

MATTHEWS™



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



1804 W Vine St
Kissimmee, FL 34741

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWSTM

Exclusively Listed By



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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.





 **Central Avenue Elementary**
±529 Students



 **HCA Florida**
Osceola Hospital
HCA Florida Osceola Hospital
±404 Beds | ±2,163 Employees

Town Corral Shopping Center



 **The Allen**
±312 Units

 **Osceola Clerk**
of the Circuit Court
and County Comptroller
Honorable Kelvin Soto, Esq.
County Government Office
±180 Total Employees

Oak Street Park Community Center
Recreation



W Vine St ±65,402 VPD

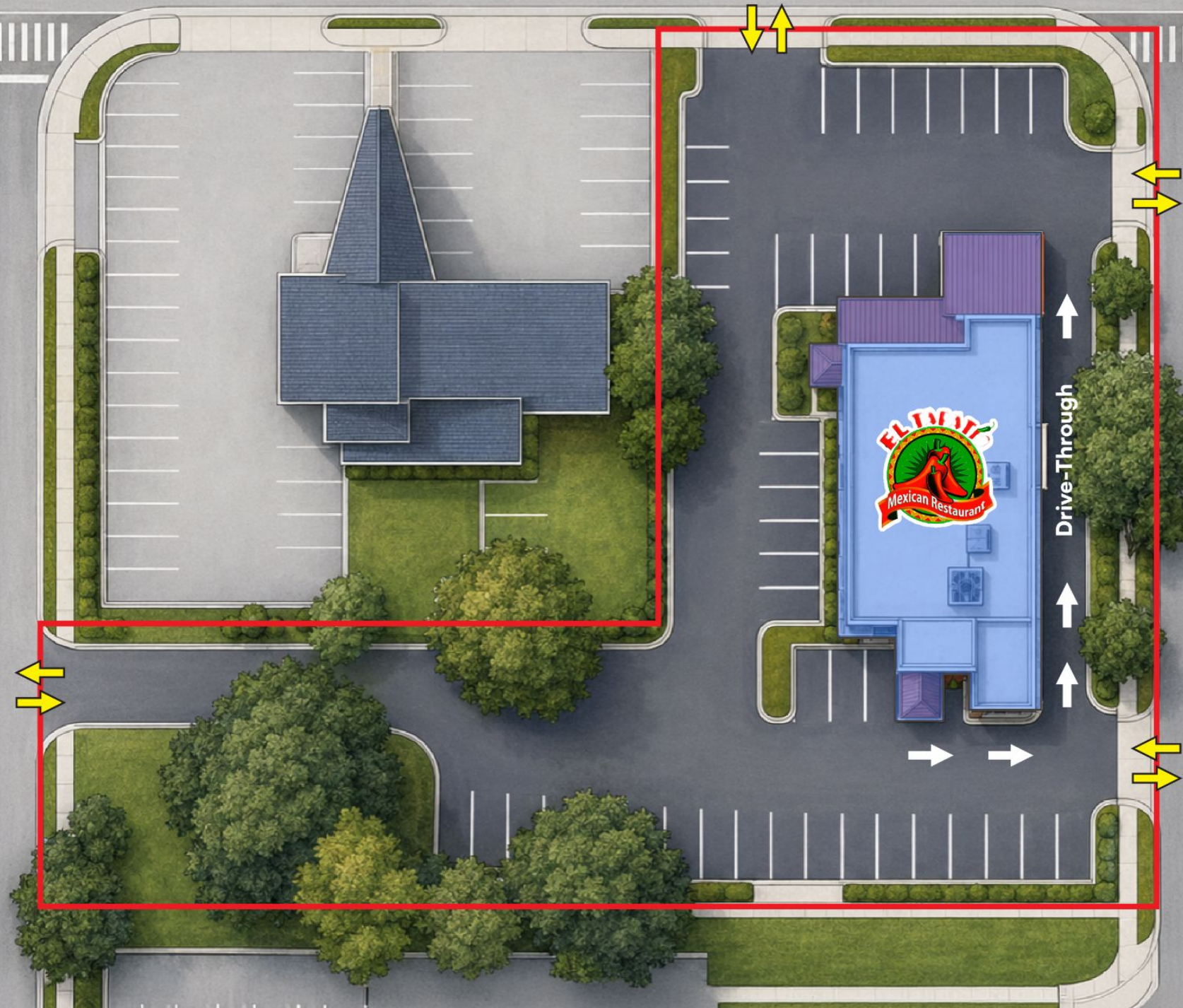


Columbia Promenade





W Vine St ± 65,402 VPD



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.

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)

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1804 W Vine St, Kissimmee, FL, 34741** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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