

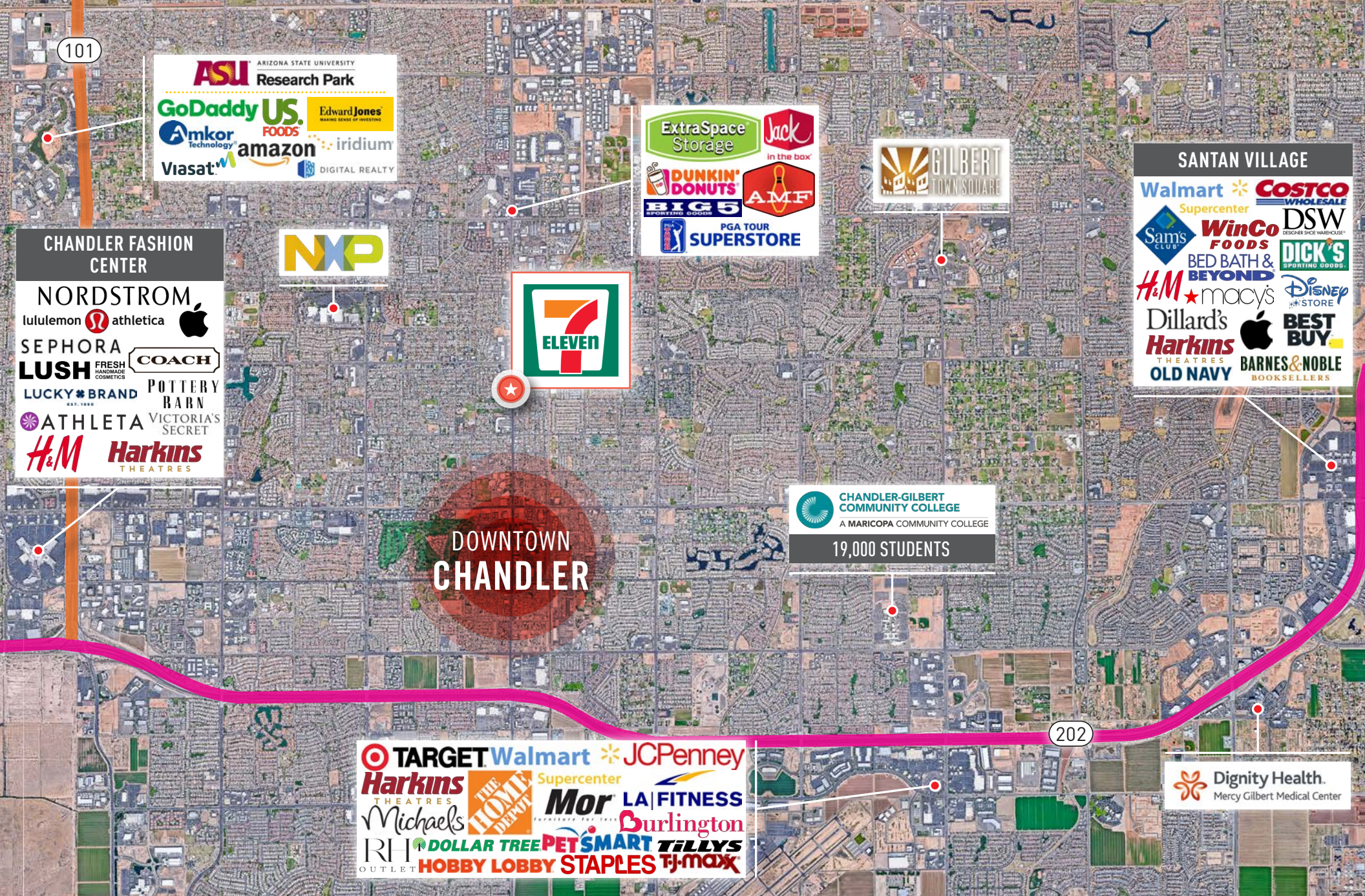
7-ELEVEN

774 NORTH ARIZONA AVENUE, CHANDLER, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



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ASU ARIZONA STATE UNIVERSITY
Research Park

GoDaddy US **Edward Jones**
Amkor **FOODS** **MAKING SENSE OF INVESTING**
technology **amazon** **iridium**
Viasat **DIGITAL REALTY**

ExtraSpace Storage **Jack in the box**
DUNKIN' DONUTS **AMF**
BIG 5 **PGA TOUR SUPERSTORE**

GILBERT TOWN SQUARE

SANTAN VILLAGE

Walmart **COSTCO WHOLESALE**
Supercenter **DSW**
Sam's Club **WinCo FOODS** **DESIGNER SHOE WAREHOUSE**
BED BATH & BEYOND **DICK'S SPORTING GOODS**
H&M **macy's** **Disney STORE**
Dillard's **Apple** **BEST BUY**
Harkins THEATRES **BARNES & NOBLE BOOKSELLERS**
OLD NAVY

CHANDLER FASHION CENTER

NORDSTROM
lululemon **athletica** **Apple**
SEPHORA **COACH**
LUSH **FRESH COSMETICS**
LUCKY BRAND **POTTERY BARN**
ATHLETA **VICTORIA'S SECRET**
H&M **Harkins THEATRES**

NXP

7 ELEVEN

CHANDLER-GILBERT COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
19,000 STUDENTS

Target **Walmart** **JCPenney**
Harkins THEATRES **THE HOME DEPOT** **Supercenter**
Michaels **Mor** **LA FITNESS**
RH OUTLET **DOLLAR TREE** **PET SMART** **Burlington**
HOBBY LOBBY **STAPLES** **TJ-MAXX**

Dignity Health.
Mercy Gilbert Medical Center

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Executive Summary

774 North Arizona Avenue, Chandler, AZ 85225

FINANCIAL SUMMARY

Price	\$636,000
Cap Rate	5.50%
Building Size	2,521 SF
Net Cash Flow	5.50% \$34,980
Year Built	1961
Lot Size	.24 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	7-Eleven
Guarantor	Corporate
S&P Credit Rating	AA-
Roof & Structure	Tenant Responsible
Lease Expiration Date	June 30, 2026
Lease Term Remaining	5.5 Years
Rental Increases	10% in Options
Renewal Options	1, 5 Year Options Remaining

NOTE: Seller to offer Rent differential from Closing to July 1, 2021.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 6/30/2026	\$34,848.00	5.50%
Options	Annual Rent	Cap Rate
Option 1	\$38,328.00	6.03%

Base Rent	\$34,848
Net Operating Income	\$34,848
Total Return	5.50% \$34,848





CHANDLER
arizona
MUNICIPAL BUILDINGS

CHANDLER
CENTER
FOR THE ARTS

CHANDLER
HIGH SCHOOL
(3,220 Students)



**DOWNTOWN
CHANDLER**

Best Donuts In Arizona
BoSa
DONUTS
Coffee & Smoothies

SUBWAY

O'Reilly
AUTO PARTS

Azzabina
.com

Church
for the Nations
Chandler
New Vistas
Center for Education
CRYSTAL
RECEPTION HALL

Dana
TIRE & AUTO SERVICE

CHANDLER
INN
Downtown

The Drowning Taco
metro
by T-Mobile

El Sol Mexican
Cafe & Bakery
MARTY'S
TROPHIES & AWARDS



CHANDLER, AZ
Hotrod
Tattoo
SINCE 2000

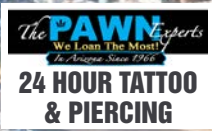
30,530 CPD
N ARIZONA AVE

The PAWN
Experts
We Loan The Most!
In Arizona Since 1966
**24 HOUR TATTOO
& PIERCING**



28,600 CPD
W RAY RD

30,530 CPD
N ARIZONA AVE



Property Description



INVESTMENT HIGHLIGHTS

- » **5.5 Years Remaining on Absolute Triple-Net (NNN) Corporate Lease - Strong Investment Grade Tenant**
- » 10% Rental Increases
- » **Tenant Exercised 5 Year Lease Extension as of December 2020**
- » Low Rental Rate of \$13.88/SF NNN
- » **Long Term 7-Eleven Location for 59 Years (Since 1961), Showing Long-Term Commitment to the Site**
- » Chandler is a Rapidly Growing Suburb of Phoenix and a High Demand Area for Fortune 500 & 1000 Companies (Intel, Orbital ATK, Amkor Technology, etc)
- » **338,106 Residents within a 5-Mile Radius - Phoenix MSA**
- » Households Projected to Increase 5%+ in Surrounding Area by 2025
- » **Less Than 1 Mile Down the Road from Downtown Chandler and Chandler High School (3,220 Students)**
- » Over 59,130 Cars/Day at the Nearby Intersection of Arizona Avenue & Ray Road
- » **Average Household Income Exceeds \$105,000 within 5 Miles of Subject Property**
- » Excellent Visibility Along North Arizona Avenue (30,530 Cars/Day)
- » **Surrounded by National Retailers** - Family Dollar, McDonald's, Burger King, Food City, O'Reilly Auto Parts, Autozone, and More



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	23,908	157,051	352,421
2020 Estimate	23,122	152,399	338,106
Growth 2020 – 2025	3.40%	3.05%	4.23%

Households

2025 Projection	7,788	59,508	133,575
2020 Estimate	7,470	56,957	126,662
Growth 2020 – 2025	4.25%	4.48%	5.46%

Income

2020 Est. Average Household Income	\$66,394	\$93,724	\$105,401
2020 Est. Median Household Income	\$51,691	\$72,994	\$80,111
2020 Est. Per Capita Income	\$21,496	\$35,079	\$39,528



Tenant Overview



Dallas, Texas

Headquarters

Seven & I Holdings Co., Ltd.

Parent Company

68,000+

Locations

www.7-eleven.com

Website

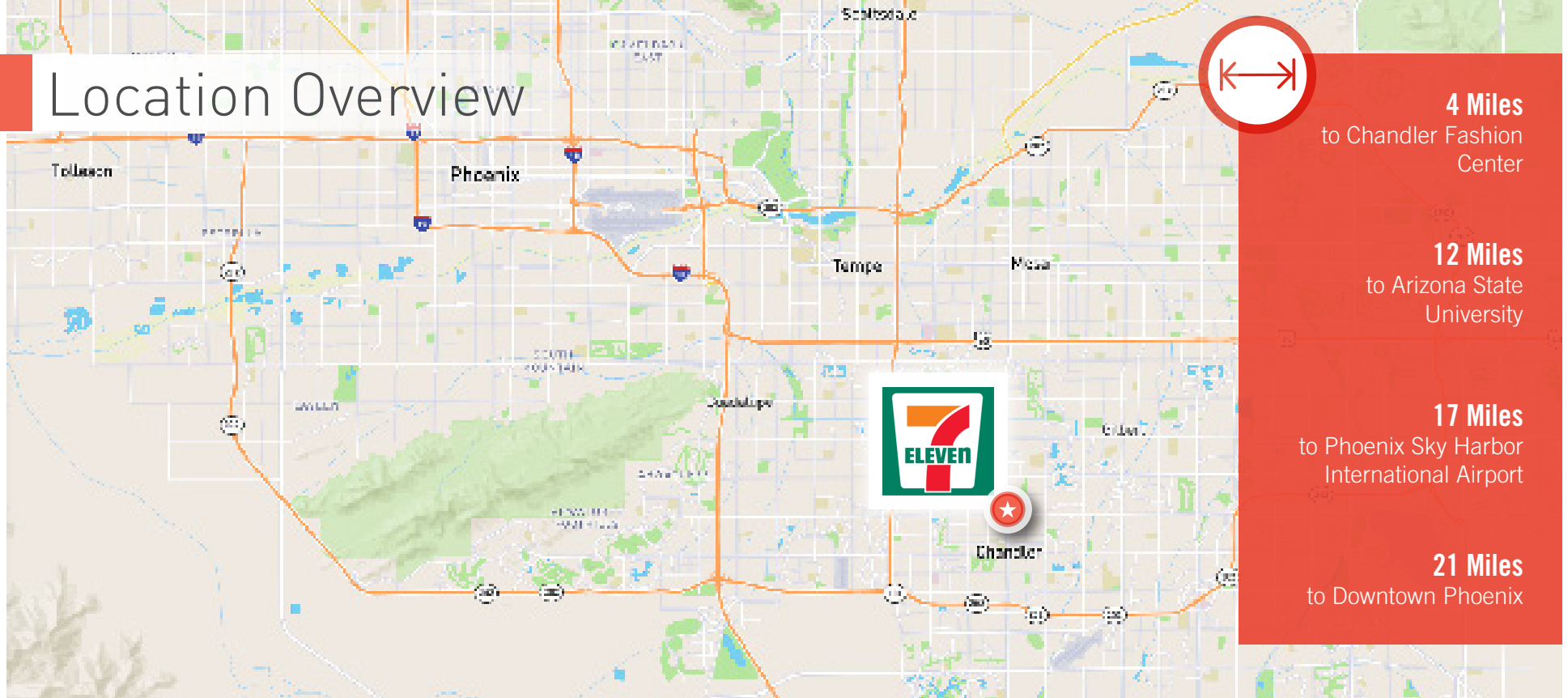
7-Eleven Inc. is a Japanese-American international chain of convenience stores, headquartered in Dallas, Texas. The chain was founded in 1927, originally called Tote'm Stores until it was renamed in 1946. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019. Seven-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd.

As the first to provide to-go coffee cups, offer a self-serve soda foundation, operate for 24 hours a day, and coin the phrase "BrainFreeze," 7-Eleven has a

legacy of innovation. From its humble beginnings as the world's first convenience store, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. 7-Eleven is extremely customer-focused, offering convenient and user-friendly technology.

7-Eleven is consistently ranked as a top-five franchisor. A turnkey business model, world-class training, ongoing corporate support, advertising and marketing support, and special financing programs are available to increase the success rates of Franchisees.

Location Overview



Located in Metropolitan Phoenix, Chandler embodies an active lifestyle with easy access to outdoor recreation with endless family-fun, award-winning events, world-class golf facilities, and a vibrant downtown. Visitors and residents enjoy the diverse community with its vibrant restaurants of every cuisine, premier shopping, arts and culture and a wide range of things to do all year-round.

In recent years, Chandler's borders have been expanded and the population has boomed from 30,000 in 1980 to more than 240,000 today. The economic base of Chandler has been diversified. While agriculture is still somewhat of a vital element, Chandler now enjoys a strong manufacturing and electronics sector.

Motorola and Intel combine for five plants in Chandler, including Motorola's Iridium and Intel's Pentium III chip facilities. Other high tech industries are Rogers, Avnet, AMKOR, SpeedFam, Orbital Sciences and Microchip Technology.

Over 75 percent of Chandler's 30,000 manufacturing employees are in high tech fields; the national average is 15 percent.

The Price Corridor is the foremost example of how strategic investment in infrastructure and long-term planning can positively shape a community. High capacity utilities, preserved employment sites, well placed parks and numerous residential options make the area appealing to companies and individuals alike. Price Corridor's commercial real estate mix includes Class "A" office, executive office suites, light industrial parks, mixed-use projects and corporate and technology campus settings.

This burgeoning high-technology center along with friendly neighborhoods, excellent schools and a thriving shopping and dining scene, has made the Price Corridor a powerful magnet for both talent and notable industry leaders.

[exclusively listed by]

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