



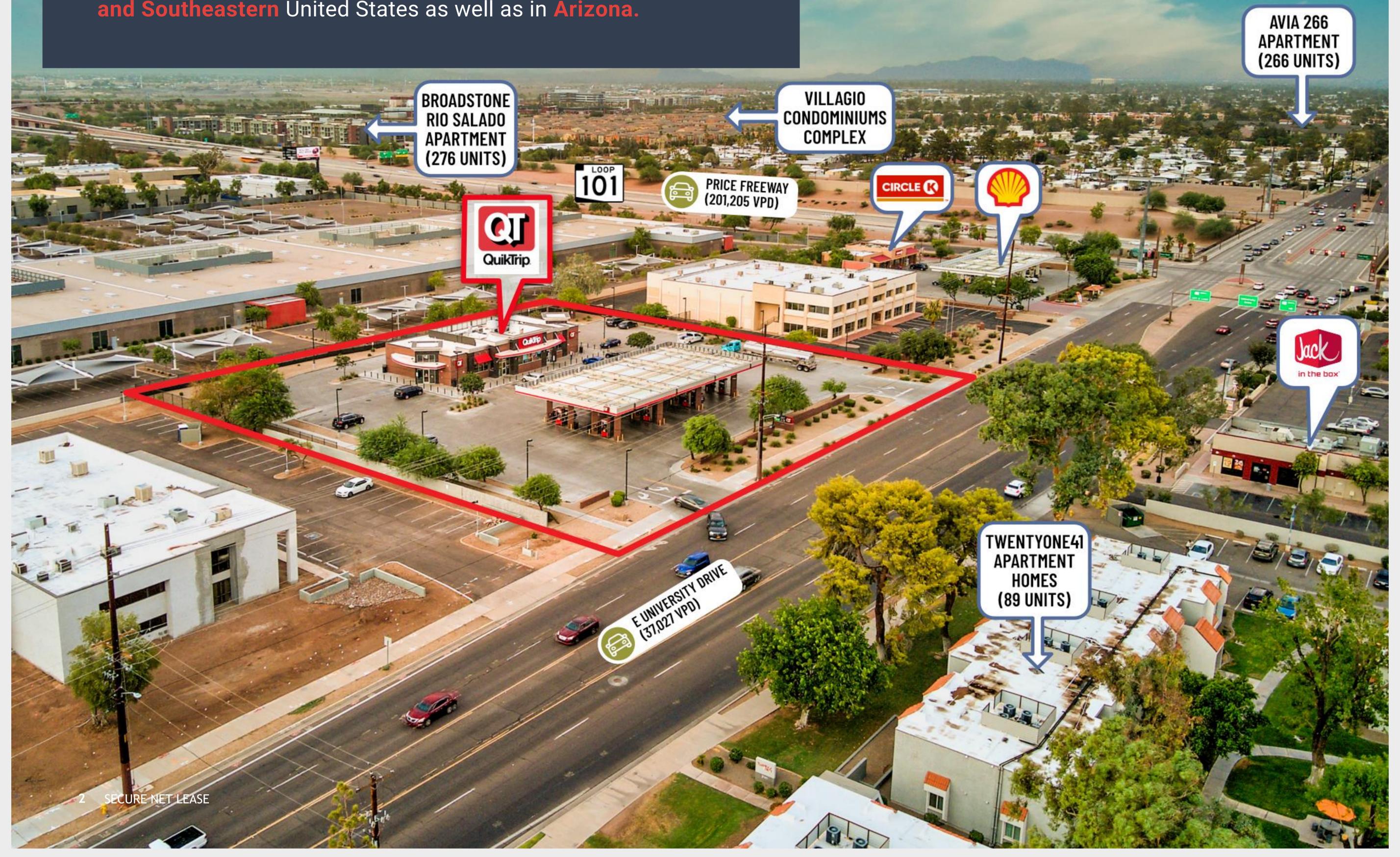
# QuikTrip

**\$5,820,000 | 4.00% CAP**

2150 E University Dr., Tempe Arizona (Phoenix)

- ✓ **Rare Corporate Sale-Leaseback Opportunity** | May Qualify for Bonus Depreciation
- ✓ **15-Year Absolute NNN Lease** with (10) 5-Year Options to Renew
- ✓ **Strategically Located just off Loop 101** and East University Dr.(Combined VPD of 238,232)
- ✓ **Located 2 Miles from Arizona State University** – one of the nations largest universities with over 53,500 full-time students
- ✓ **12th Largest Convenience Store Chain** in the U.S.

The QuikTrip Corporation, more commonly known as QuikTrip, is an **American chain of convenience stores** based in **Tulsa, Oklahoma** that primarily operates in the **Midwestern, Southern, and Southeastern** United States as well as in **Arizona**.



BROADSTONE  
RIO SALADO  
APARTMENT  
(276 UNITS)

VILLAGIO  
CONDOMINIUMS  
COMPLEX

AVIA 266  
APARTMENT  
(266 UNITS)



LOOP  
101

PRICE FREEWAY  
(201,205 VPD)



E UNIVERSITY DRIVE  
(37,027 VPD)

TWENTYONE41  
APARTMENT  
HOMES  
(89 UNITS)

# INVESTMENT OVERVIEW

— QUIKTRIP TEMPE, AZ

SUBJECT  
PROPERTY

## \$5,820,000

### 4.00% CAP

NOI

\$232,800

Building Area

±5,720 SF

Land Area

±1.96 AC

Year Built

2011

Lease Type

NNN

Occupancy

100%

- ✓ **Rare corporate sale-leaseback opportunity.** New 15-year absolute NNN lease with (10), 5-Year options to renew.
- ✓ **Eligible for 100% bonus depreciation in year 1 - Fee simple ownership of a convenience store or gas station** allows the landlord to be eligible to use the Accelerated Bonus Depreciation model. Consulting your accountant or tax attorney is advised.
- ✓ **QuikTrip operates over 850 locations in 11 states and does not franchise to other operators;** making sure each store is consistent and meets QuikTrip's quality expectations.
- ✓ **QuikTrip is the 12th largest convenience store chain in the country.** QuikTrip was recently ranked by Forbes as the 28th largest private company with over \$11 Billion in Revenue.
- ✓ **High Traffic Location** - Signature property is strategically situated directly off of East University Drive, adjacent to Loop 101, with a combined VPD of 238,232.
- ✓ **Located 5-min from one of the largest public universities in the nation, Arizona State University, with over 53,500 Full Time students.** ASU was ranked the No. 1 "Most Innovative School" in the United States by U.S. News & World Report for six consecutive years.
- ✓ **Tempe is a vibrant, young urban city just 10 minutes east of Phoenix, AZ.** Tempe maintains one of the most thriving economies in the country, home to top research firms, and Fortune 500 companies. The city offers a blend of quality new developments, redevelopment, & prestigious institutions.

## CONTACT FOR DETAILS

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**SECURE**  
NET LEASE

# TENANT OVERVIEW

QUIKTRIP TEMPE, AZ

## QuikTrip

**Lessee:** QuikTrip Corporation

**Guarantor:** QuikTrip Corporation

### REVENUE

**\$11 B**

### CREDIT RATING

**BBB**

### TOTAL LOCATIONS

**850+**



[quiktrip.com](http://quiktrip.com)

**QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.**

Founded in 1958, QuikTrip has grown to a more than **\$11 billion** company with **780+ stores across 11 states**. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip Corp. currently holds an **NAIC 2 Rating** which is the equivalent of a “BBB” rating by Standard & Poor’s. QuikTrip locations feature the company’s own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT’s own Quik’n Tasty and Hotzi lines of sandwiches. With over **20,000 employees**, QuikTrip has made Fortune Magazine’s list of **“Best Companies to Work For”** every year for the last 15 years and received the **38th spot** in People Magazine’s **“50 Companies That Care.”**

QuikTrip is consistently **ranked as one of the top convenience store** marketers in product quality and friendly service, including a top spot on GasBuddy’s **Top Rated C-Store list for 2017**, and Top Rated Convenience Store Brand in the state of **Missouri**. It is also ranked **68th on Fortunes 100 best companies** to work for in 2017 and **33rd on Forbes List of Private Companies**. QuikTrip also gives back to the communities it serves, donating **5% of net profits** to qualified 501c3 non-profit agencies, which includes United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships and many other agencies that support at-risk youth and early childhood education



# IN THE NEWS

— QUIKTRIP TEMPE, AZ

## How QuikTrip Is Investing in Its Leaders

DANIELLE ROMANO, JUNE 16, 2021 (CONVENIENCE STORE NEWS)

Founded in 1958, QuikTrip Corp. (QT) has been a key player in transforming the convenience retailing landscape. Today, the 850-store chain has grown to a more than \$11 billion company with operations across 11 states, and is consistently listed among Forbes' largest privately held companies.

But at the core of QT's longevity and success is its **more than 24,000 employees**, who have contributed to the operator being named one of the **Best Companies to Work For for 14 years**.

With its leaders dispersed over multiple locations and with diverse responsibilities, QT was driven to create a common leadership language that could be used universally throughout the company and directly correlated to its mission to help employees grow and succeed.

That comes as no surprise to those who work for QT, according to Lindsay Bennefield, corporate training manager. After all, **QT prides itself on being "a company created to provide opportunities for others."**

"This commitment to providing employee opportunities for growth is the foundation of everything we do and is at the **heart of our leadership development initiatives," she said.**

With this goal in mind, QT partnered with **Harvard Business Publishing Corporate Learning (HBP)** in 2014 to explore new leadership development initiatives. Harvard Business Publishing is an affiliate of Harvard Business School.

EXPLORE ARTICLE



## QuikTrip Opens First Louisiana Travel Center

ISABELLE GUSTAFSON, APRIL 12 (CSTOREDECISIONS)

The first customers will be greeted on the opening day of business, April 15 at 6901 Bert Kouns Industrial Blvd., Shreveport, La.

The Travel Center features a **larger designed** lot and more spacious store than a traditional QT. The Travel Center has room to service **20 cars for gas and six diesel bays for trucks.**

QT's new store model is created specifically for **highly traveled** areas of the country that are also within a reasonable proximity to a QT Distribution Center for access to fresh food. The company offers a **full-service** kitchen with fresh, made-to-order snackles, as well as fresh food delivered daily through **its bakeries and commissaries.**

QuikTrip (QT) announced the opening of a new remote travel center in Shreveport, La., on April 15. While the retailer has widespread presence across 11 states in the Southwest, Midwest and Southeast, the Travel Center is the first QT location in Louisiana.

"We are excited to introduce QuikTrip in Louisiana with our first Remote Travel Center in Shreveport. We look forward to introducing our unique QuikTrip brand and culture to our new community," said Amy Gulizia, Division Manager for QT's Remote Store Network. "The Travel Center allows us to create meaningful connections with our new local customers in Shreveport, but also serve travelers in this busy part of the country."

Since its inception in 1958, QT has become widely known for **taking great care of its employees**, earning national recognition creating and nurturing career employees and offering superior employee benefits.

EXPLORE ARTICLE



# LEASE OVERVIEW

QUIKTRIP TEMPE, AZ

SUBJECT  
PROPERTY

Initial Lease Term	15-Years, Plus (10), 5-Year Options to Renew
Rent Commencement	Upon Closing
Lease Expiration	15 Years After Closing
Lease Type	NNN
Rent Increases	.25 Basis Points Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$232,800
Annual Rent Years 6-10	\$247,350
Annual Rent Years 11-15	\$261,900
Option 1	\$276,450
Option 2	\$291,000
Option 3	\$305,550
Option 4	\$320,100
Option 5	\$334,650
Option 6	\$349,200
Option 7	\$363,750
Option 8	\$378,300
Option 9	\$392,850
Option 10	\$407,400

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



ANYTIME FITNESS



YAVAPAI ELEMENTARY SCHOOL  
(298 STUDENTS)

FOOD CITY

PENSKE

Public Storage

FedEx

LAIRD SCHOOL  
(566 STUDENTS)



Public Storage

TARGET  
five BELOW  
LANE BRYANT  
PET SMART  
JCPenney  
BARNES & NOBLE  
BevMo!

ULTA BEAUTY  
ROSS DRESS FOR LESS  
Michaels  
FAMOUS footwear  
Harkins THEATRES

OLD NAVY  
DSW DESIGNER SHOE WAREHOUSE  
NORDSTROM  
rack  
Total Wine & MORE  
WORLD MARKET

BEST BUY  
DAVE & BUSTER'S  
H&M

CASINO ARIZONA

PRICE FREEWAY  
±201,205 VPD

SALT RIVER

RED MOUNTAIN FREEWAY  
±177,489 VPD

SALT RIVER

WaBa Grill  
IN-N-OUT BURGER  
WING-STOP  
Jersey Mike's SUBS  
Starbucks

LOOP 202



CINEMARK

State Farm



QT QuikTrip  
SUBJECT PROPERTY  
2150 E UNIVERSITY DR.

Walmart Supercenter  
ESPORTA FITNESS  
BED BATH & BEYOND  
Party City  
JOANN

BOOT BARN  
OfficeMax  
Burlington  
Marshalls  
DOLLAR TREE  
petco

THE HOME DEPOT  
McDonald's  
Starbucks

WHITTIER ELEMENTARY SCHOOL  
(538 STUDENTS)



ExtraSpace Storage

E UNIVERSITY DRIVE  
±37,027 VPD



ARIZONA STATE UNIVERSITY



SUBWAY

PENSKE

THEW ELEMENTARY SCHOOL  
(543 STUDENTS)



WEBSTER ELEMENTARY SCHOOL  
(666 STUDENTS)

SAFEMART

TEMPE ST. LUKE'S HOSPITAL  
(65 BEDS)



CIRCLE K

U-HAUL



Walgreens

MART

TEMPE HIGH SCHOOL  
(1,652 STUDENTS)

SAFEMART  
STAPLES

CVS pharmacy

FOOD CITY  
FAMILY DOLLAR

CONNOLLY MIDDLE SCHOOL  
(1,107 STUDENTS)

LOOP 101



POPEYES  
LOUISIANA KITCHEN



BROADMOR ELEMENTARY SCHOOL  
(665 STUDENTS)

Walgreens

ACE Hardware  
OfficeMax

DOLLAR TREE

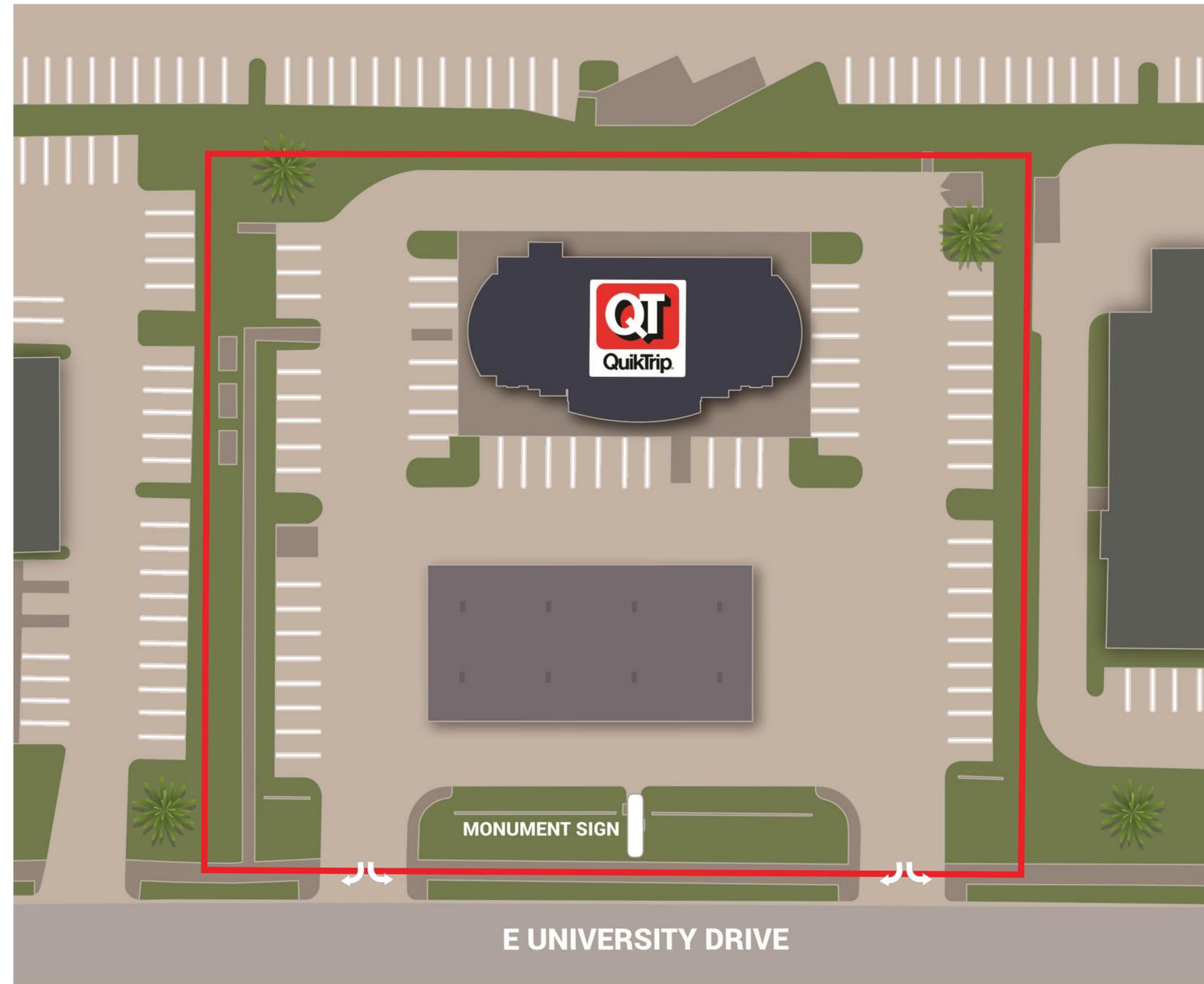
Public Storage



# SITE OVERVIEW

QUIKTRIP TEMPE, AZ

	Year Built	2011
	Building Area	±5,720 SF
	Land Area	±1.96 AC



## NEIGHBORING RETAILERS

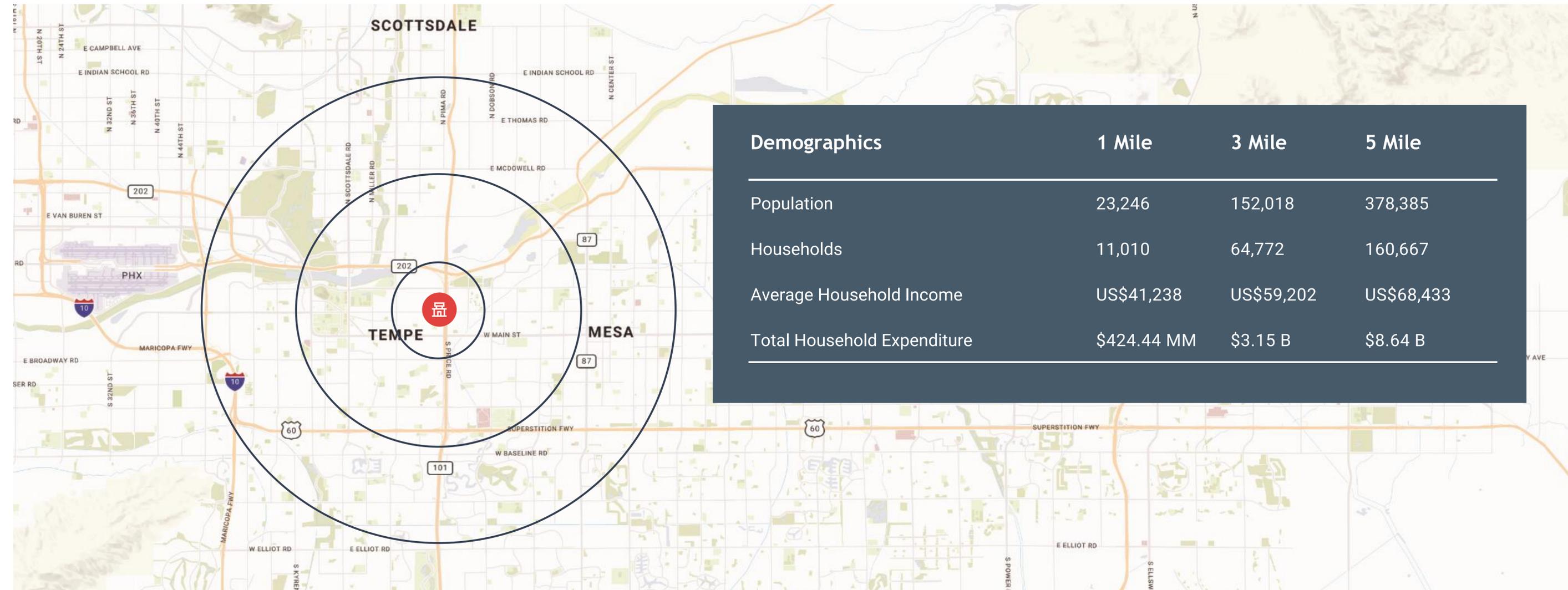
- Target
- Best Buy
- Ross Dress for Less
- JCPenney
- Famous Footwear
- Walmart Supercenter
- The Home Depot
- Bed Bath & Beyond
- Burlington
- OfficeMax



SUBJECT PROPERTY

# LOCATION OVERVIEW

QUIKTRIP TEMPE, AZ



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Arizona State University (44,461)
2. Rio Salado College (18,304)
3. State Farm Insurance (6,550)
4. SRP (2,810)
5. Freedom Financial Network (2,300)
6. JPMorgan Chase Bank National Association (2,220)
7. ABM Industries Inc (2,000)
8. City of Tempe (1,983)
9. Honeywell (1,540)
10. Express Scripts (1,520)
11. Tempe ISD (1,520)
12. Total Events Management LLC (1,040)
13. Wells Fargo (1,030)
14. ADP Inc. (1,000)
15. Bank of the West (1,000)

# LOCATION OVERVIEW

QUIKTRIP TEMPE, AZ

## Tempe

Arizona

 183,652  
Population

 \$54,210  
Median Household Income



Tempe is home to one of the largest public universities in the U.S. - Arizona State University

**53,500±  
Students**

Tempe was ranked among the top 10 "Best Downtowns in America"

**TOP 10**

### Tempe, Arizona is at the heart of Metropolitan Phoenix.

The 8th largest city in Arizona is also the location of Arizona State University's main campus. Refreshingly offbeat, Tempe is a college town with a personality of its own.

**Tempe has a distinct identity as an emerging destination city, replete with all the offerings of a city rich in economics, technology, culture, tourism and educational resources.**

Tempe sees 300 sunny days and an average of 9 inches of rain per year. During the summer, Tempe averages around 104 degrees. During winter, Tempe averages around 42 degrees. With this much sunshine, it is easy to get outside, go

on an adventure, and enjoy the great outdoors in Tempe, Arizona. Excellent facilities, an ideal location, and a picturesque landscape make Tempe the perfect place to spend a sunny day by boating, hiking, biking, golfing, or watching an awe-inspiring sunset.

There is a wide array of shopping destinations in and around Tempe, from unique specialty shops to nationally known brands, and everything in between. Plan your shopping excursion to Downtown Tempe, Tempe Marketplace, and Arizona Mills. Within a mile radius, there are plethora of things to do in Downtown Tempe. You can feast on international foods, drink award-winning microbrews, shop locally, view contemporary masterpieces, see a Broadway show, take a hike paddle on a lake, and visit one of the largest universities in the U.S. It is a Downtown unlike any other in Arizona.

The city of Tempe is an exciting mixture of Southwestern hospitality, prosperity and success. It covers approximately 40 square miles and is home to more than 183,000 residents. While enjoying dynamic growth, the city has maintained its unique personality and style through a careful and masterful blending of the new with the old. Respecting its heritage and energetically planning for the future, Tempe is a wonderful mix of history and modern urban amenities.

## IN THE NEWS

QUIKTRIP TEMPE, AZ

## Here's why Scottsdale and Tempe are experiencing a development boom

REBECCA L. RHOADES, JULY 19, 2021 (AZ BIG MEDIA)

While the COVID-19 pandemic may have curbed progress for a lot of businesses in the East Valley, construction showed no signs of slowing down. Massive multifamily housing communities, expansive business campuses, eye-catching mixed-use towers and luxury hotels are transforming the region's skyline, and nowhere is that more evident than in Phoenix's suburban neighborhoods of Scottsdale and Tempe.

"It's been an interesting year. Everyone was expecting the worst, but we continue to be as busy as ever as people and businesses are looking to move here from **higher-cost locations**," says Maria Laughner, economic development manager for the City of Tempe. Completion of the **16-story mixed-use Watermark in 2019** brought retail and dining options to the north shore. "**People are using the plaza area** as part of their walking path, which is what the developers wanted when the project was designed," Laughner explains.

The last couple years saw Tempe pivot from a university town into the Valley's second largest urban center. The area surrounding Tempe Town Lake has experienced some of the most notable change.

The remainder of 2021 and 2022 will see the creation of more mixed-use projects that will attract not only new businesses but also workforce. Just across the Salt River, **the 24-story towers of The Pier** will complement the Watermark's gleaming facade, while adding office and **retail space as well as 500 apartments**. Visitors will also have more options over the next couple years.

"We have a lot of entitlements for hotels, primarily in the downtown area, and we're glad to see three or four of them under construction now," notes Ryan Levesque, community development deputy for the City of Tempe. "**Since the early 2000s, Tempe has been underserved by hotels.**"

EXPLORE ARTICLE



## Here's how Novus Innovation Corridor is projected to generate 34,000 jobs

JULY 19, 2021 (AZ BIG MEDIA)

Construction of completed and currently active projects in Novus will generate an economic impact of \$1.86 billion\*.

**Seidman also projects 33,734 jobs** will be created by 2035 through office, hotel, multifamily and retail operations in Novus. Additionally, **more than 20,000 temporary construction jobs** related to development will also be generated.

The Novus Innovation Corridor (Novus), a 355-acre, multi-phased urban mixed-use development on the Tempe campus of Arizona State University (ASU) will have significant economic impact on the greater Phoenix area as projected by ASU's Seidman Research Institute (Seidman).

These projections are part of a report recently completed by Seidman using the REMI economic forecast model, **which estimates multiplier effects over time.**

Novus is a partnership between master developer Catellus Development Corporation and ASU's University Real Estate Development Team, who is responsible for delivering both an **exceptional physical environment** to all customers of the university as well as enrich ASU's real estate portfolio. Located adjacent to Tempe Town Lake, **Novus is one of the most progressive, urban, mixed-use developments** in the United States. At completion, Novus will encompass over **10 million square feet** of retail, restaurants, residential urban living, hotels and office space, and will be the premier destination for live, work, play.

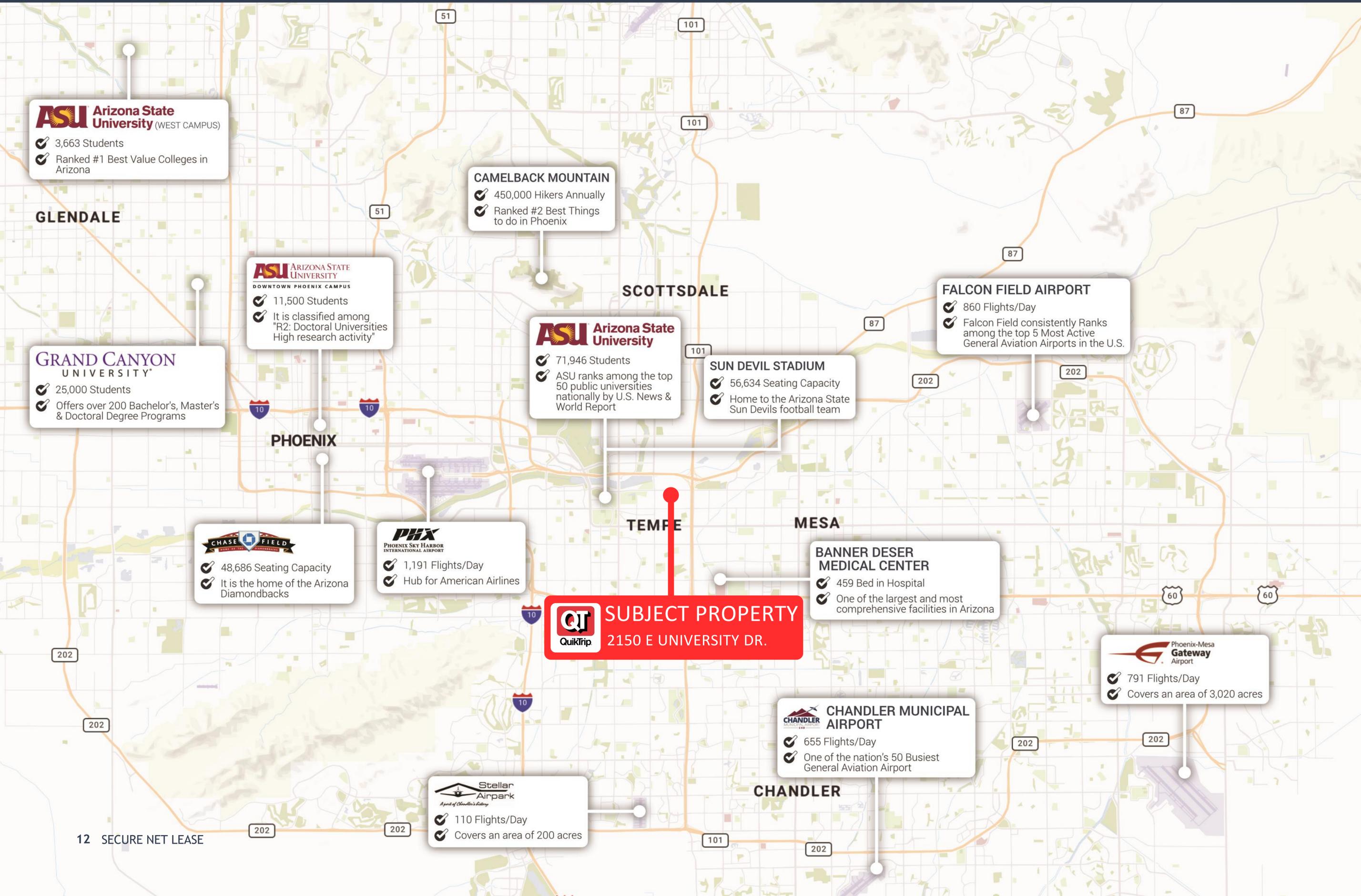
Novus will span four distinctive neighborhoods within an integrated framework that includes pedestrian thoroughfares and numerous outdoor public spaces, all served by an **extensive, multi-modal transportation system.**

EXPLORE ARTICLE



# PHOENIX - MESA - SCOTTSDALE MSA

QUIKTRIP TEMPE, AZ



**ASU Arizona State University (WEST CAMPUS)**

- ✓ 3,663 Students
- ✓ Ranked #1 Best Value Colleges in Arizona

GLENDALE

**CAMELBACK MOUNTAIN**

- ✓ 450,000 Hikers Annually
- ✓ Ranked #2 Best Things to do in Phoenix

**ASU ARIZONA STATE UNIVERSITY DOWNTOWN PHOENIX CAMPUS**

- ✓ 11,500 Students
- ✓ It is classified among "R2: Doctoral Universities High research activity"

SCOTTSDALE

**GRAND CANYON UNIVERSITY\***

- ✓ 25,000 Students
- ✓ Offers over 200 Bachelor's, Master's & Doctoral Degree Programs

**ASU Arizona State University**

- ✓ 71,946 Students
- ✓ ASU ranks among the top 50 public universities nationally by U.S. News & World Report

**SUN DEVIL STADIUM**

- ✓ 56,634 Seating Capacity
- ✓ Home to the Arizona State Sun Devils football team

**FALCON FIELD AIRPORT**

- ✓ 860 Flights/Day
- ✓ Falcon Field consistently Ranks among the top 5 Most Active General Aviation Airports in the U.S.

PHOENIX

**CHASE FIELD**

- ✓ 48,686 Seating Capacity
- ✓ It is the home of the Arizona Diamondbacks

**PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT**

- ✓ 1,191 Flights/Day
- ✓ Hub for American Airlines

TEMPE

**QT QuikTrip SUBJECT PROPERTY 2150 E UNIVERSITY DR.**

MESA

**BANNER DESER MEDICAL CENTER**

- ✓ 459 Bed in Hospital
- ✓ One of the largest and most comprehensive facilities in Arizona

**Phoenix-Mesa Gateway Airport**

- ✓ 791 Flights/Day
- ✓ Covers an area of 3,020 acres

12 SECURE NET LEASE

**Stellar Airpark**  
*A part of Chandler's history*

- ✓ 110 Flights/Day
- ✓ Covers an area of 200 acres

CHANDLER

**CHANDLER MUNICIPAL AIRPORT**

- ✓ 655 Flights/Day
- ✓ One of the nation's 50 Busiest General Aviation Airport

CALL FOR ADDITIONAL INFORMATION

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