



Corporate 7-Eleven

\$9,374,000 | 5.00% CAP

NWC Dysart Rd & Bell Rd, Surprise, AZ 85379 (Phoenix MSA)

- ✓ **Brand New 15-Year Absolute NNN Lease** | 10% Rent Bumps Every 5 Years
- ✓ **Situated in Heart of NW Phoenix MSA**, w/ Over 1.03M People w/in 30-Min. Drive
- ✓ **One Mile from Surprise Stadium**, the #1 Spring Training Stadium in Arizona, Hosting the Kansas City Royals and the Texas Rangers (200k+ Spring Visitors)
- ✓ **Located on the NWC of Dysart & Bell Rd (45,695+ VPD)**, Next to Densest Retail Corridor in Surprise, Including Surprise Marketplace (500k+ SF) & Surprise Towne Center (600k+ SF)
- ✓ **Just East of Loop 303** - Leading Factor in Phoenix's West Valley Booming Industrial Hub. Millions of SF of Manufacturing Facilities Currently Under Construction Near Site - **TSMC North Phoenix Complex (\$65B Investment, Creating 10,000 Jobs)**

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 85,000 stores in 20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN SURPRISE, AZ

File Photo



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AZ Broker of Record: James Mitchell

License #: LC556376000

\$9,374,000

5.00% CAP

NOI

\$468,708

Building Area

±4,741 SF

Land Area

±1.937 AC

Year Built

2024

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement & Store Opening:** September 2024. Brand New 15-Year Absolute NNN Corporate Lease with 10% Rental Increases Every 5 Years
- ✓ **Superb Traffic Counts in a Dense Infill Market** - The subject property is located on the NWC of Dysart Rd and Bell Rd (45,695+ Combined VPD).
- ✓ **Situated in Heart of NW Phoenix MSA** - Over 1.03M People w/in 30-Min. Drive. There are 231,512+ residents living within a 5-mile radius that have an average household income of \$100,081.
- ✓ **Just Over a Mile from Surprise Stadium, Host of Spring Training for the Kansas City Royals and the Texas Rangers.** This stadium covers over 200 acres and seats over 13,700 fans. Voted the Number 1 Spring Training Stadium in Arizona, it sees 200k+ fans in the Spring.
- ✓ **Next to the Densest Retail Corridor in Surprise,** including Surprise Marketplace (500k+ SF, major Tenants include Target, Lowe's Best Buy, etc.) & Surprise Towne Center (600k+ SF, major Tenants include Walmart Supercenter, The Home Depot, PetSmart, etc.)
- ✓ **Strategically Located Near Loop-303,** the leading factor in Phoenix's West Valley booming industrial hub, serving Arizona and key Western U.S. markets. Skyway Commons (3 miles from the site), is a multi-faceted subdivision being designed to offer a dynamic mix of distribution, warehouse, and manufacturing solutions. It is also close to the **Taiwanese Semiconductor Fabrication Plant coming to North Phoenix (\$65B investment on over 1,100 acres),** the largest direct foreign investment in US history.
- ✓ **7-Eleven is the World's Largest C-Store Chain.** The company recently opened their 85,000th store & continues to develop new stores year-round. They operate in 20 countries & employ 167k+ people.

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.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN SURPRISE, AZ

7-Eleven

Lessee: 7-Eleven, Inc., a Texas corporation

REVENUE
\$81.3 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high-quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores in 20 countries**, of which approximately **15,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**.

The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 7-Eleven offers' customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN SURPRISE, AZ

7-Eleven Acquires 204 Stores From Sunoco in \$1 Billion Deal

LAYTEN PRAYTOR, JANUARY 12, 2024 (DMAGAZINE)

Susser Banc Holdings raises more than \$40 million in capital, Tom and Karen Falk gift \$5 million to the United Way of Metropolitan Dallas, and more.

Sunoco, one of the largest fuel distribution companies in the U.S., has entered into a definitive agreement for the sale of **204 convenience** stores to 7-Eleven for **around \$1 billion**. Specifically, 7-Eleven will acquire Stripes convenience stores and Laredo Taco Company restaurants. As a result, 7-Eleven is now the **sole owner and operator** of all Stripes and Laredo Taco Co. stores.

In total, these latest stores will be added to the more than 13,000 7-Eleven, Speedway, and Stripes locations that 7-Eleven already operates, franchises, and licenses between the U.S. and Canada.

“Stripes and Laredo Taco Company have been a great addition to our family of brands since they initially joined us back in 2018,” Joe DePinto, CEO of 7-Eleven said in a statement. “We’re excited to welcome the **remaining Stripes stores** and Laredo Taco Company Restaurants to the family, and we look forward to serving even more customers across West Texas, New Mexico and Oklahoma.”

In 2018, 7-Eleven purchased its first crop of Stripes and Laredo Taco Co. stores from Sunoco. That **\$3.3 billion** purchase saw Sunoco offload 1,030 convenience stores across 17 states to 7-Eleven. **In 2018, Sunoco** cited the reasoning for the sale was that it wanted to focus more on **growing** its gasoline business. The **204 stores** being sold by Sunoco to 7-Eleven reside in the southwest region of the United States, including West Texas, New Mexico, and Oklahoma

EXPLORE ARTICLE



7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, **driven by its ability** to tap into the wants and needs of the **ever-changing consumer**.

Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.

The Irving, Texas-based retail chain has a network of **13,000-plus convenience stores** across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of **three tools**: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty members** through which the retailer conducts quantitative and qualitative research at scale and efficiently

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN SURPRISE, AZ

Initial Lease Term	15 Years, Plus (6) 5 Year Options to Renew
Projected Rent Commencement	September 2024
Projected Rent Expiration	September 2039
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years (Primary Term & Options)
Annual Rent Years 1-5	\$468,708.00
Annual Rent Years 6-10	\$503,861.04
Annual Rent Years 11-15	\$541,651.96
Option 1	\$582,274.96
Option 2	\$625,944.60
Option 3	\$627,890.40
Option 4	\$723,357.12
Option 5	\$777,609.00
Option 6	\$835,929.60

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.



KUENTZ RECREATION CENTER

BANNER DEL E WEBB MEDICAL CENTER (404 BEDS)

TRADER JOE'S
FARMERS INSURANCE
SHERWIN WILLIAMS
Pepp Boys
TEXAS COOKIES
OUTBACK STEAKHOUSE

KINGSWOOD ELEMENTARY SCHOOL (754 STUDENTS)

SPRINGS AT STADIUM VILLAGE APARTMENTS

FREEDOM TRADITIONAL ACADEMY (333 STUDENTS)

VALLEY VISTA HIGH SCHOOL (2,477 STUDENTS)

COUNTRYSIDE ELEMENTARY SCHOOL (614 STUDENTS)

ASHTON RANCH MIDDLE SCHOOL (592 STUDENTS)

HARMONY AT SURPRISE APARTMENTS (312 UNITS)

WEST POINT ELEMENTARY SCHOOL (760 STUDENTS)

SURPRISE ELEMENTARY SCHOOL (803 STUDENTS)

THOMPSON RANCH ELEMENTARY SCHOOL (785 STUDENTS)

T SURPRISE ARIZONA
SURPRISE STADIUM
#1 SPRING TRAINING STADIUM IN ARIZONA
HOSTS THE KANSAS CITY ROYALS & THE TEXAS RANGERS
200K+ SPRING VISITORS

7-ELEVEN SUBJECT PROPERTY
SWC DYSART RD. & BELL RD.

W BELL ROAD
±36,747 VPD

N DYSART ROAD
±8,948 VPD

60

GRAND AVENUE
±32,345 VPD

BIG LOTS!
LESLIE'S
GNC
SUBWAY
Starbucks
McDonald's
BURGER KING

Hampton
Albertsons

USPS.COM

ups

CVS pharmacy

FOOD STORES
Great Clips
SUBWAY

WELLS FARGO

Walgreens

bealls OUTLET
SAFEWAY
Edward Jones
Arbys
DQ

PET SMART
MATTRESS FIRM
Burlington
Office DEPOT OfficeMax
FAMOUS footwear
Michaels
DISCOUNT TIRE
THE HOME DEPOT
BUFFALO WILD WINGS
Jack in the box
Applebee's
FIVE GUYS
jamba
IHOP
PANDA EXPRESS
PIZZA HUT
TACO BELL

Walmart Supercenter

KOHL'S

McDonald's

IN-N-OUT BURGER
Cane's
Starbucks

Walgreens
Domino's

SONIC

Red Robin
LONGHORN STEAKHOUSE
Jockey Mike's
Panera BREAD

Residence INN
Hilton Garden Inn
H Holiday Inn Express

SPROUTS FARMERS MARKET
DUTCH BROS
chili's
CHIPOTLE

TARGET
PET SUPPLIES PLUS
BARNES & NOBLE
AutoZone
ROSS DRESS FOR LESS
Carl's Jr.
Chick-fil-A
Starbucks
Bath & Body Works
Olive Garden

LOWE'S
BEST BUY

HARBOR FREIGHT TOOLS
BIG 5 SPORTING GOODS
Edward Jones
SUBWAY

KFC
BURGER KING
Wendy's
SCOOTERS COFFEE

DEL TACO
BW Best Western
Hotels & Resorts

O'Reilly AUTO PARTS

CUBESMART self storage

CIRCLE K

NAPA

Walmart Neighborhood Market
FARMERS INSURANCE
BURGER KING
DQ

SAFEWAY
Edward Jones
TACO BELL
McDonald's
O'Reilly AUTO PARTS
ups
Starbucks

ANYTIME FITNESS
AutoZone

Walmart Supercenter

FOOD CITY

AutoZone

FOOD STORES
LESLIE'S
SUBWAY
ups
SONIC
Valvoline
WING STOP

ACE Hardware

H&R BLOCK
Domino's

QT QuikTrip

CIRCLE K



- TAIWANESE SEMICONDUCTOR FABRICATION PLANT
- UNDER CONSTRUCTION IN NORTH PHOENIX
- \$65B INVESTMENT ON 1,100+ ACRES
- CREATING 10,000 PERMANENT JOBS

LOOP 303

(25,329 VPD)

CHANEY'S CollisionCenters

Parts Authority

EWING OUTDOOR SUPPLY

ADVANTAGE STORAGE

CHAMPS FAMILY AUTOMOTIVE

PAM HEALTH (40 BEDS)

7 ELEVEN

N DYSART ROAD (8,978 VPD)

McDonald's

W BELL ROAD (36,747 VPD)



- TAIWANESE SEMICONDUCTOR FABRICATION PLANT
- UNDER CONSTRUCTION IN NORTH PHOENIX
- \$65B INVESTMENT ON 1,100+ ACRES
- CREATING 10,000 PERMANENT JOBS



CANYON RIDGE APARTMENTS (192 UNITS)



Public Storage



State Farm

WELLS FARGO

Wendy's

CRASH CHAMPIONS

AAA

ADOT Motor Vehicle Division

PAM HEALTH (40 BEDS)



ADVANTAGE STORAGE

CHAMPS FAMILY AUTO CARE

W BELL ROAD (36,747 VPD)

N DYSART ROAD (8,948 VPD)



SURPRISE ARIZONA
SURPRISE STADIUM

- 1 MILE FROM SUBJECT PROPERTY
- #1 SPRING TRAINING STADIUM IN ARIZONA
- HOSTING THE KANSAS CITY ROYALS AND THE TEXAS RANGERS
- 200K+ SPRING VISITORS

SURPRISE MARKETPLACE

TARGET
PET SUPPLIES PLUS
BARNES & NOBLE
AutoZone
ROSS DRESS FOR LESS
Starbucks
Chick-fil-A

LOWE'S
BEST BUY
Bath & Body Works
Olive Garden

Sams CLUB
SAFeway
WinCo FOODS

SURPRISE TOWNE CENTER

PET SMART
MATTRESS FIRM
Burlington
Office DEPOT OfficeMax
FAMOUS footwear
Michaels
DISCOUNT TIRE

THE HOME DEPOT
FIREHOUSE SUBS
Applebee's
FIVE GUYS
Jamba
IHOP

BUFFALO WILD WINGS
Jack in the box
Panda Express
Pizza Hut
TACO BELL

TRADER JOE'S
Pop Boys
TEXAS ROADHOUSE
OUTBACK STEAKHOUSE

PET SUPPLIES PLUS
Albertsons

Walmart Supercenter

ADVANTAGE STORAGE

CARESCOPE

GRAND AVENUE
 (32,345 VPD)



SPROUTS FARMERS MARKET
DUTCH BROS
chili's

IN-N-OUT
Starbucks
Cones

U-HAUL

AVIS

TINTAS

BIG BRAND TIRE & SERVICE
Allen's AUTO SERVICES LLC

CACTUS JACKS

SUNBELT

CENTRAL ARIZONA SUPPLY

EXCLUSIVELY IMPORTS

EIKON

CALIBER
 RESTORING THE BEAUTY OF YOUR LIFE

O'Reilly AUTO PARTS

7 ELEVEN

McDonald's

W BELL ROAD
 (36,747 VPD)

N DYSART ROAD
 (8,948 VPD)



FOOD CITY

BANANA REPUBLIC
AMERICAN EAGLE
rue21
claire's
Bath & Body Works
OLD NAVY
H&M
FAMOUS footwear
KAY JEWELERS
Michaels
carter's

SURPRISE ELEMENTARY SCHOOL (803 STUDENTS)

Walmart Supercenter
ANYTIME FITNESS

Public Storage

SAFeway
Edward Jones
O'Reilly AUTO PARTS

fray's LESLIE'S

WEST POINT ELEMENTARY SCHOOL (760 STUDENTS)

State Farm STADIUM
HOME OF THE ARIZONA CARDINALS NFL TEAM
8 MILES FROM SUBJECT PROPERTY

GRAND AVENUE (32,345 VPD)

USPS.COM

60

SURPRISE ARIZONA
SURPRISE STADIUM
1 MILE FROM SUBJECT PROPERTY
#1 SPRING TRAINING STADIUM IN ARIZONA
HOSTING THE KANSAS CITY ROYALS AND THE TEXAS RANGERS
200K+ SPRING VISITORS

QuikStop

WALMART

aps

O'Reilly AUTO PARTS

ADOT
Motor Vehicle Division

SHERIFF
ARIZONA SHERIFFS ASSOCIATION

W BELL ROAD (36,747 VPD)

PAM HEALTH (40 BEDS)

N DYSART ROAD (8,978 VPD)

McDonald's

7 ELEVEN



SITE OVERVIEW

7-ELEVEN SURPRISE, AZ

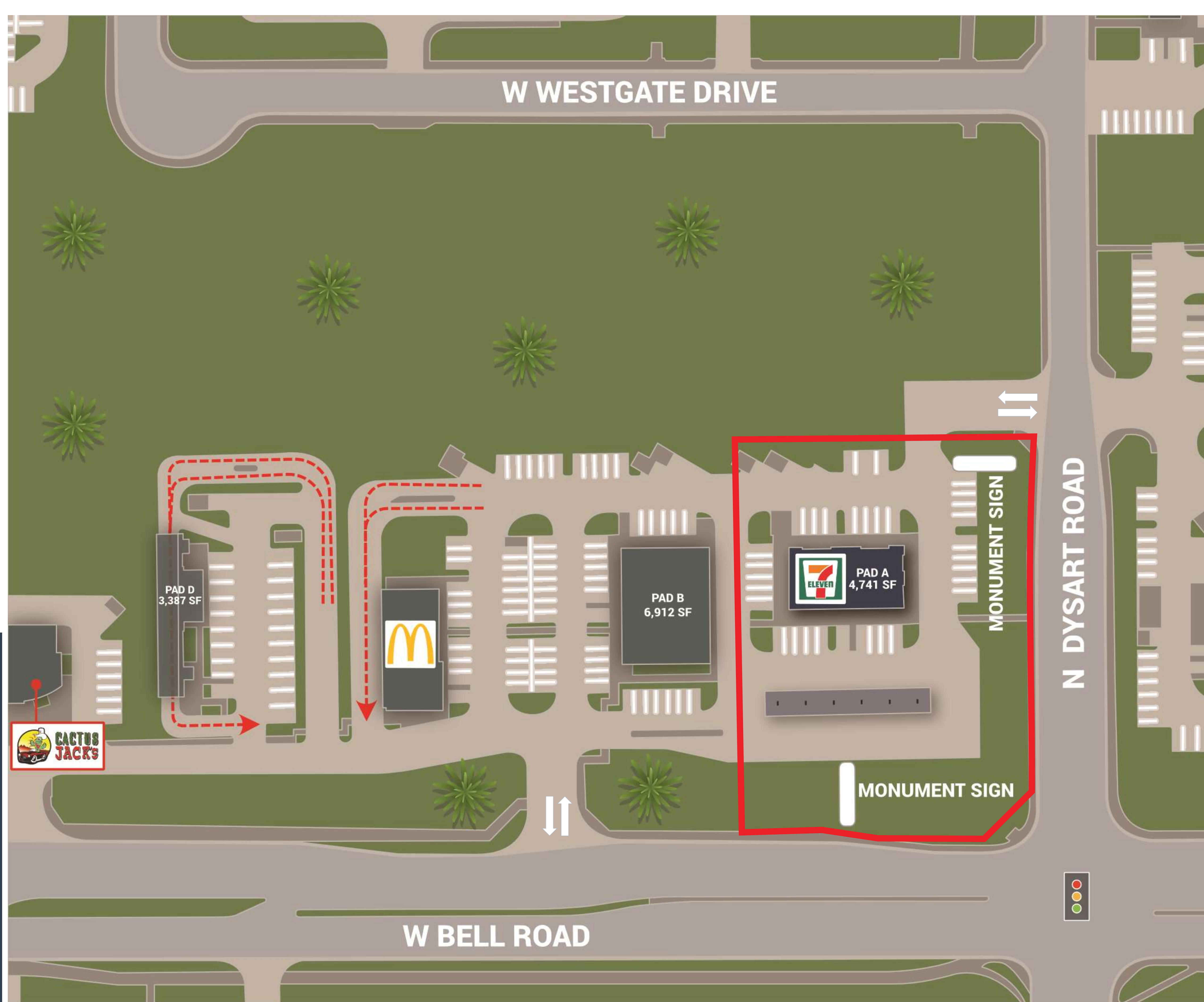
Year Built | 2024

Building Area | ±4,741 SF

Land Area | ±1.937 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- Walmart Neighborhood Market
- Target
- Lowe's
- Big Lots
- Kohl's
- Barnes and Noble
- Best Buy
- Bath and Body Works
- The Home Depot



File Photo

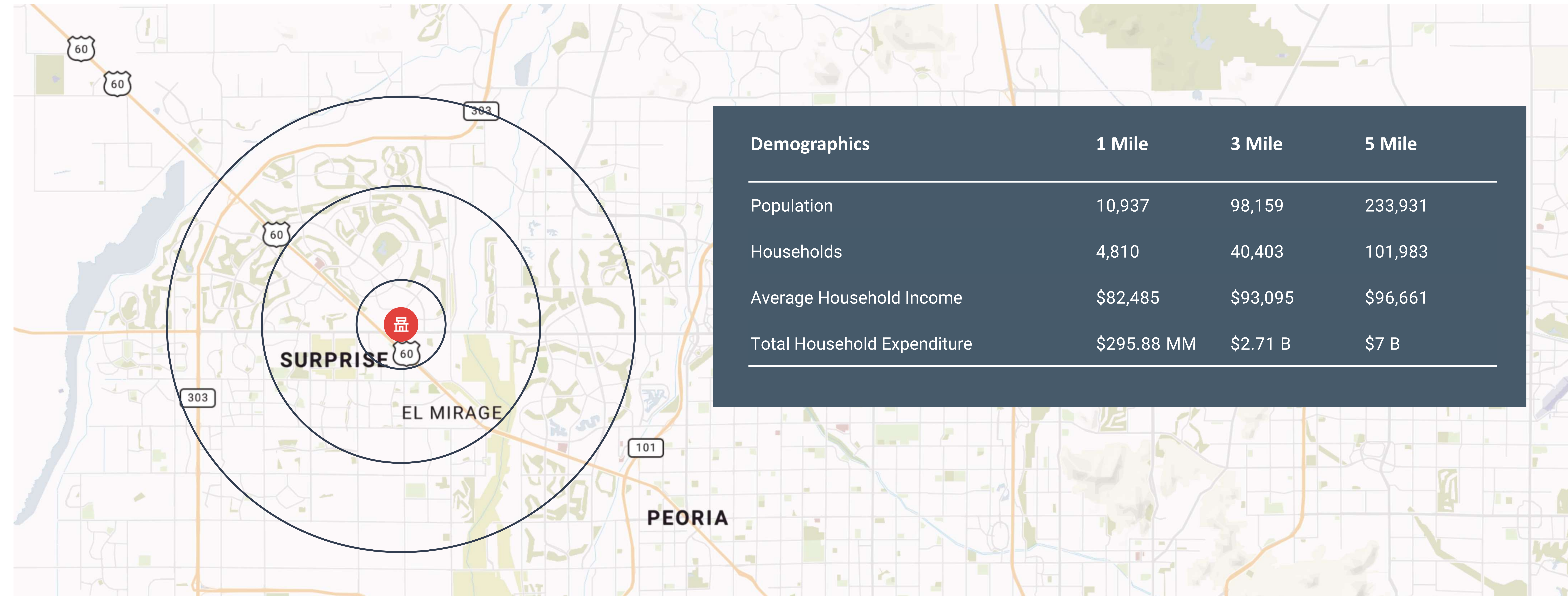
CONSTRUCTION PROGRESS AS OF 7/12/24

7-ELEVEN SURPRISE, AZ



LOCATION OVERVIEW

7-ELEVEN SURPRISE, AZ



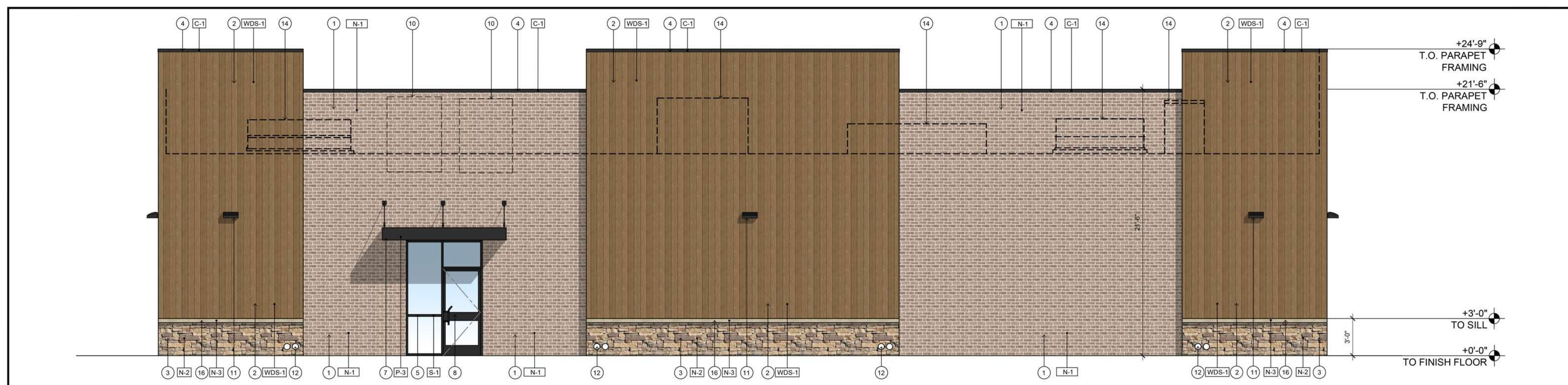
Demographics	1 Mile	3 Mile	5 Mile
Population	10,937	98,159	233,931
Households	4,810	40,403	101,983
Average Household Income	\$82,485	\$93,095	\$96,661
Total Household Expenditure	\$295.88 MM	\$2.71 B	\$7 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Dysart School District (1,610)
2. City of Surprise (1,103)
3. Wal-Mart (1,070)
4. Fry's Food Store (590)
5. Sun Health Foundation Inc (460)
6. Rousseau Farming Company (340)
7. Costco (330)
8. Home Depot (320)
9. McDonalds (270)
10. Maricopa County (230)

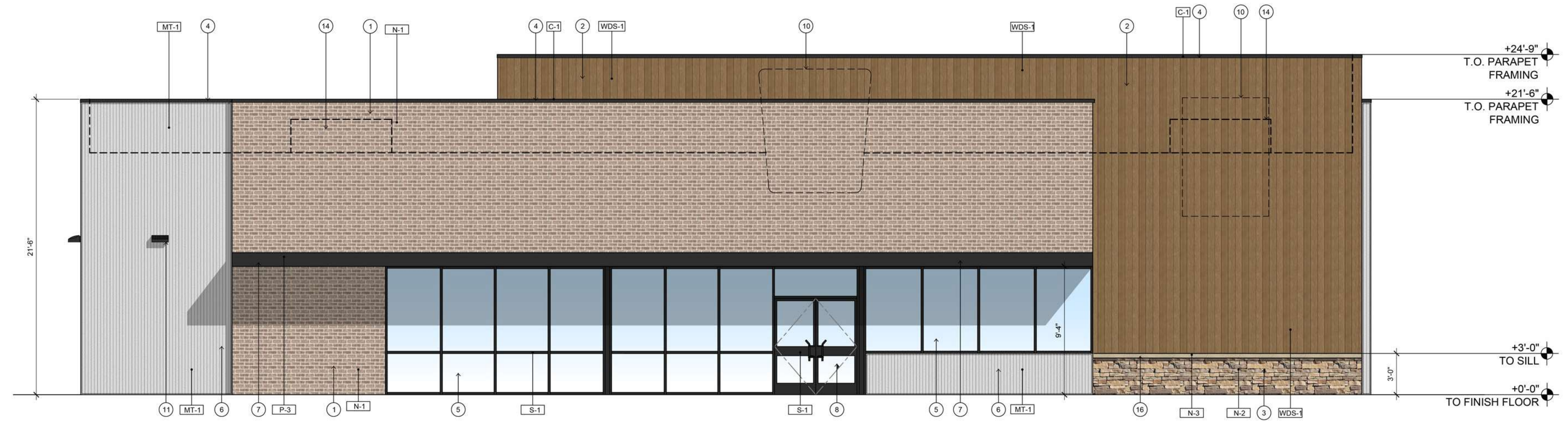
ELEVATIONS

7-ELEVEN SURPRISE, AZ



1 EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

MATERIALS AND COLORS

- | | |
|--|---|
| N-1
MATERIAL: FIBER CEMENT BOARD PANEL
MANUFACTURER: NICHHA
TYPE: VINTAGE BRICK
COLOR: WHITE WASH | P-3
MATERIAL: PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: "TRICORN BLACK" SW6238 |
| N-2
MATERIAL: STONE PANEL
MANUFACTURER: EL DORADO STONE
TYPE: MOUNTAIN LEDGESTONE PANEL
COLOR: PIONEER | S-1
MATERIAL: ALUMINUM STOREFRONT
MANUFACTURER: KAWNEER (OR EQUAL)
TYPE: 451T
COLOR: ANODIZED BLACK |
| N-3
MATERIAL: STONE WAINSCOT SILL
MANUFACTURER: EL DORADO STONE
TYPE: SPLIT-EDGE WAINSCOT SILL
COLOR: COASTAL SAND | C-1
MATERIAL: PREFINISHED ALUMINUM COPING
TYPE: MATTE BLACK BAKED ENAMEL
COLOR: |
| P-1
MATERIAL: PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: "PURE WHITE" SW7005 | MT-1
MATERIAL: CORRUGATED METAL
MANUFACTURER: KAWNEER (OR EQUAL)
TYPE: 451T
COLOR: SILVER |
| P-2
MATERIAL: PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: "MISTY" SW6232 | WDS-1
MATERIAL: FIBER CEMENT BOARD PANEL
MANUF: NICHHA
TYPE: VINTAGE WOOD
COLOR: CEDAR |

KEYNOTES

- 1 FIBER CEMENT BOARD PANEL (BRICK LOOK N-1)
- 2 FIBER CEMENT BOARD PANEL (WOOD LOOK - WDS-1)
- 3 STONE VENEER
- 4 METAL COPING (C-1)
- 5 ALUMINUM STOREFRONT WINDOW SYSTEM WITH INSULATED GLAZING
- 6 CORRUGATED METAL PANEL (MT-1)
- 7 STEEL CANOPY, PAINTED P-3
- 8 ALUMINUM STOREFRONT DOORS WITH INSULATED GLAZING
- 9 HOLLOW METAL DOORS AND FRAME
- 10 SIGNAGE UNDER SEPARATE PERMIT (INTERNALLY ILLUMINATED)
- 11 LIGHT FIXTURE
- 12 ROOF DRAIN AND OVERFLOW
- 13 KNOX BOX LOCATION
- 14 MECHANICAL UNIT ON ROOF (FULLY SCREENED BY PARAPET)
- 15 INSULATED SPANDREL PANEL GLAZING
- 16 STONE VENEER CAP EL DORADO STONE SPLIT-EDGE WAINSCOT SILL

ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 278-4305
www.ARCHICON.COM

BELLA FIESTA - GAS STATION
N.W.C. OF DYSART RD & BELL RD
SURPRISE, ARIZONA

PROJECT NUMBER: 2122510-12
PROJECT MANAGER: ARCHICON
DRAWN BY: JEFF K
CHECKED BY: JEFF K

NO	REVISION	DATE

SHEET DESCRIPTION
EXTERIOR ELEVATIONS
NORTH/SOUTH



SHEET NO.
DR300
ISSUE DATE: 12 MAY 2023

FS23-0185

LOCATION OVERVIEW

7-ELEVEN SURPRISE, AZ

Surprise

Arizona

 **160,273**
Population

 **\$87,756**
Median Household Income



The City Hosts Spring Training for the Kansas City Royals & the Texas Rangers

MLB SPRING TRAINING

Surprise is only 20 Miles Outside of Phoenix, AZ

PHOENIX MSA

Surprise, Arizona, nestled in the northwest part of the Phoenix metropolitan area, is a dynamic city experiencing rapid growth and development.

With a population exceeding 160,000, Surprise has evolved from its agricultural roots into a thriving suburban hub.

Surprise has evolved from its agricultural roots into a thriving suburban hub, driven by its appealing quality of life and proactive economic development.

This transformation is driven by its appealing quality of life, characterized by a family-friendly environment, diverse demographics, and a proactive approach to economic development.

The city's leadership has successfully attracted a wide range of industries, including retail, healthcare, and education, fostering a business-friendly atmosphere that supports both local entrepreneurs and large corporations. The city offers an abundance of recreational and cultural amenities that contribute to its attractiveness. The Surprise Recreation Campus is a standout feature, hosting spring training for the Kansas City Royals and Texas Rangers, which brings significant visitor traffic to the area. This campus, along with numerous parks, golf courses, and community centers, provides residents with extensive opportunities for outdoor activities and community engagement. The city's commitment to maintaining high-quality recreational facilities ensures that there are always ample opportunities for residents to stay active and involved in the community. Strategically located with well-developed transportation infrastructure, Surprise boasts excellent connectivity within the greater Phoenix area. The city is easily accessible via major highways, including Loop 303 and U.S. Route 60, facilitating convenient travel for both residents and businesses. This accessibility is further enhanced by public transportation options and bike-friendly routes. Additionally, the city's proximity to Phoenix offers residents the benefits of a suburban lifestyle while still being close to the amenities and opportunities of a major urban center. This strategic positioning, combined with the city's ongoing economic and demographic growth, makes Surprise an increasingly attractive destination for both living and investing.

IN THE NEWS

7-ELEVEN SURPRISE, AZ

New Retail Center Makes Powerful Splash in Western Phoenix Suburb

LOU HIRSH AND THOMAS WILLIAMS, MARCH 27, 2024 (COSTAR NEWS)

Completed by developer SimonCRE in 2023 in the northwestern Phoenix suburb of Surprise, Arizona, Village at Prasada spans more than 700,000 square feet and is the first large-scale power center — where the bulk of anchor tenants are big-box retailers — built in the Western U.S. in more than a decade, according to regional brokers and developers.

The **fast-growing Surprise area** was originally targeted for a regional mall in the **early 2000s**, but the site sat undeveloped as prior **proposed projects** stalled out.

Village at Prasada is located off the Loop 303 freeway at Waddell Road in Surprise, with current tenants including Sprouts Farmers Market, Hobby Lobby, TJ Maxx, Marshalls, PetSmart, Kohl's and Dick's Sporting Goods. Developers said the original tenant roster helped to bring several sought-after restaurants to the West Valley area, and they have now filled a "restaurant row" section in the middle of the shopping center.

For its results in bringing significant new retail and dining options to an underserved area while stimulating other local business development, a team of local judges awarded the project a **2024 CoStar Impact Award** for commercial development of the year for Phoenix.

Steady traffic at Village at Prasada from a rising Surprise population encouraged developer SimonCRE to begin work on another retail center across the street, planned to include another **350,000 square feet** of stores and restaurants.

"With all the industrial development that has been occurring in the **Loop 303 corridor**, this project filled a huge need for retail amenities for the thousands of new employees working in the nearby facilities," said Jeff Foster, regional vice president and market officer for global logistics developer Prologis. "The need was there as evidenced by the 90% lease-up and **strong roster of retail** and restaurant establishments that executed leases."

EXPLORE ARTICLE



Phoenix rising: the new industrial corridor growing along Loop 303

AUGUST 08, 2023 (INVESTMENT MONITOR)

The Loop 303 highway connects several of the fastest-growing cities in the south-west. The logistical benefits it brings to an already thriving region are helping to create a new commercial hotspot.

Along the west side of the Phoenix Metropolitan Area in Arizona, US, lies **Loop 303, 35 miles of highway** that serve as a crucial transport route. Since its completion in the past decade, the adjacent communities, known collectively as the West Valley, have seen rapid **growth and expansion**.

Hundreds of thousands of new residents have arrived. The region has transformed into a hotbed of industrial and manufacturing activity, attracting businesses and investments from across the nation.

Today, **tens of millions of square feet** of manufacturing facilities are under construction. It marks out the Phoenix West Valley as one of the most prominent emerging trade hubs in North America. One of the primary factors contributing to **Loop 303's growth** as an industrial and manufacturing corridor is its strategic location. Only a **six-hour drive** from the Port of Los Angeles and the Inland Empire of California, it is close enough that goods can be offloaded from ships and arrive at warehouses in the West Valley on the same day.

Additionally, Phoenix's central location in the **south-west** means facilities there can serve customers in the entire area, rather than just southern California. Perhaps one of the **biggest determining factors** that is leading corporations to choose the West Valley over long-preferred Californian locations is cost. As of May, the average rate of a lease in Phoenix, signed over the **past 12 months**, was roughly half the cost of a similar space in California.

EXPLORE ARTICLE



IN THE NEWS

7-ELEVEN SURPRISE, AZ

Loop 303 Corridor: A Key Gateway for Regional Growth

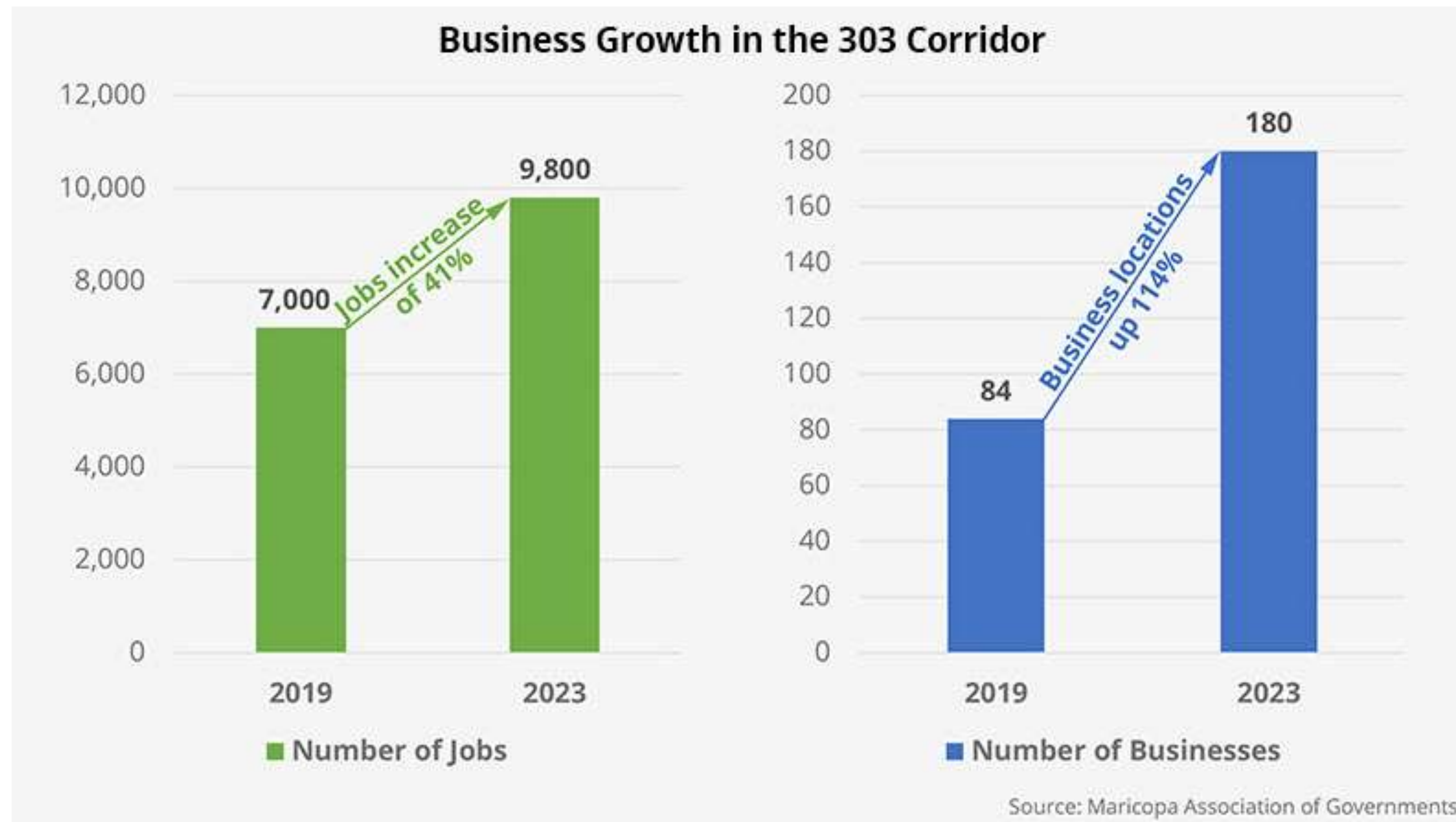
NOVEMBER 3, 2023 (MARICOPA ASSOCIATION ON GOVERNMENTS)

The freeway made possible by Proposition 400 is a new hub for regional development and big business looking to move goods closer to customers

What started as a way to connect I-10 in the West Valley to I-17 in the North Valley, the Loop 303 (Estrella Freeway) corridor, has become a **significant economic driver** for Arizona.

Industrial-sized distribution centers now sit where farmland used to be. Warehouses spring up like winter grass. The world's largest semiconductor chipmaker is building a plant in north Phoenix, noting it selected the location because of **access to the Loop 303 corridor**.

Jobs and economic development are directly tied to the ability to efficiently move people, goods, and services in, around, and through Maricopa County. Home to more than 4.5 million people, Maricopa County is the **fastest-growing** and fourth most populous county in the U.S.



“Thanks to the funding in Proposition 400, we were able to build these two new interchanges with urgency and meet the growing needs of our community in north Phoenix. A big reason TSMC chose our city for their expansion was our modern transportation infrastructure, and these new traffic improvements are that asset in action.”

- Phoenix Mayor Kate Gallego

With the completion of Loop 303 from **Surprise south to I-10**, a wave of economic opportunity rolled into the West Valley.

“The Loop 303 is a **hotbed for development**. We've seen billions of dollars in investment from industrial and manufacturing companies around the corridor,” said Chris Camacho, president and CEO of the Greater Phoenix Economic Council (GPEC).

A network of distribution centers and warehouses now line the southern end of Loop 303. **Large companies** like Amazon, REI, UPS, Chewy, and Puma have all built or are investing heavily in the stretch of Loop 303 running through Goodyear, Litchfield Park, and Glendale. Investment throughout this corridor is **expanding rapidly** as companies shift their supply chains out of southern California and into Arizona.

Already the investments along the southern leg of Loop 303 are **making a difference** – not only for businesses, but to everyone in the region.

In 2019, there were 84 businesses and **7,000 jobs** in the manufacturing, distribution, and warehousing industries within three miles of Loop 303. Three years later, the number of businesses within those categories doubled, and nearly **3,000 jobs** were added.

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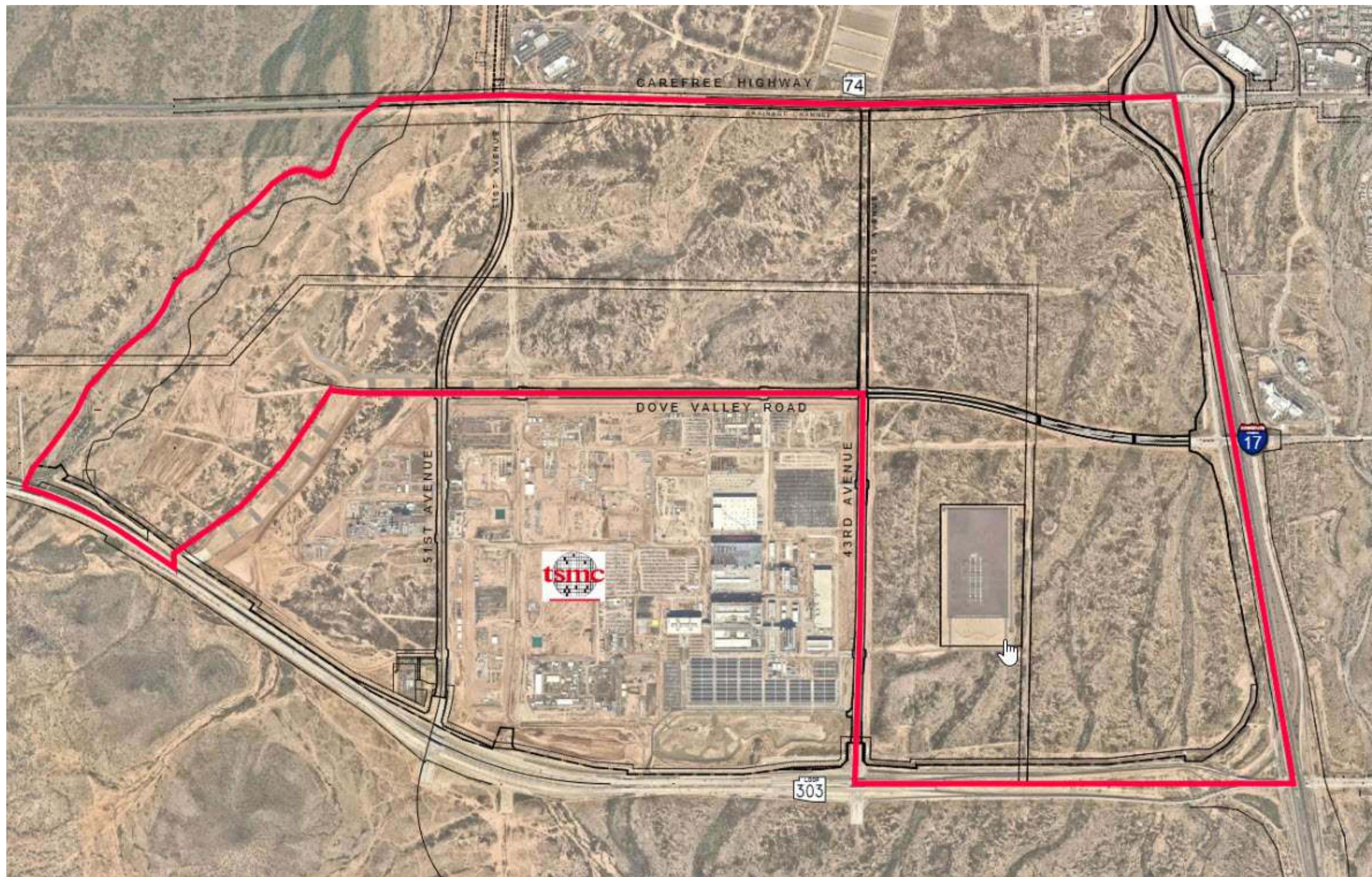
Mack Real Estate Group Affiliate Prevails at Auction for 2,300+ Acres at Taiwan Semiconductor Campus in Phoenix

MAY 29, 2024 (BUSINESSWIRE)

Arizona State Land Department Awards Full Development Rights for Vast Site Adjacent to \$65B+ TSMC Semiconductor Fabrication Campus

McCourt Partners to Invest in Joint Venture with MREG for Anticipated \$7B+ Development of Over 28 Million Square Feet of Mixed Uses Including Industrial, Residential, Retail, and Office

An affiliate of Mack Real Estate Group (MREG), Biscuit Flats Dev LLC, has prevailed at an auction held to sell the development rights to **over 2,300 acres of fully entitled land** immediately adjacent to Taiwan Semiconductor Manufacturing Corporation's (TSMC) semiconductor fabrication campus in Phoenix's North Valley, where TSMC has committed to invest **\$65 billion** in its rapidly growing facilities, with significant further investment anticipated.



“Our passion for building has always been with an eye to the future, and we’re excited to partner with MREG to establish essential infrastructure alongside the TSMC campus and help shape a city that fosters innovation with global impact.”

- Richard Mack, CEO of MREG

The project was awarded by the Arizona State Land Department (ASLD) to Biscuit Flats Dev LLC as winning bidder in an auction process for the right to lead what is expected to be a **\$7+ billion mixed-use development** of more than 28 million square feet surrounding one of America's most powerful new employment and innovation drivers, and perhaps the most indispensable company in the world, TSMC. McCourt Partners will be making a significant investment in the project in partnership with MREG.

Under an agreement with ASLD, the partnership will control land sales within the site, which are to take place in stages over several years, while also overseeing the necessary infrastructure improvements. Additionally, the joint venture will have the right to develop approximately **600 acres, across multiple uses**. Numbers provide the best sense of the planned scale of the overall project:

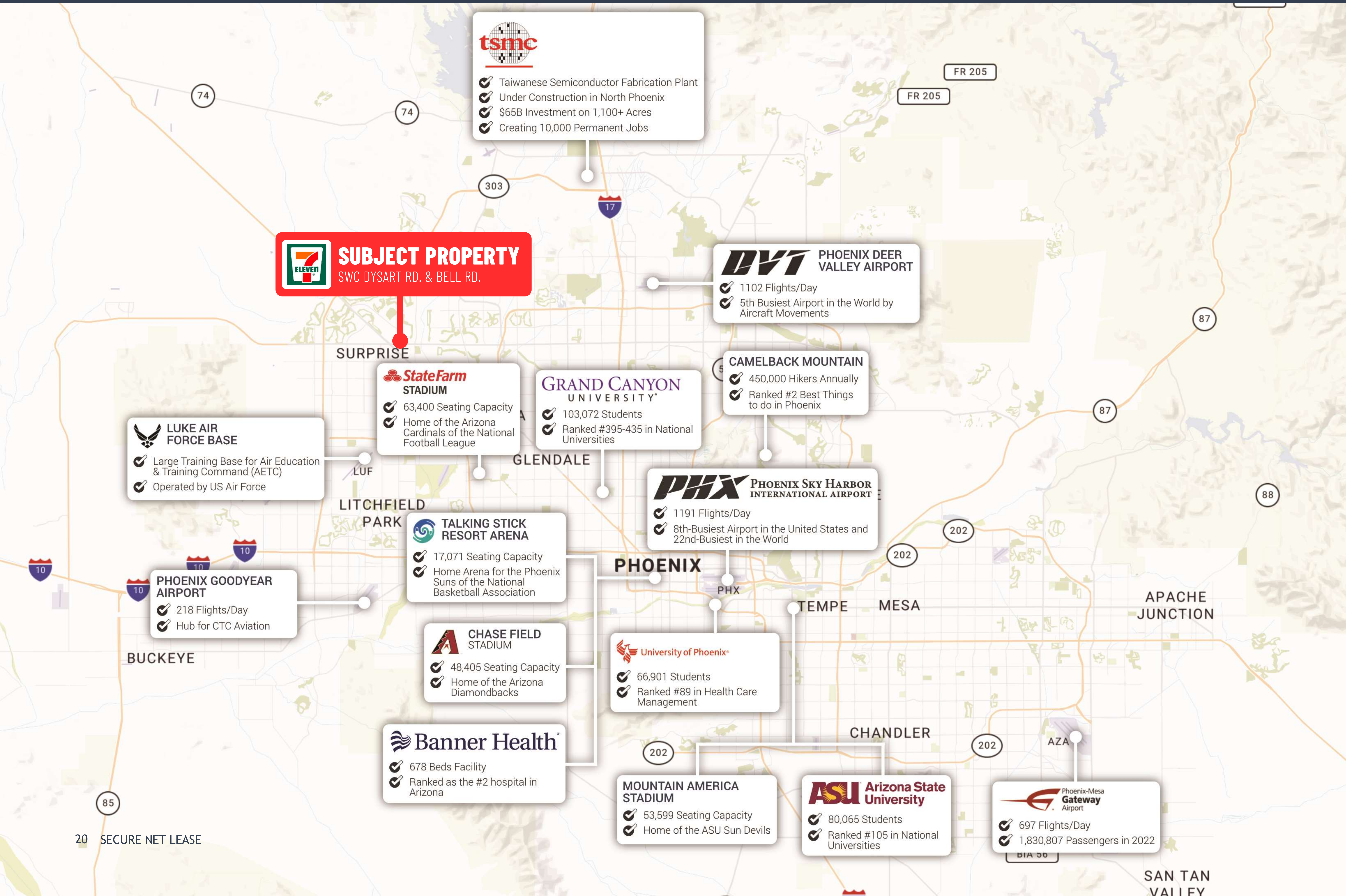
- 2,300+ acres with over 28 million square feet of development capacity across mixed uses, including up to **8,960 residential units** as well as **industrial, retail, and office space**.
- Adjacent to **TSMC's 1,100-acre site** where three semiconductor fabrication plants (fabs) are already under construction based on TSMC's committed investment of **\$65 billion**, and another three fabs are planned for a potential total investment in excess of \$120 billion in the Phoenix facility as a whole.
- Apple, TSMC's largest customer by revenue, has announced that it will buy semiconductors from the Phoenix fabs.
- At least **10,000 permanent jobs** are expected to be created directly by the TSMC fabs, with up to 80,000 jobs created in the Phoenix MSA by the overall TSMC business ecosystem.
- Permanent jobs drive **demand for commercial and residential property**, with the 2,300-acre site providing closest proximity.

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METRO AREA

7-ELEVEN SURPRISE, AZ



tsmc

- Taiwanese Semiconductor Fabrication Plant
- Under Construction in North Phoenix
- \$65B Investment on 1,100+ Acres
- Creating 10,000 Permanent Jobs

7-ELEVEN **SUBJECT PROPERTY**
SWC DYSART RD. & BELL RD.

DVT PHOENIX DEER VALLEY AIRPORT

- 1102 Flights/Day
- 5th Busiest Airport in the World by Aircraft Movements

CAMELBACK MOUNTAIN

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

GRAND CANYON UNIVERSITY*

- 103,072 Students
- Ranked #395-435 in National Universities

State Farm STADIUM

- 63,400 Seating Capacity
- Home of the Arizona Cardinals of the National Football League

LUKE AIR FORCE BASE

- Large Training Base for Air Education & Training Command (AETC)
- Operated by US Air Force

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

- 1191 Flights/Day
- 8th-Busiest Airport in the United States and 22nd-Busiest in the World

TALKING STICK RESORT ARENA

- 17,071 Seating Capacity
- Home Arena for the Phoenix Suns of the National Basketball Association

PHOENIX GOODYEAR AIRPORT

- 218 Flights/Day
- Hub for CTC Aviation

CHASE FIELD STADIUM

- 48,405 Seating Capacity
- Home of the Arizona Diamondbacks

University of Phoenix*

- 66,901 Students
- Ranked #89 in Health Care Management

Banner Health

- 678 Beds Facility
- Ranked as the #2 hospital in Arizona

MOUNTAIN AMERICA STADIUM

- 53,599 Seating Capacity
- Home of the ASU Sun Devils

ASU Arizona State University

- 80,065 Students
- Ranked #105 in National Universities

Phoenix-Mesa Gateway Airport

- 697 Flights/Day
- 1,830,807 Passengers in 2022

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