

# SECURE

NET LEASE

Click Link Below to View Map

OPPORTUNITY ZONE



FILE PHOTO

# 7-Eleven

## \$11,400,000 | 5.00% CAP

1802 S 7th St, Phoenix, AZ 85034

- ✓ **Brand New Rare 18-Year Absolute NNN**, with (3) 5-Year options to renew. Includes 10% rental bumps in Year 11 & every 5 years thereafter.
- ✓ **High Traffic Counts at Hard Corner Location.** w/ direct access to the I-17 (VPD +126,600) /US 60, I-10(VPD +211,000)/AZ 51, and Loop 202.
- ✓ **Surrounded by Major Industrial Tenants** in Valley Interstate Industrial Center and Sky Harbor Business Park including, Amazon and WESCO Assembly.
- ✓ **Arizona State University Campus nearby w/15,000+ students.** Several other major attractions within 2 miles North of location include Chase Field, Phoenix Convention Center, and Footprint Center.
- ✓ **Phoenix is the 5th largest city in the country** and most populated State Capital in the United States.



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 85,000 stores in 20 countries**.





# INVESTMENT OVERVIEW

7-ELEVEN PHOENIX, AZ

FILE PHOTO



## CONTACT FOR DETAILS

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**AZ Broker of Record: James P. Mitchell**

**License #: LC556376000**

# \$11,400,000

## 5.00% CAP

NOI

\$570,000

Building Area

±4,650 SF

Land Area

±2.38 AC

Year Built

2024

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Opportunity Zone:** Property Located in Opportunity Zone
- ✓ **Projected Rent Commencement:** January 2025
- ✓ **Brand New Rare 18 Year Absolute NNN Lease** w/ (3) 5 Year Options to Renew and 10% rental bumps in Year 11 & Every 5 Years Thereafter. The new store will feature 12 fueling positions, and 3 diesel lanes.
- ✓ **Incredible Traffic Counts Near Downtown Phoenix at Hard Corner Location** of E. Mohave St & S. 7th St w/ direct access to the I-17 (VPD +126,600), I-10 (VPD +211,000), and Loop 202. 7th St is a main artery to downtown Phoenix as well as the primary off-ramp for commuters. Both I-17 and I-10 are under major expansion to add additional general and HOV lanes.
- ✓ **Impressive Daytime Population and Surrounded by Major Industrial Tenants** in Valley Interstate Industrial Center and Sky Harbor Business Park including, Amazon and WESCO Assembly. The daytime employment within a 3-mile radius exceeds 141,000+ employees.
- ✓ **Arizona State University's** (79,000+ Students) **Phoenix Campus** (15,000+ Students), **Phoenix Convention Center**, **Footprint Center**, and **Chase Field** all less than 2 miles North of site.
- ✓ **4 Miles from Phoenix Sky Harbor Airport** - The Phoenix Sky Harbor Airport saw 44+ Million passengers in 2022 with 418,856 landings & takeoffs.
- ✓ **Phoenix is the 5th Largest City in the Country**, with one of the fastest-growing job markets and economies in the US. A few of Phoenix's top industries include high technology, manufacturing, bioscience research and advanced business services.

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 PHOENIX, AZ

## 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  
**\$81.3+ B**

CREDIT RATING  
**A**

LOCATIONS  
**85,000+**

STOCK TICKER  
**SVNDY**



[7-eleven.com](http://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 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.

FILE PHOTO





## IN THE NEWS

7-ELEVEN PHOENIX, AZ

# 7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, driven by its ability to tap into the wants and needs of the ever-changing consumer.

The Irving, Texas-based retail chain has a network of **13,000-plus convenience stores** across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven. Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the **retailer's ability** to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

As Jarratt explained, ICE is composed of three elements:

1. **Data insights** and measurement tools
2. Awareness, trial and conversion
3. **Inspiration**, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of three tools: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty members** through which the retailer conducts quantitative and qualitative research at scale and efficiently; and the 7-Eleven Lab Stores, where it tests "**real products** with real customers to assess their real actual behaviors."

EXPLORE ARTICLE



# 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





# LEASE OVERVIEW

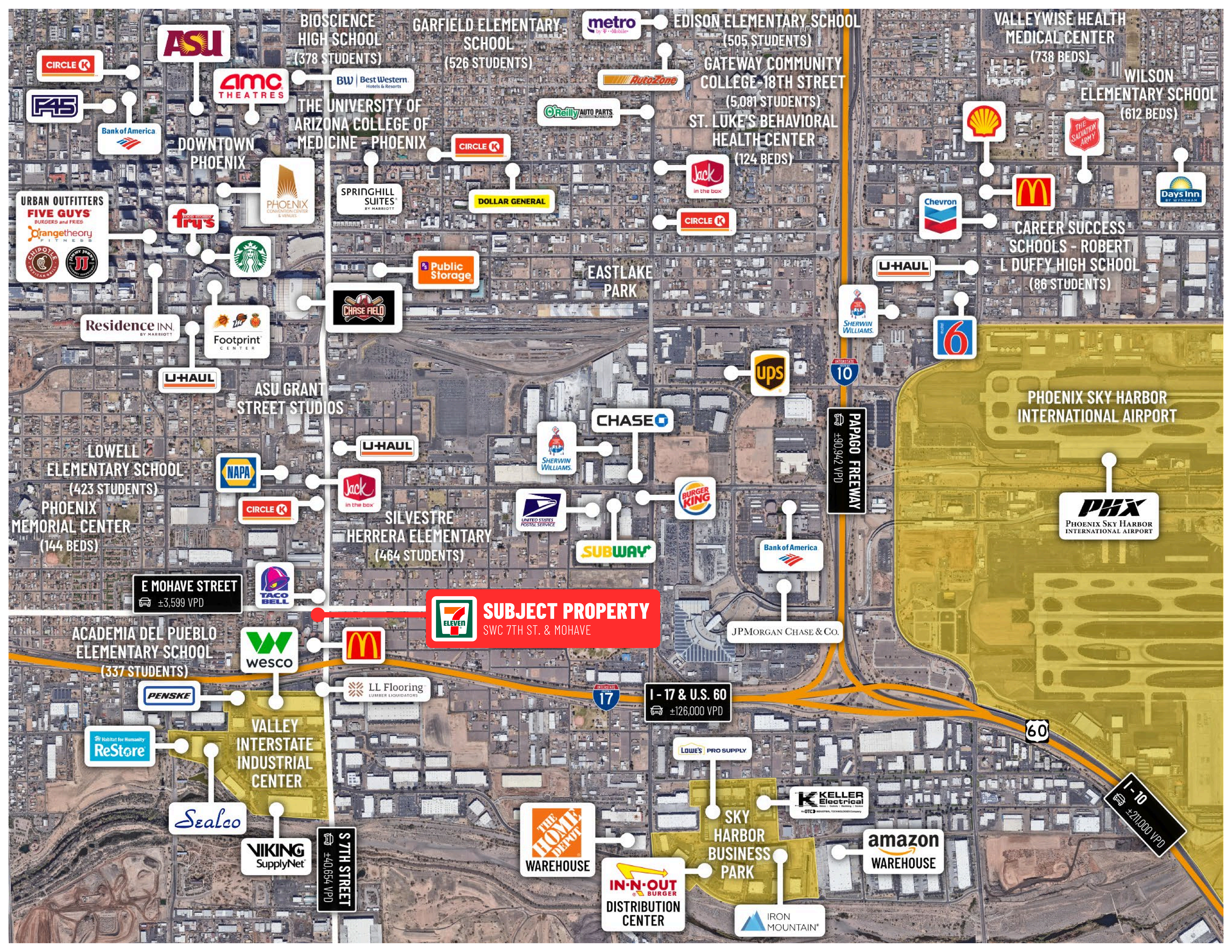
7-ELEVEN PHOENIX, AZ

Initial Lease Term	18 years, Plus (3), 5-Year Options to Renew
Estimated Rent Commencement	January 2025
Estimated Lease Expiration	December 2043
Lease Type	Absolute NNN
Rent Increases	10% Year 11 & Every 5 Years Thereafter
Annual Rent YRS 1-10	\$570,000
Annual Rent YRS 11-15	\$627,000
Annual Rent YRS 16-18	\$689,700
Option 1 YRS 19-23	\$758,670
Option 2 YRS 24-28	\$834,537
Option 3 YRS 29-33	\$917,990

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.







ASU

BIOSCIENCE HIGH SCHOOL (378 STUDENTS)

GARFIELD ELEMENTARY SCHOOL (526 STUDENTS)

metro by T-Mobile

EDISON ELEMENTARY SCHOOL (505 STUDENTS)

VALLEYWISE HEALTH MEDICAL CENTER (738 BEDS)

WILSON ELEMENTARY SCHOOL (612 BEDS)

CIRCLE K

AMC THEATRES

BW Best Western Hotels & Resorts

AutoZone

GATEWAY COMMUNITY COLLEGE-18TH STREET (5,081 STUDENTS)

ST. LUKE'S BEHAVIORAL HEALTH-CENTER (124 BEDS)

Shell

THE SALVATION ARMY

FAS

Bank of America

DOWNTOWN PHOENIX

THE UNIVERSITY OF ARIZONA COLLEGE OF MEDICINE - PHOENIX

CIRCLE K

O'Reilly AUTO PARTS

Jack in the box

Days Inn by Wyndham

URBAN OUTFITTERS FIVE GUYS BURGERS and FRIES Orangetheory FITNESS

fray's

PHOENIX CONVENTION CENTER & VENUES

SPRINGHILL SUITES BY HARRIOTT

DOLLAR GENERAL

Chevron

McDonald's

CAREER SUCCESS SCHOOLS - ROBERT L DUFFY HIGH SCHOOL (86 STUDENTS)

Starbucks

Public Storage

EASTLAKE PARK

U-HAUL

Residence INN BY HARRIOTT

Footprint CENTER

CHASE FIELD

CIRCLE K

SHERWIN WILLIAMS

6

U-HAUL

ASU GRANT STREET STUDIOS

U-HAUL

CHASE

ups

10

PAPAGO FREEWAY ±90,942 VPD

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

LOWELL ELEMENTARY SCHOOL (423 STUDENTS)

NAPA

Jack in the box

SHERWIN WILLIAMS

SUBWAY

BURGER KING

Bank of America

PHOENIX MEMORIAL CENTER (144 BEDS)

CIRCLE K

SILVESTRE HERRERA ELEMENTARY (464 STUDENTS)

UNITED STATES POSTAL SERVICE

JPMORGAN CHASE & CO.

E MOHAVE STREET ±3,599 VPD

TACO BELL

**7-ELEVEN SUBJECT PROPERTY**  
SWC 7TH ST. & MOHAVE

ACADEMIA DEL PUEBLO ELEMENTARY SCHOOL (337 STUDENTS)

wesco

McDonald's

LL Flooring LUMBER LIQUIDATORS

17

I-17 & U.S. 60 ±126,000 VPD

PENSKE

VALLEY INTERSTATE INDUSTRIAL CENTER

ReStore

Sealeo

VIKING SupplyNet

S 7TH STREET ±40,654 VPD

THE HOME DEPOT WAREHOUSE

LOWE'S PRO SUPPLY

SKY HARBOR BUSINESS PARK

KELLER Electrical

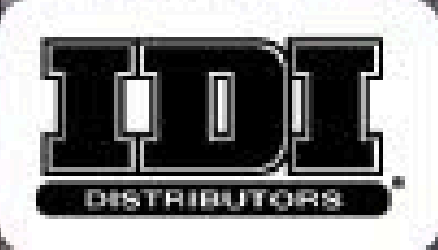
amazon WAREHOUSE

I-10 ±211,000 VPD

IN-N-OUT BURGER DISTRIBUTION CENTER

IRON MOUNTAIN





E MOHAVE STREET  
±3,599 VPD

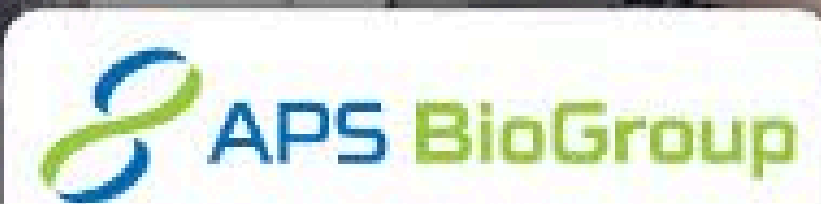


**SUBJECT PROPERTY**  
SWC 7TH ST. & MOHAVE



ACADEMIA DEL PUEBLO  
ELEMENTARY SCHOOL  
(337 STUDENTS)

I-17 & U.S. 60  
±126,600 VPD




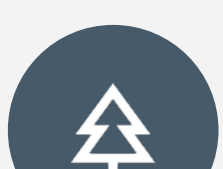
S 7TH STREET  
±40,654 VPD





# SITE OVERVIEW

7-ELEVEN PHOENIX, AZ

	Year Built		2024
	Building Area		±4,650 SF
	Land Area		±2.38 AC
	MPDs		9
	Fueling Positions		12
	Diesel Lanes		3



## NEIGHBORING RETAILERS

- Taco Bell
- Jack in the box
- Dollar General
- NAPA Auto Parts
- AMC Theatres
- AutoZone Auto Parts
- U-Haul
- Orangetheory Fitness
- Subway
- United States Postal Service

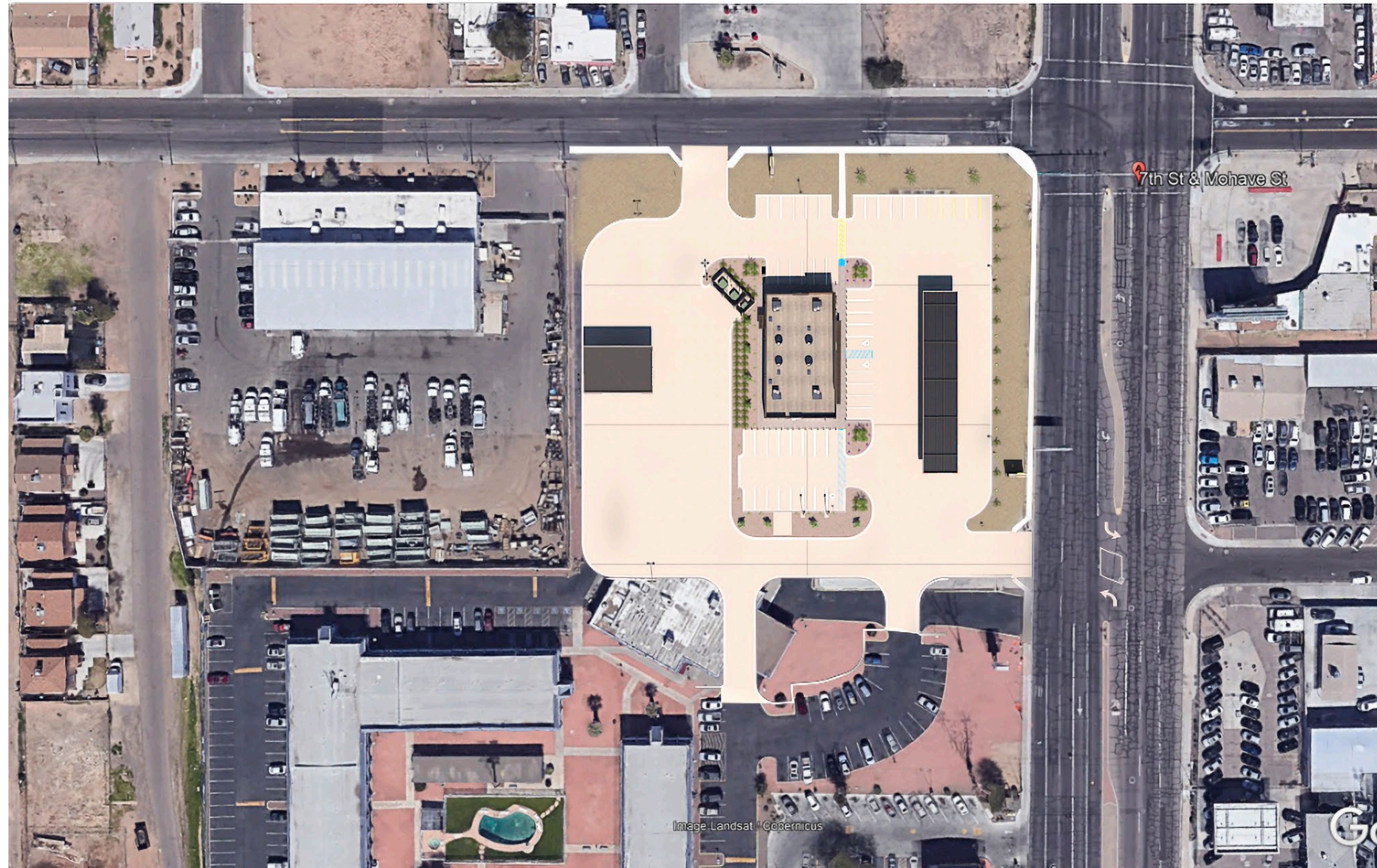




# RENDERING PHOTOS

7-ELEVEN PHOENIX, AZ

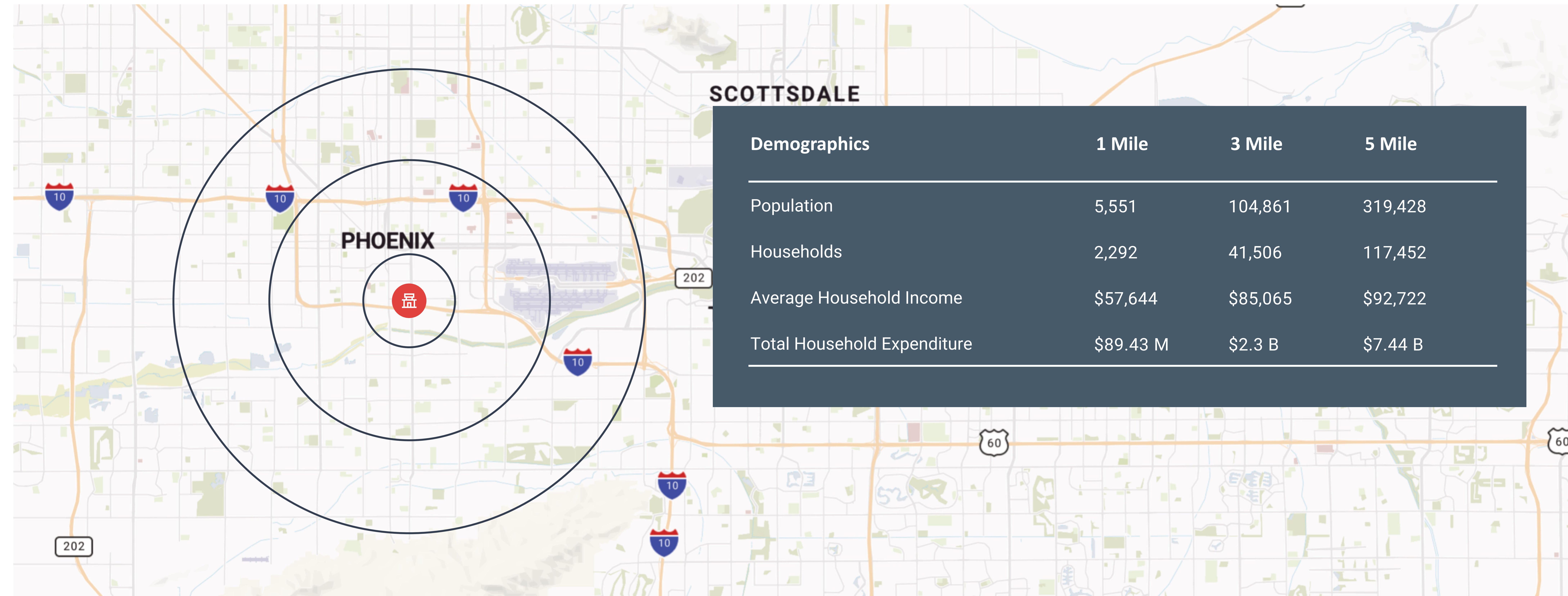
Drone Video





# LOCATION OVERVIEW

7-ELEVEN PHOENIX, AZ



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Banner Health (43,440)
2. State of Arizona (41,564)
3. Walmart Inc (36,931)
4. Arizona State University (35,719)
5. Amazon.com Inc (33,000)
6. University of Arizona (22,089)
7. Fry's Food Stores (20,000)
8. Maricopa County (15,550)
9. City of Phoenix (14,500)
10. Wells Fargo & Co (14,315)



# LOCATION OVERVIEW

7-ELEVEN PHOENIX, AZ

## Phoenix

Arizona

 1,720,000  
Population

 \$60,931  
Median Household Income



Only state capital with a population exceeding 1 million residents.

### MOST POPULATED US STATE CAPITAL

The Phoenix Metropolitan area plays home to MLB, NFL, NBA, and NHL teams along with minor league teams.

### 15+ SPORTING TEAMS

**With a population of around 1.6 million residents, the city of Phoenix is the capital and the most populous city in Arizona. It is also the fifth-most populous city in the nation.**

The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is a metropolitan area, centered on the city of Phoenix, that includes much of the central part of the U.S. state of Arizona.

**Phoenix is the most populous state capital in the nation, the fifth most populous city in the U.S., and the most populous city in the state of Arizona.**

The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA), defining it as

Maricopa and Pinal counties. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix's elevation is 1,117 feet, and the city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak.



## IN THE NEWS

7-ELEVEN PHOENIX, AZ

# Arizona wins 4th consecutive Gold Shovel award for economic development

JUNE 24, 2024 (KTAR NEWS)

Arizona was named a recipient of a Gold Shovel award by Area Development magazine, the state's fourth consecutive gold shovel. Now in its 19th year, Area Development's Shovel Awards honor states for job creation, economic growth, investing in innovation, improving infrastructure, expanding facilities and other attributes that are desirable to employers.

Arizona, which falls in the states with populations between **5 million** and **8 million category**, has been awarded six gold shovel and six silver shovel awards **since 2007**, but the **six gold shovels** have all come in the **past eight years**.

Per Area Development, Arizona's largest projects will add more than 7,000 jobs after nearly \$8 billion in investments.

"We're honored Arizona has been recognized with a **Gold Shovel award** for the **fourth consecutive year**," President and CEO of the Arizona Commerce Authority Sandra Watson said in a release. "These projects collectively represent billions in capital investment and thousands of **projected new jobs** in growing industries, creating **economic opportunity** for Arizonans statewide. We're grateful to Governor Hobbs for her leadership and to work alongside all of our state, local and federal partners to continue growing and advancing Arizona's economy."

**In 2022**, LG Energy Solution picked Queen Creek for a battery manufacturing facility. The **\$5.5 billion property** is expected to bring thousands of new jobs to the area.

Additionally, Amkor received a "Non-Manufacturing Projects of the Year" honor. Amkor Technology is spending **\$2 billion** to build a new advanced semiconductor packaging and test facility in Peoria that will package and test chips for Apple.

EXPLORE ARTICLE



# Mesa, Phoenix rank in Top 3 cities for economic growth in U.S.

JULY 09, 2024 (AZ BIG MEDIA)

In an economic landscape that is constantly changing, a city's prosperity is not only brought by a robust job market, but also by investments in infrastructure, local entrepreneurship, innovation, and community.

Therefore, we took into consideration metrics such as **population growth**, GDP, employment rates, trade activity, and other economic indicators, all of which can be found in the methodology section of this study.

Showing data at metro area level, both Mesa and Phoenix registered the highest increase, among large cities, in **infrastructure at 34.26%** in 2022 compared to **2018** – resting at more than **16,000 miles**. However, Surprise got the **4th spot** in its respective population bracket for the same metric;

Mesa and Phoenix won a spot in our best U.S. cities for economic growth study, ranking #1 and #3 large cities. At the same time, Surprise ranked #5 small city

For the same reason, all three cities **recorded a 37.82%** growth in GDP, surpassed only by Austin, TX (46.33%) in the large cities category and mostly by Texas and Idaho locations in the small cities category;

Moreover, Phoenix stood out with **54% more business** applications between **2018-2022**, accompanied by a rise in the employment rate by 2%;

At state level, Gilbert and Chandler also found a spot each among the best mid-sized U.S. cities for economic growth, **ranking #1 and #3**;

Nationally, Nampa, ID, snatched first place in the small cities category, thanks to the **3.5%** drop in unemployment.

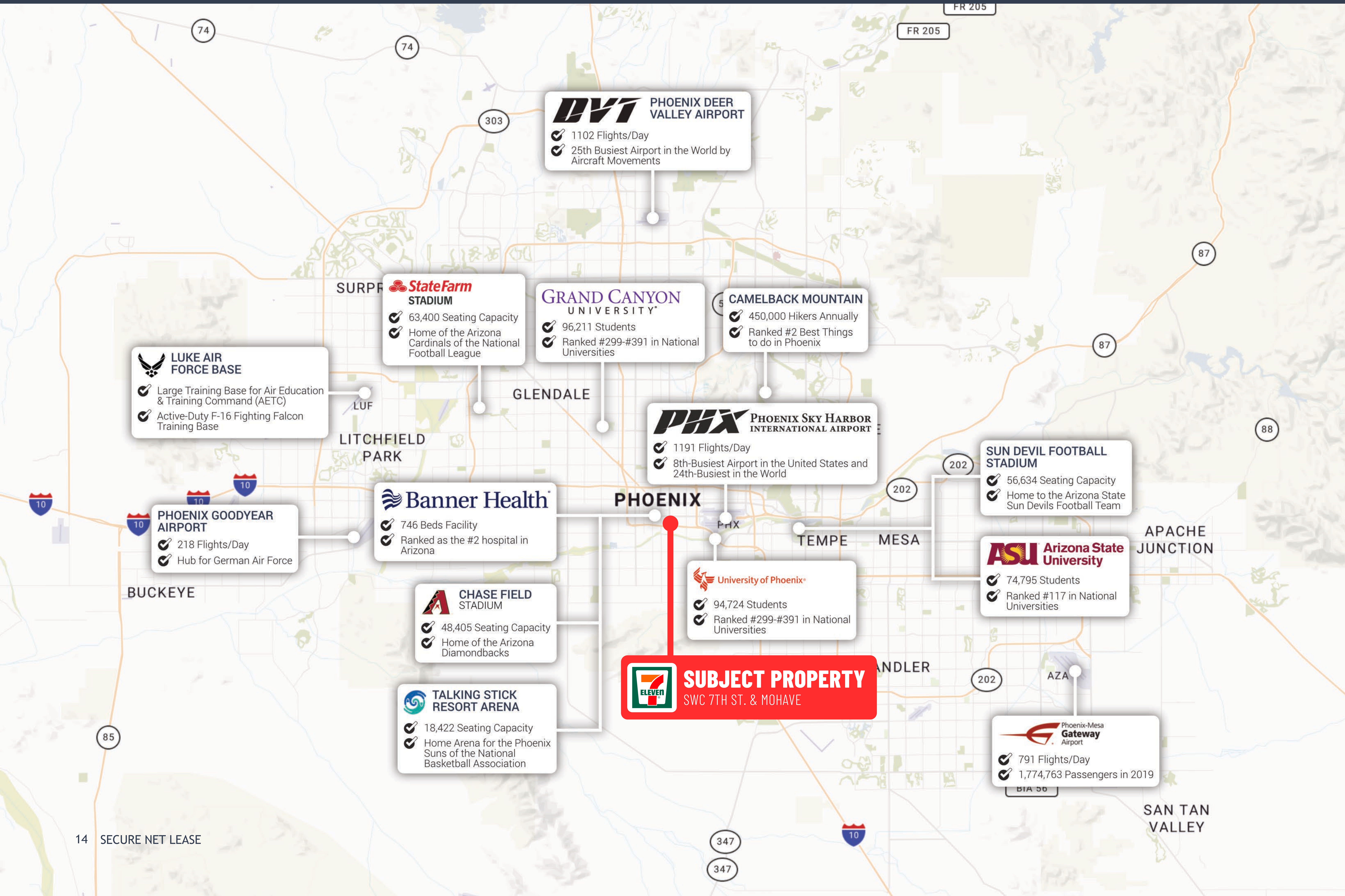
EXPLORE ARTICLE





# PHOENIX METROPOLITAN AREA

7-ELEVEN PHOENIX, AZ





CALL FOR ADDITIONAL INFORMATION

## Dallas

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Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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**Thomas House**

Associate  
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