



**AVISON
YOUNG**

**LA FITNESS
NEW
15 YEAR
LEASE TERM**

Partnership. Performance.

LA FITNESS SHOPPING CENTER

2890 Providence Lakes Blvd, Brandon, FL 33511

Opportunity

Avison Young's Capital Markets Group is pleased to offer for sale a 100% fee simple interest in Brandon LA Fitness Center, a LA Fitness anchored shopping center located in Brandon, Florida (Tampa-St. Pete-Clearwater MSA). This offering represents the opportunity to acquire a 100% occupied center with long term leases in the main retail corridor of Brandon, just off of I-75 and near the Brandon Town Center Mall, Costco, Lowes, Publix, Bass Pro Shops and Kohl's.

For more information, contact:

Steve Tanner

Senior Vice President
Capital Markets - Investment Sales
D 407.440.6652
C 407.756.0848
steve.tanner@avisonyoung.com

Ray Hayhurst

Senior Vice President
Capital Markets - Investment Sales
D 407.440.6642
C 407.221.3451
ray.hayhurst@avisonyoung.com

Description

LA Fitness Center is a 51,715 sf Shopping Center which is 100% occupied anchored by a free-standing 45,000 sf LA Fitness with a second two tenant building occupied by a 3,300 sf World of Beer and a 3,385 sf Fuzzy's Taco Shop.

Tenant Mix

LA Fitness (Fitness International, LLC.) has over 800 clubs in the United States and Canada and has established itself as one of the largest gym chains in the county. Born in Southern California in 1984, we continue to seek innovative ways to enhance the physical and emotional wellbeing of our increasingly diverse membership base. Today, our state-of-the-art clubs span the continent and we're still expanding.

World of Beer is based in Tampa FL, has more than 75 locations in 20 states and is in an expansion mode. The first store in China is stated to open this year, with India and the Philippines to follow. The restaurants offer over 500 different beers by the bottle and 50 Craft Beers, many of which are local to the area where the store is located.

Fuzzy's Taco Shop is based in Houston, TX and has over 115 units in 14 states. Fuzzy's 4 Florida new franchise owners are planning to open 20 new Fuzzy's restaurants over the next few years. The concept is fresh, fast and fun Mexican food and is famous for its Baja soft tacos.

Site Specifications

Address:	2890 Providence Lakes Blvd., Brandon, FL 33511
LA Fitness Lease Expiration Date:	February 2032
Parking Spaces:	360
Parking Ratio:	6.95/1,000
Total Site Area:	5.28±
Year Built:	2006
Current Occupancy	100%

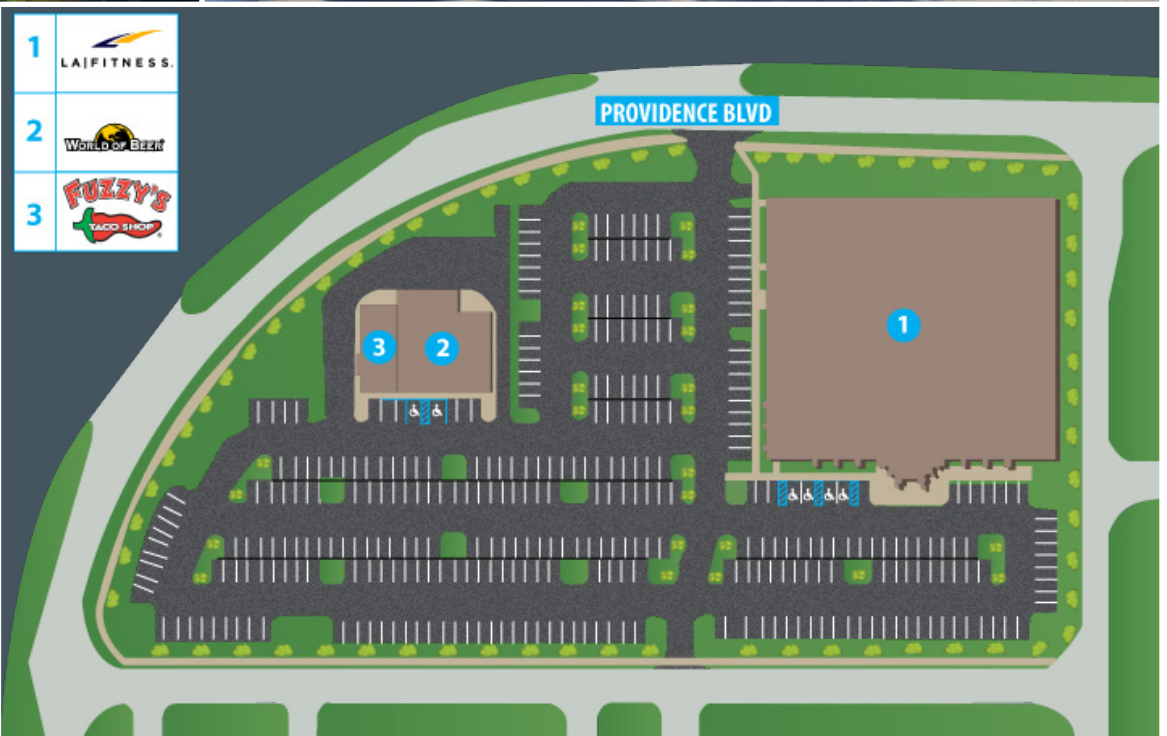
Pricing

Asking Price:	Offers being accepted
Year-One NOI:	\$958,243



Highlights

- Located in a major retail node servicing the region and just south of the one million sf Brandon Towne Center Mall
- Located near Interstate 75, the Selmon Expressway and Highway 60 which are all major regional traffic thoroughfares and lead directly into the Tampa CBD
- LA Fitness has just negotiated a new 15 year lease to begin upon transfer of sale.
- LA Fitness and both restaurants have rent steps in their leases providing for significant rent growth
- Good population density with 91,081 people residing in a 3 mile radius of the Center





For more information, contact:

Steve Tanner

Senior Vice President
Capital Markets - Investment Sales
D 407.440.6652
C 407.756.0848
steve.tanner@avisonyoung.com

Ray Hayhurst

Senior Vice President
Capital Markets - Investment Sales
D 407.440.6642
C 407.221.3451
ray.hayhurst@avisonyoung.com

Avison Young
Capital Markets Group
135 W. Central Boulevard
Suite 700
Orlando, FL 32801
Phone: 407.219.3500 Fax: 407.219.3501



avisonyoung.com
avisonyoungcapitalmarkets.com

© 2016 Avison Young Commercial Real Estate (Ontario) Inc., Brokerage.
All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.