



VICTORY SHOPS AT SUNNYVALE

2130 NORTH BELT LINE ROAD, MESQUITE, TX 75150



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

VICTORY SHOPS AT SUNNYVALE

2130 North Belt Line Road,
Mesquite, TX 75150

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Non-Endorsement Notice

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Executive Summary

INVESTMENT OVERVIEW

List Price:	\$2,137,400
Building Size:	3,395 SF
Lot Size:	0.397 AC
Price/SF:	\$629.57
Cap Rate:	6.00%
NOI:	\$128,246
Year Built / Year Renovated:	1997 / 2024
County:	Dallas
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
Total Households	3,229	26,648	77,897
Total Population	9,480	79,005	237,847
Avg Household Income	\$62,939	\$63,367	\$58,931

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire Victory Shops at Sunnyvale, located at 2130 North Belt Line Road in Mesquite, Texas, bordering the city of Sunnyvale. This fully stabilized, two-tenant retail asset offers reliable cash flow anchored by Swig and Taqueria El Arquito. The property is situated on a 0.397-acre parcel along North Belt Line Road, a primary north-south thoroughfare that provides excellent visibility. With a prime location just east of U.S. Highway 80, the asset benefits from robust local demographics and steady traffic from the surrounding residential neighborhoods.



Investment Overview



100% LEASED WITH LONG-TERM NNN LEASES

The property is fully occupied by two tenants, Swig and Taqueria El Arquito, on triple-net leases. The long-term tenancy provides stable cash flow with lease expirations in 2034 and 2038, respectively.



LEASES HAVE CORPORATE GUARANTEES

Swig is one of the fastest-growing dirty soda brands, operating more than 100 locations nationwide. This location will mark the 10th store for Taqueria El Arquito.



ANNUAL RENT INCREASES PROVIDE YEAR-OVER-YEAR INCOME GROWTH

Both leases contain scheduled annual rent increases, maintaining consistent cash flow growth and keeping rental income aligned with market rates.



HIGH-TRAFFIC CORRIDOR

The property benefits from exceptional visibility on North Belt Line Road (28,000+ VPD) and is just 0.5 miles from US-80 (114,000+ VPD).



NEAR \$1.4B SOLTERRA TEXAS DEVELOPMENT

Located less than six miles from the \$1.4 billion Solterra Texas project, the asset is poised to benefit from 3,900 new homes. This massive development was named 2025's "Master-Planned Community of the Year" by Dallas Builders Association, and is projected to add over \$100 million in annual retail spending to the immediate trade area.



Property Overview



PROPERTY DESCRIPTION

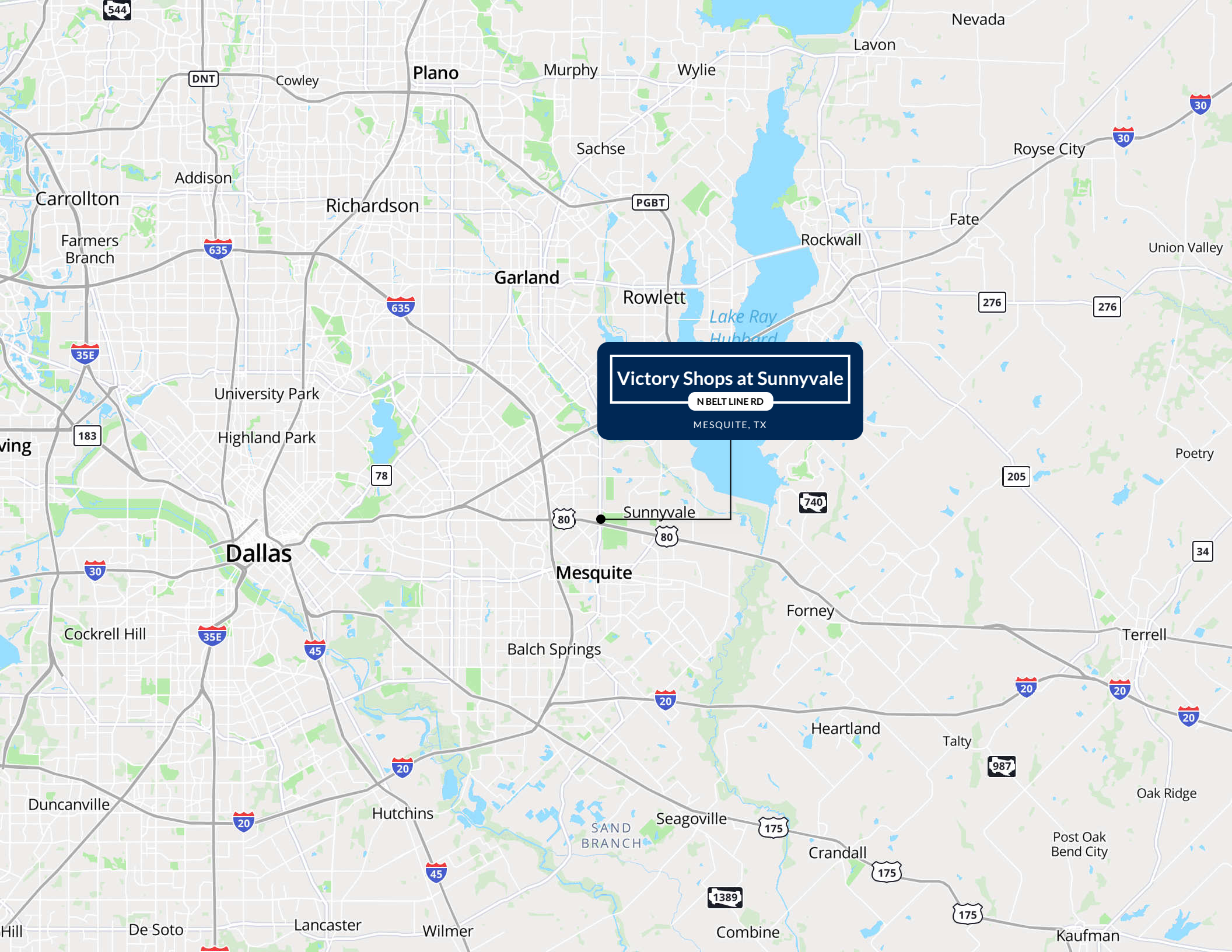
Victory Shops at Sunnyvale is a 100 percent occupied, two-tenant retail center strategically positioned along North Belt Line Road with immediate connectivity to U.S. Highway 80, one of the primary east-west commuter corridors serving East Dallas and Mesquite. The property is leased to Swig, a rapidly expanding beverage concept with strong brand recognition and high customer frequency, and a complementary Taqueria concept that drives consistent daily traffic. Both tenants are on triple-net lease terms and include annual rent escalations. The Swig suite features a covered drive-through window. Landlord completed significant renovations in 2024, including exterior painting, raising the building parapets, and reconstruction the interior into two suites.

LOCATION DESCRIPTION

The subject property is strategically positioned along North Belt Line Road, a critical north-south arterial carrying over 28,000 vehicles daily, situated just 0.5 miles from the US-80 interchange carrying 114,000 vehicles per day. Nearby retailers include Kwik Kar, 7-Eleven, Subway, Sonic, Chipotle, Starbucks, and Quality Home. Walmart, Tractor Supply Co., and several national QSR chains are positioned directly across US-80. The surrounding area has strong demographics, with a five-mile population exceeding 237,847 residents and an average household income of \$73,352.

Solterra Texas development, a massive \$1.4 billion master-planned community, is located approximately six miles south of the center. This award-winning project is delivering 3,900 new homes and luxury resort-style amenities, projected to bring thousands of affluent households to the trade area and increase local retail expenditure by over \$100 million annually. The property is also less than five miles northeast of Skyline Logistics Hub, which hosts major distribution centers for UPS, PepsiCo, and FedEx, while serving as a convenient interception point for commuters traveling between Mesquite, Sunnyvale, and Forney. This strategic placement ensures the asset is well-integrated into both the local residential fabric and the regional industrial economy, providing long-term stability and sustained demand for its retail tenants.







VICTORY SHOPS AT SUNNYVALE
2130 NORTH BELT LINE ROAD
MESQUITE, TX

114,000 VPD
U.S 80 FRONTAGE RD



N BELT LINE RD - 28,000 VPD



THE MARKETPLACE AT TOWNE CENTRE



Walmart
Neighborhood Market



7-ELEVEN

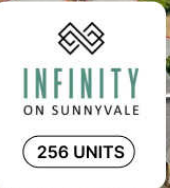


ONENATIONTITLE



N BELT LINE RD - 28,000 VPD

VICTORY SHOPS AT SUNNYVALE
2130 NORTH BELT LINE ROAD
MESQUITE, TX



THE MARKETPLACE AT TOWNE CENTRE



TOWN EAST MALL

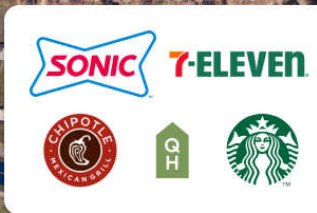


TRIPP VILLAGE SHOPPING CENTER



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N BELT LINE RD - 28,000 VPD

114,000 VPD





Financial Summary

INVESTMENT OVERVIEW	YEAR 1
Price	\$2,137,400
Price per SF	\$629.57
Total Return (Year 1)	\$128,246
CAP Rate	6.00%

OPERATING DATA	YEAR 1
Gross Income	\$155,696
Operating Expenses	\$27,450
Net Operating Income	\$128,246

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Operating Statement

INCOME	YEAR 1	PER SF
Rental Income		
Scheduled Base Rental Income	\$128,246	\$37.77
Vacant Space at Current Rents	\$0	\$0.00
Expense Reimbursement Income		
Real Estate Taxes	\$9,946	\$2.93
Insurance	\$4,505	\$1.33
CAM	\$6,998	\$2.06
Management/Admin Fees	\$6,000	\$1.77
Total Reimbursement Income	\$27,450	\$8.09
Effective Gross Income	\$155,696	\$45.86
OPERATING EXPENSES	YEAR 1	PER SF
Real Estate Taxes	\$9,946	\$2.93
Insurance	\$4,505	\$1.33
Common Area Maintenance (CAM)		
Landscaping	\$1,705	\$0.50
Day Porter	\$3,610	\$1.06
Pest Control	\$1,308	\$0.39
Security & Fire Safety	\$375	\$0.11
Management Fee	\$6,000	\$1.77
Total Expenses	\$27,450	\$8.09
Net Operating Income	\$128,246	\$37.77

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
100	Swig (1)	1,600	47.13%	11/4/2024	11/30/2034	\$69,082.56	\$43.18	11/01/27	\$44.04	\$12,936.49	(2) 5-Yr @ 2% Annual Increases	NNN
								11/01/28	\$44.92			
								11/01/29	\$45.82			
								11/01/30	\$46.74			
								11/01/31	\$47.67			
								11/01/32	\$48.62			
								11/01/33	\$49.60			
200	Taqueria El Arquito (2)	1,795	52.87%	1/3/2026	1/31/2038	\$59,163.24	\$32.96	1/01/28	\$33.95	\$14,513.13	(2) 5-Yr @ FMV	NNN
								1/01/29	\$34.97			
								1/01/30	\$36.02			
								1/01/31	\$37.10			
								1/01/32	\$38.21			
								1/01/33	\$39.36			
								1/01/34	\$40.54			
								1/01/35	\$41.75			
								1/01/36	\$43.00			
								1/01/37	\$44.30			
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		3,395	100%									
TOTAL		3,395	100%			\$128,246				\$22,809		

NOTES:

(1) Base Rent is calculated on the future rent increase from \$42.33/SF to \$43.18/SF as of 11/01/2026. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

(2) Base Rent is calculated on the future rent increase from \$32.00/SF to \$32.96/SF as of 1/01/2027. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing. Tenant's NNN charges shall be fixed at \$5.50/SF for Lease Year 1, and at \$6.00/SF for Lease Year 2. Thereafter, Tenant will pay their full proportionate share of current expenses and be subject to annual reconciliation.

Tenant Overview



Swig	
UNIT SIZE (SF)	1,600
FOUNDED	2010
LOCATIONS	100+
Guarantor	Corporate
WEBSITE	swig.com

Taqueria El Arquito	
UNIT SIZE (SF)	1,795
FOUNDED	2020
LOCATIONS	10+
Guarantor	Corporate
WEBSITE	taqueriaelarquito.com

Swig is a drive-thru specialty soda chain credited with pioneering the "Dirty Soda" movement by mixing traditional soft drinks with flavored syrups, creams, and fresh fruit. Known for its high-energy atmosphere and customizable "Signature Sips," the brand has rapidly expanded from its origins in St. George, Utah, into a national leader in the beverage and snack category. It offers a unique, family-friendly destination for those seeking a refreshing and innovative twist on classic fountain drinks.

Taqueria El Arquito is a family-owned casual restaurant specializing in authentic street-style Mexican cuisine, with a primary focus on their signature Tacos de Trompo made from a unique family recipe. Founded in North Texas, the brand has rapidly expanded into a regional micro-chain with over 10 locations across the Dallas-Fort Worth Metroplex. In addition to their famous pork tacos roasted on a spit, the menu features a wide variety of traditional favorites, including burritos, tortas, and breakfast items.



Major Employers



The property benefits from a powerful convergence of commercial and residential demand drivers, anchored by the high-volume Walmart Supercenter located just 0.5 miles south which acts as a massive gravity model for daily traffic. This established retail synergy is significantly enhanced by the \$1.4 billion Solterra Texas master-planned community, a transformative project adding 3,900 new homes approximately 3.5 miles southeast that is projected to increase local retail expenditure by over \$100 million annually. The asset further capitalizes on a robust daytime population generated by the Skyline Industrial District, where major corporate tenants including UPS, FedEx, and PepsiCo operate distribution hubs just two miles away. Additionally, the site services the 202-bed Dallas Regional Medical Center, ensuring consistent patronage from the healthcare workforce and visitors while capturing the going-home commuter traffic from the adjacent US-80 interchange.

Employer	Industry	Employees	Distance
UT Southwestern Medical Center	Healthcare	24,000	18.0 mi
AT&T	Telecommunications	10,000	12.8 mi
Texas Instruments	Technology	7,700	14.3 mi
Mesquite Independent School District	Education	5,500	3.5 mi
United Parcel Service (UPS)	Logistics & Distribution	2,300	4.6 mi
PepsiCo	Manufacturing	1,000	5.5 mi
Town East Mall	Retail	1,000	2.9 mi
City of Mesquite	Government	1,000	2.0 mi
Ashley Furniture Industries	Manufacturing	800	5.3 mi
Dallas Regional Medical Center	Healthcare	750	1.6 mi

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,292	77,933	234,009
2024 Estimate	9,480	79,005	237,847
2020 Census	10,239	82,776	252,321
2024 Population by Hispanic Origin	3,425	32,318	112,554
2024 Population	9,480	79,005	237,847
White	3,378	27,984	69,705
Black	2,212	17,333	58,769
American Indian & Alaskan	66	590	2,001
Asian	649	4,218	9,954
Hawaiian & Pacific Island	4	49	100
Other	3,172	28,831	97,317
U.S. Armed Forces	0	0	104
Households			
2029 Projection	3,151	26,209	76,439
2024 Estimate	3,229	26,648	77,897
2020 Census	3,561	28,333	83,698
Owner Occupied	1,698	15,027	42,663
Renter Occupied	1,531	11,621	35,234
2024 Households by HH Income			
Income: <\$25,000	806	4,906	14,698
Income: \$25,000 - \$50,000	369	5,002	18,178
Income: \$50,000 - \$75,000	695	6,179	16,332
Income: \$75,000 - \$100,000	398	3,480	9,608
Income: \$100,000 - \$125,000	238	2,583	7,756
Income: \$125,000 - \$150,000	325	1,944	4,935
Income: \$150,000 - \$200,000	230	1,517	4,123
Income: \$200,000+	166	1,038	2,267
2024 Avg Household Income	\$81,748	\$78,360	\$73,352
2024 Med Household Income	\$62,939	\$63,367	\$58,931

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Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
 - **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**
- Put the interests of the client above all others, including the broker's own interests;
 - Inform the client of any material information about the property or transaction received by the broker;
 - Answer the client's questions and present any offer to or counter-offer from the client; and
 - Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission		Information available at www.trec.texas.gov	IABS 1-2
Buyer/Tenant/Seller/Landlord's Initials		Date	



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