



5817 W Indian School Rd
Phoenix, AZ 85031



Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Point Of Contact



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MATTHEWS™

Downtown Phoenix

±8 miles





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Property Overview

Boost Mobile

5817 W Indian School Rd Phoenix, AZ 85031



Investment Highlights

Property Highlights

- **Recent 5-Year Lease Extension:** The tenant recently exercised a 5-year lease renewal option, reaffirming its long-term commitment to the location and extending the lease term.
- **Established Multi-Unit Operator:** The tenant operates multiple locations throughout the Phoenix MSA, demonstrating an established regional presence and operational experience.
- **Attractive Rent Growth:** The lease structure includes 3% annual rent escalations, providing consistent income growth and a strong hedge against inflation.
- **Limited Landlord Responsibilities:** The tenant is responsible for maintaining the premises and covering all operating expenses, along with CAM for the Shopping Center, with the landlord responsible only for the structure.
- **High-Traffic Intersection:** The property is located at the signalized intersection of 59th Avenue and Indian School Road, which experiences approximately $\pm 80,000$ vehicles per day, supporting strong consumer exposure.
- **Densely Populated Trade Area:** The surrounding trade area includes approximately 219,026 residents within a 3-mile radius and 469,714 residents within a 5-mile radius, providing a substantial and established customer base.





Industrial District

Downtown Phoenix
±8.1 Miles Away



Milwaukee Brewers Training Facility
Stadium Capacity is ±10,000 Per Game
\$341m-\$1.6b in Total Business Impact Statewide



Parkway Apartments
±36 Units

Casa Verde Apartments
±116 Units



Maryvale Plaza



59th & Indian School Shopping Center
The intersection sees ±80,000 vehicles per day, making it one of the busier retail corners in west Phoenix.



Subject Property



W Indian School Rd ± 44,000 VPD



N 59th Ave ± 36,053 VPD



 **Solara Apartments**
±1,012 Units

 **Sunset Meadows**
±100 Residential Homes

 **State Farm**
STADIUM

 **Trevor G. Browne High School**
±2,965 Students

 **Ellen Terrace**
±108 Residential Homes

State Farm Stadium
±1.2 Million People Visit
State Farm Stadium Annually
Less than 20 Min Away

 **Grand Canyon University Championship Golf Course**
Public Golf Course | Drawing in 150-250 Golfers Per Day

 **Cypress Gardens**
±51 Residential Homes

 **Western School of Science and Technology**
High School | ±533 Students

 **Raintree Gardens**
±51 Residential Homes



N 59th Ave ± 36,053 VPD



W Indian School Rd ± 44,000 VPD



 **59th & Indian School Shopping Center**
The intersection sees ±80,000 vehicles per day,
making it one of the busier retail corners in west Phoenix.



Subject Property

5817 W Indian School Rd
Phoenix, AZ 85031

±2,009 SF
GLA

2002
Year Built

±80,000 VPD
N 59th Ave & W Indian School Rd

NNN
Lease Type

\$627,000
Price



Financial Overview

Boost Mobile

5817 W Indian School Rd Phoenix, AZ 85031



Financial Summary

\$627,000

List Price

6.50%

Cap Rate

±5.0 Years

Term Remaining

±0.14 AC

Lot Size

Property Details

Tenant	Boost Mobile
Lease Guarantor	Personal
Lease Type	NNN
Lease Commencement Date	3/1/2026
Lease Expiration Date	2/28/2031
Lease Term Remaining	±5.0 Years
Annual Rent	\$40,779.96
Rent Increases	3% Annually
Option Periods	None
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof	Tenant Responsibility
Structure	Landlord Responsibility

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases
Current - 2/28/2027	\$3,398.33	\$40,779.96	-
3/1/2027 - 2/28/2028	\$3,500.28	\$42,003.36	3.00%
3/1/2028 - 2/28/2029	\$3,605.29	\$43,263.46	3.00%
3/1/2029 - 2/28/2030	\$4,754.80	\$44,561.36	3.00%
3/1/2030 - 2/28/2031	\$3,824.85	\$45,898.20	3.00%



Tenant Summary

Year Founded
2001

Headquarters
Englewood, CO

Ownership Status
Subsidiary of EchoStar Corp

Employees
±6,700

Annual Revenue
±3.5 Billion



Tenant Overview

Boost Mobile is a nationally recognized prepaid wireless service provider offering affordable, contract-free mobile plans, devices, and accessories through a broad network of retail stores and authorized dealers across the United States. Founded in 2001 and headquartered in Englewood, Colorado, the brand operates under DISH Wireless L.L.C., a subsidiary of EchoStar Corporation (NASDAQ: SATS). Boost Mobile serves millions of wireless subscribers and is positioned as a value-focused alternative to traditional carriers, leveraging a hybrid network that includes DISH's growing 5G infrastructure along with national roaming agreements. The company maintains strong brand awareness in urban and suburban markets and relies heavily on neighborhood retail locations to distribute devices, activate services, and support customers.

Why Invest in Boost Mobile?

- **National Brand Recognition:** Boost Mobile is a well-established prepaid wireless brand with strong visibility and consumer demand across urban and value-oriented retail markets.
- **Backed by Public Parent Company:** Operates under EchoStar Corporation (NASDAQ: SATS), providing institutional backing and long-term telecommunications infrastructure investment.
- **Essential Service Retailer:** Wireless connectivity is a necessity-based service, generating consistent customer traffic and recurring demand for activations, upgrades, and accessories.
- **Extensive Retail Distribution Model:** Thousands of Boost Mobile locations and dealer stores nationwide demonstrate a scalable and proven neighborhood retail model.

Market Overview

Boost Mobile

5817 W Indian School Rd Phoenix, AZ 85031



Phoenix, Arizona

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

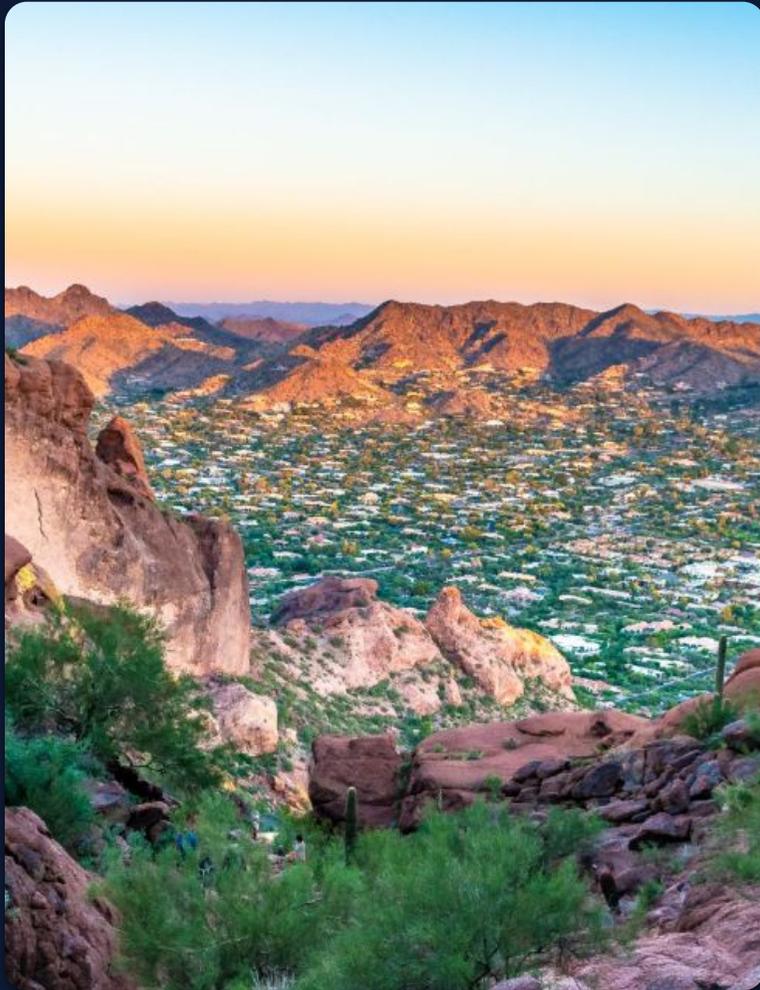
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



Phoenix - The Southwest's Destination For Dynamic Growth



Phoenix MSA Accolades & Rankings

#10

Largest MSA in the U.S.
- U.S. Census Bureau

#14

Highest GDP (\$398B)
Among U.S. Metros
- BEA

#4

Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1

Largest MSA in the state
of Arizona
- U.S. Census Bureau

#1

Top Growth Metro In
U.S. 2020-2020

#4

Largest population
growth in the U.S.
- AZ Big Media

#3

Best U.S. Metro for
Manufacturing
- Niche

#7

Best startup cities in
America
- AZ Big Media

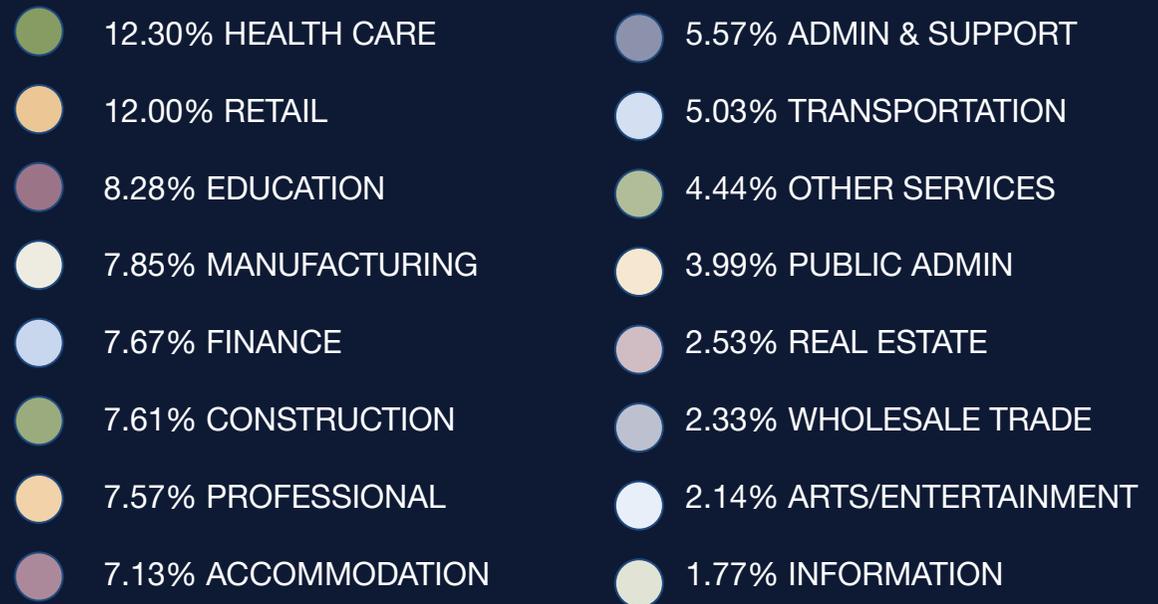
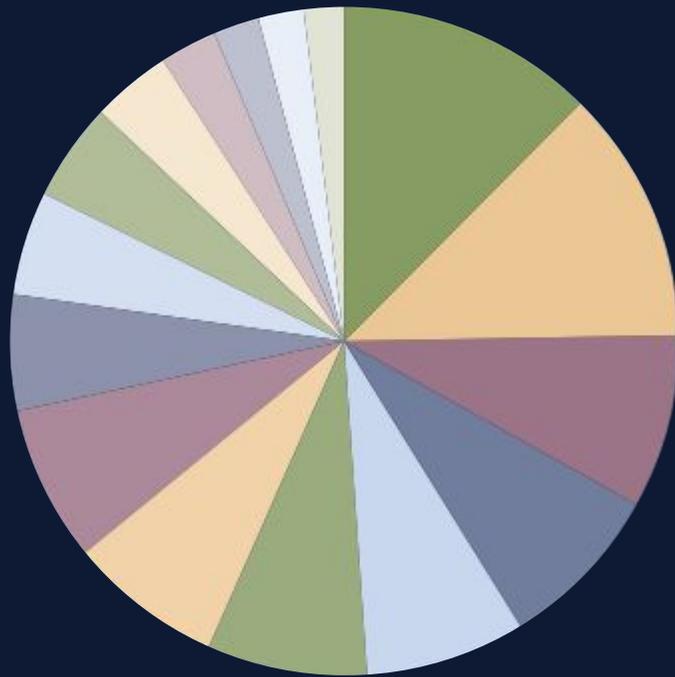
Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

Soaring High As A Hub For Growth And Innovation

The Phoenix MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately \$362.1 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



\$398 Billion

Gross Domestic Product (2022)

12.7% Growth

In Employment Since 2020

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5817 W Indian School Rd, Phoenix, AZ, 85031 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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