

SURMOUNT
ISSENBERG BRITTI GROUP

Actual Photo

Absolute NNN Ground Lease
14 Years Remaining
Trophy Miami Location



2000 SW 57th Ave,
Miami, FL 33155

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to exclusively present for sale this absolute netleased Chase Bank located at 2000 SW 57th Avenue in Miami, Florida, less than two miles from Coral Gables and approximately seven miles from Downtown Miami. The property features a 3,000-square-foot freestanding bank building situated on a 0.40-acre parcel with frontage along SW 57th Avenue (Red Road), a major north-south thoroughfare. Built in 2019, the property showcases Chase's modern prototype design and includes ample dedicated parking.

The property is positioned at along SW 57th Avenue (Red Road) and within close proximity to Coral Way, a major east-west arterial roadway. The site benefits from excellent visibility, strong vehicular traffic, and immediate access to surrounding residential neighborhoods. Numerous apartment communities surround the property, including Alameda West, Ludlam Plaza Apartments, LaVida Apartments, 850 Living, Sofia Coral Gables Apartments, and Gables Grand Plaza Apartments. Nearby colleges and universities include South Florida College of Nursing (935 students), SABER College, Miami Dade College (approximately 120,000 students across eight campuses), Florida Medical College (1,700 students), and Miami Regional University (955 students). Prominent retail destinations in the immediate area include Coral Gables, Miami Merchandise Mall, Centro City Plaza, Miracle Mile, Midway Crossings, Miracle Marketplace, and The Shops at Merrick Park.

Chase occupies the property under a 20-year absolute NNN lease that commenced on September 1, 2019 and expires on August 31, 2039, leaving approximately 14 years remaining on the base term. The lease features 10 percent rental increases every five years and includes four five-year renewal options. The lease is corporately guaranteed with zero landlord responsibilities.

The tenant, JPMorgan Chase Bank, N.A., is one of the largest financial institutions in the United States and a subsidiary of JPMorgan Chase & Co., a publicly traded company (NYSE: JPM). JPMorgan Chase & Co. is a global financial services firm with operations worldwide and significant assets under management.

Investment Highlights

- Absolute NNN Ground Lease | Zero Landlord Responsibilities
- Long-Term Lease | 14+ Years of Initial Term Remaining
- Newer Construction (2019) | Modern Chase Prototype Design
- Strong Deposits Exceeding \$125 Million | More Than Doubled in the past 3 Years (\$58M In 2022)
- Corporate Guarantee | JPMorgan Chase & Co. (S&P: AA-)
- Prime Miami Location | SW 57th Avenue (Red Road) — Major North-South Thoroughfare
- Dense Urban Market | City Population 442,241 | MSA 6.46M+
- Proximity to Numerous Apartment Communities | Alameda West, Ludlam Plaza, LaVida, 850 Living, Sofia Coral Gables, Gables Grand Plaza
- Near Major Educational Institutions | Miami Dade College (120,000 Students), Florida Medical College, Miami Regional University, South Florida College of Nursing
- Close to Prominent Retail Destinations | Miracle Mile, Midway Crossings, Miami Merchandise Mart, Centro City Plaza, Shops at Merrick Park
- Located Within Established Miami-Dade Retail Corridor | Near Coral Gables
- JPMorgan Chase Bank, N.A. | Largest Bank in the United States | 5,000+ Branches & 15,000+ ATMs

The Offering

CHASE

2000 SW 57th Avenue,
Miami, FL 33155



Property Details

Lot Size	17,424 SF (0.40 Acres)
Rentable Square Feet	3,000 SF
Price/SF	\$1,631.67
Year Built / Remodeled	2019

Financial Overview

List Price	\$4,895,000
Down Payment	100% / \$4,895,000
Cap Rate	3.93%
Type of Ownership	Ground Lease

Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
09/01/2024 - 08/31/2029 (Current)	\$16,042	\$192,500
09/01/2029 - 08/31/2034	\$17,646	\$211,750
09/01/2034 - 08/31/2039	\$19,410	\$232,925
09/01/2039 - 08/31/2044 (Option 1)	\$21,351	\$256,218
09/01/2044 - 08/31/2049 (Option 2)	\$23,487	\$281,839
09/01/2049 - 08/31/2054 (Option 3)	\$25,835	\$310,023
09/01/2054 - 08/31/2059 (Option 4)	\$28,419	\$341,025
Base Rent (\$64.17 / SF)		\$192,500
Net Operating Income		\$192,500.00
TOTAL ANNUAL RETURN	CAP 3.93%	\$192,500

Lease Abstract

Tenant Trade Name	Chase
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	09/01/2019
Rent Commencement Date	09/01/2019
Expiration Date of Base Term	08/31/2039
Increases	10% Every 5 Years
Options	Four 5-Year Options
Term Remaining on Lease	14 Years
Property Type	Net Leased Bank
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

Research Local Street Aerial







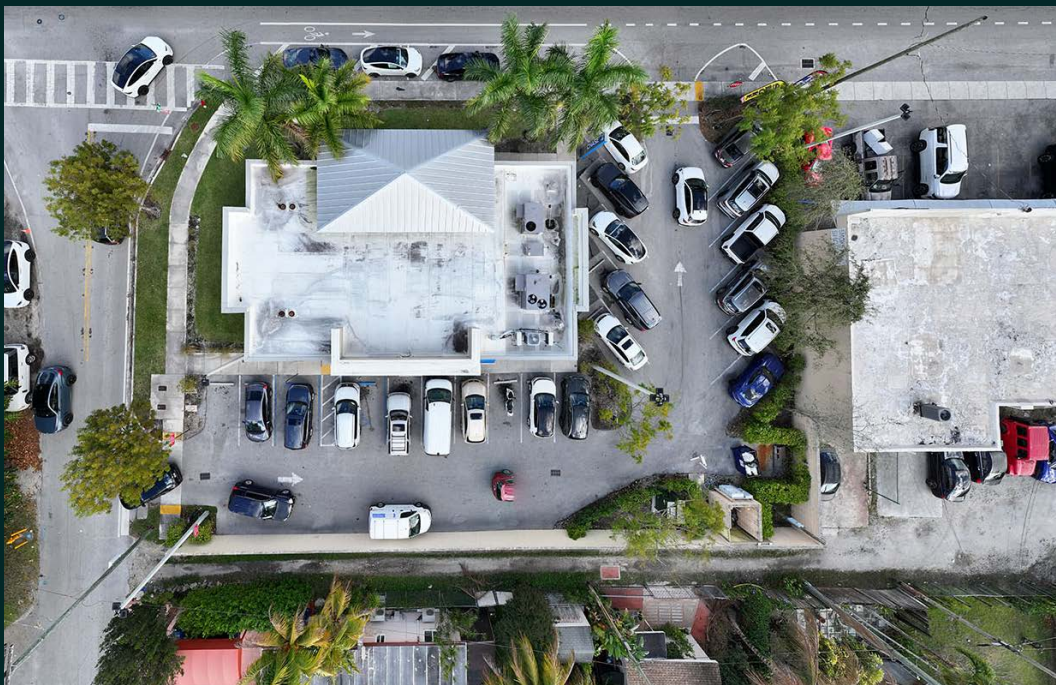
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SW 57th Ave

SW 20th St

CHASE 
Subject Property

Property Photos





Property Photos





JPMorgan Chase Bank, N.A., commonly known as Chase Bank, is one of the largest and most influential financial institutions in the United States. As the principal banking subsidiary of global financial services firm.

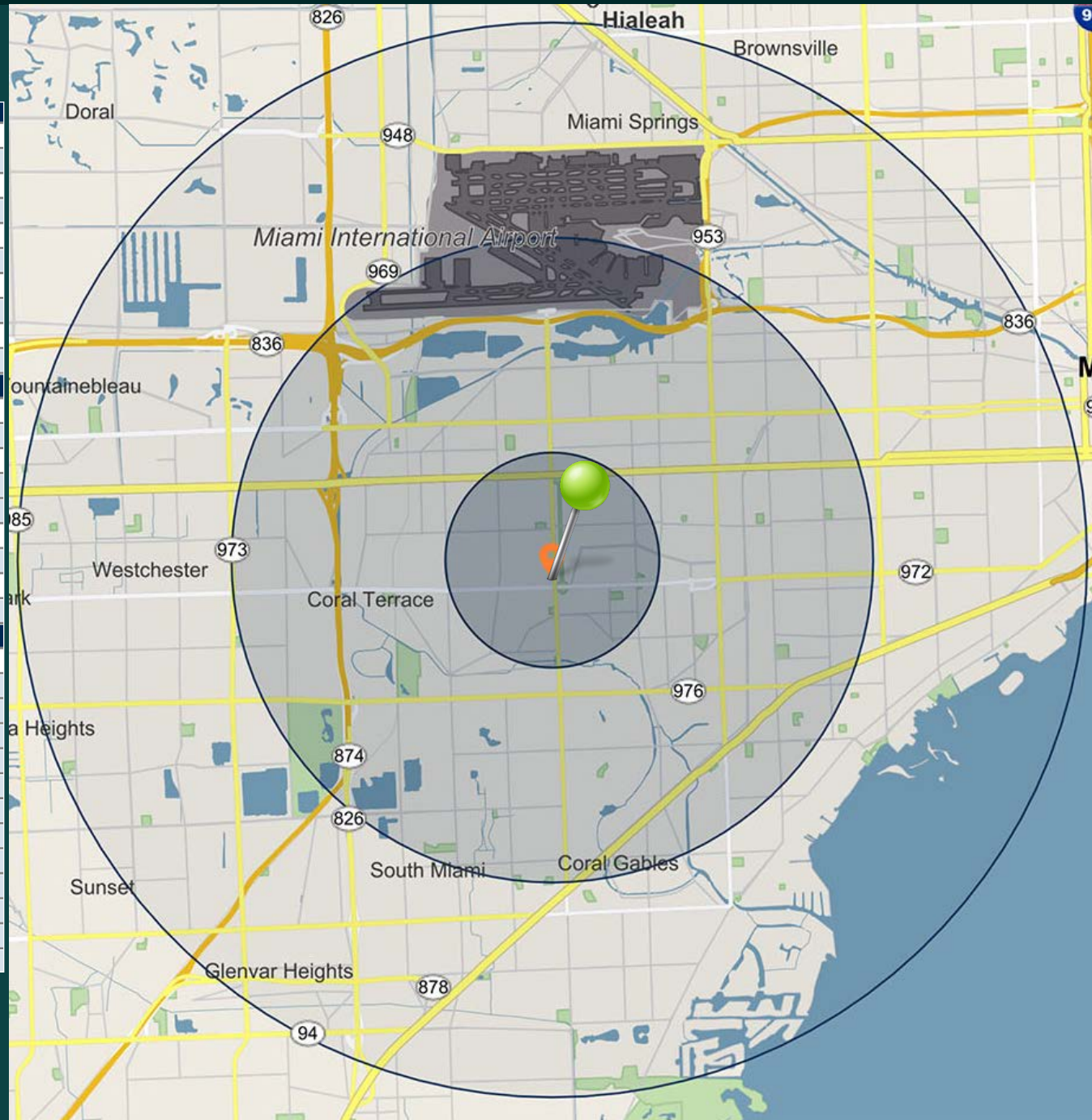
JPMorgan Chase & Co., Chase delivers a comprehensive suite of consumer and commercial banking services — including retail banking, lending, credit card products, and wealth management — through an extensive network of branches and digital platforms. With thousands of locations nationwide, a strong credit profile affirmed by major rating agencies, and a leadership position in both retail deposits and investment services, Chase plays a central role in the U.S. and global financial system.

Name	JPMorgan Chase Bank, N.A.
Tenant	JPMorgan Chase & Co
HQ	New York, NY
Number of Locations	5,000+ Branches & 15,000+ ATMs
Rating Agency	Standard & Poor's
Credit Rating	AA-/A1+
Rank	Among the largest U.S. banks by assets; top ranks in global banking (Forbes Global 2000 #1 in 2025)
Website	www.chase.com



Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	20,562	206,755	508,571
2025 Estimate			
Total Population	20,528	204,675	504,003
2020 Census			
Total Population	20,190	202,631	503,155
2010 Census			
Total Population	19,125	198,113	485,839
Daytime Population			
2025 Estimate	19,093	322,450	666,361
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	7,539	80,503	200,742
2025 Estimate			
Total Households	7,491	79,218	197,813
Average (Mean) Household Size	2.7	2.5	2.5
2020 Census			
Total Households	7,400	76,797	192,279
2010 Census			
Total Households	6,684	72,365	178,493
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	19.3%	13.0%	12.8%
\$150,000-\$199,999	11.9%	8.9%	7.4%
\$100,000-\$149,999	20.9%	15.6%	14.8%
\$75,000-\$99,999	11.5%	12.8%	12.8%
\$50,000-\$74,999	10.0%	14.2%	14.6%
\$35,000-\$49,999	7.6%	9.5%	9.9%
\$25,000-\$34,999	6.0%	7.9%	7.9%
\$15,000-\$24,999	5.9%	7.7%	8.2%
Under \$15,000	6.8%	10.5%	11.6%
Average Household Income	\$132,791	\$106,061	\$102,641
Median Household Income	\$79,749	\$61,584	\$60,083
Per Capita Income	\$49,306	\$41,550	\$40,487





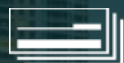
Population

In 2025, the population in your selected geography is 504,003. The population has changed by 3.74 percent since 2010. It is estimated that the population in your area will be 508,571 five years from now, which represents a change of 0.9 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,427 people per square mile.



Households

There are currently 197,813 households in your selected geography. The number of households has changed by 10.82 percent since 2010. It is estimated that the number of households in your area will be 200,742 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.5 people.



Income

In 2025, the median household income for your selected geography is \$82,824, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 109.85 percent since 2010. It is estimated that the median household income in your area will be \$96,818 five years from now, which represents a change of 16.9 percent from the current year.

The current year per capita income in your area is \$40,487, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$102,641, compared with the U.S. average, which is \$103,571.



Employment

In 2025, 262,817 people in your selected area were employed. The 2010 Census revealed that 56.4 percent of employees are in white-collar occupations in this geography, and 21.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



Housing

The median housing value in your area was \$630,017 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 88,425.00 owner-occupied housing units and 90,065.00 renteroccupied housing units in your area.



Education

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 35.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.1 percent in the selected area compared with the 19.6 percent in the U.S.

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SURMOUNT

ISSENBERG BRITTI GROUP



Broker of Record:
Brian Brockman
Surmount@bangrealty.com
(513) 898-1551
BK3327646
Bang Realty-Naples, Inc

RONNIE ISSENBERG
Senior Managing Director
P: 786-566-1446
E: Rissenberg@surmount.com

GABRIEL BRITTI
Senior Managing Director
P: 518-269-0496
E: Gbritti@surmount.com

surmount.com

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Over \$38 billion of transaction volume, specializing in single-tenant, net lease investment services.
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Get in touch

(212) 715-1031
info@surmount.com