

# MATTRESS FIRM

CORPORATE GUARANTEE | PHOENIX MSA  
44765 W HATHAWAY AVE, MARICOPA, AZ



\*REP PHOTO

 **SIMONCRE**  
OFFERING MEMORANDUM

# EXECUTIVE SUMMARY



## NET LEASE | 10 YEAR LEASE

A 10-year initial lease term provides investors with extended cash flow visibility and significant downside protection against re-leasing risk in an uncertain market environment.



## RENT INCREASES | 2.5% ANNUAL INCREASES

Annual rent escalations of 2.5% provide a reliable hedge against inflation while steadily compounding NOI growth over the hold period.



## RECENTLY ACQUIRED

Recently acquired by Somnigroup International (NYSE: SGI), a publicly traded, nationally recognized operator providing investors with a covenant-backed income stream underpinned by institutional-grade credit.



## CORPORATE GUARANTEE

The lease is backed by a full corporate guarantee from Somnigroup International (NYSE: SGI), providing investors with direct recourse to a publicly traded balance sheet.



±3,448

**TOTAL SqFt**



\$2,758,400

**PURCHASE PRICE**



6.00%

**CAP RATE**



\$165,504

**NOI**



# LOCATION HIGHLIGHTS



## PRIME RETAIL CORRIDOR

Strategically positioned on Maricopa's primary commercial corridor, the property benefits from exceptional co-tenancy alongside Sprouts Farmers Market, Marshalls, Dutch Bros Coffee, Planet Fitness, and the #1 ranked Fry's Food Stores in Arizona, a lineup that drives consistent consumer traffic and reinforces the long-term viability of the trade area.



## AFFLUENT & GROWING CONSUMER BASE

A dense and affluent surrounding population of over 61,800 residents within a 5-mile radius, earning an average household income of approximately \$105,000, provides a deep and resilient consumer pool to support long-term tenant performance.



## MASTER PLANNED COMMUNITY

Maricopa's development focused mindset has brought 15+ proposed residential developments on  $\pm 1,800$ AC to support the growing economy and population of one of Arizona's fastest growing cities.



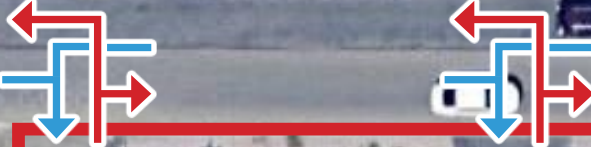
## HIGH-GROWTH MARKET

Maricopa's pro-development momentum is evidenced by 15+ proposed residential developments spanning approximately 1,800 acres, reinforcing the city's trajectory as one of Arizona's fastest-growing markets and signaling sustained long-term demand drivers for the surrounding trade area.

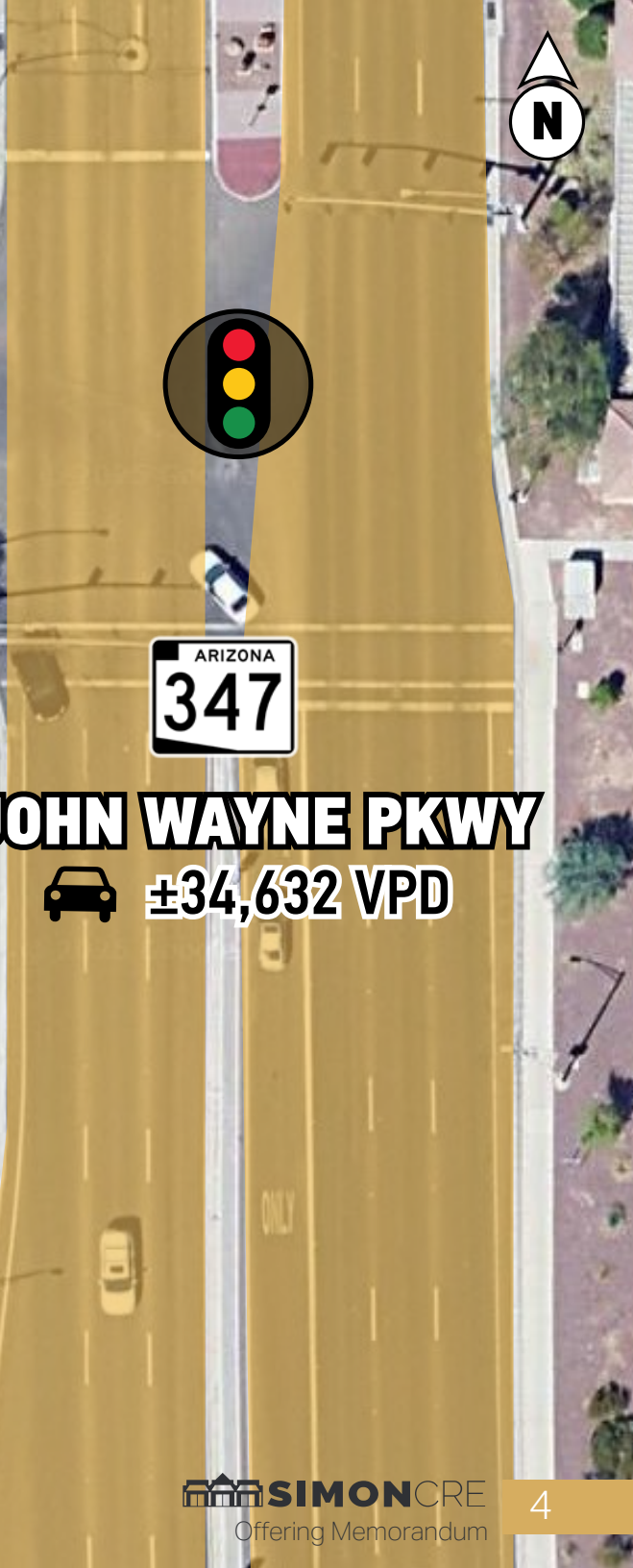




**HATHAWAY AVE**



**MATTRESS FIRM**



**JOHN WAYNE PKWY**

**±34,632 VPD**

LOCATION AERIAL



ARIZONA 347

SR 238

PHOENIX SURF

HOGENES FARMS  
±1,600 UNITS

PALOMINO RIDGE  
±66.1AC

MARICOPA HIGH SCHOOL

Harrahs  
AK-CHIN CASINO

MATTRESSFIRM  
SUBJECT PROPERTY

BUTTERFIELD  
ELEMENTARY SCHOOL

LOWE'S  
PROPOSED

KFC O'Reilly AUTO PARTS CHASE  
ACE Arby's SONIC LONG JOHN SILVER'S

CHIPOTLE Freddy's Jersey Mike's  
SportClips HAIRCUTS ROSATI'S CHICAGO PIZZA

AutoZone Firestone COMPLETE AUTO CARE  
cricket wireless Wendy's SUBWAY  
PAPA MURPHY'S TAKE 'N BAKE PIZZA CIRCLE K Bashas'  
Little Caesars BANK OF AMERICA PANDA EXPRESS CHINESE KYTUNG TACO BELL

Denny's WELLS FARGO Jack in the box PIZZA HUT T  
FIREHOUSE SUBS SALLY BEAUTY

Dignity Health QT McDonald's

planet fitness DUNKIN' DOLLAR TREE STARBUCKS COFFEE  
IHOP petco food stores  
WING STOP ROSS DRESS FOR LESS GNC LIVE WELL BURGER KING goodwill

MOD Marshalls DISCOUNT TIRE  
SPROUTS FARMERS MARKET DUTCH BROS  
BRAKE MASTERS Culver's CRUMBL COOKIES

BIG TIRES SHERWIN-WILLIAMS  
AAMCO TOTAL CAR CARE ExtraSpace Storage

Chevron DQ



TRADE MAP

VILLAS AT THE GIN ±10.17 UNITS  
 CAREFREE COVERED RV STORAGE  
 MOONLIGHT RIDGE ±489 AC  
 INNOVATION VILLAS ±182 UNITS  
 FLATZ 520 HAMPTON ED-ISON ±348 UNITS  
 PHOENIX SURF ±151 UNITS  
 THE LOFTS AT ED-ISON ±43 UNITS

HOGENES FARMS ±1,600 UNITS

PALOMINO RIDGE ±66.1 AC

MARICOPA HIGH SCHOOL

FUTURE SHOP, RETAIL, & RESTAURANTS  
 BUNGALOWS ON BOWLIN

S3 BIOTECH CAMPUS

SEASONS LIVING AT COPPER SKY ±146 UNITS

Harrah's AK-CHIN CASINO

SANTA ROSA SPRINGS  
 PROPOSED 194 ACRE MIXED-USE DEVELOPMENT  
 IRON POINTE ±200 UNITS  
 KELLY RANCH ±80 AC



Dignity Health  
 fru's  
 Denny's  
 SPROUTS FARMERS MARKET  
 STARBUCKS COFFEE  
 BASHAS' petco  
 ROSS DRESS FOR LESS  
 CIRCLE K



CHRIST CHURCH OF THE VALLEY



STORAGE 365



HORIZON/OASIS AT THE WELLS ±120 UNITS

OMNI SELF STORAGE



VILLAS AT STONEGATE ±318 UNITS

Walmart Supercenter  
 Walgreens  
 BIG 5 SPORTING GOODS  
 MCDONALD'S  
 DICKEY'S BARBECUE PIT

GUNSMOKE MULTIFAMILY ±253 UNITS

IRONWOOD RANCH ±252 UNITS

COURT-HOUSE

POLICE DEPARTMENT

HOME AT MARICOPA ±536 UNITS

COPA FLATS ±312 UNITS

THE WELLS COMMERCIAL SHOPS SORRENTO



RANCHO MIRAGE ESTATES

TORTOSA

ANDERSON FARMS

DESERT SUNRISE HIGH SCHOOL

CORTONA

SIMON CRE

Offering Memorandum



### TOTAL POPULATION

**43,203**

3-MILE RADIUS

**2,713**

1-Mile Radius

**113,667**

5-Mile Radius

### AVG HH INCOME

**\$117,061**

3-MILE RADIUS

**\$163,766**

1-Mile Radius

**\$110,193**

5-Mile Radius

### HOUSEHOLDS

**19,653**

3-MILE RADIUS

**944**

1-Mile Radius

**52,079**

5-Mile Radius

### AGE DISTRIBUTION - 3-MILE



### EDUCATION - 3-MILE



### HOUSEHOLD DETAILS

**82%**

Owner-occupied  
(3-mile)

**37%**

HH w/ Children  
(3-mile)

**2.7**

Avg HH Size  
(3-mile)

**42%**

Pop. Growth  
2020-2025 (3mi)

### ANNUAL CONSUMER SPENDING

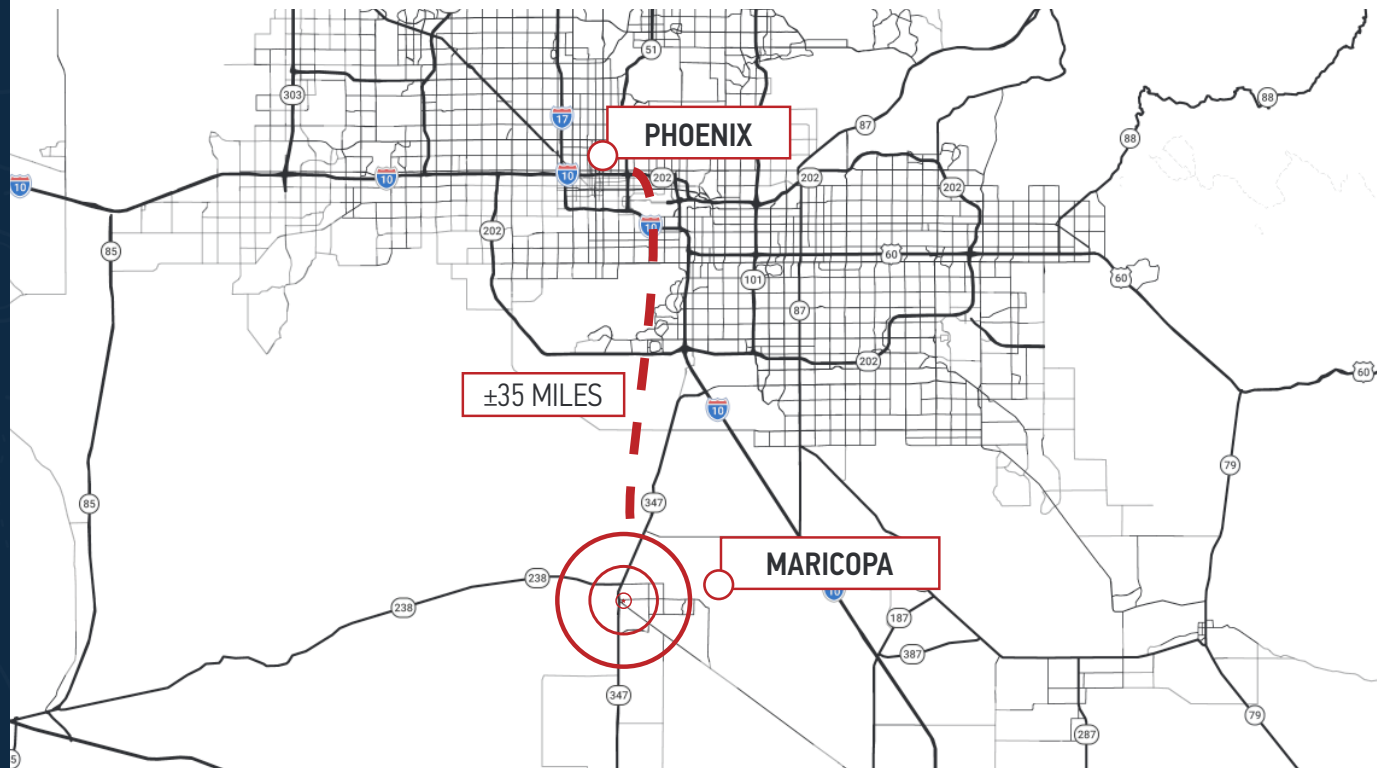
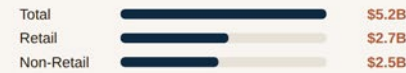
1-Mile · \$130.3M



3-Mile · \$2.0B



5-Mile · \$5.2B



POPULATION	1 - MILE	3 - MILE	5 - MILE
Total Population	±12,181	±58,193	±65,403
2020 - 2025 Growth Rate	38.4%	31.2%	29.7%
Daytime Population	±2,046	±4,306	±5,741
Age: 19 and under	32%	29%	29%
Age: 20 - 49	42%	41%	41%
Age: 50 - 64	14%	17%	17%
HOUSEHOLD			
Number of Households	±3,789	±19,685	±22,079
Median Household Income	±98,336	±99,124	±98,145
Average Household Income	±117,617	±121,137	±120,133
Average Household Size	3.2	3.0	3.0
% Of Households with Children	46%	43%	43%
% Owner-occupied Households	81%	80%	80%
EDUCATION			
Some High School	6%	6%	6%
Obtained A High School Diploma	23%	22%	22%
Some College	35%	34%	34%
Obtained A College Degree	36%	38%	38%
CONSUMER SPENDING			
Annual HH Consumer Expenditure	±432.6M	±2.2B	±2.5B
Non - Retail	±210.2M	±1.1B	±1.2B
Retail	±222.3M	1.1B	±1.3B

Source: Demographic data derived from REGIS Online, which incorporates information from third-party providers including Esri, U.S. Census Bureau, and Bureau of Labor Statistics.

# FINANCIAL SUMMARY



“Better Sleep, Better Life”

# Of Locations ±941

Mattress Firm is the nation’s largest mattress specialty retailer, acquired by Somnigroup International in February 2025, operating approximately 2,400 locations across 49 states and generating an estimated \$3.9 billion in annual revenue, it is privately held and not publicly traded. As the dominant category leader in mattress retail with an unmatched national store footprint, Mattress Firm offers investors the security of a well-recognized, operationally proven brand with decades of market leadership. The company’s streamlined showroom format, low build-out costs, and strong vendor relationships support favorable unit economics and a resilient retail tenancy profile.

For more information visit the [tenant website](#)

## LEASE SUMMARY

<b>TENANT:</b>	Mattress Firm, Inc.
<b>GUARANTOR:</b>	Corporate
<b>LEASE TYPE:</b>	Net Lease
<b>LEASE TERM:</b>	10 Years
<b>EXTENSION OPTIONS:</b>	Two (2), Five (5) Year Options
<b>NOI:</b>	\$165,504
<b>PROPERTY TAXES:</b>	Tenant
<b>INSURANCE:</b>	Tenant
<b>UTILITIES:</b>	Tenant
<b>HVAC:</b>	Tenant
<b>PARKING LOT:</b>	Tenant
<b>ROOF &amp; STRUCTURE:</b>	Landlord

## RENT ROLL

YEARS:	MONTHLY RENT:	ANNUAL RENT:	INCREASE:
1	\$13,792.00	\$165,504.00	-
2	\$14,136.80	\$169,641.60	2.50%
3	\$14,490.22	\$173,882.64	2.50%
4	\$14,852.48	\$178,229.71	2.50%
5	\$15,223.79	\$182,685.45	2.50%
6	\$15,604.38	\$187,252.58	2.50%
7	\$15,994.49	\$191,933.90	2.50%
8	\$16,394.35	\$196,732.25	2.50%
9	\$16,804.21	\$201,650.55	2.50%
10	\$17,224.32	\$206,691.82	2.50%

# MARICOPA, AZ

## ONE OF ARIZONA'S FASTEST-GROWING CITIES

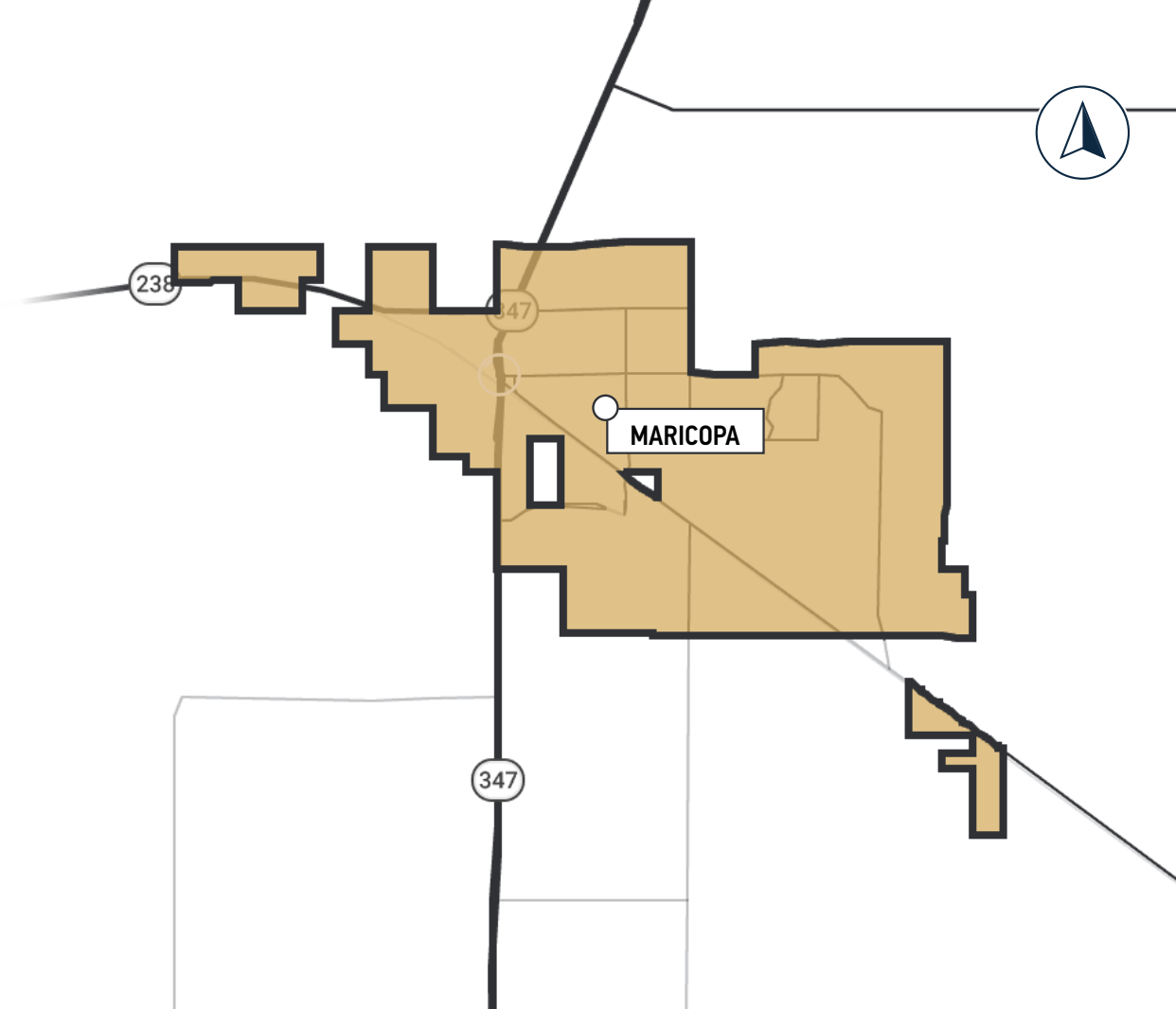
Since incorporating in 2003 with just over 1,000 residents, Maricopa has grown to a population of approximately 64,000, a 42.5% increase over the last census, cementing its status as one of the fastest-growing cities in the United States and a proven long-term demand driver for retail and commercial investment.

## YOUNG, AFFLUENT & DIVERSE CONSUMER BASE

With a median age of 33 and an average household income of \$86,000, Maricopa's demographically young and financially stable population represents an attractive and growing consumer base with significant long-term spending power.

## SMALL-TOWN CHARACTER WITH METROPOLITAN ACCESS

Nestled within the scenic Sonoran Desert and surrounded by the Sierra Estrellas, Palo Verde, and Saddleback Mountain ranges, Maricopa offers residents and businesses the appeal of a close-knit community with convenient proximity to two major metropolitan areas, a rare combination that continues to attract new residents and fuel sustained population growth.



EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

775+

LEASE DEALS

305+

PROJECTS

\$1.42B+

TOTAL VALUE

DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com  
Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent

**Joshua Simon**

Founder & CEO  
480.588.2999 | Joshua@simoncre.com

**Alec Miller**

Acquisitions & Dispositions Manager  
480.531.0369 | Alec.Miller@simoncre.com

**Peter LeBlanc**

Senior Acquisitions & Dispositions Associate  
928.284.8404 | Peter.Leblanc@simoncre.com