

ORIGINAL CHOPSHOP DRIVE-THRU - 27 UNIT CORPORATE OPERATOR

BRAND NEW ABS NNN CORPORATE LEASE - \$2.8M AUV

2817 NORTH 7TH STREET, PHOENIX, AZ 85006



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

2817 North 7th Street, Phoenix, AZ 85006

FINANCIAL SUMMARY

Price	\$3,810,000
Cap Rate	5.25%
Building Size	2,847 SF + 750 SF Patio
Net Cash Flow	5.25% \$200,000
Year Built / Remodeled	1969 / 2025
Lot Size	0.59 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Chop Shop Arizona LLC
Guarantor	ChopShop Holdings LLC (Corporate)
Lease Commencement Date	October 29, 2025
Lease Expiration Date	October 31, 2035
Lease Term	10 Years
Rental Increases	2.5% Annually
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
10/29/2025 – 10/31/2026	\$200,000.00	5.25%
11/1/2026 – 10/31/2027	\$205,000.00	5.38%
11/1/2027 – 10/31/2028	\$210,125.00	5.52%
11/1/2028 – 10/31/2029	\$215,378.13	5.65%
11/1/2029 – 10/31/2030	\$220,762.58	5.79%
11/1/2030 – 10/31/2031	\$226,281.64	5.94%
11/1/2031 – 10/31/2032	\$231,938.68	6.09%
11/1/2032 – 10/31/2033	\$237,737.15	6.24%
11/1/2033 – 10/31/2034	\$243,680.58	6.40%
11/1/2034 – 10/31/2035	\$249,772.59	6.56%

Base Rent	\$200,000
Net Operating Income	\$200,000
Total Return	5.25% \$200,000





MIDTOWN PHOENIX

BRICK COMMONS
±195 Units

THE WEXLER
±219 Units



OFFICE BUILDING

OFFICE BUILDING



OFFICE BUILDING

LOFTS ON 7TH
±15 Units

43,290 CPD
N 7TH STREET

55,790 CPD
THOMAS ROAD

PHOENIX COUNTRY CLUB
90,000-SF Clubhouse, Championship Golf Course,
Fitness Center, Dining & Social Events
Selected into the 2024 Platinum Clubs of America

NORTH HIGH SCHOOL
±1,900 Students

OFFICE BUILDING





DOWNTOWN PHOENIX

SEVEN OAKS
±332 Units

CEDAR CROSSING
±74 Units

MIDTOWN PHOENIX
OFFICES & MULTIFAMILY

43,290 CPD
N 7TH STREET



CIRCLE K



OFFICE BUILDING

NORTH HIGH SCHOOL
±1,900 Students

55,790 CPD
THOMAS ROAD

PHOENIX COUNTRY CLUB
90,000-SF Clubhouse, Championship Golf Course,
Fitness Center, Dining & Social Events
Selected into the 2024 Platinum Clubs of America



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Absolute Triple-Net (NNN) Corporate Lease**
- » Annual Rental Increases with Multiple Renewal Options
- » **Dense Trade Area in the Heart of Phoenix's Midtown District - 404,080 Residents within a Five-Mile Radius**
- » Hard Corner Location at a Busy Intersection - Accessible by Over 99,000 Cars per Day Along Thomas Road and North 7th Street
- » **Subject Site is the 11th ChopShop Location in Arizona and is the First Location to Feature an Order-Ahead Pick-Up Window - 27 Total Locations in the U.S.**
- » Conveniently Located Near Numerous Apartment Buildings and Office Complexes Near Midtown and Downtown Phoenix - 46,783 Employees Located within a One-Mile Radius
- » **Average Household Income Exceeds \$102,000 in a Five-Mile Radius**
- » Situated Across from Phoenix Country Club
- » **ChopShop has Expanded Into Several Major U.S. Markets - Phoenix, Tucson, Dallas-Fort Worth, Houston, College Station, and Atlanta**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	17,502	176,677	414,010
2024 Estimate	16,663	171,499	404,080
Growth 2024 - 2029	5.03%	3.02%	2.46%

Daytime Population

2024 Estimate	57,858	418,885	744,011
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Households

2029 Projections	9,039	80,940	166,317
2024 Estimate	8,568	77,572	160,628
Growth 2024 - 2029	5.49%	4.34%	3.54%

Income

2024 Est. Average Household Income	\$102,697	\$84,252	\$85,447
2024 Est. Median Household Income	\$77,687	\$65,827	\$68,189

Tenant Overview



PLANO, TEXAS

Headquarters



27+

Locations



2013

Founded



ORIGINALCHOPSHOP.COM

Website

Original ChopShop is a Scottsdale-based brand with 27 locations throughout the Phoenix, Tucson, Dallas, Houston, and Atlanta markets. Original ChopShop serves protein bowls, juices, salads, and sandwiches made from scratch. Original ChopShop provides a warm, welcoming place where guests “Fuel Their Well-Being” with flavorful food that’s “Chopped-in-Shop” daily with real, quality ingredients. The team at Original ChopShop is proud to offer customizable food for “Every/Body,” providing a variety of dietary-friendly items for adults and children, including food free of gluten, dairy, lactose and soy, along with vegetarian and vegan options.

*"Original ChopShop Continues Growth
in Phoenix with New Midtown Location"*
RestaurantNews

Property Photos



Location Overview



The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. As of 2020, Metro Phoenix had 4.8 million residents, making it the nation's 11th-largest metropolitan area. The largest city is Phoenix, which encompasses about 520 square miles and boasts a population of more than 1.6 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims six Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet, Magellan Health, and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. Phoenix was the fastest growing large city in the US between 2010 and 2020 as it added over 163,000 residents.

High-tech manufacturing has been a powerful driver in the local economy for two decades. The region's relatively low cost of doing business has encouraged several manufacturers to remain and expand in the area, while luring others. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities.

The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters. In addition to hiking, camping and boating, sports enthusiasts can enjoy one of the most complete lineups of major league teams found in any city, including teams in all four major sports. The Cactus League holds spring training baseball throughout the Valley, and the area has numerous golf courses and tennis courts.

[exclusively listed by]

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