

7-11 Single Tenant Net Lease Investment



NEC VAL VISTA DRIVE & MELROSE STREET | GILBERT, ARIZONA

ABSOLUTE NNN GROUND LEASE



CONCEPTUAL PHOTO

HIGHLIGHTS

- Rent Commences January 1, 2023 (construction estimated completion Q4 2023)
- Adjacent to a Premium Commercial/Mixed-Use project incl. multiple office buildings, a 5-story hotel, retail & restaurants
- Just south of Dignity Health -Mercy Gilbert Medical Center
- Adjacent to the brand new Phoenix Children's Hospital
- Slated to be one of the busiest intersections in the East Valley
- ± 47,000 vehicles per day along Val Vista Drive
- Multi-Family being built across the street to west and to the south east of the property (2 proposed developments - see flyer)
- Located within the Val Vista Medical Growth Area (VMGA). Town of Gilbert anticipates continued growth with medical office, general office & business park uses
- Site sits between Phoenix-Mesa Gateway Airport & Chandler Municipal Airport



Nationwide Real Estate Services

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EXECUTIVE SUMMARY

TENANT:	Speedway, LLC (Wholly-owned subsidiary of 7-11)
LOCATION:	NEC S Val Vista Dr & E Melrose St Gilbert, AZ
LEASE TYPE:	Absolute NNN Ground Lease
BUILDING SIZE:	4,600 SF
LAND SIZE:	84,304 SF
YEAR BUILT:	2023 (Brand new construction)
RENT COMMENCEMENT:	Projected Rent Start - Est. January 1, 2023
LEASE EXPIRATION:	20 Years from Commencement
OPTIONS:	Four (4) Five (5) Year Options
RENT ADJUSTMENT:	10% every (5) years
APN:	304-53-566

OFFERING TERMS

Fee Simple Sale

CURRENT NOI:	\$145,000.00
PRICE:	\$3,815,789.40
CAP:	3.8% Asking Price

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE
PRIMARY	1 - 5	\$12,083.33	\$145,000.00	10% Every 5 Years
	6 - 10	\$13,291.67	\$159,500.00	
	11 - 15	\$14,620.83	\$175,450.00	
	16 - 20	\$16,082.92	\$192,995.00	
1st Option	21 - 25	\$17,691.21	\$212,294.50	10%
2nd Option	26 - 30	\$19,460.33	\$233,523.95	10%
3rd Option	31 - 35	\$21,406.36	\$256,876.35	10%
4th Option	36 - 40	\$23,547.00	\$282,563.99	10%

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

SPEEDWAY, LLC (A wholly-owned subsidiary of 7-11)
NEC VAL VISTA DRIVE & MELROSE STREET
GILBERT, AZ



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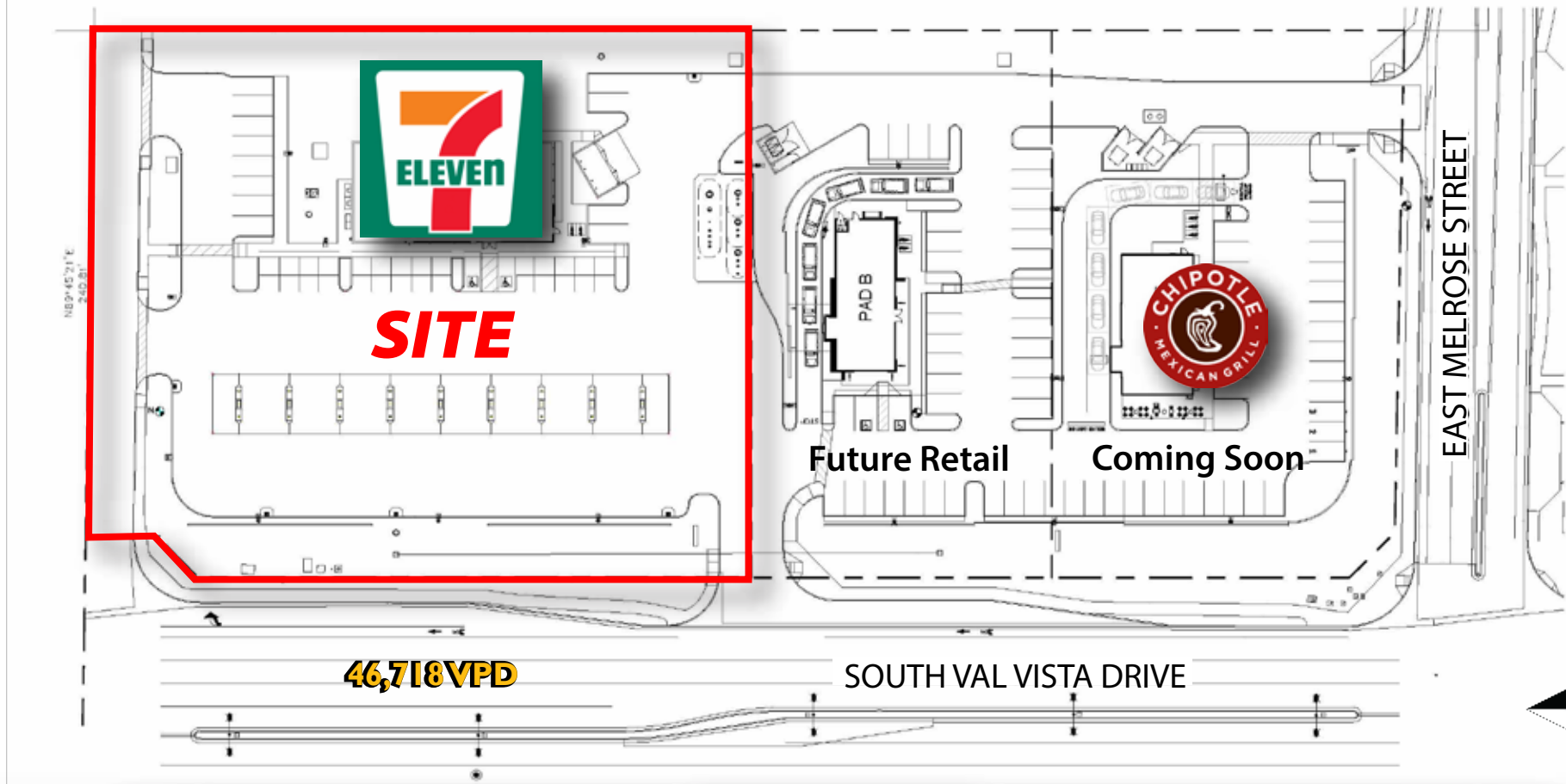


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SITE PLAN



DEMOGRAPHICS 2022

source: Sites USA 2022

	1 Mile	3 Miles	5 Miles
Estimated Population	5,700	90,737	281,775
Average Household Income	\$84,129	\$116,865	\$112,021
Median Household Income	\$115,276	\$111,052	\$107,025
Daytime Population	5,119	43,784	123,909
16 Years or Over			

TRAFFIC COUNTS

source: Sites USA 2022

San Tan Loop 202	104,382 vpd
Val Vista Drive	46,718 vpd

ABOUT 7 ELEVEN

Source: 7-eleven.com

In 1927, 7 Eleven showed the world just how convenient shopping could be – and we've been doing it every day since. Today, 7 Eleven is a global brand with more stores than any other retailer in the world – more than 81,000 across 18 countries to be exact. 7 Eleven, Inc. now operates a robust family of banners and brands, including Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations throughout the U.S. The brand also has a history of firsts — coffee in to-go cups, 24/7 hours and self-serve soda fountains, to name a few. Not to mention iconic products – like Slurpee® and Big Gulp® drinks – that have become a part of American culture. As the world's largest convenience retailer, 7 Eleven also helped pioneer the Franchise model and is now consistently ranked as a top-10 Franchisor – a true testament to our entrepreneurial spirit. Although we've grown significantly over the years, we remain laser focused on innovating to meet the needs of customers. Today, 7 Eleven, Inc. is wholly-owned by Seven & i Holdings Co. Ltd.



- \$33 Billion Dollar Market Cap
- 135,000 + employees

- 78,029 stores in 19 countries
- Standard & Poor's Rated A

MERCY CENTER HIGHLIGHTS

1. ± 378,000 SF Women's & Children's Pavilion (Dignity Health)
2. New Phoenix Children's Hospital
3. ± 58,647 SF Mercy Medical Commons II - Medical Office
4. ± 200,000 SF Copper Springs East Rehabilitation Center
5. ± 22,500 SF Rome Street Medical Office
6. ± 78,700 SF, 85-unit Abbington @ Gilbert Assisted Living Facility
7. ± 16,000 SF Sana Behavioral Health Hospital, Phase I

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SPECTRUM AT VAL VISTA

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Aspens at
Marioposa Point
200 Units

Marioposa Point
of Gilbert

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Campo Verde
High School

