



Offering Memorandum

# Steven Label

New NNN Leased Flex Industrial  
5033 S 71st Street Mesa, AZ 85212

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## Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 5033 S. 71st, Mesa, AZ 85212 (Property). Colliers, as agent, has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or 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, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

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

1. The Offering Memorandum and its contents are confidential;
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3. All photographs and graphic elements are property of the Owner and use without Owner's expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

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If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser's sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with 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 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner's Agent.

# Offering Summary

Offering Memorandum  
Steven Label



# Property Overview

- » New freestanding flex industrial facility
- » Highly sought after Mesa Gateway Location
- » *U.S. News & World Report* ranks City of Mesa as a top 10 Best City to Live in America
- » Mesa/East Valley rated top residential and employment growth in Metro Phoenix
- » Mesa Gateway Area home to major aerospace, aviation, defense, semiconductor, electric vehicle and battery tech companies as well as large industrial users, manufacturers, R&D, and educational material institutions
- » ± 26,940 SF on 1.55 acres
- » Fully air-conditioned with 1,200 Amp 277/480V power

# Investment Highlights

- » 100% leased to Steven Label Company which has seven locations in California and Mexico, and one in Arizona
- » 5-year lease with 3 years remaining
- » Fully improved state-of-the-art flex industrial facility
- » Free-standing building with secured yard
- » Hard-to-find facility with little competition
- » Below market rent (\$1.21 PSF/Month)
- » 3.50% annual base rent increases
- » NNN Lease
- » Current Annual NOI - \$399,789.60
- » Price - \$7,765,000



2023 Construction



Parking  
41 Cars



100% Leased



Total SF  
±26,940 SF

# Features

## Building and Site Features

- [Opportunity Zone](#)
- Gated truck court/yards
- Fully secured
- ±1 mile from Loop 202 full diamond interchange
- ±.5 mile from [Gilbert Gateway Towne Center](#)
- Excellent Retail Amenities in area
- ±1 mile from [Mesa Gateway Airport](#)
- ±1 mile from Chandler Gilbert Community College
- ±1.5 miles from [ASU - Polytechnic Campus](#)

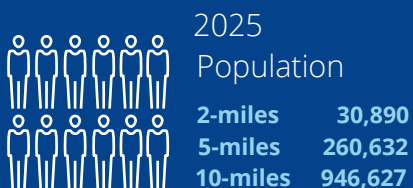
## 5033 South 71st Street

<b>Square Feet</b>	±26,940
<b>Site Area</b>	±1.55 Acres
<b>Clear Height</b>	24'
<b>Built</b>	2023
<b>Air Conditioning</b>	Full HVAC System
<b>Office</b>	New Private Office 1,225 SF
<b>Power</b>	1200 amps 277/480v Transformer Conduit Capacity of 2,400 Amps
<b>Dock Doors</b>	Two
<b>Grade Level Doors</b>	Three
<b>Will Call Door</b>	One
<b>Zoning</b>	Light Industrial, City of Mesa
<b>Parking</b>	41 parking spaces



## Demographics

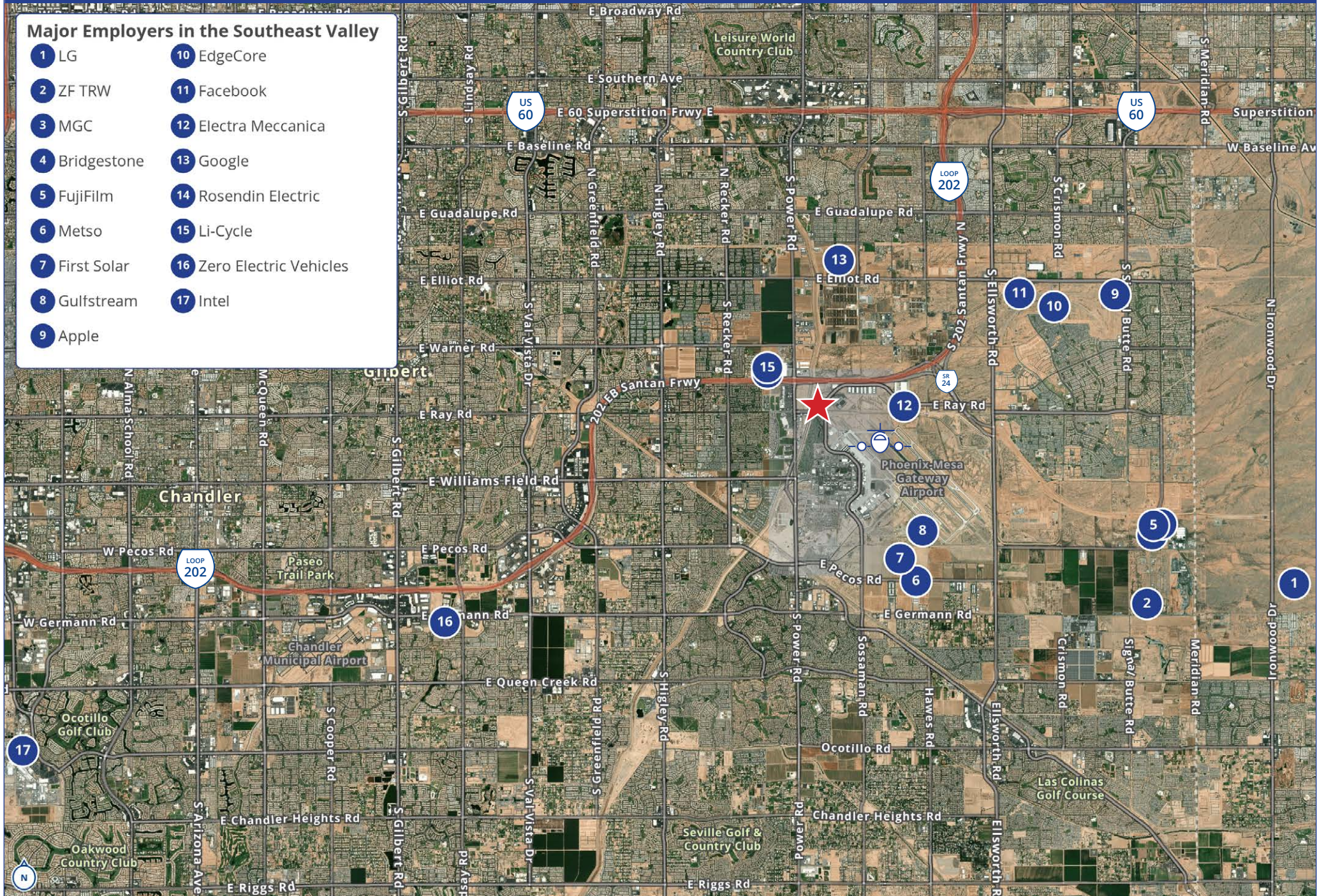
### City of Mesa - Economic Development



# Major Employers in Southeast Valley

## Major Employers in the Southeast Valley

- |               |                           |
|---------------|---------------------------|
| 1 LG          | 10 EdgeCore               |
| 2 ZF TRW      | 11 Facebook               |
| 3 MGC         | 12 Electra Meccanica      |
| 4 Bridgestone | 13 Google                 |
| 5 FujiFilm    | 14 Rosendin Electric      |
| 6 Metso       | 15 Li-Cycle               |
| 7 First Solar | 16 Zero Electric Vehicles |
| 8 Gulfstream  | 17 Intel                  |
| 9 Apple       |                           |



# Tenant Profile

Offering Memorandum  
Steven Label



E Ray Rd

5033 S 71st St  
26,940 SF

71st Street

# Tenant Profile

**Founded:** 1954 by Jim Steven in Santa Fe Springs, CA

**Type:** Privately held, PE-backed by Goldner Hawn Johnson & Morrison

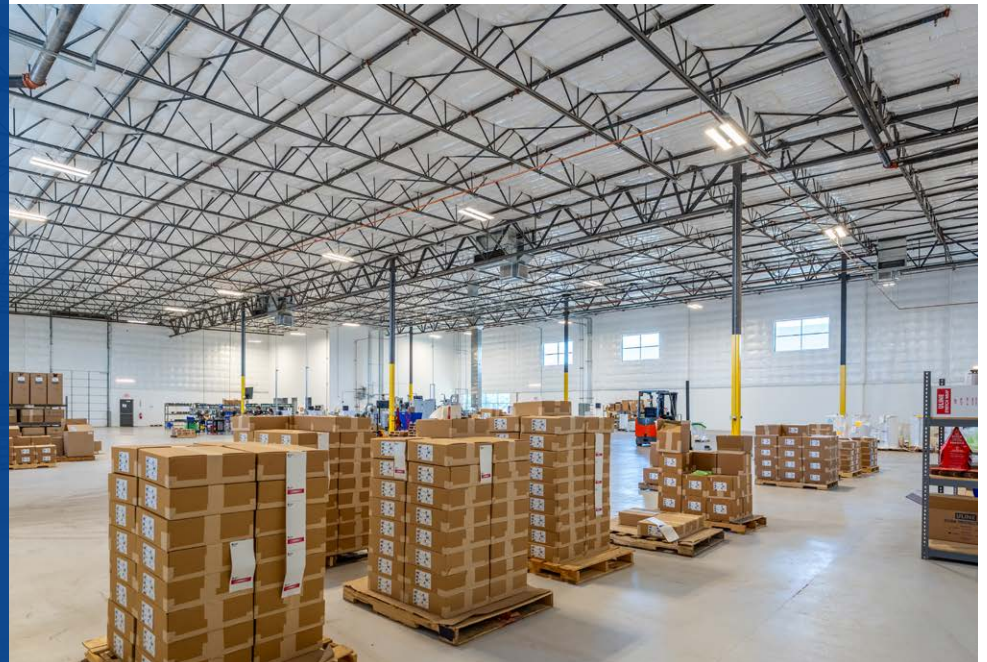
**Employees:** ~100–200 across 7 facilities in California, Arizona and Mexico

## Core Business & Industries

- **Manufacturing Precision Components:** They specialize in labels, overlays, nameplates, barcode & variable data labels, durable roll labels, UL/cUL labels, and membrane switches
- **Medical Device Focus:** Approximately 30% of business is medical OEM-oriented. They also produce patient implant cards, IFUs (Instructions for Use), diagnostic labels, and medical device mounting cards
- **Other Sectors:** Electronics, wine, beer, food & consumer products, aerospace, and industrial instrumentation

## Competitive Differentiators

1. **Vertical Integration:** In-house art, printing (screen, flexo, offset, digital), plate/screen making, and finishing ensure tight control and fast turnarounds
2. **Proprietary STAT System:** Their Supply Team Automated Tracking enables clients to upload proofs, track orders, view compliance docs, and monitor inventory in real-time
3. **Quality Certifications:** ISO 9001 since 2009; ISO 13485 medical-certification since 2020—critical for regulated industries
4. **Engineering Mindset:** Emphasis on material science, cost reduction, and performance optimization across technical and sales staff
5. **Rich Experience & Customer Satisfaction:**
  - o Operating for almost 70 years
  - o Known as the “Nordstroms of label manufacturers”
  - o Engaged staff—long tenures and bonus culture for error reduction



# Industry Information

Offering Memorandum  
Steven Label



# A look at the latest labeling industry trends

## Digital Transformation & On-Demand Flexibility

- Increasing investment in **digital presses** and **laser prototyping** supports variable-data, short-run needs - ideal for medical device customers requiring rapid design iteration and regulatory compliance
- Their proprietary STAT system helps drive **connected manufacturing**, enabling real-time order tracking, digital proofs, and tighter integration with customer systems

## Sustainability & Material Innovation

- Industry-wide push toward **sustainable materials** - thinner substrates, biodegradable liners, water-based adhesives and inks - is reshaping supply chains
- Stevens Label, with its in house engineering focus, is well-positioned to pilot and implement eco-friendly substrates and adhesive technologies, aligning with market demand

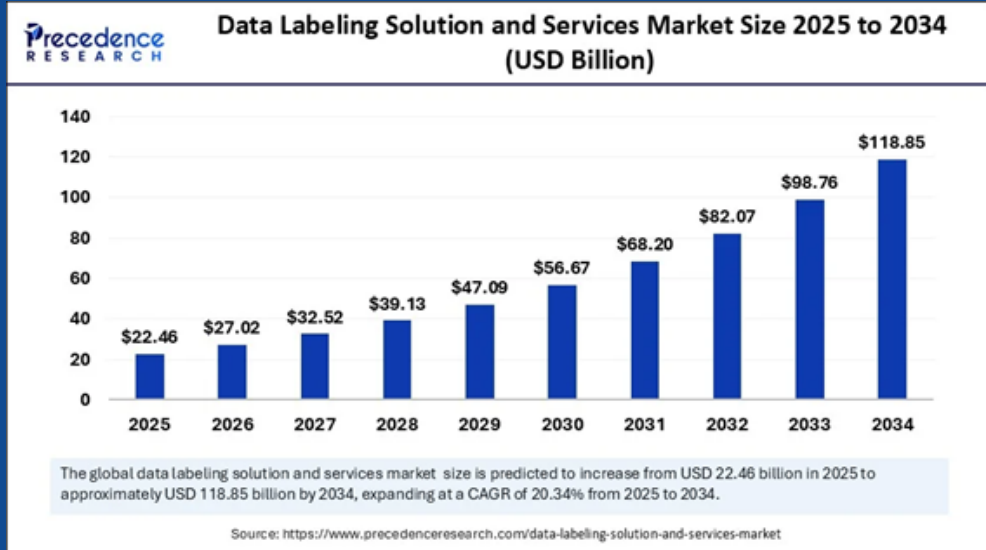
## Automation & Quality Focus

- Adoption of **Industry 4.0 technologies** such as automated inspection and inline finishing boosts throughput and quality - critical in low-defect environments
- Their defect rate (<0.5%) shows strong **process engineering discipline** - over 50% of defects traced to design or specification issues, addressed via tight upstream control and joint engineering reviews.

## Smart & Interactive Label Capabilities

- Growing interest in labels with **QR, NFC, and RFID**, particularly for medical traceability and cold-chain monitoring. Stevens' engineering-first approach enables integration of inlays and smart sensors

\*Source Vertical IQ





# Financial Information & Sales/Lease Comparables

Offering Memorandum  
Steven Label



# Lease Summary



The lease agreement with Steven Label, LLC with a effective date of the 14th day of February 2023 and commenced April 1, 2023 for a sixty-eight (68) month term.

The lease agreement is considered to be an absolute NNN lease excluding roof and structural elements. All expenses (i.e., common areas maintenance and repairs, utilities, parking lot, landscaping, garbage collection, real estate taxes, privilege/city taxes, and insurance) are reimbursed or paid directly by the tenant.

In addition to Base Rent and other charges payable under the terms of this Lease, Tenant shall pay landlord the amount of any applicable transaction privilege tax on rents (excluding income taxes) levied, assessed or imposed by any municipal governmental authority, or any subdivision thereof, upon or measured by any rent or other charge payable under this Lease.

Lease Term:

Commencement Date: April 1, 2023

Expiration Date: 12/01/2028

Security Deposit: \$35,000.00

Renewal Options: Tenant will have two (2) five (5) year options to extend the lease rate determined at the time to the lessor of 95% of its fair market rate or then current base rent.

Tenant	Date	Months	Rate	Increase	Monthly	Annually
Steven Label	04/01/2023	01-02	-	-	-	-
	06/01/2023	03-12	\$1.13	-	\$30,442.20	\$304,422.00
	06/01/2024	13-24	\$1.17	3.50%	\$31,519.80	\$378,237.60
	06/01/2025	25-36	\$1.21	3.50%	\$32,597.40	\$391,168.80
	06/01/2026	37-48	\$1.25	3.50%	\$33,675.00	\$404,100.00
	06/01/2027	49-68	\$1.30	3.50%	\$35,022.00	\$420,264.00
	*06/01/2028	69-75	\$1.35	3.50%	\$36,247.77	\$217,486.62
	*6 Months					

# Sales Comparables



**Address** 450 E Warner Rd -  
Chandler, AZ 85225

**Address** 828 E Isabella Ave -  
Bldg 1 - Phoenix, AZ  
85014

**Address** 8017 E Pecos Rd -  
Bldg 1 - Mesa, AZ  
85212

**Address** 8029 E Pecos Rd -  
Bldg 2 - Mesa, AZ  
85212

**Address** 7343 S 89th Pl -  
Mesa, AZ 85212

**Rating**

★★★

★★

★★★

★★★

★★

**Sale Date**

1/15/2025

4/30/2025

4/29/2025

4/29/2025

2/14/2025

**Year Built/ Renovated**

2008

1998

2023

2023

2007

**Building SF**

18,317

14,788

17,095

17,302

13,812

**Land SF**

18,295

50,965

60,379

60,548

35,941

**Sale Price**

\$6,567,646

\$5,032,135

\$5,304,018

\$5,365,331

\$4,250,000

**Price per SF**

\$358.55

\$340.29

\$310.27

\$310.10

\$307.70

**Cap Rate**

%

%

6.40%

6.40%

N/A

**Zoning**

PAD


LI

LI




L1

I-1

# Lease Comparables

		Leased SF	Signed Date	Escalation Rate	On Market (mos)	Parking	Clear Height
		Starting Rent	Occupancy Date	TI PSF	Office SF	Docks/Drive-Ins	Sprinkler
		Effective Rent	Expiration Date	Free Rent (mos)	Year Built	Amps	RR/Yard
		NNN/CAM Chgs	Lease Term (mos)	Lease Type			Multi-Tenant
 <p><b>1</b></p> <p><b>Germann Commerce Center - Bldg B</b>            22615 E Germann Rd, San Tan Valley, Arizona, 85140            Phoenix   Chandler N/Gilbert            Industrial / Warehouse            Building SF 61,791            Land Area ---</p> <p>Notes: 2,500 SF spec office, LED lights, 100% AC, 1000 amps</p>		27,160	11/01/24	4%	---	---	28
		\$1.40 NNN	01/01/25	\$0.00	---	8 / 8	---
		\$1.32	02/28/27	2	2024	---	--- / ---
		---	26	New / Direct			Y
	<b>Landlord Rep</b>	Lee & Associates - Chris McClurg		<b>Tenant Rep</b>	---		
	<b>Landlord</b>	---		<b>Tenant</b>	Hermanson		
 <p><b>2</b></p> <p><b>Warner Commons - Bldg B</b>            4320 E Warner Rd, Gilbert, AZ, 85296, USA            Phoenix   Chandler N/Gilbert Ind            Industrial / Warehouse            Building SF 52,407            Land Area ---</p> <p>Notes: ---</p>		12,626	09/10/24	4%	---	---	26
		\$1.37 NNN	11/01/24	\$40.00	---	22 / 4	---
		\$1.49	01/31/32	3	2023	---	--- / ---
		\$0.00	87	New / Direct			Y
	<b>Landlord Rep</b>	Lee & Associates - Stein Koss		<b>Tenant Rep</b>	---		
	<b>Landlord</b>	Petsas Commercial, LLC		<b>Tenant</b>	Safelite		
 <p><b>3</b></p> <p><b>The Pointe at Power Marketplace</b>            18698 E Business Park Dr, Queen Creek, Arizona, 85142            Phoenix   Chandler N/Gilbert            Industrial /            Building SF 92,310            Land Area ---</p> <p>Notes: ---</p>		9,300	04/21/25	2.75%	---	0.96	30
		\$1.35 NNN	05/01/25	\$2.00	---	10 / 10	---
		\$1.36	07/31/30	3	2024	---	--- / ---
		\$0.00	63	New / Direct			Y
	<b>Landlord Rep</b>	Lee & Associates - Matt Fredrick		<b>Tenant Rep</b>	CBRE		
	<b>Landlord</b>	Greenwood and McKenzie Real Estate Investments		<b>Tenant</b>	East Valley Golf Carts		
 <p><b>4</b></p> <p><b>Allred Airport Center I</b>            2460 E Germann Rd, Chandler, Arizona, 85286            Phoenix   Chandler Airport            Industrial /            Building SF 74,910            Land Area ---</p> <p>Notes: ---</p>		11,560	07/03/24	4%	---	3	24
		\$1.35 NNN	08/15/24	\$0.00	---	2 / 15	---
		\$1.40	12/14/29	3	2008	---	--- / ---
		\$0.00	64	New / Direct			Y
	<b>Landlord Rep</b>	Lee & Associates - Stein Koss		<b>Tenant Rep</b>	---		
	<b>Landlord</b>	Douglas Allred Company		<b>Tenant</b>	IEM		

# Lease Comparables

		Leased SF	Signed Date	Escalation Rate	On Market (mos)	Parking	Clear Height
		Starting Rent	Occupancy Date	TI PSF	Office SF	Docks/Drive-Ins	Sprinkler
		Effective Rent	Expiration Date	Free Rent (mos)	Year Built	Amps	RR/Yard
		NNN/CAM Chgs	Lease Term (mos)	Lease Type			Multi-Tenant
 <p><b>5</b></p> <p><b>202 Business Park</b>  <b>566 E Germann Rd, Gilbert, Arizona, 85297</b>                      Phoenix   Chandler Airport                      Industrial /  <b>Building SF</b> 55,436  <b>Land Area</b> ---</p> <p>Notes: ---</p>		55,436	09/01/24	3.50%	---	2.5	24
		\$1.34 NNN	04/01/25	\$0.00	---	4 / 2	---
		\$1.57	03/31/35	0	2008	---	--- / ---
		\$0.00	120	New / Direct			Y
	<b>Landlord Rep</b>	JLL - Steve Sayre		<b>Tenant Rep</b>	---		
	<b>Landlord</b>	Two Sigma		<b>Tenant</b>	Sherwin-Williams		
 <p><b>6</b></p> <p><b>The Pointe at Power Marketplace</b>  <b>18698 E Business Park Dr, Queen Creek, Arizona, 85142</b>                      Phoenix   Chandler N/Gilbert                      Industrial /  <b>Building SF</b> 92,310  <b>Land Area</b> ---</p> <p>Notes: ---</p>		18,372	05/19/25	3.50%	---	0.96	30
		\$1.33 NNN	08/01/25	\$0.00	---	10 / 10	---
		\$1.41	11/30/32	4	2024	---	--- / ---
		\$0.00	88	New / Direct			Y
	<b>Landlord Rep</b>	Lee & Associates - Matt Fredrick		<b>Tenant Rep</b>	DAUM Commercial		
	<b>Landlord</b>	Greenwood and McKenzie Real Estate Investments		<b>Tenant</b>	Fun Factory Candy Co		
 <p><b>7</b></p> <p><b>Westech Distribution Center</b>  <b>120 E Corporate Pl, Chandler, Arizona, 85225</b>                      Suite(s) 16                      Phoenix   Chandler N/Gilbert Ind                      Industrial / Warehouse  <b>Building SF</b> 143,511  <b>Land Area</b> ---</p> <p>Notes: ---</p>		13,335	07/03/24	4%	---	2.65	24
		\$1.25 NNN	08/15/24	\$1.87	---	20 / 18	---
		\$1.31	10/14/29	2	2008	1400	--- / ---
		\$0.00	62	New / Direct			N
	<b>Landlord Rep</b>	CBRE		<b>Tenant Rep</b>	CPI		
	<b>Landlord</b>	Washington Capital Management		<b>Tenant</b>	Triton Nutra Group		

# City of Mesa



Offering Memorandum  
Steven Label



# Mesa Economic and Employment Overview

*Within a 30-minute drive of Mesa, there are approximately 680,000+ professionals; 47.3% (age 25+) with an Associate's Degree or higher.*

The city of Mesa sits in the southeast portion of the Phoenix-Mesa-Glendale metro area. The local population in the city totals a little over 521,000 residents, making it the third largest city in all of Arizona (trailing only Phoenix and Tucson) and the 36th largest city in the country.

Several large employers operate in and around Mesa. Population serving groups such as Mesa Public Schools (7,653 employees), Banner Health (6,335 employees) and the City of Mesa (approximately 4,000 workers) account for some of the largest employers in the city. Mesa also has a strong manufacturing base, with approximately 3,600 local workers at a Boeing facility and nearly 800 workers at Empire Southwest.

The outlook for Mesa is favorable as it is a large city that is still in growth mode. The city has expanded by approximately 80,000 residents since 2010, averaging annual growth of a little over 1.8 percent in that time. As one of the premier cities in the Southwest, Mesa offers a diverse and affordable quality of life. Mesa has all the amenities of a big city while maintaining the charm and intimacy of a neighborhood community.

## Downtown Mesa

Arizona State University's new location in downtown Mesa trains students in the transdisciplinary digital expertise that technology companies are now demanding, according to ASU President Michael Crow. The ASU Mesa location — opened in fall 2021 — houses the ASU Creative Futures Laboratory, including academic programs offered by the Herberger Institute for Design and the Arts related to digital and sensory technology, experiential design, gaming, media arts, film production, and entrepreneurial development and support.

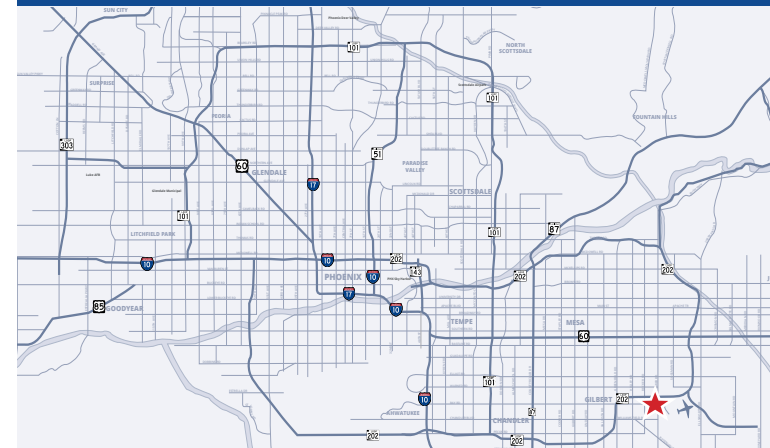
The centerpiece of ASU's presence in downtown Mesa is a five-story building constructed at Pepper Street and Centennial Way, which draws more than 750 ASU students, faculty and staff to downtown Mesa.

For more information on the City of Mesa [click here](#)

## Education

**Within a 30-minute drive of Mesa, there are approximately 680,000+ professionals; 47.3% (age 25+) with an Associate's Degree or higher. Mesa is home to an impressive array of top-rated educational institutions and collaborative partnerships that focus on producing a workforce that is not only technologically prepared, but also possesses a strong work ethic. Some of the larger schools include:**

- **Mesa Community College - 16,948 students**
- **Chandler- Gilbert Community College-Williams Campus -13,755 students**
- **ASU Polytechnic Campus - 5,825 students**
- **East Valley Institute of Technology - 5,400 students**
- **A.T. Still University - 1,819 students**
- **Northern Arizona University - Mesa - 326 students**
- **Benedictine University - 559 students**



# Mesa Gateway Industrial Overview

## 1. Prime Location & Infrastructure

The Aerotropolis is focused around the Phoenix-Mesa Gateway Airport.

It has three long runways, customs services for U.S. and Mexico, cargo handling, and large areas for industrial use near the runway.

It serves as a backup airport to ease congestion at Sky Harbor, with growing passenger services (about 1.9 million passengers yearly).

It has great highway access through Loop 202, US 60, and SR 24, which helps with labor and freight movement.

A new Union Pacific rail line in the Pecos Advanced Manufacturing Zone will improve freight connections.

## 2. Skilled Workforce & New Housing

There is a large talent pool (about 891,000 people within 30 minutes), supported by nearby educational institutions like ASU Polytechnic, Chandler-Gilbert Community College, EVIT, and new facilities planned for ASU and NAU in 2025.

Rapid growth in housing (Eastmark, Cadence, Bella Via) helps attract local workers.

## 3. Strategic Industry Clusters

**Aerospace & Defense:** Includes companies like Virgin Galactic, Gulfstream, Embraer, Cessna, Able Aerospace, Boeing, Honeywell, and Northrop Grumman.

**High-tech & Advanced Manufacturing:** Hosts data centers for Apple, Meta, Google, and companies like Bridgestone, JX Nippon, Mitsubishi Gas Chemical, FUJIFILM, CMC Steel, and Dexcom.

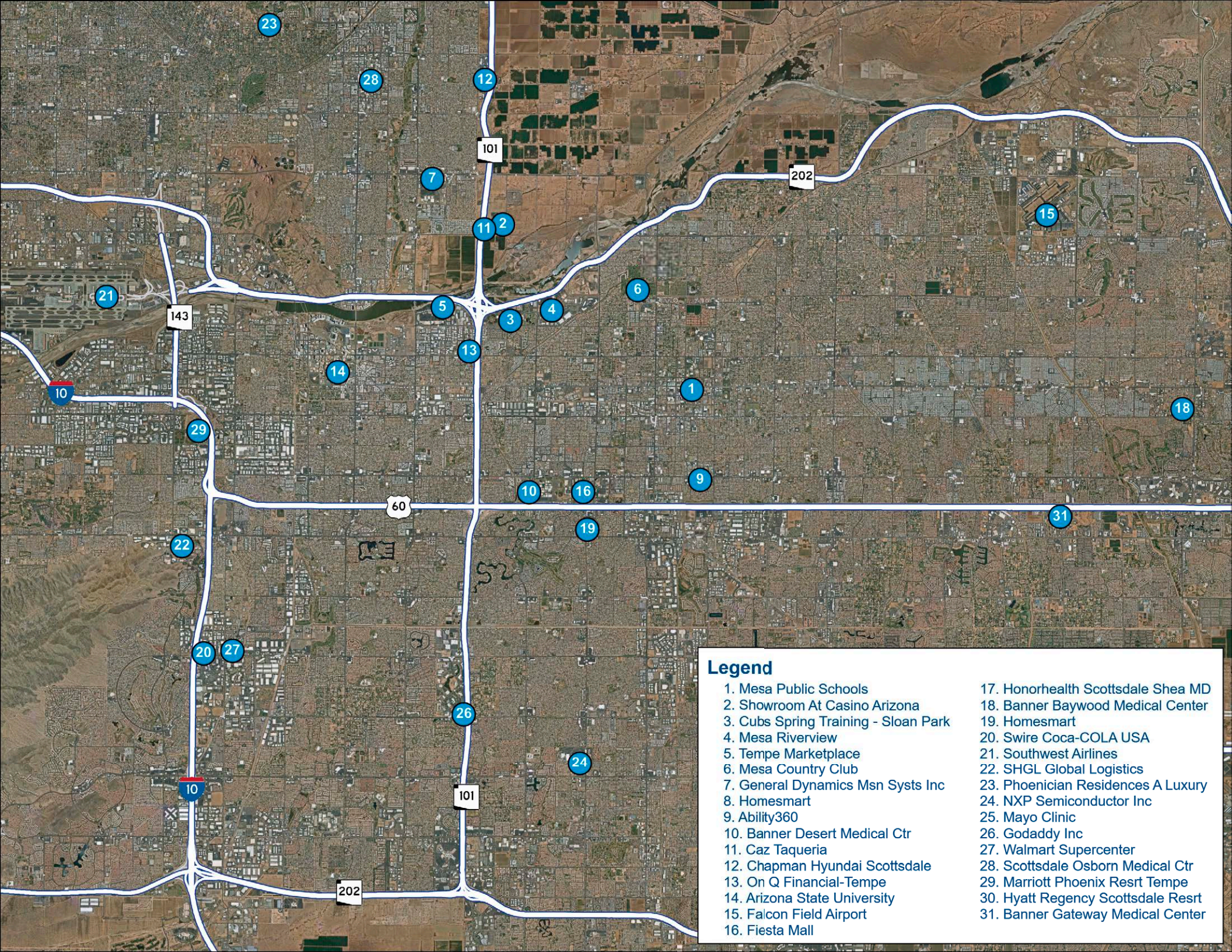
Logistics and technology suppliers benefit from access to air, road, and future rail.

## 4. High Tenant Demand & Economic Growth

There is strong interest from developers and leasing activity from Fortune 100 companies—The Cubes had several users looking for spaces of at least 500,000 square feet.

There is significant investment in semiconductor and battery manufacturing (Intel, TSMC, LG Energy, CHIPS Act), driving demand for industrial spaces in the area.





### Legend

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 1. Mesa Public Schools               | 17. Honorhealth Scottsdale Shea MD |
| 2. Showroom At Casino Arizona        | 18. Banner Baywood Medical Center  |
| 3. Cubs Spring Training - Sloan Park | 19. Homesmart                      |
| 4. Mesa Riverview                    | 20. Swire Coca-COLA USA            |
| 5. Tempe Marketplace                 | 21. Southwest Airlines             |
| 6. Mesa Country Club                 | 22. SHGL Global Logistics          |
| 7. General Dynamics Msn Sysns Inc    | 23. Phoenician Residences A Luxury |
| 8. Homesmart                         | 24. NXP Semiconductor Inc          |
| 9. Ability360                        | 25. Mayo Clinic                    |
| 10. Banner Desert Medical Ctr        | 26. Godaddy Inc                    |
| 11. Caz Taqueria                     | 27. Walmart Supercenter            |
| 12. Chapman Hyundai Scottsdale       | 28. Scottsdale Osborn Medical Ctr  |
| 13. On Q Financial-Tempe             | 29. Marriott Phoenix Resrt Tempe   |
| 14. Arizona State University         | 30. Hyatt Regency Scottsdale Resrt |
| 15. Falcon Field Airport             | 31. Banner Gateway Medical Center  |
| 16. Fiesta Mall                      |                                    |

# Property Photos



# Property Photos



# Property Photos





5033 5033

Offering Memorandum

# Steven Label Manufacturing Facility

5033 S 71st Street, Mesa, AZ 85212

**Colliers**

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