



7-Eleven

\$1,952,000 | 5.15% CAP

511 E. Agate Avenue, Granby, CO 80446

- ✓ **15-Year Absolute NNN Lease** with 7.5% Rental Increases
- ✓ **Excellent High Traffic Location** with direct access to Hwy 40 (13,600 VPD)
- ✓ **Subject Property is Less Than 2 Miles** from the Granby/Grand County Airport
- ✓ **Grand County, CO** is Home to 4 World-Class Golf Courses
- ✓ **7-Eleven is the World's Largest** Convenience Store Chain.

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 77,000 stores in 19 countries**.



INVESTMENT OVERVIEW

7-ELEVEN GRANBY, CO



CONTACT FOR DETAILS

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Executive Vice President
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CO Broker of Record: Jeff Post
License #:FA400018515

\$1,952,000

5.15% CAP

NOI

\$100,529

Building Area

±2,400 SF

Land Area

±0.214 AC

Year Built

1976

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **15-Year Absolute NNN** Lease with (3) 5 year options to renew and 7.5% Rental Increases Every 5 Years in the Primary Term.
- ✓ **Excellent High Traffic Location** with direct access to Hwy 40 (13,600 VPD), the main thoroughfare through Granby, CO.
- ✓ **Subject Property is Less Than 2 Miles from the Granby/Grand County Airport**, an easy-in, easy-out mountain airfield, and 1 mile from both the Middle Park High School (400+ Students) & the East Grand Middle School (300+ Students).
- ✓ **Granby, CO is in the Heart of the Rocky Mountains**, allowing local residents and visitors to enjoy skiing, fishing, hunting, biking, golfing, horseback riding, and an array of other exciting outdoor activities.
- ✓ **Grand County, CO is Home to 4 World-Class Golf Courses** that attract visitors from across the US who want to play golf in the serenity of the Rocky Mountains. The courses include the Grand Elk Golf Club, Granby Ranch, Grand Lake Golf Course, and Pole Creek.
- ✓ **7-Eleven is the World's Largest Convenience Store Chain.** The company recently opened their 77,711th store and continues to develop new stores year-round. They are constantly thinking of innovative ways to increase consumer engagement and just recently released a brand new Evolution store model.

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 GRANBY, CO

7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE
\$36.1 B

CREDIT RATING
A

LOCATIONS
77,000+

STOCK TICKER
SVNDY



7-eleven.com

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 19 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in 1946 when the stores were **open from 7 a.m. to 11 p.m.** Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, 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 guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN GRANBY, CO

7-Eleven Opens 77,711th Store

JANUARY 21, 2022 (7-ELEVEN CORPORATE)

7 Eleven, Inc., the company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 77,711 7-Eleven® stores open and ready to serve customers worldwide.

As the **world's largest convenience** chain, 7-Eleven is committed to using its global scale to make a difference. "Since the inception of convenience retailing with the first 7-Eleven store in Dallas, Texas, a lot has changed in how, when and where we do business," said Joe DePinto, 7-Eleven, Inc. President and Chief Executive Officer. "As customers continue to **redefine convenience**, we redefine our approach to ensure that we are exceeding their expectations. Today, that means **accelerating our sustainability efforts** to address social and environmental issues that are important to our customers and the communities in which they live and work."

In addition to the sustainability initiatives already taking place at the local level, 7-Eleven collaborated with Plastic Bank to extract 140 metric tons of ocean-bound plastic from the environment in December 2021 – that's equivalent to 7 million single-use plastic bottles. Founded in 2013, Plastic Bank builds recycling ecosystems in under-developed communities to fight both plastic pollution in oceans and high poverty levels in developing countries. People who gather ocean-bound plastics receive bonuses which help them purchase basic family necessities such as groceries, cooking fuel, school tuition and health insurance.

"We're excited to work with 7-Eleven – a company that **shares our vision** of creating regenerative impact," said David Katz, Founder and CEO of Plastic Bank. "Together, we have a **unique opportunity** to make a direct impact on the volume of plastic waste in our oceans, as well as the **improvement** of the livelihoods of collectors living in vulnerable communities."

EXPLORE ARTICLE



7-Eleven Unveils Latest Evolution Store in Dallas

JUNE 06, 2022 (SUPERMARKET NEWS)

7-Eleven's next-generation Evolution Stores have always included a restaurant component, and the newest location in Dallas is no different.

Laredo Taco Company serves tacos on fresh-made flour tortillas, and its signature salsa bar with a **wide selection of salsas** and toppings, such as salsa roja, salsa verde, creamy cilantro and habanero. **Specialty dishes** include fajitas, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs

The Irving, Texas-based convenience store giant on Friday unveiled its fifth Evolution Store in the Dallas-Fort Worth area, located at the corner of Preston Road and Alpha Road in Dallas. The new store boasts a Laredo Taco Company restaurant, the popular south Texas concept known for its authentic flavors of the Texas and Mexico border, and features customizable beverage options, a premium cigar humidor and the latest digital innovations, according to the company.

"We're excited to unveil the next iteration of the 7-Eleven Evolution Store in Dallas, **offering an assortment** of curated products, services and features that are customized to the neighborhood and customers we serve," Molly Long, vice president of store evolution and design at 7-Eleven, said in a statement. "The customer is getting the **convenience** they expect from 7-Eleven coupled with a delicious, **restaurant-quality** dining option and unique and innovative beverages."

Customers of the new 7-Eleven Evolution Store also will find The Celler, an area offering an expanded selection of wine and craft beer, plus a **second self-serve** espresso machine, which will test specialty items such as Cold Foam, Caramel Macchiato, Dirty Chai (a Chai Tea Latte with added double shot of espresso), White Mocha and Horchata Latte. Organic smoothies and shakes and **vitamin-infused** sparkling water are also available.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN GRANBY, CO

Initial Lease Term	15-Years, Plus (3), 5-Year Renewal Options
Rent Commencement	April 1, 2021
Lease Expiration	April 30, 2036
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term
Annual Rent YRS 1-5	\$100,528.68
Annual Rent YRS 6-10	\$108,068.28
Annual Rent YRS 11-15	\$116,173.44

Tenant has (3) 5-Year Options with Rent Increases. See Agent for Details.

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.



34

+5,867 VPD

EAST GRAND SCHOOL DISTRICT
(1,271 STUDENTS)

EAST GRAND MIDDLE SCHOOL
(321 STUDENTS)

MIDDLE PARK HIGH SCHOOL
(403 STUDENTS)

GRANBY ELEMENTARY SCHOOL
(309 STUDENTS)

MORALES PARK

GRANBY/GRAND COUNTY AIRPORT

Exxon

FITCH RANCH
MEATS & MARKET

ACE
Hardware

Kum & Go

NAPA

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
DOLLAR GENERAL

UNITED STATES
POSTAL SERVICE

RE/MAX

MIDDLE PARK
CLASS
Since 1976

Grand Azteca
Mexican
Restaurant

HIGH COUNTRY
MOTORS

5TH STREET

E AGATE AVENUE
±13,600 VPD

Sinclair

40

ROOT
SALON

INDEPENDENT
PROPANE COMPANY

7-ELEVEN SUBJECT PROPERTY
511 E. AGATE AVE.

FERGUSON

Littletree
Inn

MIDDLE PARK
HEALTH
(25 BEDS)

SHERWIN
WILLIAMS

Gennie
Shifter

CARQUEST

Papa's

GRAND ELK
GOLF CLUB

MOUNTAIN STORAGE
MANAGEMENT

SITE OVERVIEW

7-ELEVEN GRANBY, CO

	Year Built / Renov.	1976 / 2022
	Building Area	±2,400 SF
	Land Area	±0.21 AC
	Pumps	2
	Fueling Positions	4



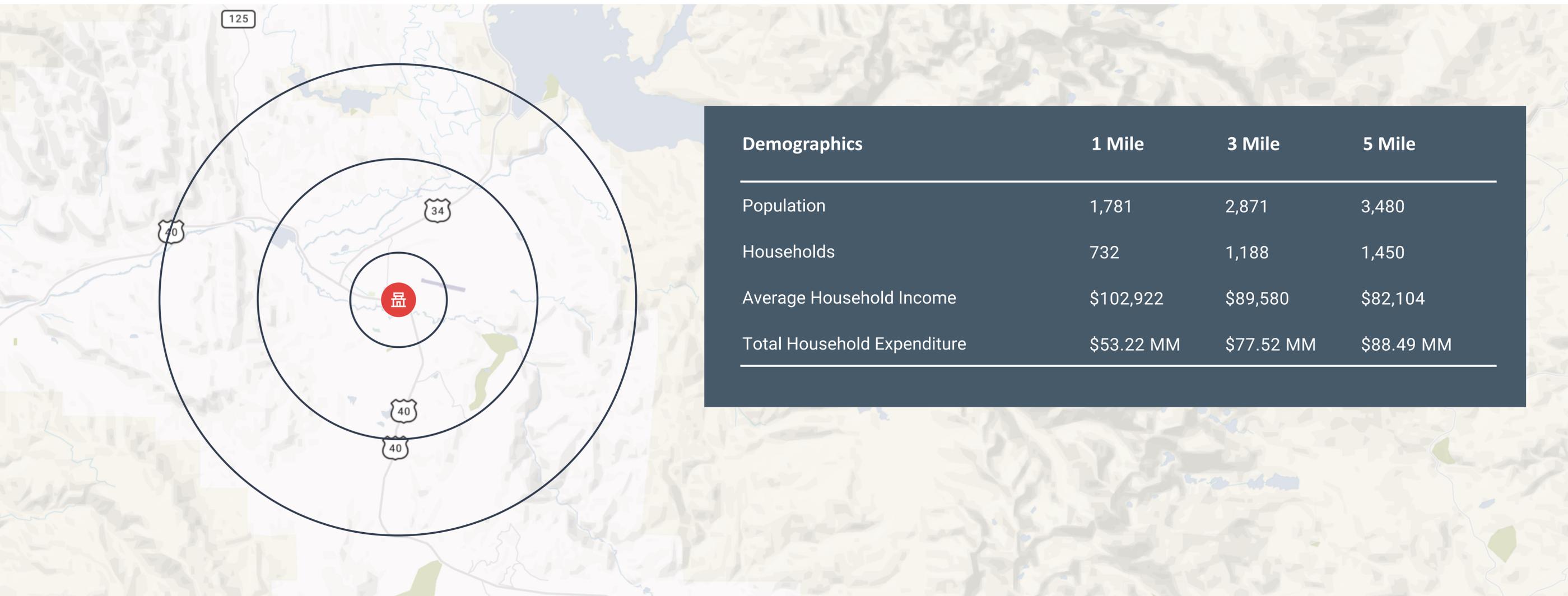
NEIGHBORING RETAILERS

- O'Reilly Auto Parts
- United States Postal Service
- Dollar General
- Re/Max
- Ace Hardware
- Exxon
- NAPA Auto Parts
- Kum & Go
- Ferguson
- Sherwin Williams



LOCATION OVERVIEW

7-ELEVEN GRANBY, CO



ECONOMIC DRIVERS

- 1. Winter Park Resort
- 2. Devil's Thumb Resort & Spa
- 3. Fraser Valley Metropolitan Recreation District
- 4. Safeway
- 5. Snow Mountain Ranch YMCA
- 6. Inn at Silvercreek
- 7. City Market
- 8. Farmhouse GL
- 9. Henderson Mine
- 10. C Lazy U Ranch
- 11. Grand County Government
- 12. Middle Park Health

LOCATION OVERVIEW

7-ELEVEN GRANBY, CO

Granby

Colorado (Grand County)

 15,536

Grand County Population

 \$71,769

Median Household Income



The Deepest Natural Lake
in Colorado

MIDDLE PARK

Known as the Western
Gateway to the Rocky
Mountains

ROCKY
MOUNTAINS

The Town of Granby is the Statutory Town that is the most populous municipality in Grand County, Colorado.

Founded in 1905, the sleepy mountain town of Granby, Colorado is quickly gaining popularity as the "in" destination any time of year for vacationers with its friendly atmosphere, ideal location and climate, and close proximity to Denver.

Granby is situated along U.S. Highway 40 in the Middle Park basin, and it is about 85 miles northwest of Denver and 14 miles southwest of Rocky Mountain National Park.

Stroll down the charming main street to discover fantastic restaurants, one-of-a-kind souvenirs and outdoors supplies for your next adventure.

Nestled in the majestic Rocky Mountain Valley at an elevation of 7,935 ft, surrounded by Rocky Mountain National Park with breathtaking views of the Continental Divide, Granby, Colorado is in the heart of something truly grand. Granby offers a western hospitality and friendly small town vibe that makes visitors feel right at home. Summer, fall, winter or spring, the town's location in the heart of the Rocky Mountains allows local residents and visitors to enjoy downhill skiing and snowboarding, cross-country skiing, snowshoeing, fishing, camping, hiking, biking, golfing, rafting, horseback riding, and an array of other exciting outdoor activities.

IN THE NEWS

7-ELEVEN GRANBY, CO

Grand County Tourism Revitalization Project receives federal grant

MEG SOYARS, JULY 7, 2022 (SKY-HI NEWS)

Summer has arrived in Grand County, offering bluebird skies, scenic trails and epic mountains to explore. In addition to outdoor recreation in beautiful scenery, Grand County offers plenty of festivals, concerts, rodeos, and other events during the summer. It's no wonder that Grand becomes a mecca for tourists during these balmy months. Tourism drives the economy, but it can also create challenges during the busiest seasons.

To create a **more balanced tourism economy** for businesses and locals, The Grand County Colorado Tourism Board and Grand **County Economic Development** have partnered together to **start the Grand County Tourism** Revitalization Project this year.

"This grant positions Grand County to take advantage of opportunities that help diversify our economy in a thoughtful, sustainable way," said Grand County Economic Development Director DiAnn Butler. "We will be developing critical tools to highlight and encourage engagement with our off-season opportunities in all of our six communities."

In May, Grand County received a **\$400,000** grant from the U.S. Economic Development Administration to help fund their Revitalization Project. The grant **requires a \$100,000 match**, which is being provided by the Tourism Board.

The project consists of four main tasks: kickoff and data collection, prioritization strategy, development of a visitor toolkit, final presentation, and adoption.

"We plan to go through **data collection** and analysis first, then develop strategies," said Ron Ellis, president of the tourism board.

The project is now in the kickoff stage, and Ellis predicts the **entire timeline** will take about **two years** to complete.

EXPLORE ARTICLE



Colorado train museum expanding after record business

MATT RENOUX, JULY 15, 2022 (9NEWS)

The Moffat Road Railroad Museum in Granby is expanding this summer, adding new exhibits while setting attendance records.

"We are getting **two to three times** the **number of people** we used to get," said Dave Naples, Moffat Road Railroad Museum's Executive Director.

The museum has made big investments into new interactive outdoor exhibits, including a vintage 1922 Shay Locomotive with a working whistle loud enough to hear all over Granby and a number of other attractions.

"We are a full, real-time museum with all the trappings," Naples said.

The Grand County museum also has **Colorado's largest permanent Christmas** model train display.

The museum is adding to that by building a huge-scale replica of the Moffat rail line that helped establish towns like Craig, Granby and Winter Park.

"It will be impressive because it's big, and it's **impressive** because it's extremely detailed," Naples said. "In most museums, you don't have this kind of commitment for a large layout."

Down the line, Moffat Road Railroad Museum also hopes to add a **larger-scale** train outside on which children can ride.

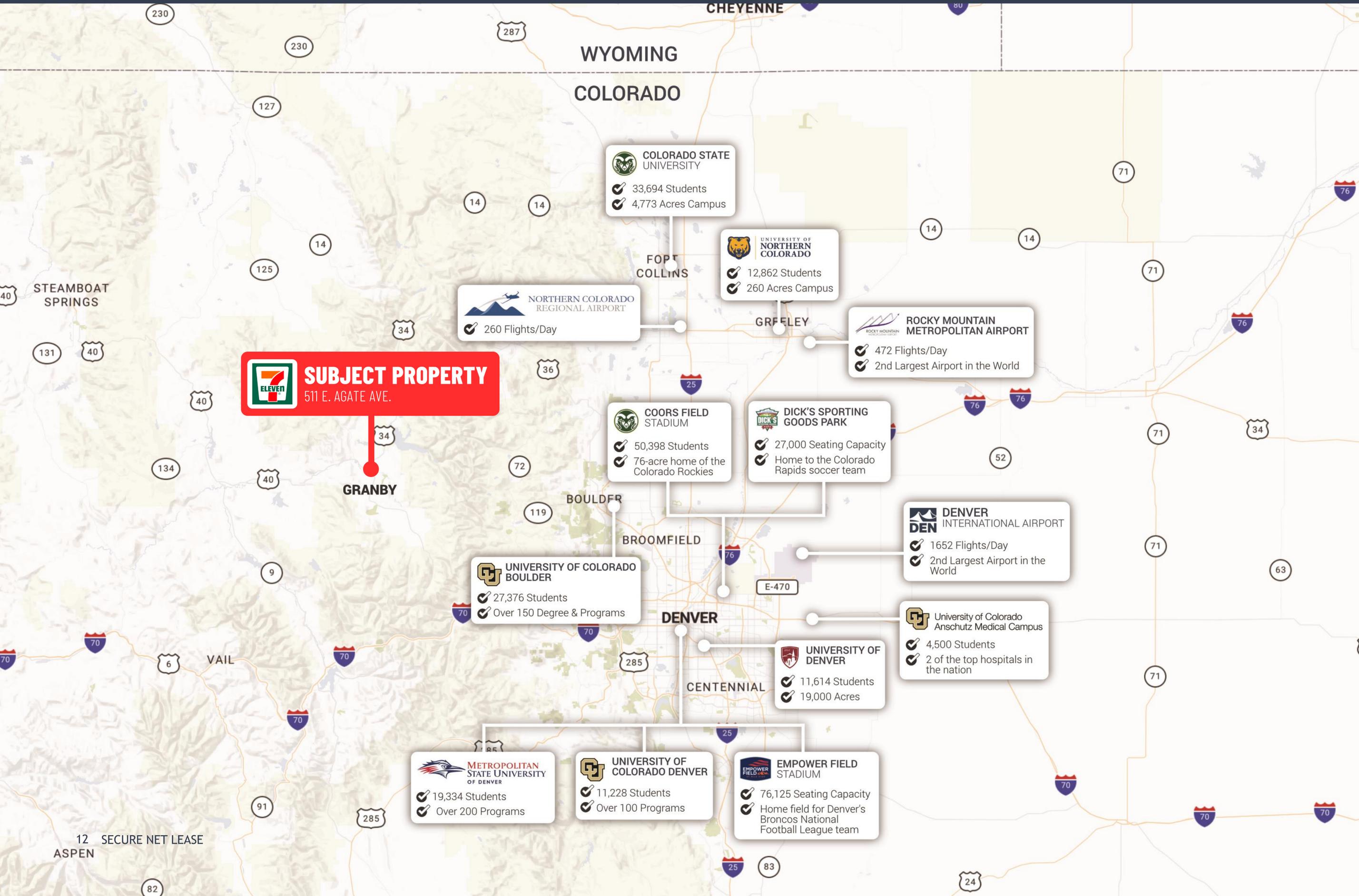
Located at **555 Park Lane** in Granby, Moffat Road Railroad Museum is open for the summer, Wednesday through Sunday.

EXPLORE ARTICLE



METRO NAME

7-ELEVEN GRANBY, CO



SUBJECT PROPERTY
511 E. AGATE AVE.

COLORADO STATE UNIVERSITY
 ✓ 33,694 Students
 ✓ 4,773 Acres Campus

UNIVERSITY OF NORTHERN COLORADO
 ✓ 12,862 Students
 ✓ 260 Acres Campus

NORTHERN COLORADO REGIONAL AIRPORT
 ✓ 260 Flights/Day

ROCKY MOUNTAIN METROPOLITAN AIRPORT
 ✓ 472 Flights/Day
 ✓ 2nd Largest Airport in the World

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

DICK'S SPORTING GOODS PARK
 ✓ 27,000 Seating Capacity
 ✓ Home to the Colorado Rapids soccer team

DENVER INTERNATIONAL AIRPORT
 ✓ 1652 Flights/Day
 ✓ 2nd Largest Airport in the World

UNIVERSITY OF COLORADO BOULDER
 ✓ 27,376 Students
 ✓ Over 150 Degree & Programs

University of Colorado Anschutz Medical Campus
 ✓ 4,500 Students
 ✓ 2 of the top hospitals in the nation

UNIVERSITY OF DENVER
 ✓ 11,614 Students
 ✓ 19,000 Acres

METROPOLITAN STATE UNIVERSITY OF DENVER
 ✓ 19,334 Students
 ✓ Over 200 Programs

UNIVERSITY OF COLORADO DENVER
 ✓ 11,228 Students
 ✓ Over 100 Programs

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

12 SECURE NET LEASE ASPEN

CALL FOR ADDITIONAL INFORMATION

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