boostmobile™

5817 W Indian School Rd
Phoenix, AZ 85031

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Point Of Contact

Hudson DeJean
Associate Vice President
(602) 218-5242
hudson.dejean@matthews.com
License No. SA704485000 (AZ)

Alex DeSoto
FVP & Director
(949) 662-2257
alex.desoto@matthews.com
License No. 02087057 (CA)

David Harrington
Broker of Record
Broker Lic. No.: BR715518000 (AZ)
Firm Lic. No.: CO701910000 (AZ)

MATTHEWS™

Table of Contents

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 ±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.


E
Industrial District
Milwaukee Brewers Training Facility
Stadium Capacity is ±10,000 Per Game
$341m-$1.6b in Total Business Impact Statewide
Downtown Phoenix
±8.1 Miles Away
McDonald's
peter piper pizza
Walmart Supercenter
Raising Cane's Chicken Fingers
Parkway Apartments
±36 Units
ROSS DRESS FOR LESS
Cobblestone Car Wash
Maryvale Plaza
El Super
Burlington
Dollar Tree
Wendy's
ACE Hardware
Walgreens
Panda Express Chinese Kitchen
Casa Verde Apartments
±116 Units
May Garden
boost mobile
Subject Property
59th & Indian School Shopping Center
The intersection sees ±80,000 vehicles per day, making it one of the busier retail corners in west Phoenix.
Mariscos El Nuevo Altata
W Indian School Rd ± 44,000 VPD
Circle K
CVS pharmacy
N 59th Ave ± 36,053 VPD

W
Solara Apartments
±1,012 Units
Sunset Meadows
±100 Residential Homes
StateFarm
STADIUM
Ellen Terrace
±108 Residential Homes
State Farm Stadium
±1.2 Million People Visit
State Farm Stadium Annually
Less than 20 Min Away
Trevor G. Browne High School
±2,965 Students
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
fry's
El Pollo Loco
Pizza Hut
CVS pharmacy
CIRCLE K
N 59th Ave ± 36,053 VPD
MARISCOS
EL NUEVO
ALTATA
W Indian School Rd ± 44,000 VPD
美心園
MAY GARDEN
59th & Indian School Shopping Center
The intersection sees ±80,000 vehicles per day,
making it one of the busier retail corners in west Phoenix.
boost
mobile
Subject Property

5817 W Indian School Rd
Phoenix, AZ 85031

±1,980 SF
GLA*

2002
Year Built

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

NNN
Lease Type

$627,000
Price

*Buyer to verify GLA with a new survey

Financial Overview

Financial Summary

$627,000 List Price	**6.50%** Cap Rate	**±4.6 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	±4.6 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
Parking Spaces*	4

*Buyer to verify Parking and Lot Size with a new survey

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

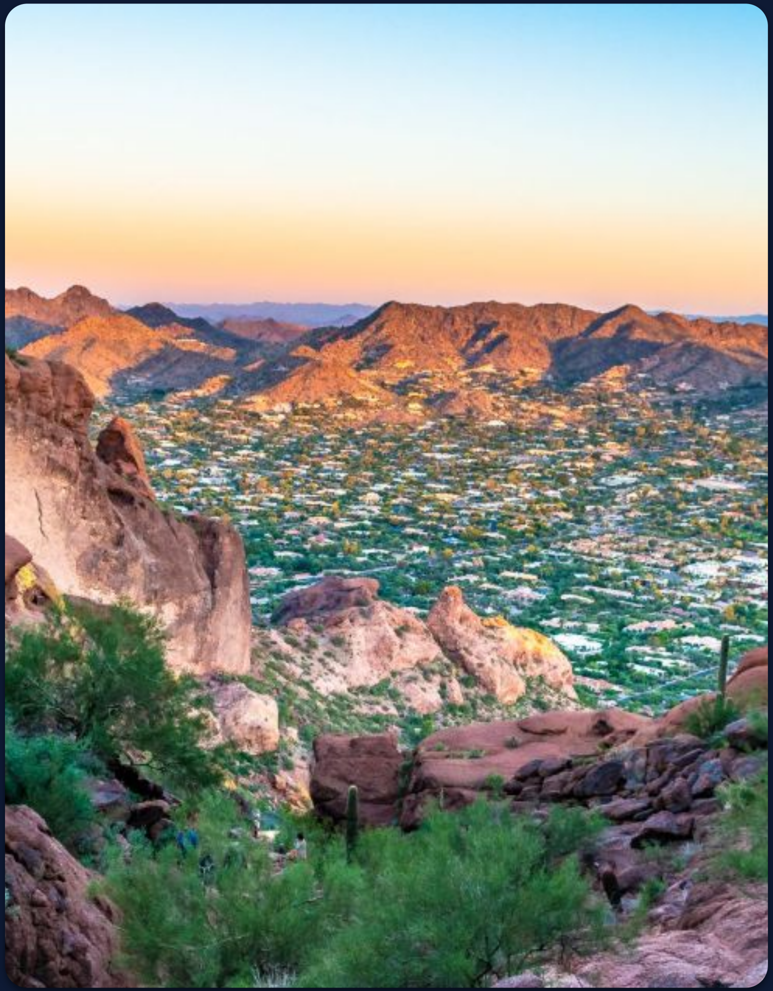
Boost Mobile
5817 W Indian School Rd Phoenix, AZ 85031

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	1.7%	$398B	1.6%
Total Phoenix MSA Population	Annual Population Growth (2020-2025)	Gross Domestic Product (GDP) in 2023	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.

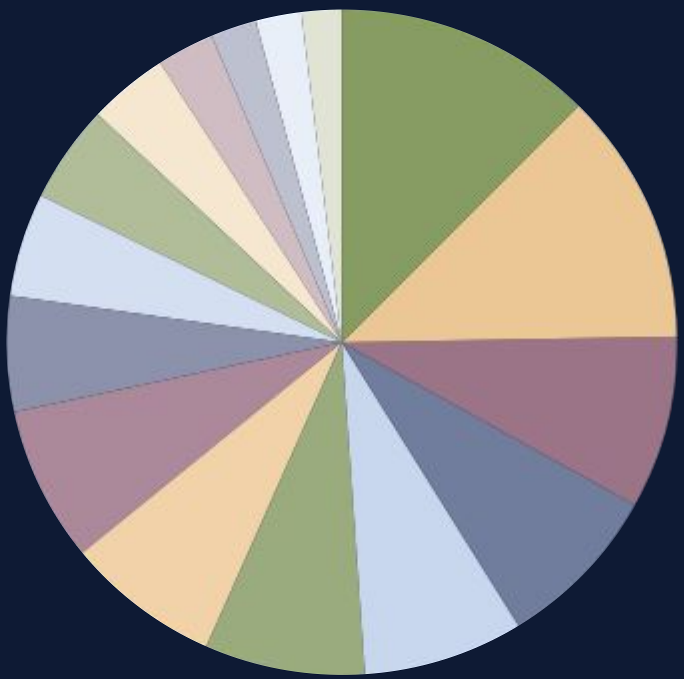
Here's what makes Phoenix stand out as a premier destination:

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

- Source: Data USA

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.



- 12.30% HEALTH CARE
- 12.00% RETAIL
- 8.28% EDUCATION
- 7.85% MANUFACTURING
- 7.67% FINANCE
- 7.61% CONSTRUCTION
- 7.57% PROFESSIONAL
- 7.13% ACCOMMODATION
- 5.57% ADMIN & SUPPORT
- 5.03% TRANSPORTATION
- 4.44% OTHER SERVICES
- 3.99% PUBLIC ADMIN
- 2.53% REAL ESTATE
- 2.33% WHOLESALE TRADE
- 2.14% ARTS/ENTERTAINMENT
- 1.77% INFORMATION

$398 Billion
Gross Domestic Product (2022)

12.7% Growth
In Employment Since 2020

- Source: Data USA

MATTHEWS™

Exclusively Listed By

Point Of Contact

Hudson DeJean
Associate Vice President
(602) 218-5242
hudson.dejean@matthews.com
License No. SA704485000 (AZ)

Alex DeSoto
FVP & Director
(949) 662-2257
alex.desoto@matthews.com
License No. 02087057 (CA)

David Harrington | Broker of Record | Broker Lic. No.: BR715518000 (AZ) | Firm Lic. No.: CO701910000 (AZ)

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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.