



7-Eleven

S&P :AA-

\$5,988,000 | 4.60% CAP

402 Vasquez Boulevard, Platteville, CO 80651

- ✓ Brand New 15-Year Absolute NNN Lease
- ✓ 10% Rent Bumps Every 5-Years
- ✓ Large Lot Size - Over 1.57 Acres
- ✓ Site Will Feature High Speed Diesel
- ✓ Located 25 Miles from Downtown Denver

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 convenience retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN PLATTEVILLE, CO



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Broker of Record

Jeff Post
First Colorado Land Office
post@firstcolorado.com

\$5,988,000

4.60% CAP

NOI

\$275,443

Land Area

±1.56 AC

Occupancy

100%

Building Area

±5,500 SF

Year Built

2021

Lease Type

Absolute NNN

- ✓ **The subject property is strategically located at the Intersection of Highway 85 (53,992 VPD) and County Road 32.**
- ✓ **Brand new build-to-suit with 7-Eleven, Inc.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.
- ✓ **Absolute NNN Lease, with 10% rental increases every 5-years,** making it an excellent passive investment that will hedge against inflation.
- ✓ **Centrally located in Weld County.** Weld County is Colorado's leading producer of cattle, grain and sugar beets, and is the richest agricultural county in the United States east of the Rocky Mountains, and the fourth richest overall nationally. Weld County is also an important area of oil and natural gas production in the Denver-Julesburg Basin.
- ✓ **Property is located roughly 25 miles from Downtown Denver.** Denver is the 19th most populous City in the US, and part of the Denver-Aurora-Lakewood MSA, which boasts a rapidly growing population of over 3.00MM residents.

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.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN PLATTEVILLE, CO

7-Eleven

Lessee: 7-Eleven, Inc., a Texas Corporation

REVENUE

\$5.1 B

CREDIT RATING

S&P AA-

TOTAL LOCATIONS

67,000



7-eleven.com

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer.

7-Eleven is also one of the nation's largest independent gasoline retailers. The company's largest markets are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven Accolades include: **Ranked #1** on Entrepreneur magazine's Top Global Franchises List; **#1 spot on Entrepreneur magazine's** Franchise 500's Top 10 Most Popular Retail Companies, and **#2 in Forbes magazine's Top 20 Franchises to Start**; No. 2 on **FranchiseRanking.com** for Best Convenience Store Franchise Company USA, and among GI jobs magazine's **Top 100 Military Friendly Employers**.



IN THE NEWS

7-ELEVEN PLATTVILLE, CO

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21, 2020 (FOX BUSINESS)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across more than **9,000 U.S. stores**, will also help with orders through the company's 7NOW delivery app, which has seen an uptick in orders since the pandemic hit the country earlier this month, the company announced Monday.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to "continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."

7-Eleven was classified as an **essential retailer**, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra safety protocols to protect employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than **50,000 workers** to assist in its operations during the course of the pandemic.

In **hiring 20,000 more employees**, 7-Eleven CEO Joe DePinto says the company will be able to "continue to **fulfill our mission** to give customers what they want, when and where they want it, whether in stores or at home."

EXPLORE ARTICLE



7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 2020 (RETAIL CUSTOMER EXPERIENCE)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock **200 California stores with 84 exclusive** items from 25 up-and-coming brands, according to a press release.

The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego.

"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release. "7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and **potentially millions** — of customers with their most **innovative products**. We are excited to help boost emerging brands' growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the **7NOW delivery app** for customers located in the Los Angeles and San Diego areas.

More than **750 companies** applied to be invited to present their brand at the company's second annual emerging brands showcase, and **65** were invited to participate in the two-day "**show and taste**" expo, according to the release.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN PLATTEVILLE, CO

Initial Lease Term	15 years
Projected Rent Commencement	May 2021
Projected Rent Expiration	May 2036
Lease Type	Absolute NNN
Rent Increases	10% Every 5-Years, Including Option Periods
Annual Rent Years 1-5	\$275,433
Annual Rent Years 6-10	\$296,102
Annual Rent Years 11-15	\$318,309
Option 1	\$342,182
Option 2	\$367,845
Option 3	\$395,433
Option 4	\$425,091

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.





MAIN STREET
CANAM HIGHWAY
± 26,999 VPD



RODGER'S FARM PARK

 **SUBJECT PROPERTY**
402 VASQUEZ BLVD.



SOUTH VALLEY MIDDLE SCHOOL
(197 STUDENTS)

DOLLAR GENERAL

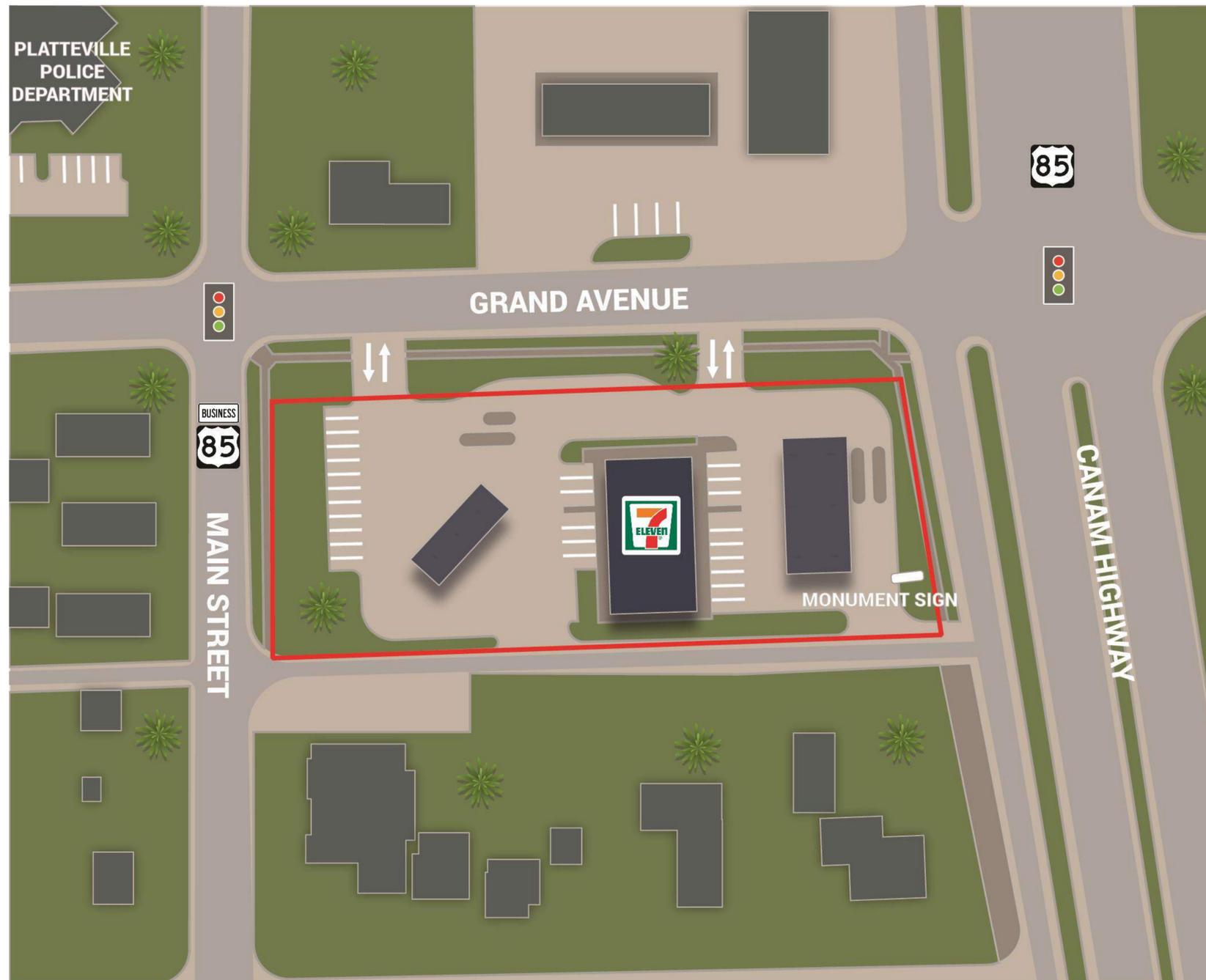
PLATTEVILLE ELEMENTARY SCHOOL
(384 STUDENTS)



LEASE OVERVIEW

7-ELEVEN PLATTEVILLE, CO

 Year Built	2021
 Building Area	±5,500 SF
 Land Area	±1.56 AC



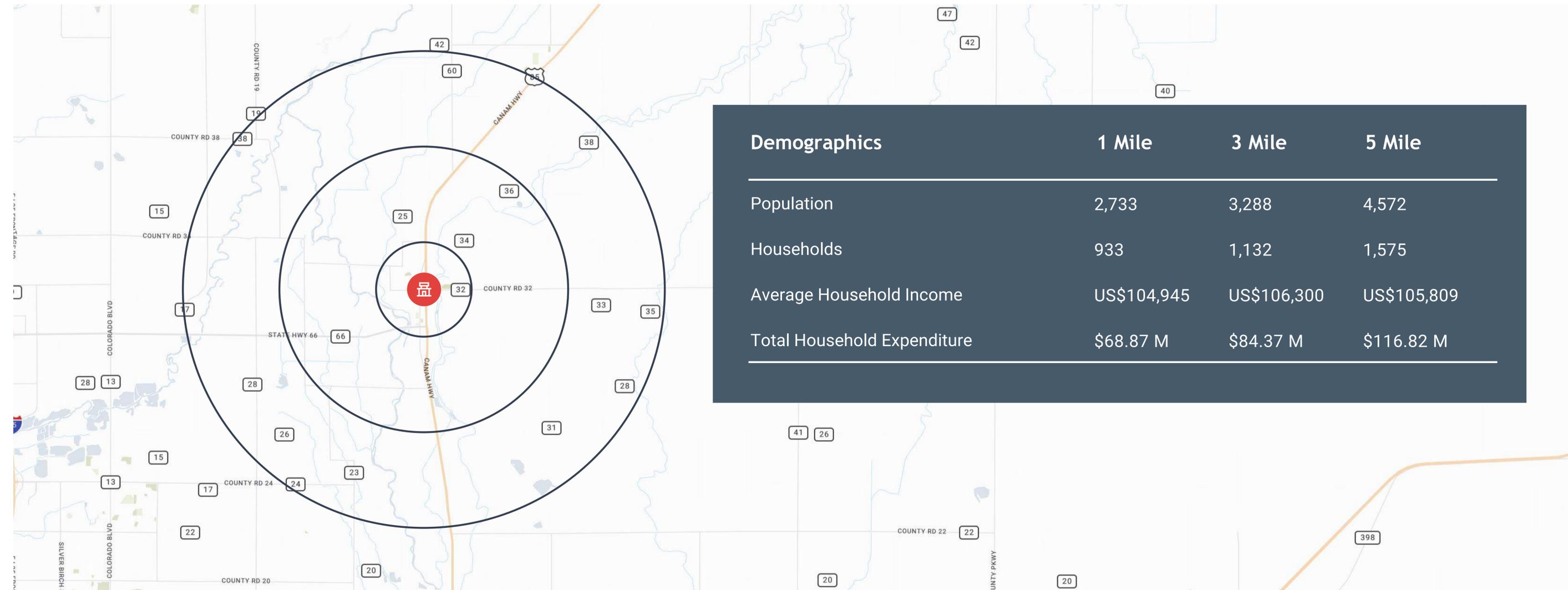
NEIGHBORING RETAILERS

- Dollar General
- Subway
- Exxon
- United States Postal Service
- Community Banks Of Colorado
- Platteville Public Library
- Advanced Oil Field Services Inc
- Oldcastle Infrastructure
(formerly Oldcastle Precast)



LOCATION OVERVIEW

7-ELEVEN PLATTEVILLE, CO



Demographics	1 Mile	3 Mile	5 Mile
Population	2,733	3,288	4,572
Households	933	1,132	1,575
Average Household Income	US\$104,945	US\$106,300	US\$105,809
Total Household Expenditure	\$68.87 M	\$84.37 M	\$116.82 M

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Craftworks Parent, LLC (22,000)
- 2. State of Colorado (5,000)
- 3. Colorado Department of Human Science (5,000)
- 4. Power Company of Wyoming (5,000)
- 5. Anthem Financial Services (4,600)
- 6. Graphic Packaging International Corporation (4,200)
- 7. Summit Materials Holdings, LLC (3,900)
- 8. The Regents of the University of Colorado (3,000)
- 9. Poudre Valley Health Care, Inc. (2,800)
- 10. Gb Holdings, Inc. (2,500)
- 11. Mac Holdings LLC (2,000)
- 12. Directv Sports Net Rocky Mts, LLC (1,900)
- 13. Optiv Security Inc. (1,500)
- 14. Defense Finance and Accounting Services (1,100)
- 15. Hyland Hills Park & Recreation District (1,100)

LOCATION OVERVIEW

7-ELEVEN PLATTEVILLE, CO

Platteville

Colorado

 2,485
Population

 \$43472
Median Household Income



Unemployment rate of
Denver area - *The U.S.*
Bureau of Labor Statistics

2.5%
(below the national unemployment
rate of 4.1%)

Colorado is the
nation's second-most highly
educated state for residents.

2nd

Platteville is a Statutory Town in Weld County, Colorado. It is located adjacent to Fort Vasquez on U.S. Highway 85, 25 miles from Downtown Denver.

Weld County is also an important area of oil and natural gas production in the Denver-Julesburg Basin.

Weld County is Colorado's leading producer of cattle, grain and sugar beets, and is the richest agricultural county in the United States east of the Rocky Mountains, and the fourth richest overall nationally.

Denver is the capital and largest city in Colorado. In 2018, WalletHub ranked the state as the country's second best place for jobs and the fifth best state

economy. It is the 23rd largest city in the US. and its economy is based partially on its geographic position and connection to major transportation systems. As Denver's population growth and consumer spending outpace national levels, investors and retailers have targeted the Denver metro area and its attractive business climate for investment opportunities. The city boasts one of the lowest unemployment rates in the country at 2.5% and the population is one of the fastest growing in the U.S. Forbes ranks Denver as the #4 Best Places for Businesses and Careers and Business Insider ranked the city as the #3 Best Place to Live in 2018. The Denver metro area is the home to the headquarters of 10 Fortune 500 Companies, including DaVita, DISH Network, Liberty Media and Western Union. The area offers both urban and rural surroundings, in addition to exciting nightlife and outdoor fun. The local arts community is vibrant and the city's large park system provides relaxing opportunities to enjoy the outdoors. Avid skiers and snowboarders are drawn to Denver as it is close to the world-class ski resorts of Vail, Beaver Creek and Copper Mountain.

IN THE NEWS

7-ELEVEN PLATTEVILLE, CO

Denver's Tech Boom: How One City is Building the Next Generation of Thriving Businesses

SATTA SARMAH-HIGHTOWER, MAY 20, 2019 (FIVE THIRTY EIGHT)

With a favorable tax climate and local resources that drive business, Denver is primed for tech companies to grow and scale.

In the last 20 years, America has seen companies launched in garages and college dorm rooms transform **into technology behemoths**.

Check almost any list of **America's top or fast-growing companies** and you'll see an assortment of tech businesses. The tech sector is expanding so fast that tech jobs are expected to grow **13.1%** by **2026**, compared to **10.7%** for U.S. employment overall. The tech industry had an estimated **\$1.8 trillion economic impact** in 2018, contributing around **10%** to direct economic value of the U.S. economy.

A low corporate tax rate, an educated workforce and a plethora of resources make Denver business-friendly.

If it seems like a good time to grow and scale a tech company, thank the **strong economy**. The U.S. economy grew **2.9%** last year, its highest growth rate since 2015. Plus, unemployment is low at **3.6%**. Favorable tax climates and a growing, educated workforce are also driving business growth in cities across the country. Denver is just one example.

Denver is developing a thriving, tech ecosystem buoyed by state and local resources that embrace business. It's also part of a state where the **tech industry** is growing rapidly — Colorado added more than **7,000** tech jobs in 2018, a **2.5%** year-over-year increase.

EXPLORE ARTICLE



U.S. News & World Report Ranks Colorado #1 Economy

2018 (U.S. NEWS)

Colorado is the eighth-largest state in terms of landmass. While its geographic diversity and natural resources have been an economic boon as well as a draw for tourism, the state's government has made efforts to diversify the economy over the past decades. Its admission as the 38th state, in 1876, the same year as the centennial of the Declaration of Independence, earned its nickname the Centennial State.

Colorado is home to some of the country's tallest **mountains**, and has the highest mean

While its geographic diversity and natural resources have been an economic boon as well as a draw for tourism, the state's government has made efforts to diversify the economy over the past decades.

elevation of any U.S. state. Whether tourists come to the state as skiers flocking to **Aspen and Vail**, outdoor enthusiasts traveling through the Rocky Mountains or the Great Plains or fans of the rapidly developing pot tourism industry, the state's investments have paid off in the form of billions of tourism dollars per year.

Colorado and **Washington** were the first states to legalize marijuana. The industry generated nearly **\$250 million in tax revenue** in 2017, according to the state's Department of Revenue. Historically, the state has been rich in agriculture, livestock and mineral extraction. In addition to tourism, the **state's economy** is bolstered by a developing technology scene and a presence from the military, including the **U.S. Air Force Academy**.

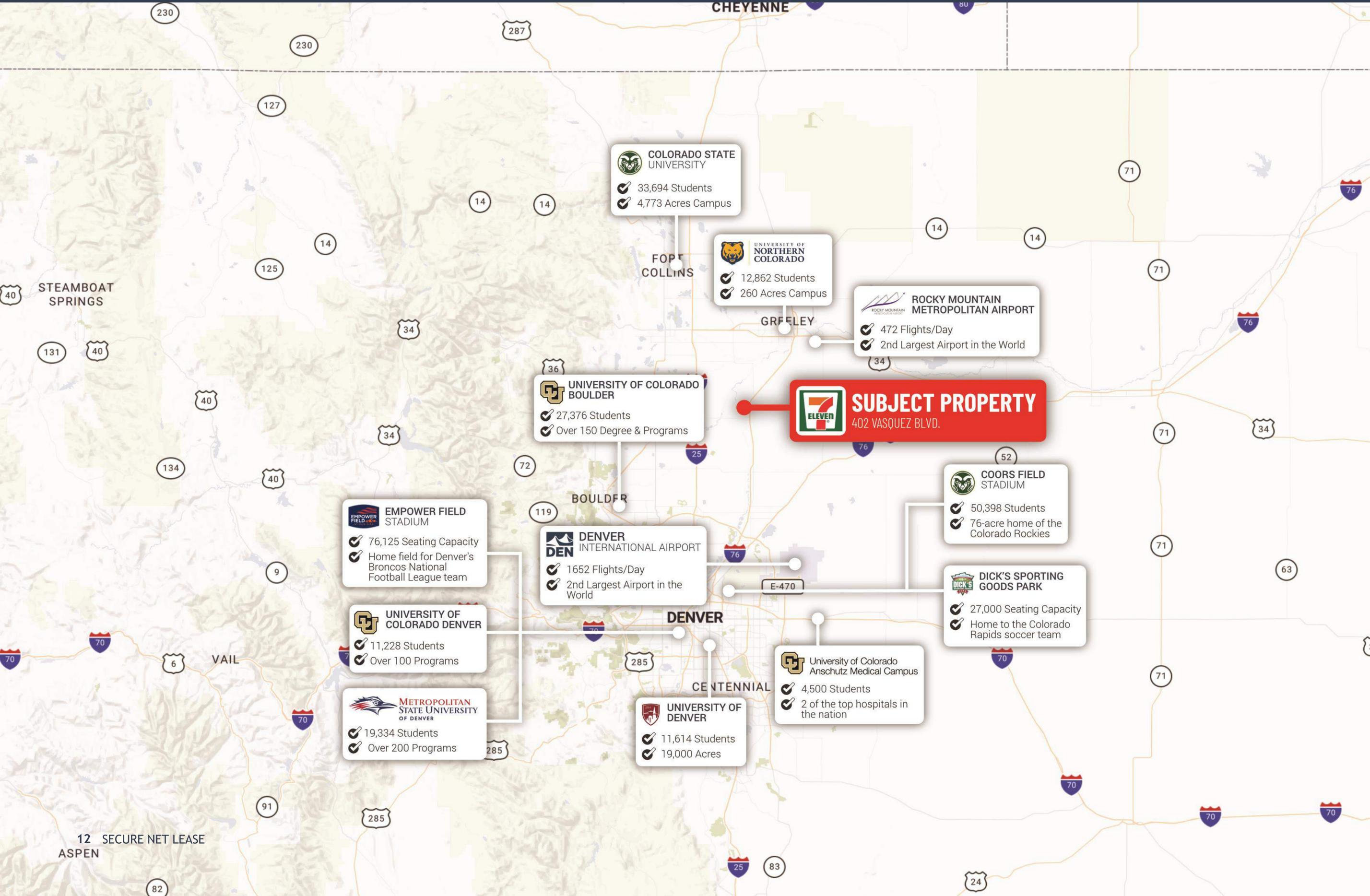
Colorado is bordered by **Wyoming, Nebraska, New Mexico, Oklahoma, Kansas and Utah**. The state's Southwest corner is known as one of the **"Four Corners"** and is the point where Arizona, New Mexico, Utah and Colorado meet.

EXPLORE ARTICLE



DENVER-AURORA-LAKEWOOD, CO

7-ELEVEN PLATTEVILLE, CO



COLORADO STATE UNIVERSITY

- ✓ 33,694 Students
- ✓ 4,773 Acres Campus

UNIVERSITY OF NORTHERN COLORADO

- ✓ 12,862 Students
- ✓ 260 Acres Campus

ROCKY MOUNTAIN METROPOLITAN AIRPORT

- ✓ 472 Flights/Day
- ✓ 2nd Largest Airport in the World

7-ELEVEN SUBJECT PROPERTY
402 VASQUEZ BLVD.

UNIVERSITY OF COLORADO BOULDER

- ✓ 27,376 Students
- ✓ Over 150 Degree & Programs

COORS FIELD STADIUM

- ✓ 50,398 Students
- ✓ 76-acre home of the Colorado Rockies

EMPOWER FIELD STADIUM

- ✓ 76,125 Seating Capacity
- ✓ Home field for Denver's Broncos National Football League team

DENVER INTERNATIONAL AIRPORT

- ✓ 1652 Flights/Day
- ✓ 2nd Largest Airport in the World

DICK'S SPORTING GOODS PARK

- ✓ 27,000 Seating Capacity
- ✓ Home to the Colorado Rapids soccer team

UNIVERSITY OF COLORADO DENVER

- ✓ 11,228 Students
- ✓ Over 100 Programs

University of Colorado Anschutz Medical Campus

- ✓ 4,500 Students
- ✓ 2 of the top hospitals in the nation

METROPOLITAN STATE UNIVERSITY OF DENVER

- ✓ 19,334 Students
- ✓ Over 200 Programs

UNIVERSITY OF DENVER

- ✓ 11,614 Students
- ✓ 19,000 Acres

12 SECURE NET LEASE ASPEN

CALL FOR ADDITIONAL INFORMATION

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