



## 7-ELEVEN

S&P: AA-

**\$5,094,000 | 4.65% CAP**

6777 Westwood Boulevard, Orlando, FL 32821

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ Orlando #1 in Country for Job Growth (Bureau of Labor Statistics)
- ✓ #4 Fastest-Growing U.S. Metro (Forbes)
- ✓ 1-Block from SeaWorld Orlando (4.6 million annual visitors)
- ✓ Strategically located near many hotels and attractions
- ✓ Easily accessible from I-4 & 528



7-Eleven, Inc the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest retailer in the world.

# INVESTMENT OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA

## \$5,094,000 | 4.65% CAP



**\$236,887**

NOI



**±3,454 SF**

BUILDING AREA



**±1.56 ACRES**

LAND AREA



**2020**

YR BUILT / RENOVATED



**100%**

OCCUPANCY



**ABSOLUTE NNN**

LEASE TYPE

- ✓ **SeaWorld Orlando is walking distance from the subject 7-Eleven.** SeaWorld Orlando has an estimated capacity of 16,000 and sees approximately 4.6 million annual visitors.
- ✓ **Located on Westwood Boulevard, strategically located** near many hotels and area attractions with easy access to I-4 and 528.
- ✓ **Other big attractions located minutes from the subject 7-Eleven** include Aquatica Orlando, Discovery Cove and Sesame Street Land at SeaWorld.
- ✓ **Orlando International Airport is located less than 9-miles away from the subject property.** Orlando International Airport sees approximately 50 million annual passengers.
- ✓ **Orange County Convention Center is located within 1-mile of the subject property.** The Orange County Convention Center is the primary public convention center for the Central Florida Region and the second largest convention center in the United States.

# SECURE

## NET LEASE

CONTACT FOR DETAILS

**RUSSELL SMITH**

VICE PRESIDENT

(214) 915-8890

[rsmith@securenetlease.com](mailto:rsmith@securenetlease.com)

**BOB MOORHEAD**

MANAGING PARTNER

(214) 522-7200

[bob@securenetlease.com](mailto:bob@securenetlease.com)

FL BROKER OF RECORD:

**STEPHEN J. NOYOLA**

Commercial Property Ventures, Inc.

License # BK3051175

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# TENANT OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA



## 7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

**\$5.1B**

REVENUE

**S&P : AA-**

CREDIT RATING

**67,000+**

LOCATIONS

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

FILE PHOTO



## POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (Cstore Decisions)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee

President and CEO Joe DePinto shares with Convenience Store Decisions how a *customer-obsessed culture is propelling the world's largest convenience retailer* forward.

"Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.



[CLICK HERE TO READ MORE](#)

## HOW 7-ELEVEN USES TECH TO STAY AHEAD OF ITS COMPETITION

David Zax, January 15, 2018 (Entrepreneur)

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.

Ninety-one years later, the brand is still eager to experiment. "In this digital age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.

But 7-Eleven's experiments aren't limited to whiz-bang ideas. Sometimes the simplest trials are also the most impactful. Local owners are most attuned to the needs of their neighborhood's customers, says DePinto, and the company's "retailer initiative" program allows local owners to customize each store for the neighborhood.



[CLICK HERE TO READ MORE](#)

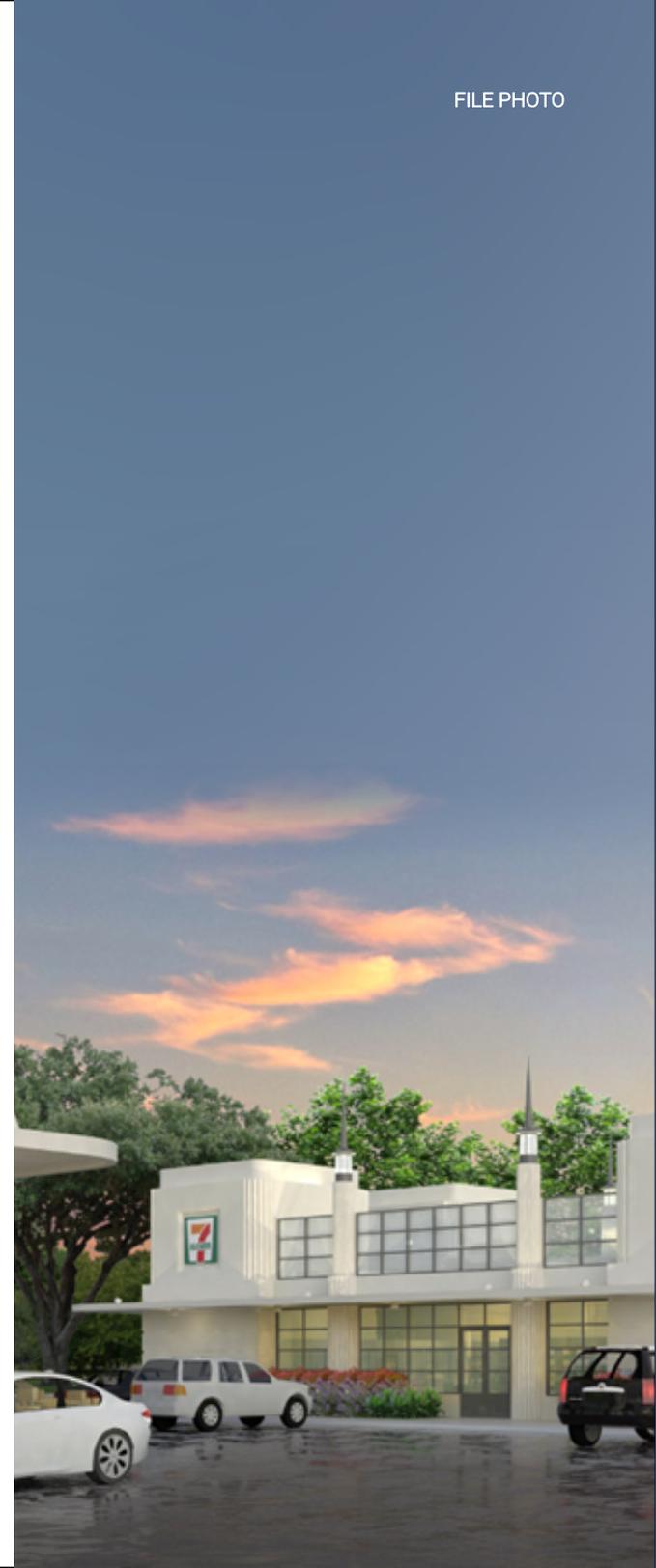
# LEASE OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA

FILE PHOTO

INITIAL LEASE TERM	15-Years, with (4) 5-year options
ESTIMATED RENT COMMENCEMENT	August 2020
ESTIMATED LEASE EXPIRATION	August 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5-Years, Including Option Periods
ANNUAL RENT YRS 1-5	\$236,887
ANNUAL RENT YRS 6-10:	\$260,575
ANNUAL RENT YRS 11-15:	\$286,633
OPTION 1	\$315,296
OPTION 2	\$346,826
OPTION 3	\$381,508
OPTION 4	\$419,659

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



**7-Eleven** **SUBJECT PROPERTY**  
6777 WESTWOOD BLVD.

**WESTWOOD BOULEVARD**  
± 6,495 VPD

528

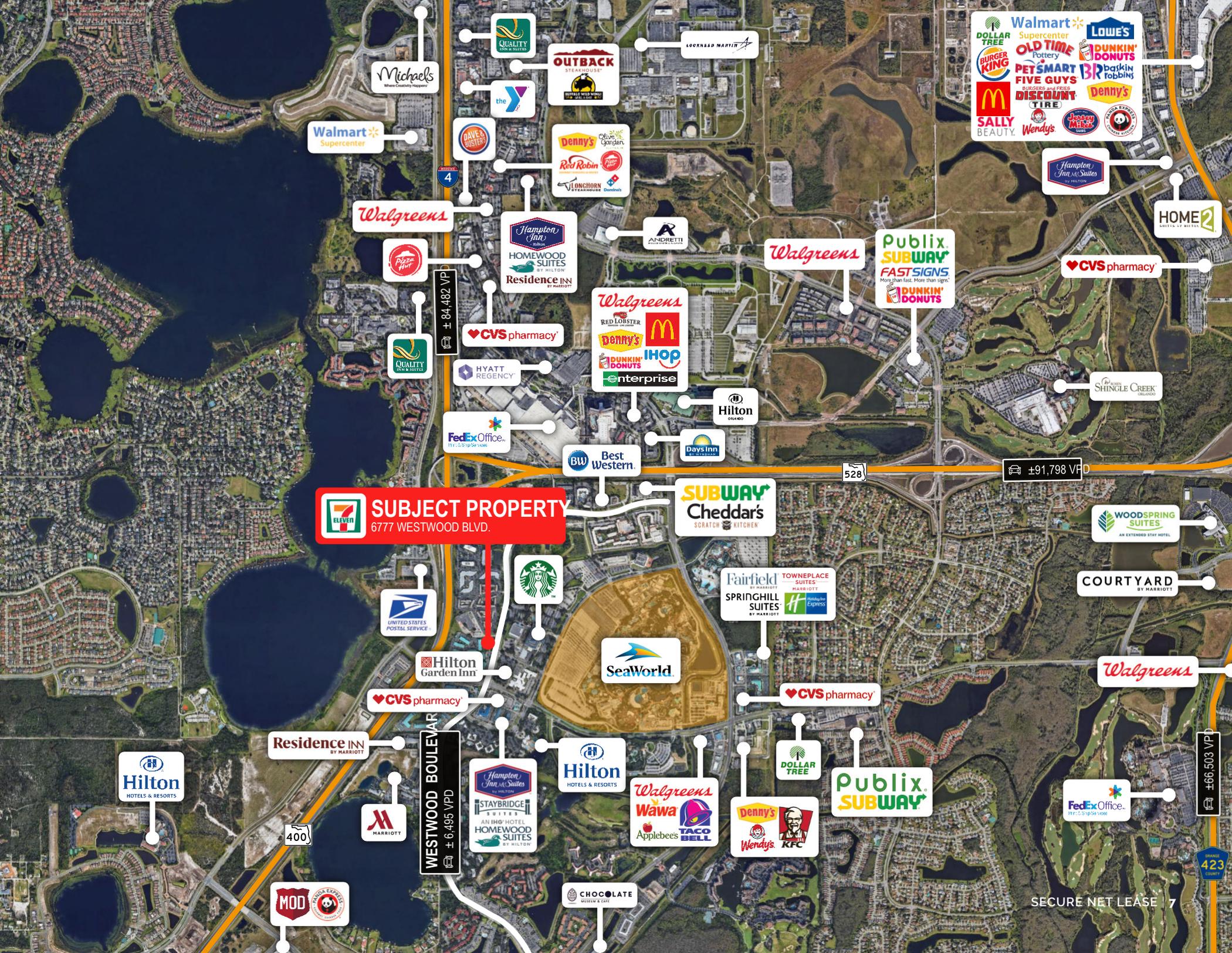
±91,798 VPD

±66,503 VPD

400

423

SECURE NET LEASE 7



Walmart  
Supercenter

Walgreens

Pizza Hut

QUALITY INN & SUITES

CVS pharmacy

FedEx Office

OUTBACK STEAKHOUSE

Denny's  
Red Robin  
LONGHORN STEAKHOUSE

Hampton Inn  
HOMEWOOD SUITES  
Residence INN

Walgreens  
RED LOBSTER  
DUNKIN' DONUTS  
IHOP  
enterprise

Best Western

SUBWAY  
Cheddar's  
SCRATCH & KITCHEN

SeaWorld

Fairfield TOWNEPLACE SUITES  
SPRINGHILL SUITES  
BY MARRIOTT

Hilton Garden Inn

CVS pharmacy

Residence INN  
BY MARRIOTT

Hilton  
HOTELS & RESORTS

Hampton Inn & Suites  
STAYBRIDGE  
AN IHG HOTEL  
HOMEWOOD SUITES  
BY MILTON

Hilton  
HOTELS & RESORTS

Walgreens  
Wawa  
Applebees  
TACO BELL

Denny's  
Wendy's  
KFC

DOLLAR TREE

Publix  
SUBWAY

FedEx Office

MOD  
PANDA EXPRESS

CHOCOLATE  
MUSEUM & CAFE

Walmart Supercenter  
DOLLAR TREE  
BURGER KING  
McDonald's  
SALLY BEAUTY  
Lowe's  
OLD TIME Pottery  
PET SMART  
FIVE GUYS  
DISCOUNT TIRE  
DUNKIN' DONUTS  
Dunkin' Donuts  
Denny's  
Wendy's  
Jordan Mikes  
PANDA EXPRESS

Hampton Inn & Suites  
BY MILTON

HOME2  
SUITE OF MISSOURI

Walgreens

Publix  
SUBWAY  
FASTSIGNS  
DUNKIN' DONUTS

CVS pharmacy

SHINGLE CREEK  
GOLF COURSE

Hilton  
OHIO

Days Inn

WOODSPRING SUITES  
AN EXTENDED STAY HOTEL

COURTYARD  
BY MARRIOTT

Walgreens

CVS pharmacy

7

# SITE OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA

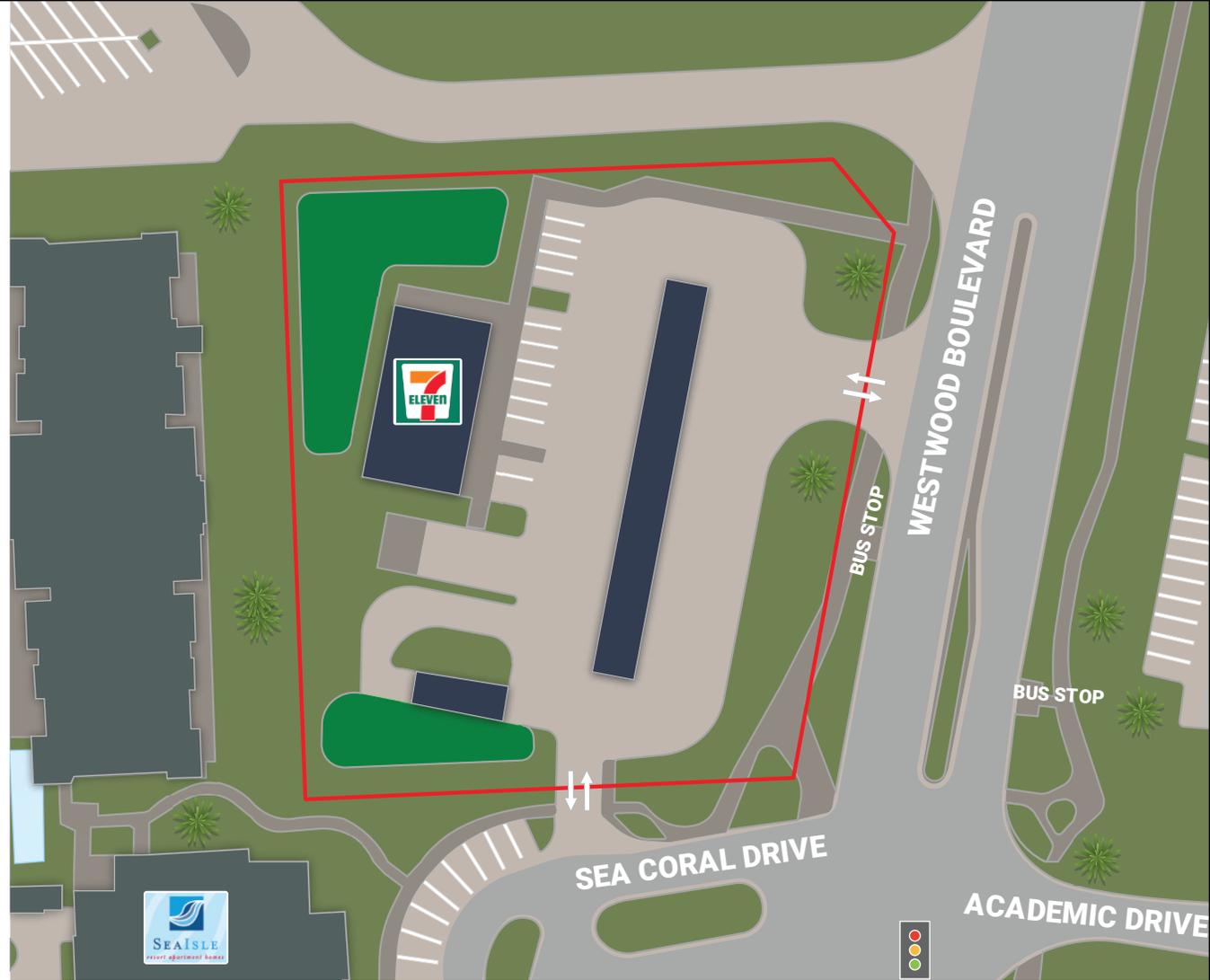
 **2020**  
YR BUILT / RENOVATED

 **±3,454 SF**  
BUILDING AREA

 **±1.56 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

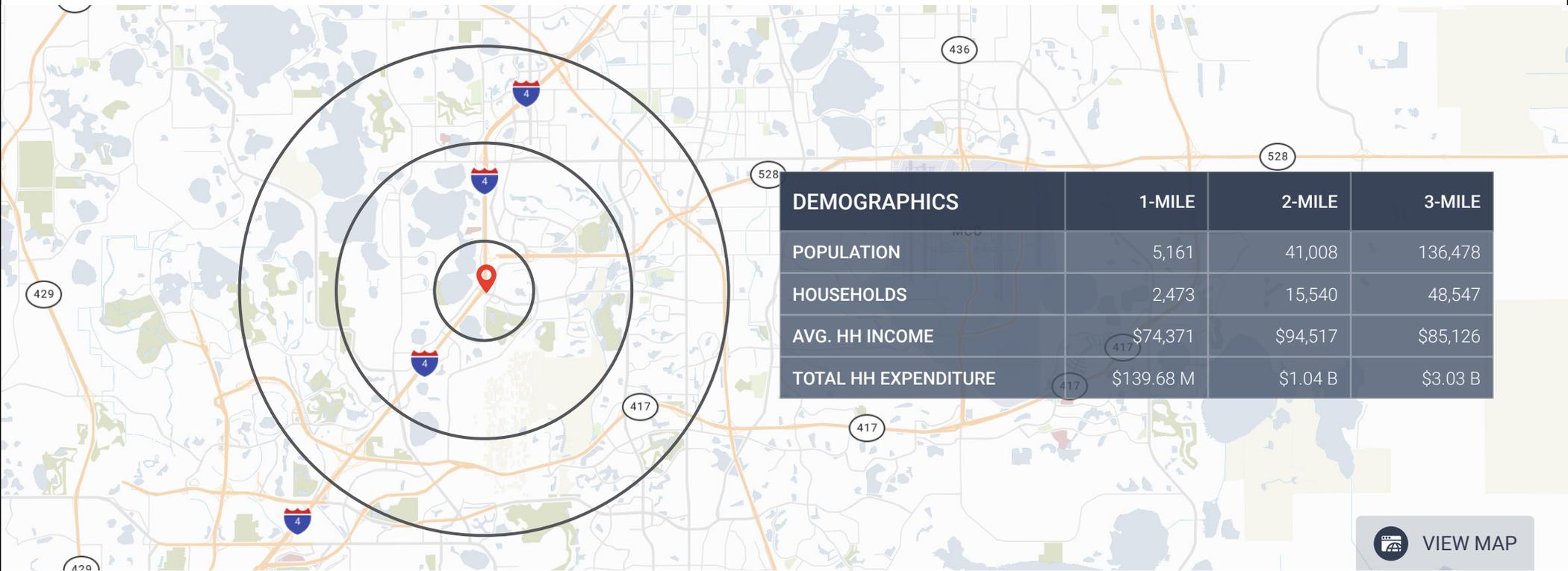
CVS	7-Eleven
Starbucks	Walgreens
FedEx Office	KFC
Dollar Tree	Publix
Subway	Walmart
Taco Bell	Applebee's
Denny's	Dunkin' Donuts
Pizza Hut	Domino's
Denny's	Wendy's



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# LOCATION OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA



 VIEW MAP

## ECONOMIC DRIVER'S (# of Employees in Orlando)

Universal City Travel Partners (5,000)

The School District of Osceala County Florida (4,500)

Hilton Grand Vacations Club, LLC (4,500)

Orlando Health Inc. (3,800)

Universal City Florida Partners (3,200)

Twdc Enterprises 18 Corp. (2,900)

Disney Destinations, LLC (2,500)

Lockheed Martin Corporation (2,500)

Prime Therapeutics LLC (2,000)

Marriott International, Inc. (2,000)

Mastercorp Inc. (1,900)

Hyatt Hotels of Florida, Inc. (1,800)

Rosen 9939, Inc. (1,300)

Belv Partners LP (1,200)

Allied Convention Service, Inc. (1,100)

# LOCATION OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA



## ORLANDO FLORIDA



**285,705**  
POPULATION



**\$51,820**  
MEDIAN-HOUSEHOLD INCOME

**ORLANDO**, located in central Florida, is the state's third largest city and home to more than 1.5 million residents. Florida is a right-to-work state with no personal income tax and a business-friendly environment, complete with competitive incentives, making Orlando an ideal place to do business. Orlando offers a talent

Orlando Leads Nation in Job Growth Four Years in a Row – *The Orlando region is No. 1 in the nation for job growth for the fourth consecutive year.* According to the Bureau of Labor Statistics, the Orlando-Kissimmee-Sanford metropolitan statistical area (MSA) continued its trajectory as the fastest growing job market in the country for 2018.

pipeline of over 87,000 students from more than 30 post-secondary schools, including the University of Central Florida, the nation's 2nd largest university. The city has year-round moderate weather, easy access to major roadways, 3 international airports, and Port Canaveral - which services cruise and cargo ships.

Orlando continues to grow, and recent projects include the development of the 650-acre health and life sciences park known as Lake Nona Medical City which will create an estimated 30,000 jobs and have a \$7.6 billion impact within the next decade. The city is also home to the 1,027-acre Central Florida Research Park, which has an annual economic impact of \$3.5 billion. Additionally, All Aboard Florida is a 235-mile long high-speed passenger rail system being developed to connect Miami to Orlando.

**+5.75%**

ANNUAL GROWTH  
IN TOTAL EMPLOYEES

**160,474**

NUMBER OF  
EMPLOYEES

## ORLANDO NAMED ONE OF BEST PLACES TO LIVE IN AMERICA, REPORT SAYS

Larissa Hamblin, March 7, 2019 (*Click Orlando.com*)

Orlando has been named one of the best American cities to live in, according to a new report. The City Beautiful ranked No. 17 on the 2019 Top 100 Best Places to Live list, and outpaced more than 1,000 cities with populations ranging from 20,000 people to 1 million, according to Livability.com.

The rankings were chosen by an exclusive study led by Livability and Ipsos. More than 1,000 millennials nationwide were surveyed to distinguish what mattered most to them in cities. Affordability and job opportunities were the top responses. The criteria for this year's survey included a new feature: a cap on housing costs. There would be no cities on the Livability list that have a median home value of more than \$250,000.

"The cities on this year's list represent the best of the best when it comes to affordability and opportunity," Livability.com Editor-in-Chief Winona Dimeo-Ediger said. "These 100 cities are not just fantastic places to live in terms of their amenities, education, health care and infrastructure, they are places where young people can build amazing careers and communities."

Although Orlando is known for its close proximity to theme parks, the city ranked on the list for its high scores in economics and demographics. The city's bustling technological scene, growing Puerto Rican population and LGBTQ community presence were among Orlando's standout reasons to be on the list.

Orlando features a wide range of activities away from roller coasters and cartoon characters, including parks, farmers markets, concerts and sporting events. Livability cites the local obsession as watching Orlando Magic games and teeing up at the many golf courses in the area.

Livability described Orlando's climate in its "six words or less" category as "blazing hot summers, deliciously temperate winters." The top industries in the Central Florida city are tourism, aviation/aerospace and advanced manufacturing. The median home value hit \$227,173, which is \$22,827 lower than the list's value cap. Out of the people surveyed, the local dream jobs included a position at a startup company or to become a cast member at Disney World. For an after-work drink, The Courtesies was voted the best place to stop for a unique craft cocktail.

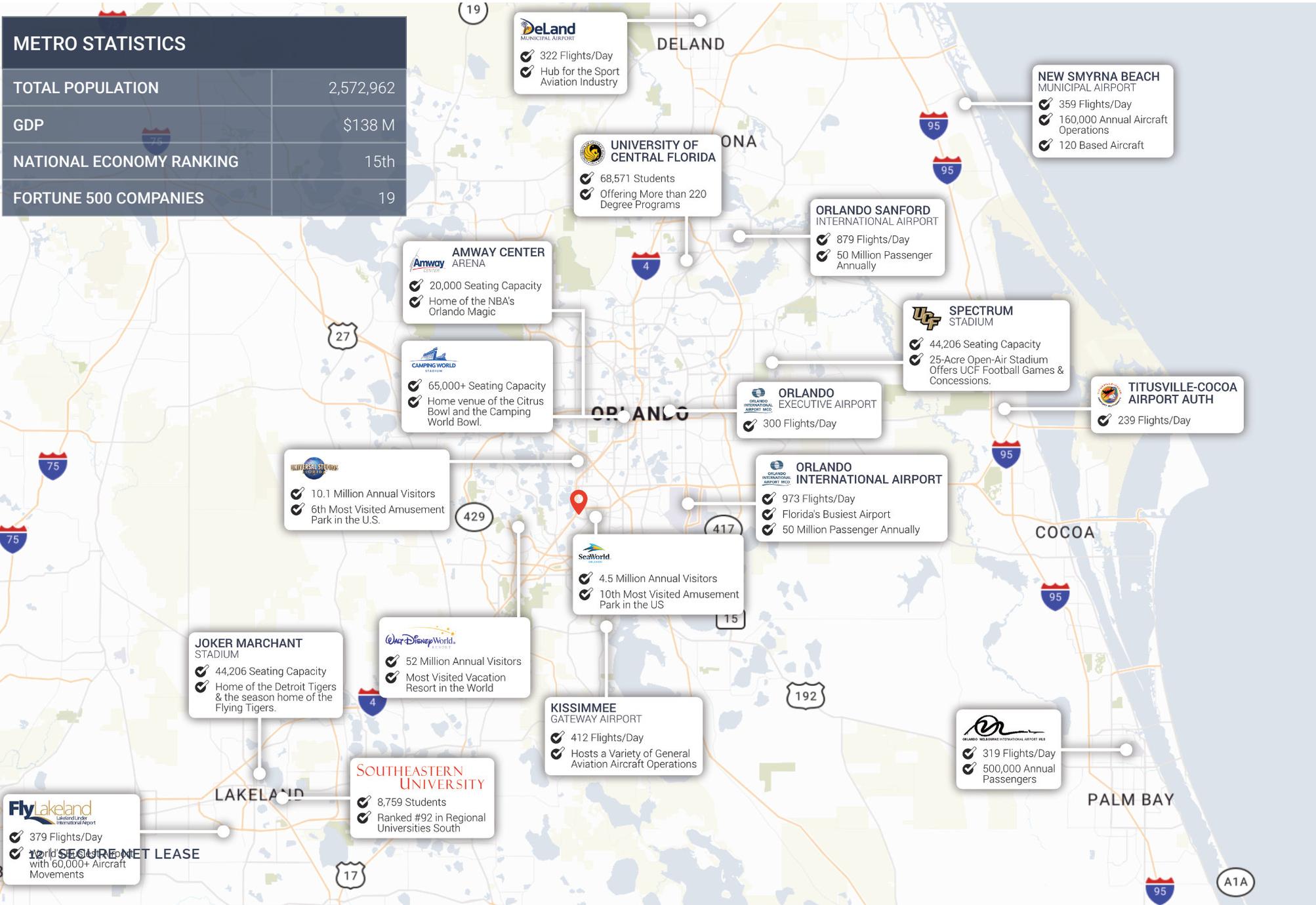
 [CLICK HERE TO READ MORE](#)



# ORLANDO MSA

7-ELEVEN | ORLANDO, FLORIDA

METRO STATISTICS	
TOTAL POPULATION	2,572,962
GDP	\$138 M
NATIONAL ECONOMY RANKING	15th
FORTUNE 500 COMPANIES	19



# SECURE

NET LEASE

*CALL FOR ADDITIONAL INFORMATION*

---

## **DALLAS OFFICE**

10000 N. Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## **LOS ANGELES OFFICE**

123 Nevada Street  
El Segundo, CA 90245  
(424) 220-6430

[securenetlease.com](http://securenetlease.com)