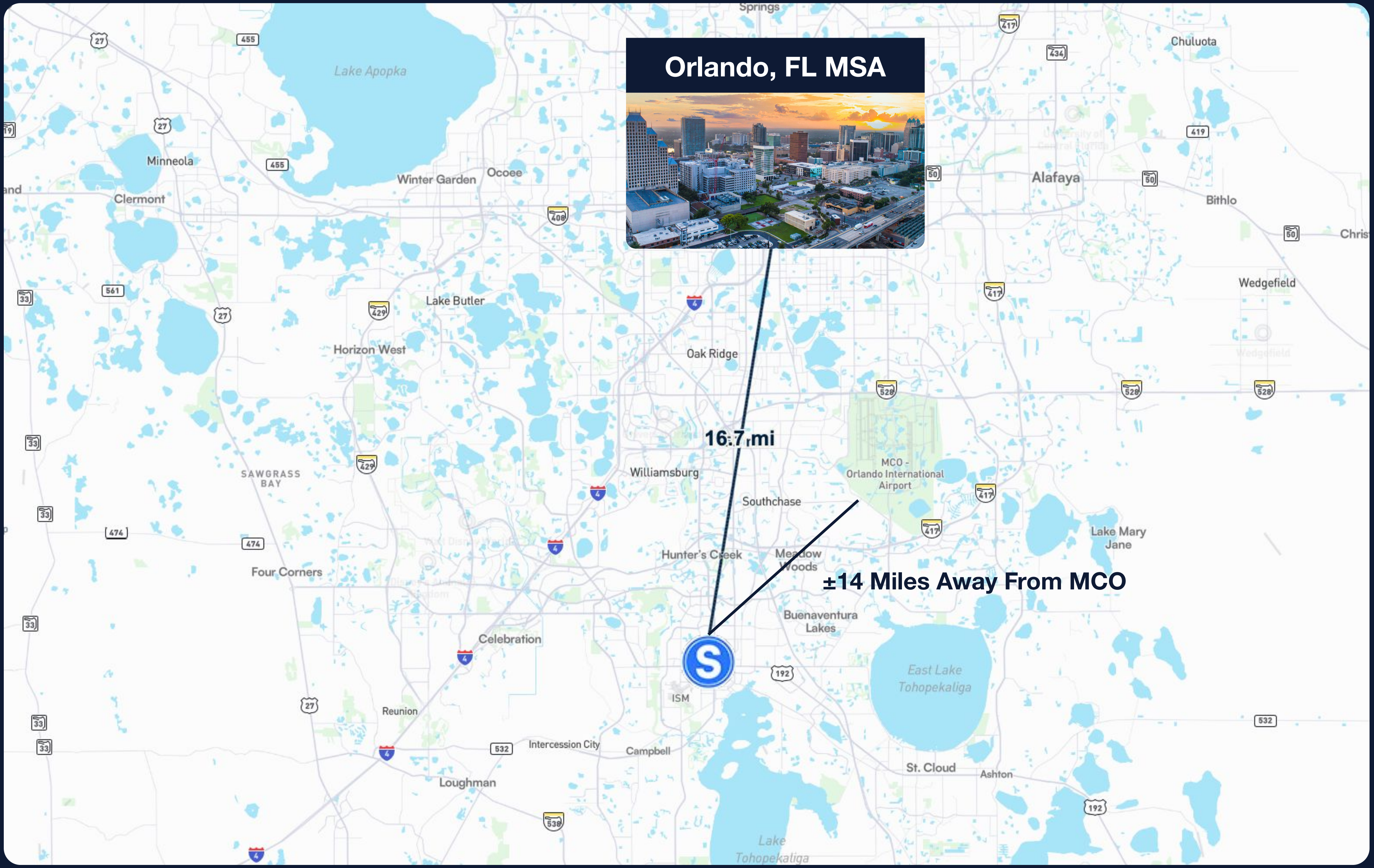
El Tapatio has developed a recognizable presence within its markets through its focus on authentic Mexican flavors and consistent customer service. Its broad menu, established operating history, and positioning within the popular Mexican dining segment support repeat customer traffic and long-term consumer appeal.

Why Invest in El Tapatio?

- **Established Operating History:** Founded in 2012, El Tapatio benefits from years of experience in the restaurant industry, demonstrating long-term operating continuity and familiarity within its markets.
- **Broad Consumer Appeal:** Mexican cuisine remains one of the most widely recognized and frequently visited restaurant categories in the United States, providing El Tapatio with a large and diverse potential customer base.
- **Diverse Menu Offering:** The restaurant offers a broad selection of traditional Mexican dishes, specialty entrées, combination plates, and family-friendly options, allowing the concept to appeal to a variety of tastes and dining occasions.
- **Repeat Customer Potential:** El Tapatio's casual atmosphere, approachable price points, and extensive menu support frequent visits from local residents, families, workers, and other repeat customers.
- **Flexible Dining Concept:** The restaurant is positioned to capture demand across dine-in, takeout, lunch, dinner, and group dining occasions, helping diversify traffic throughout the day.
- **Family-Friendly Positioning:** An accessible menu and relaxed dining environment allow El Tapatio to serve individuals, families, and larger groups, broadening the concept's customer base.

Market Overview

El Tapatio
1804 W Vine St, Kissimmee, FL 34741



Kissimmee, FL

Local Market Overview

Kissimmee, Florida, situated just south of Orlando in Osceola County, continues to experience notable population growth fueled by its strategic Central Florida location and strong ties to the greater Orlando metro economy. Known for its proximity to world-renowned attractions like Walt Disney World Resort and Universal Orlando, Kissimmee benefits from a robust tourism industry that supports a diverse range of service, retail, and hospitality jobs. In recent years, the city has evolved beyond its tourist identity, with increasing residential development, improved infrastructure, and expanding job opportunities across multiple sectors.

The area attracts a blend of families, retirees, and working professionals drawn to its affordability, recreational amenities, and access to regional transit options such as U.S. Highway 192 and SunRail. Continued investment in schools, healthcare, and public facilities supports a growing year-round population. Rising household formation, climbing median incomes, and ongoing commercial growth make Kissimmee a compelling location for both residential and commercial real estate investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	17,602	87,260	207,854

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,129	30,501	71,795

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$75,589	$88,258	$100,641

Orlando, FL

Economic Drivers

Orlando’s economy is shaped by its role as a major inland tourism and business destination, driven by world-renowned theme parks, convention centers, and a robust entertainment sector. The presence of major attractions—including Walt Disney World, Universal Orlando, and SeaWorld—supports a year-round hospitality industry that fuels demand for hotels, dining, recreation, and related services. These tourism-based activities serve both international visitors and domestic travelers, generating stable employment across the service and retail sectors.

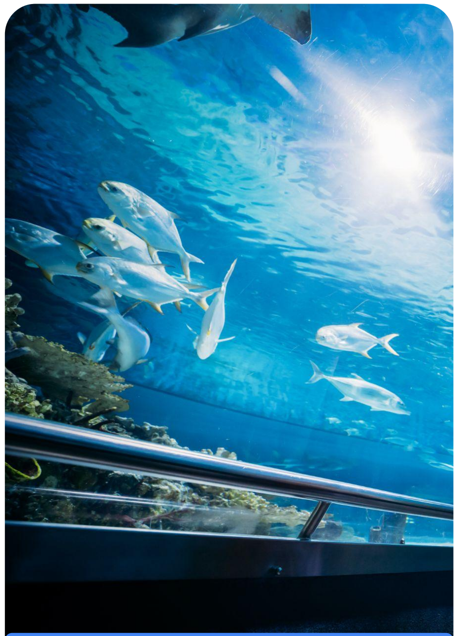
Beyond leisure and tourism, Orlando is a critical center for healthcare, education, and professional services in Central Florida. The city is home to leading medical institutions, universities, legal and financial firms, and a growing tech and aerospace presence. These industries are concentrated in areas like downtown Orlando, the Medical City at Lake Nona, and Research Park near UCF, driving weekday activity and supporting retail, dining, and lodging needs. Orlando’s public spaces, sports venues, and performing arts centers also host events and corporate programming throughout the year, further extending its economic reach beyond seasonal travel cycles.

±2.96 M
Total Population

$58.5 B
Tourism Spending

$77,597
Median HH Income

Local Attractions


SeaWorld Orlando


Universal Orlando Resort


Walt Disney World

$75.33+ Million
Annual Visitors

$59.9+ Billion
Annual Visitor Spending

$57.26+ Million
Annual Passengers (MCO)

MATTHEWS™

Exclusively Listed By

Jake Lurie
FVP & Associate Director
(813) 488-0853
jake.lurie@matthews.com
License No. SL3510801 (FL)

Andrew Doerr
Associate
(813) 436-9209
andrew.doerr@matthews.com
License No. SL3579687 (FL)

Kyle Matthews
Broker of Record
Broker Lic No. BK3554632 (FL)
Firm Lic No. CQ1066435 (FL)