



7-Eleven with Laredo Taco

\$7,542,000 | 5.25% CAP

4130 S. Alameda St., Corpus Christi, TX 78411

- ✓ **Brand New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sitting on 1.522 Acre Parcel, New Store Features a Laredo Taco Restaurant Concept, 40 Parking Spaces and 8 MPDs.
- ✓ **Located on the Corner of Everhart Rd and Alameda St (33,500+ VPD).**
- ✓ **Strategically Positioned in a Dense Residential and Retail Area** - Across from an H-E-B and Down the Street from Walmart
- ✓ **Corpus Christi has Many Key Economic Drivers that Make it One of the Best Cities in Texas to Invest in**

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 approximately **85,000 stores** in **20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN CORPUS CHRISTI, TX



CONTACT FOR DETAILS

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\$7,542,000

5.25% CAP

NOI

\$395,920

Building Area

±4,650 SF

Land Area

±1.522 AC

Year Built

2024

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** October 2024
- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - On a 1.522 Acre Parcel - Subject Property Features 7-Eleven's Laredo Taco Restaurant Concept, 40 Parking Spaces and 8 Gasoline MPDs.
- ✓ **Subject Property is Located on the Corner of Everhart Rd and Alameda St (33,500+ VPD).** The area benefits from th 210,777+ residents living within a 5-mile radius that have an average household income of \$92,117.
- ✓ **Strategically Positioned in a Dense Residential and Retail Area** - The site is across from an H-E-B and down the street from Walmart and near other nationally recognized tenants such as Subway, Wells Fargo, Schlotzsky's, Spec's, and many more.
- ✓ **7-Eleven, Inc the Irving, Texas-Based C-Store Chain,** operates, franchises and/or licenses almost 85,000 stores in 20 countries, including more than 15,000 locations in North America, making it the largest retailer in the world.
- ✓ **Corpus Christi has Many Key Economic Drivers that Make it One of the Best Cities in Texas to Invest in** - Port of Corpus Christi, Energy Sector - Oil & Gas Sector, Tourism, Strong Military Presence, Manufacturing, and a Steady Population Growth

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 CORPUS CHRISTI, TX

7-Eleven

Guarantor: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



7-eleven.com

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. 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 **85,000 stores in 20 countries**, of which approximately **15,000** 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 CORPUS CHRISTI, TX

7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the more than **13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the United States and Canada.

7-Eleven International LLC Inks **\$1.1B** Acquisition Deal "Stripes and Laredo Taco Co. have been a great addition to our family of brands since they initially joined us back in 2018," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to **servicing** even **more customers** across west Texas, New Mexico and Oklahoma."

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven grew its U.S. store footprint by 12% when it acquired approximately 1,030 Sunoco c-stores for more than **\$3 billion** in early 2018. Under the terms of the deal, Sunoco entered into a 15-year take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion gallons** of fuel annually.

At the time, DePinto said the acquisition supported the company's growth strategy in key geographic areas, and that it could learn a **great deal** about how to cater to the Mexican-American customer base in south Texas. 7-Eleven's parent company Seven & i Holdings Co. Ltd. noted that the new Sunoco deal is part of its broad **strategic focus** that centers on foodservice.

EXPLORE ARTICLE



7-Eleven Ranks Among Top 25 Hottest Retailers

AUGUST 21, 2023 (CONVENIENCE STORE NEWS)

7-Eleven Inc. is already a dominant force in the convenience store industry, but it's not done growing. The National Retail Federation (NRF) listed the chain on its 2023 Hot 25 Retailers list, which ranks the fastest-growing U.S. retailers.

The annual list highlights the most impactful and **fastest-growing retail companies** in the United States. Data, insights and consulting company Kantar compiles the rankings, which are determined by **year-over-year** percentage **increases** in domestic sales.

The retailer jumps 18 spots higher than last year's ranking, according to the National Retail Federation.

7-Eleven **ranked No. 5** on this year's list with **30.2 percent growth** in U.S. retail sales from 2021 to 2022, or \$6.99 billion in added sales. The c-store giant totaled \$30.15 billion in U.S. retail sales in 2022, up from **\$23.16 billion** the previous year. This year's ranking marked a significant jump for 7-Eleven, which held the No. 23 slot on last year's list with **31.6 percent growth** in domestic sales.

7-Eleven Upgrades Digital Connection to Its Customers

Overall growth was lower for this year's list. On the **2022 Hot 25 Retailers list**, nearly all ranked companies saw sales growth above 25 percent. Only 7-Eleven and five other companies on the 2023 list saw **growth above 25 percent**.

Trends evident on this year's list include food sales and growth through mergers and acquisitions (M&A). Strong M&A activity in the grocery channel may herald similar activity to come in other retail channels, according to David Marcotte, senior vice president at Kantar.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN CORPUS CHRISTI, TX






Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	October 2024 (Estimated)
Lease Expiration	October 2039 (Estimated)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$395,919.60
Annual Rent YRS 6-10	\$425,613.48
Annual Rent YRS 11-15	\$457,534.56
Option 1	\$491,849.64
Option 2	\$528,738.36
Option 3	\$568,393.68
Option 4	\$611,023.20

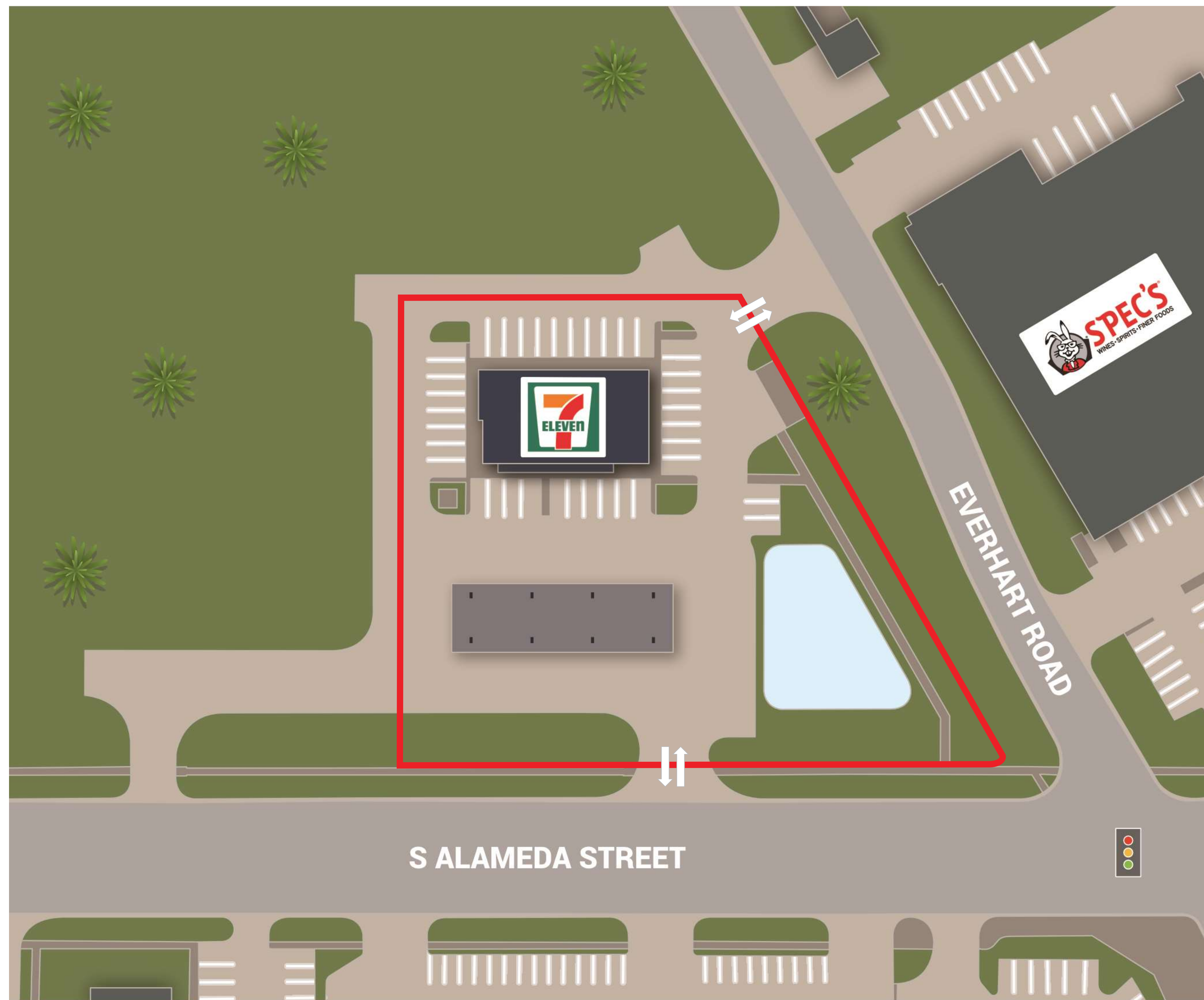
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SITE OVERVIEW

7-ELEVEN CORPUS CHRISTI, TX

	Year Built		2024
	Building Area		±4,650 SF
	Land Area		±1.522 AC
	Pumps		8
	Fueling Positions		16



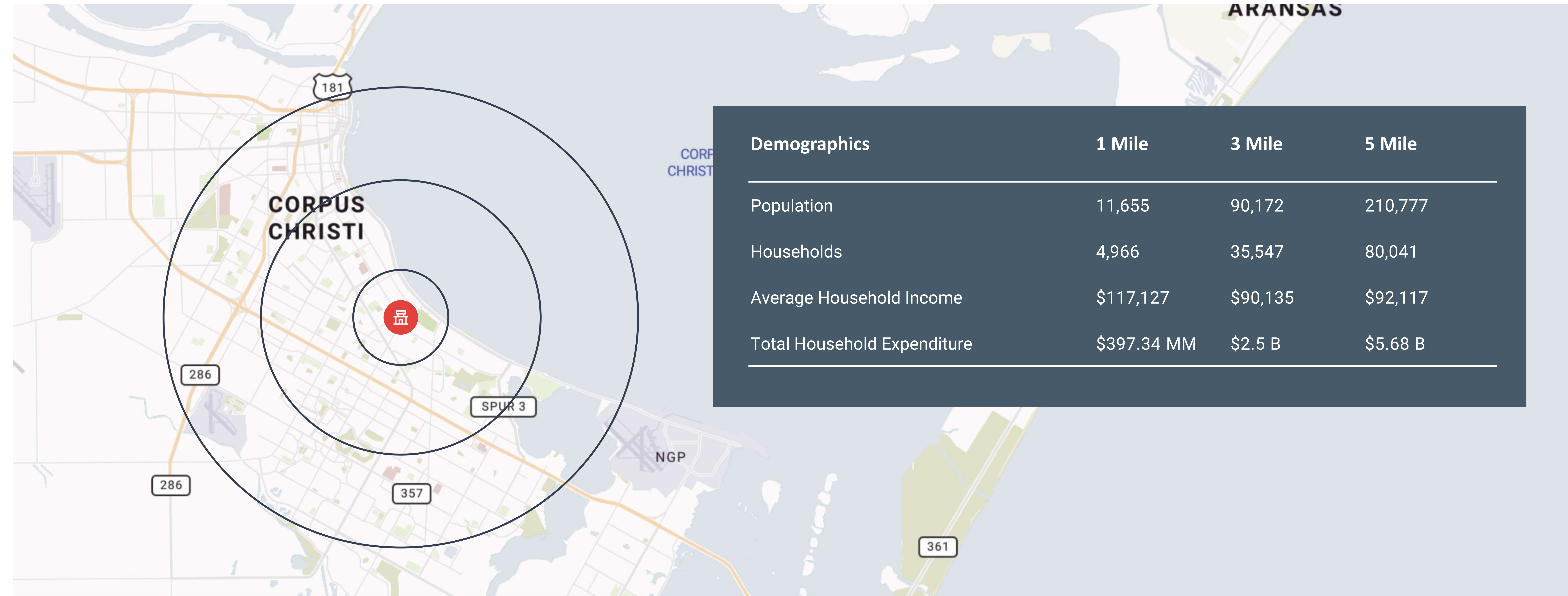
NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- Lowe's
- Burlington
- Sam's Club
- Best Buy
- The Home Depot
- Marshalls
- Old Navy
- Party City



LOCATION OVERVIEW

7-ELEVEN CORPUS CHRISTI, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Corpus Christi Independent School District (5,888)
2. Naval Air Station Corpus Christi (4,600)
3. H.E.B Grocery Company (3,840)
4. Corpus Christi Army Depot (3,400)
5. City of Corpus Christi (3,365)
6. Christus Spohn Health System (3,000)
7. Bay Ltd. (2,750)
8. Driscoll Children's Hospital (2,512)
9. Kiewit Offshore Services (1,750)
10. Corpus Christi Medical Center (1,620)

LOCATION OVERVIEW

7-ELEVEN CORPUS CHRISTI, TX

Corpus Christi Texas

 **355,000+**
Population

 **\$64,449**
Median Household Income



Corpus Christi is the 8th
Largest City in Texas

8TH

Corpus Christi is Home to
the 5th Largest Port in the
U.S.

5TH

Corpus Christi is a coastal city in the South Texas region in the U.S. state of Texas.

It is located 130 miles southeast of San Antonio along the Gulf Coast. Corpus Christi is the county seat of Nueces County and also extends into Aransas, Kleberg and San Patricio counties.

Much of the economy is driven by tourism due to the Corpus Christi Bay, the Texas State Aquarium, The USS Lexington, the Selena Statue, the South Texas Music Walk of Fame, and much more.

The city's population was estimated to be 355,000 in 2023, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area had an estimated population of 421,933. It is also the hub of the six-county Corpus Christi-Kingsville-Alice Combined Statistical area.

The city is home to the Port of Corpus Christi, the fifth-largest in the United States, and is served by the Corpus Christi International Airport. The majority of the population is employed in the Services, Wholesale and Retail Trades and Government sectors. The Port of Corpus Christi is the deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil & petrochemicals industry. In 2005, the Port was ranked as the 47th largest in the world by cargo tonnage. Corpus Christi is home to two installations of the United States military: the Corpus Christi Army Depot, and Naval Air Station Corpus Christi. Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world. A third military installation, also located on NAS Corpus Christi, is the United States Coast Guard Sector/Air Station Corpus Christi. Other large employers include CHRISTUS Spohn Health System, the Corpus Christi Independent School District, H-E-B and Bay Ltd. Other companies based in Corpus Christi include Stripes Convenience Stores and AEP Texas. The city is home to a number of popular destinations for both tourists and residents. Some of the most visited attractions are located on North Beach, where The Texas State Aquarium and the USS Lexington Museum on the Bay are located.

IN THE NEWS

7-ELEVEN CORPUS CHRISTI, TX

Corpus Christi's export hub is about to get busier

MAY 25, 2023 (FEDERAL RESERVE BANK OF DALLAS)

Touring the Port of Corpus Christi, it's hard to miss evidence of the port's expansion and what it means for the city on Texas' Gulf Coast.

Dredging vessels in the Port of Corpus Christi pause briefly while carving deeper and wider pathways into the ship channel to accommodate more oceangoing carriers. Economies around the **world** are expected to rely more on what's already the **leading U.S. port** for crude oil and **LNG exports, officials** told Dallas Fed President Lorie Logan during her stop in Corpus Christi in May.

Last year, Corpus Christi saw an 18.4 percent increase in crude oil and a 29.4 percent increase in refined products exported.

A record average **2.3 million** barrels of crude and refined products, excluding petroleum gas liquids, moved out of the port each day in December. That's equal to about **one-tenth** of what the U.S. uses per day.

An estimated **753 billion** cubic feet of liquefied natural gas (LNG) was exported through Corpus Christi in **2022**. European export share from Corpus Christi went from **31%** in the second half of 2021 to **75%** during the same period a year later. Demand is expected to **rise** from there. As a consequence from the Russian war on Ukraine, European countries are expected to pull even more **LNG from U.S., business** leaders said.

Business from Corpus Christi's port and tourism to the area have long anchored the local economy. More traffic on the water means the **opportunity** for **more growth** in the region. One constraint, though, is getting enough product to Corpus Christi to meet export demand. Business leaders told Logan that **rising interest rates** are affecting decisions to add more pipelines, as are wait times for refinery **development permits**.

EXPLORE ARTICLE



Corpus Christi ranked as a top global tourist destination, attracting 5 million visitors a year

BRANDON SCHAFF, FEBRUARY 08, 2023 (KIIITV.COM)

Advertised as the Gulf Coast Capital, Corpus Christi ranks number 53 on the Tourism Sentiment Index's top 100 most-loved places to visit in the world.

Corpus Christi is making headlines in the tourism industry with its ranking as a **top one hundred most-loved** place to visit in the **world**. The Tourism Sentiment Index ranked Corpus Christi number **53** on the list. Visit Corpus Christi helps **promote the city** and said they were surprised at how high the city was ranked. However, they said it makes sense considering just how **big the tourism** industry is in the **Coastal Bend**.

"We're seeing that people want to be here as well," said Brett Oetting, president and CEO of Visit Corpus Christi. "That is proof by the literal millions of people that are choosing to travel here every single year."

Oetting said their marketing efforts across the country--even into Canada--are paying off. He said **five million people** visit Corpus Christi annually and even more to the Coastal Bend, generating **\$30 million** in sales tax revenue for the city to use.

"The city's using that to turn around and hire police officers, hire firefighters, fix the roads, improve Cole Park, all those different types of things," Oetting said. "So, visitors are very, very **important to our quality** of life." Corpus Christi tourism generates **\$1 billion** in economic impact. Oetting said **surveying visitors** helps them understand how they feel about the city.

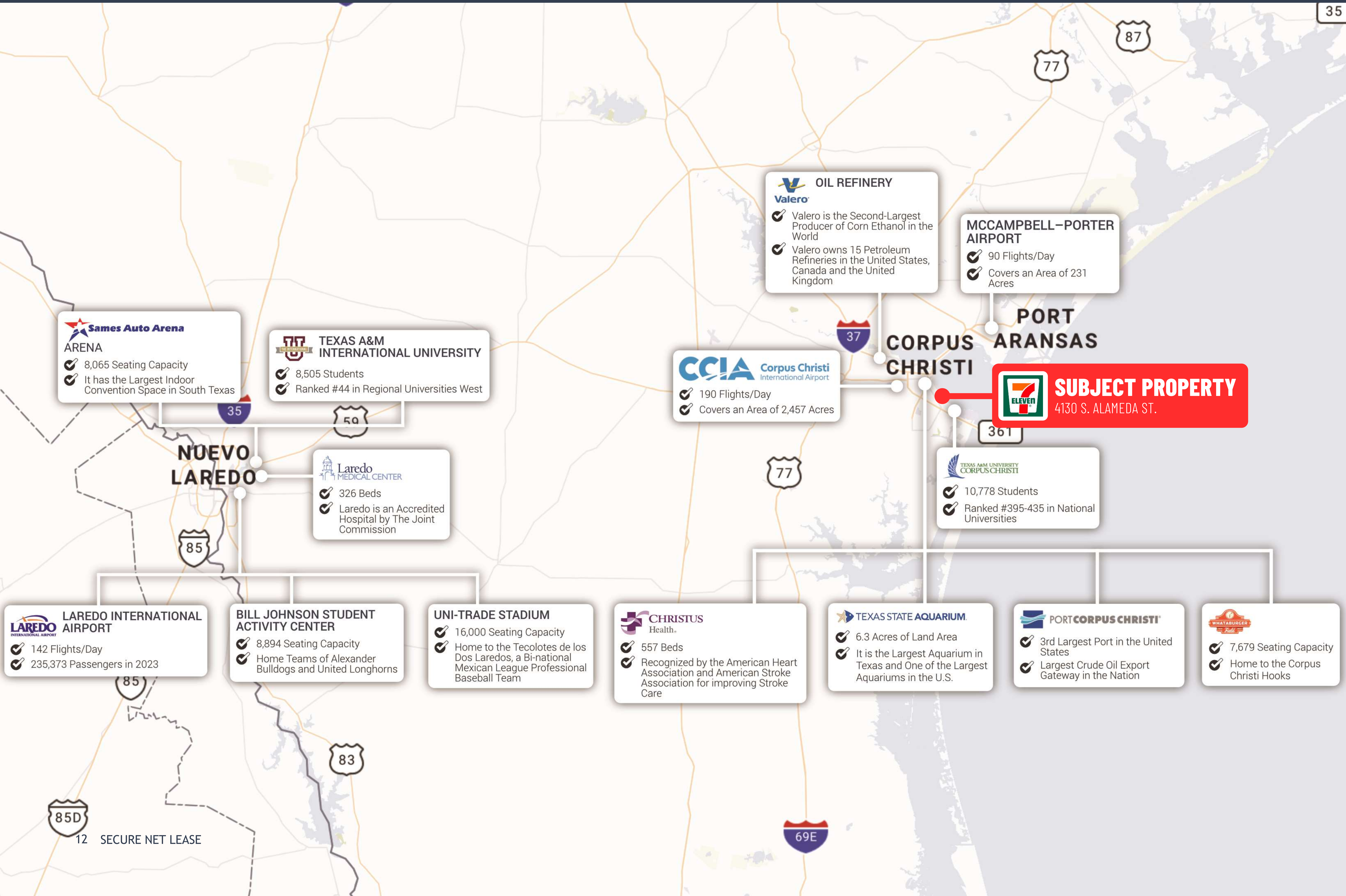
"We want them to start stepping up and speaking more **positively** as well and telling their story and why they love Corpus Christi as well, cause that makes our job a lot easier if we can learn from each other," Oetting said.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN CORPUS CHRISTI, TX



Sames Auto Arena
ARENA

- 8,065 Seating Capacity
- It has the Largest Indoor Convention Space in South Texas

TEXAS A&M INTERNATIONAL UNIVERSITY

- 8,505 Students
- Ranked #44 in Regional Universities West

Laredo MEDICAL CENTER

- 326 Beds
- Laredo is an Accredited Hospital by The Joint Commission

Valero OIL REFINERY

- Valero is the Second-Largest Producer of Corn Ethanol in the World
- Valero owns 15 Petroleum Refineries in the United States, Canada and the United Kingdom

MCCAMPBELL-PORTER AIRPORT

- 90 Flights/Day
- Covers an Area of 231 Acres

CCIA Corpus Christi International Airport

- 190 Flights/Day
- Covers an Area of 2,457 Acres

7-ELEVEN SUBJECT PROPERTY
4130 S. ALAMEDA ST.

TEXAS A&M UNIVERSITY CORPUS CHRISTI

- 10,778 Students
- Ranked #395-435 in National Universities

LAREDO INTERNATIONAL AIRPORT

- 142 Flights/Day
- 235,373 Passengers in 2023

BILL JOHNSON STUDENT ACTIVITY CENTER

- 8,894 Seating Capacity
- Home Teams of Alexander Bulldogs and United Longhorns

UNI-TRADE STADIUM

- 16,000 Seating Capacity
- Home to the Tecolotes de los Dos Laredos, a Bi-national Mexican League Professional Baseball Team

CHRISTUS Health.

- 557 Beds
- Recognized by the American Heart Association and American Stroke Association for improving Stroke Care

TEXAS STATE AQUARIUM

- 6.3 Acres of Land Area
- It is the Largest Aquarium in Texas and One of the Largest Aquariums in the U.S.

PORT CORPUS CHRISTI

- 3rd Largest Port in the United States
- Largest Crude Oil Export Gateway in the Nation

WHATABURGER

- 7,679 Seating Capacity
- Home to the Corpus Christi Hooks

85D 12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
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TEXAS DISCLAIMER

7-ELEVEN CORPUS CHRISTI, TX

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 the owner knows.

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 part 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.