



7-ELEVEN(S&P: AA-)

RARE 10% RENT INCREASES EVERY 5 YEARS

\$4,367,000 | 4.50% CAP

9402 W Loop 1604 N San Antonio, TX 78254

- New 15-Yr Corp. Absolute NNN Lease
- 10% Rent Bumps Every 5-Years
- Largest Chain Retailer in the World
- Immediate Trade Area is Experiencing Explosive Growth
- Located Along Loop 1604 Between Sea World and Six Flags Fiesta Texas
- Property Includes Laredo Taco Company, 7-Elevens own authentic Mexican food chain.



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 | SAN ANTONIO, TEXAS

\$4,367,000 | 4.50% CAP

 \$196,513
NOI

 ±5,023 SF
BUILDING AREA

 ±1.07 ACRES
LAND AREA

 2019
YR BUILT

 100%
OCCUPANCY

 ABSOLUTE NNN
LEASE TYPE

-  **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
-  **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.
-  The subject property is **located in the San Antonio MSA along TX State Highway Loop 1604 (133,033 VPD), an outer highway loop that encircles San Antonio, Texas,** spanning approximately 95.6 miles.
-  **Property is strategically located between Sea World and Six Flags Fiesta Texas** with an annual combined visitors of 16.6 million people.
-  **Stellar retail trade area surrounded by national retailers** including Target, Lowe's, Kohl's, H-E-B, Academy Sports & Outdoors, Barnes & Noble, Office Depot, Dollar Tree, Walgreens Whataburger and Chick-Fil-A.
-  **Brand new 7-Eleven property featuring Laredo Taco Company, 7-Eleven's own authentic Mexican food chain.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North American. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.

SECURE
NET LEASE

CONTACT FOR DETAILS

MATTHEW SCOW

EXECUTIVE VICE PRESIDENT
(214) 915-8888
mscow@securenetlease.com

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SUBJECT PROPERTY



SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | SAN ANTONIO, TEXAS

SUBJECT PROPERTY



\$205M

REVENUE

S&P : AA-

CREDIT RATING

SVNDY

STOCK TICKER

7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

The brand name 7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily 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. The US chain has its headquarters in Irving, Texas. 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. 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 rated No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

70,000

TOTAL LOCATIONS



IN THE NEWS

7-ELEVEN | SAN ANTONIO, TEXAS

7-ELEVEN SEEKING 20,000 WORKERS ACROSS US LOCATIONS, ADDING TO 50,000 ALREADY HIRED SINCE MARCH

Daniella Genovese, September 21 (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,

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."*

the company announced Monday.

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.

 CLICK HERE TO READ MORE

7-ELEVEN PLAYS HOST TO ENTREPRENEURS' EXCLUSIVE SNACKS, DRINKS

September 01, 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.

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.

 CLICK HERE TO READ MORE

LEASE OVERVIEW

7-ELEVEN | SAN ANTONIO, TEXAS

SUBJECT PROPERTY

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	November 2019
PROJECTED LEASE EXPIRATION	October 2034
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$196,513
ANNUAL RENT YRS 6-10	\$216,164
ANNUAL RENT YRS 11-15	\$237,781
OPTION 1	\$261,559
OPTION 2	\$287,715
OPTION 3	\$316,486
OPTION 4	\$348,135

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CLICK HERE FOR DRONE VIDEO

SANDRA DAY
OCONNOR
HIGH SCHOOL
(3,256 STUDENTS)

Walmart
Supercenter



TRACTOR
SUPPLY CO

Vulcan
Materials Company

GREATER HELOTES
LITTLE LEAGUE

DOLLAR TREE
Walgreens



W LOOP 1604 N
± 9,689 VPD

DEAN H. KRUEGER
ELEMENTARY SCHOOL
(720 STUDENTS)



LOOP
1604

VALERO

BRYNWOOD
APARTMENTS
(276 UNITS)

HENRY T.
BRAUCHE
ELEMENTARY
SCHOOL
(620 STUDENTS)

PASOFINO
APARTMENTS
(160 UNITS)

DOLLAR GENERAL

7-ELEVEN
SUBJECT PROPERTY
9402 W LOOP 1604 N

CIRCLE K

NEW GUILBEAU ROAD
± 19,027 VPD

F. R. SCOBEE
ELEMENTARY
SCHOOL
(539 STUDENTS)



THE RIDGE AT
BANDERA
APARTMENTS
(120 UNITS)

Walgreens
CVS pharmacy



O. P. SCHNABEL
PARK
THE PARK AT
BRAUN STATION
APARTMENTS
(240 UNITS)

SUMMIT
AUTOMOTIVE

BRAUN STATION
ELEMENTARY SCHOOL
(526 STUDENTS)

STEVENSON
MIDDLE SCHOOL
(1,233 STUDENTS)



SECURE NET LEASE | 7

SITE OVERVIEW

7-ELEVEN | SAN ANTONIO, TEXAS

 **2019**
YR BUILT

 **±5,023 SF**
BUILDING AREA

 **±1.07 ACRES**
LAND AREA

NEIGHBORING RETAILERS

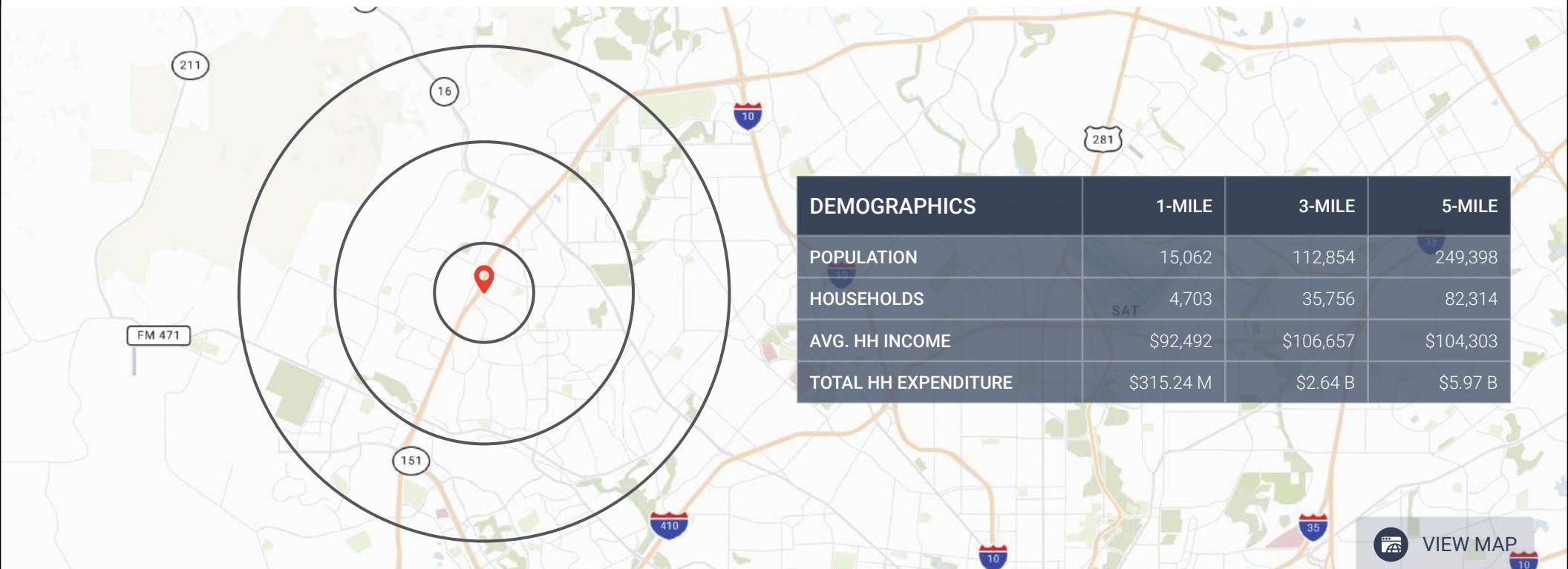
Circle K	JOANN
Sonic Drive-In	Ross Dress for Less
Walgreens	T.J. Maxx
Dollar Tree	Carter's
Target	IHOP
Lowe's	H-E-B
PetSmart	Petco
Kohl's	Office Depot
Barnes & Noble	Chick-fil-A
Old Navy	The Home Depot
Rack Room Shoes	Walmart Supercenter

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LOCATION OVERVIEW

7-ELEVEN | SAN ANTONIO, TEXAS



ECONOMIC DRIVER'S (# of Employees)

Joint Base San Antonio (80,165)
CC Media Holdings/iHeartMedia, Inc. (20,800)
USAA (15,000)
H-E-B (14,588)
Northside Independent School District (12,751)

City of San Antonio (9,145)
Methodist Healthcare System Health Care Services (7,747)
San Antonio Independent School District (7,000)
Baptist Health System (6,371)
Tesoro Corporation (5,700)

UT San Antonio (5,597)
JPMorgan Chase & Co. (5,000)
Wells Fargo (4,357)
Six Flags Fiesta Texas (3,000)
NuStar Energy (1,200)

LOCATION OVERVIEW

7-ELEVEN | SAN ANTONIO, TEXAS



SAN ANTONIO TEXAS



1.53 M
POPULATION



\$49,024
MEDIAN HOUSEHOLD INCOME

San Antonio is located in the southern portion of central Texas, covering 412 square miles and straddling the Interstate 35 corridor, one of the fastest-growing areas in the state. Situated only 145 miles from Nuevo Laredo, Mexico, San

The city boasts a pro-business environment and is bursting with vitality, built much around the population of young professionals drawn to the area ***because of its quality of life and low cost of living.***

Antonio is an easy drive on I-35 from the border and serves as a major gateway between the United States and Mexico. The economy is anchored by the industries of healthcare, tourism and national defense. The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are located in San Antonio, as well as NuStar Energy, Halliburton, NOV, Baker-Hughes and Tesoro. The city boasts a pro-business environment and is bursting with vitality, built much around the population of young professionals

drawn to the area because of its quality of life and low cost of living. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the many military installations in the metro area. A key component of San Antonio's healthcare industry is South Texas Medical Center, a conglomerate of hospitals, clinics and higher-education facilities. Culture and history abounds in such places as La Villita, the Spanish Governor's Palace and the Alamo. The Alamo has been named a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization. (UNESCO). Tradition blends with more modern attractions including the River Walk, a 2.5 mile stretch of parks, cafes, nightclubs and hotels. Just a short way outside of downtown, visitors will find five theme parks, more than 50 golf courses, one of the largest zoos in the U.S. and hiking and biking trails stretching into the Texas Hill Country.

2023

THE METRO AREA IS EXPECTED TO ADD NEARLY 190,000 PEOPLE THROUGH 2023.

2019

SAN ANTONIO RANKED AS ONE OF THE "BEST CITIES IN THE U.S" BY CONDE NAST TRAVELER'S READERS' CHOICE AWARDS IN 2019.

IN THE NEWS

7-ELEVEN | SAN ANTONIO, TEXAS

HERE'S HOW SAN ANTONIO RANKS ON U.S. NEWS & WORLD REPORT'S 2019 BEST PLACES TO LIVE LIST

Nina Hernandez, April 18, 2019 (*Culture Map*)

It's that time of year again: U.S. News & World Report's recently unveiled the Best Places to Live in the USA, and San Antonio lands in good company.

The site, which compared the 125 largest metros in the country, ranks San Antonio at the No. 34 spot. According to U.S. News, the city must "have a good value, be a desirable place to live, have a strong job market, and a high quality of life."

San Antonio, which also ranks No. 8 in best places

"It offers big-city amenities and world-renowned attractions coupled with a relaxed and inviting atmosphere," the report says.

to retire, fell from the No. 14 spot in last year's list, but U.S. News lauds the Alamo City for being "as comfortable as an old pair of jeans."

"Most famously known as the home of the Alamo, the spirit of the region expands beyond its tourist labels, offering a community rich in Spanish and Old West heritage."

"Living in a destination city has its benefits. Families appreciate having year-round access to Six Flags Fiesta Texas and SeaWorld San Antonio," the report adds. "Foodies enjoy every genre of cuisine from food trucks in Southtown to the beloved Tex-Mex and barbecue fare. Theater, music and art aficionados can attend productions at the Majestic Theater and the Tobin Center or exhibitions at the McNay Art Museum. Sports fans cheer on their NBA team, the San Antonio Spurs."

 CLICK HERE TO READ MORE

SAN ANTONIO'S POPULATION GROWTH RANKED SECOND LARGEST IN NATION

Peggy O'Hare, May 20, 2020 (San Antonio Express News)

San Antonio continues to record impressive population growth, ranking second nationally in increase in population in a single year, new census numbers show.

The city added 17,237 people between July 2018 and July 2019, pushing its estimated population to 1,547,253, according to census data released late Wednesday.

San Antonio's growth was outpaced only by Phoenix, which added more than 26,000 residents during the same one-year period, driving its population to

"And that probably is an indication of the kinds of jobs that are being created here — and that young professionals are finding San Antonio to be an attractive place to live, to work in."

nearly 1.7 million people.

This is the second consecutive year that San Antonio ranked second nationally in growth in raw numbers in a single year. Two years ago, the city topped the list.

San Antonio ranked third nationally among U.S. cities showing the strongest numeric growth since 2010. The city added 221,092 residents in that time frame. It was outranked only by Phoenix, which gained more than 234,000 people, and Houston, which recorded an influx of nearly 225,000 people in that nine-year period.



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SAN ANTONIO-NEW BRAUNFELS MSA

7-ELEVEN | SAN ANTONIO, TEXAS

METRO STATISTICS

TOTAL POPULATION	2,550,960
GDP	\$134.4 B
NATIONAL ECONOMY RANKING	32
FORTUNE 500 COMPANIES	3



SUBJECT PROPERTY

9402 W LOOP 1604 N



- 50,950 Students
- Ranked #8 Best Colleges for Business in America

SXSWL SXSW CONFERENCE & FESTIVAL

- \$350.6 Million in Annual Revenue for the City of Austin
- 417,400 Attendees Annually

ZILKER METROPOLITAN PARK TRAIL OF LIGHTS

- Austin City Limits Music Festival
- \$264.6 Million in Economic Impact
- 450,000 Attendees Annually

SIX FLAGS THEME PARK

- It has a Total of 39 Attractions
- With the Infusion of New Rides, the Park saw its Annual Attendance Increase by more than 1M Visitors



- 451 Flights/Day
- More than 10.36 Million Passenger by 2019

AUSTIN



- 1,430 Students
- Ranked #26 Best Colleges for Kinesiology & Physical Therapy in America



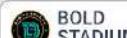
- 68,367 Students
- Ranked 70 in National Universities



- 15.8 Million Annual Passengers
- Focus City for Southwest Airlines



- 3.426-Mile Motor Racing Track
- First in the U.S. for Formula One



- 5,000 Seating Capacity
- Austin Bold FC Second Tier Professional League Soccer Team

DARRELL K. ROYAL STADIUM

- 100,119 Seating Capacity
- \$42.4 Million University of Texas Football Ticket Revenue

TOYOTA FIELD

- 18,000 Seating Capacity
- Home of the San Antonio FC

TRINITY UNIVERSITY

- 2,640 Students
- Ranked #1 in Regional Universities West

ALAMODOME STADIUM

- 64,000 Seating Capacity
- Home to the University of Texas at San Antonio

SAN ANTONIO

SEAWORLD THEME PARK

- It is the Largest of the 3 parks in the SeaWorld Chain
- One of the World's Largest Marine-Life Theme Parks

STINSON MUNICIPAL AIRPORT

- 255 Flights/Day
- Secondary Airfield it Served Major Carriers had Military Role



- 153 Flight/Day

VICTORIA

SECURE

N E T L E A S E

WE LOOK FORWARD TO HEARING FROM YOU

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

TEXAS DISCLAIMER

7-ELEVEN | SAN ANTONIO, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.