



# 7-Eleven

**\$3,915,000 | 5.00% CAP**

1740 W. Army Trail Blvd, Addison, IL (Chicago) 60101

- ✓ Brand New 15-Year NNN with 12 Years Remaining
- ✓ 7.5% Rental Increases Every 5-Years
- ✓ Signalized Hard Corner Location on N Rohlwing Rd & Army Trail Blvd
- ✓ Intersection Features a Combined 51,900 VPD
- ✓ Less than 6 Miles from O'Hare International Airport (World's 6<sup>th</sup> Busiest Airport) & 20 miles from Downtown Chicago



CHICAGO O'HARE INTERNATIONAL AIRPORT

LAKE STREET (43,682 VPD)



WESLEY ELEMENTARY SCHOOL (180 STUDENTS)

STONE ELEMENTARY SCHOOL (443 STUDENTS)



ADDISON SCHOOL DISTRICT 4 (3,461 STUDENTS)

ADDISON TRAIL HIGH SCHOOL (1,927 STUDENTS)



ASPEN Manufacturing Co.



DUPAGE



ARMY TRAIL BOULEVARD (45,621 VPD)

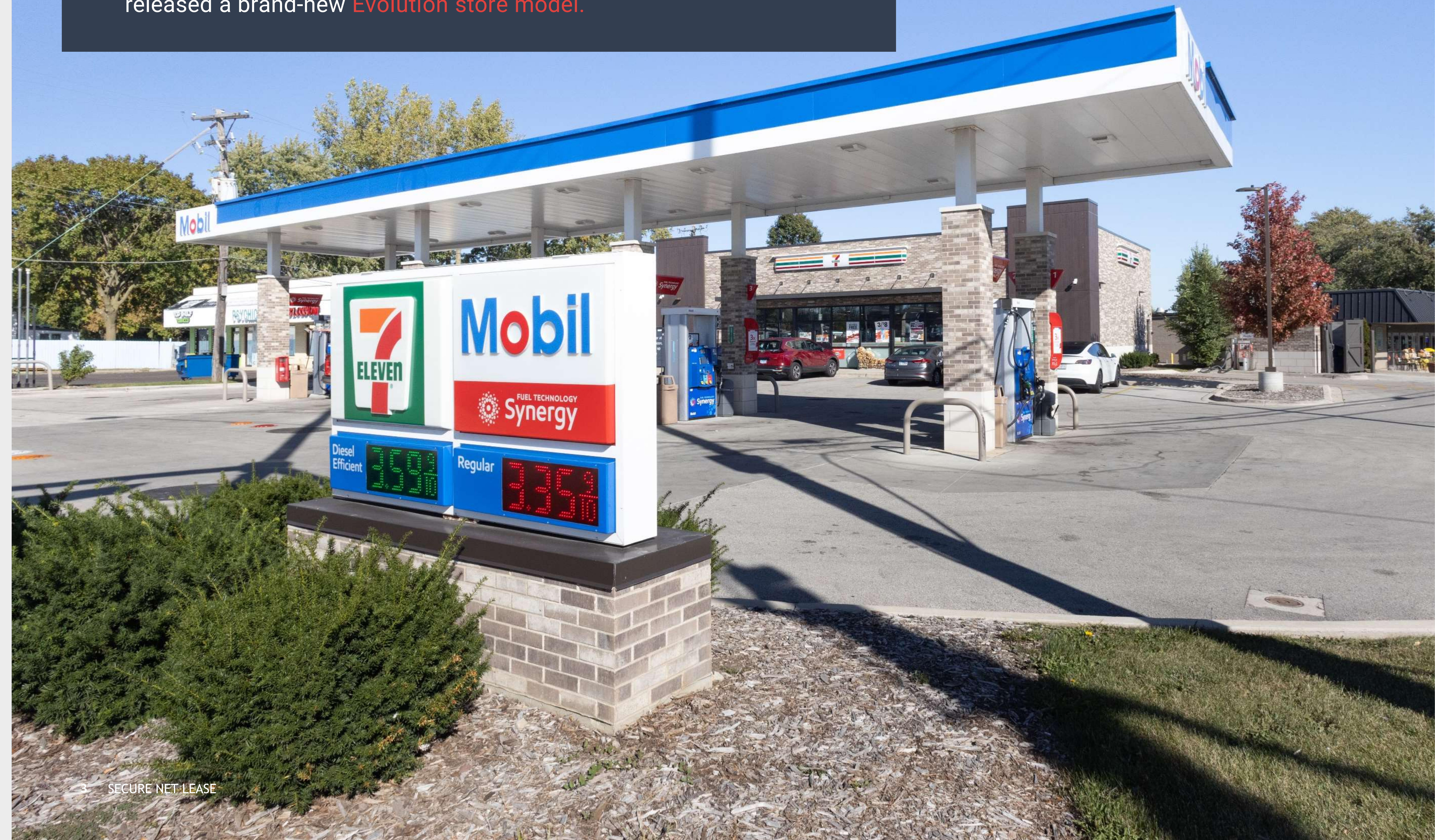


ILLINOIS 53

N ROHLWING ROAD (24,635 VPD)



7-Eleven, is the **World's Largest** Convenience Store Chain. The company recently opened their **85,000th 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**.





# INVESTMENT OVERVIEW

7-ELEVEN ADDISON, IL (CHICAGO)

Subject Property



## CONTACT FOR DETAILS

### Bob Moorhead

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bob@securenetlease.com

### Thomas House

Associate  
(214) 295-7848

thouse@securenetlease.com

IL Broker of Record: Matt Chambers

License #: 481.000413

# \$3,915,000

## 5.00% CAP

NOI

\$195,750

Building Area

±3,062 SF

Land Area

±0.54 AC

Year Built

2021

Lease Type

NNN\*

Occupancy

100%

- ✓ **Rent Commencement:** February 2021
- ✓ **Brand New Build-to-Suit with 7-Eleven, Inc.** 7-Eleven (S&P rated A) operates more than 11,800 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 85,000 stores in over 20 countries.
- ✓ **NNN, with 7.5% Rental Increases Every 5-Years,** making it an excellent passive investment that will hedge against inflation.
- ✓ **Immediate Trade Area Features 275,000+ Estimated Population.** Within a 5-mile radius of the subject property, the dense residential surroundings feature an estimated population of 275,111.
- ✓ **The Subject Property is Strategically Located Just Off I-355 (38,200+ VPD).** I-355 (Veterans Memorial Tollway) is a primary North/South interstate featuring over 32 miles of direct access to Chicago's suburbs.
- ✓ **Located Near UPS Addison, IL Hub & Several Million SF of Industrial/Retail Businesses.** UPS' Addison, IL Hub features 300,000+ SF and the immediate trade area is home to several million square feet of Industrial/Commercial business.

\*Landlord Responsibility Limited to Structure with Structural Warranty in Place

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 ADDISON, IL (CHICAGO)

## 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  
S&P: A

STOCK TICKER  
SVNDY

LOCATIONS  
85,000+



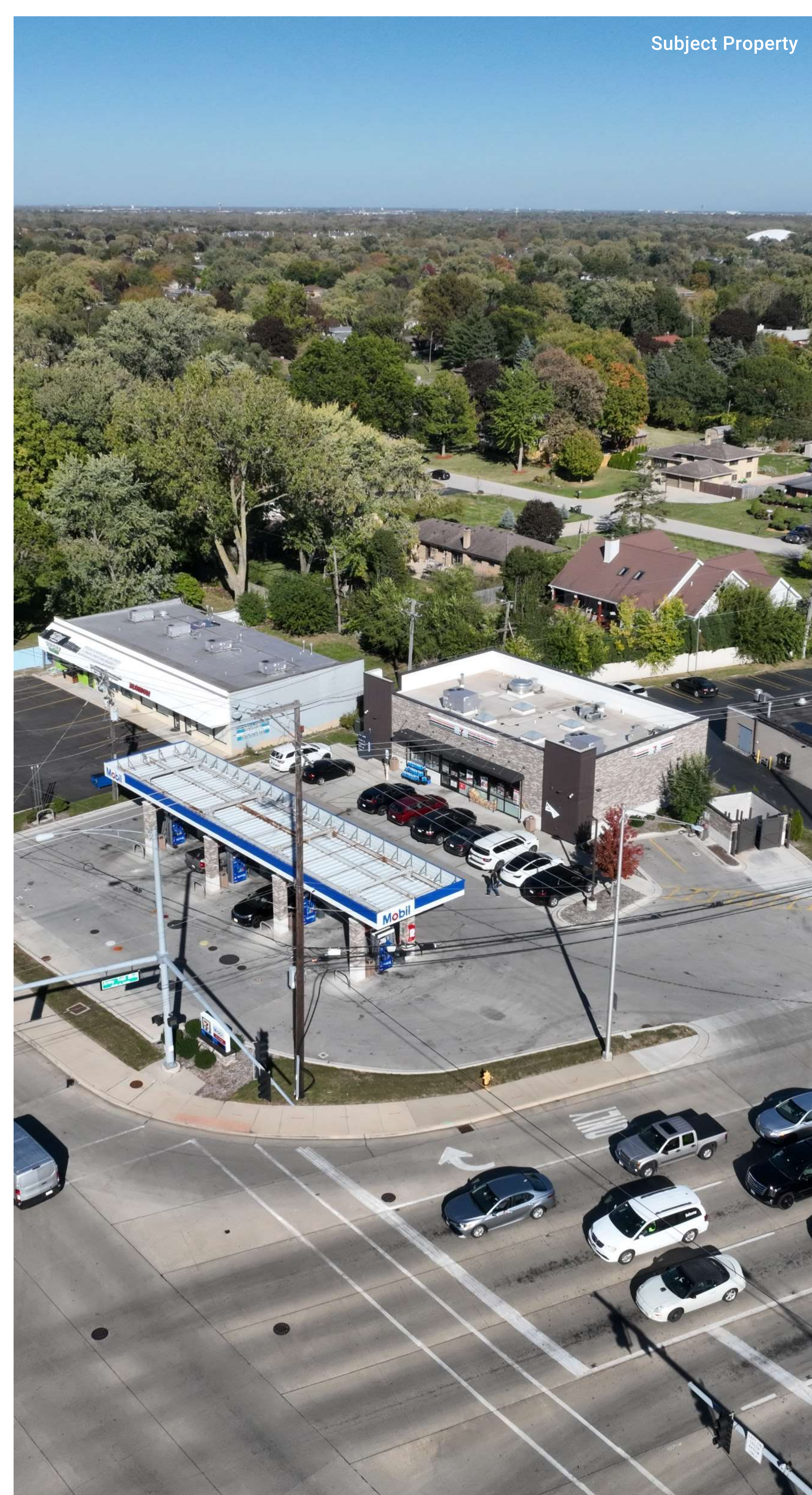
[7-eleven.com](https://www.7-eleven.com)

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.

Subject Property





## IN THE NEWS

7-ELEVEN ADDISON, IL (CHICAGO)

### 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.

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

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.

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**

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 serving 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.

EXPLORE ARTICLE





# LEASE OVERVIEW

7-ELEVEN ADDISON, IL (CHICAGO)

Subject Property

Initial Lease Term	15-Years with 12-Years Remaining, Plus (4) 5-Year Options to Renew
Rent Commencement	February 2021
Lease Expiration	February 2036
Lease Type	NNN*
Rent Increases	7.5% Every 5-Years, Including Option Periods
Annual Rent Years 1-5 (Current)	\$195,750
Annual Rent Years 6-10	\$210,431
Annual Rent Years 11-15	\$226,214
Option 1	\$243,180
Option 2	\$261,417
Option 3	\$281,024
Option 4	\$302,100

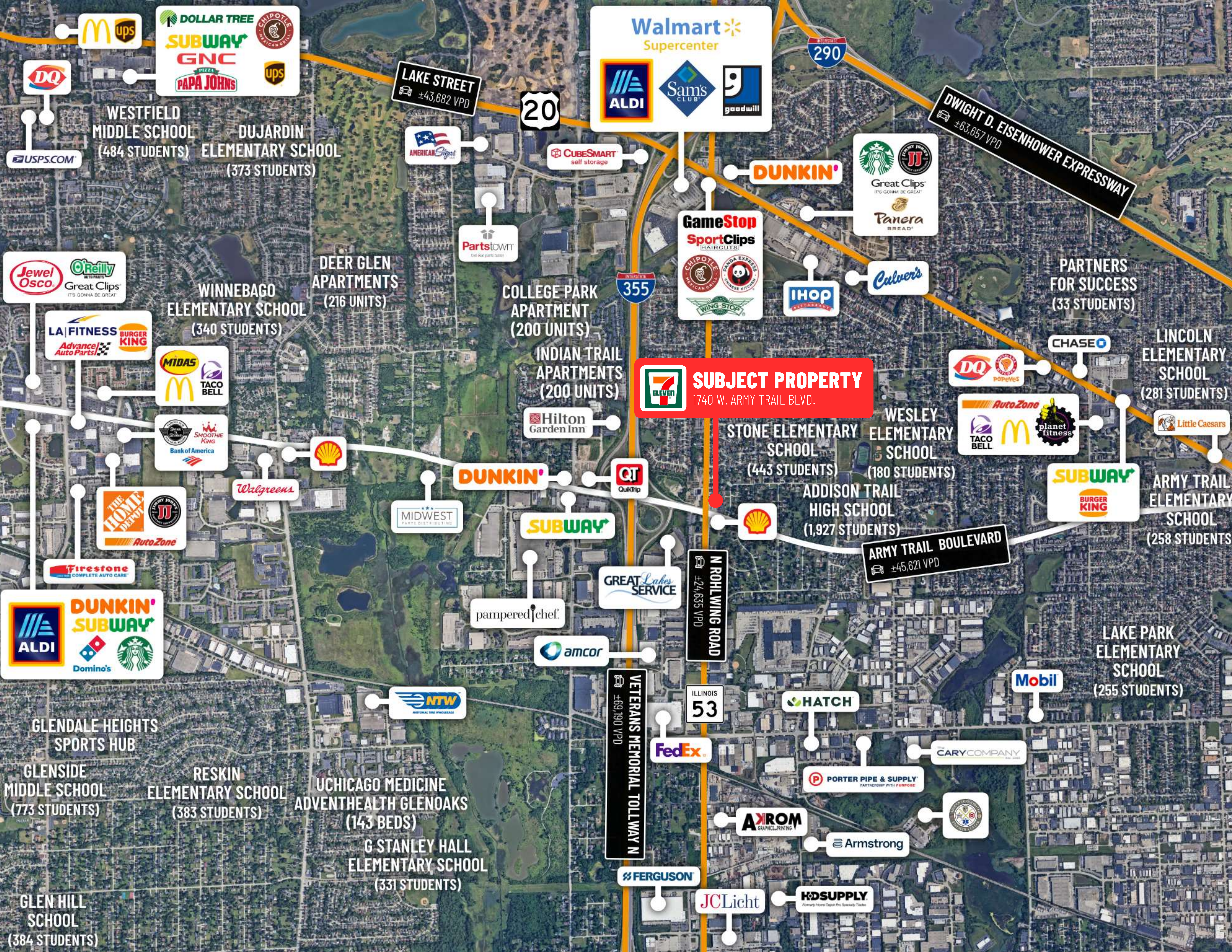
\*Landlord Responsibility Limited to Structure

Note: Landlord has a Structural Warranty in Place

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.







Walmart Supercenter



**SUBJECT PROPERTY**  
1740 W. ARMY TRAIL BLVD.



LAKE STREET  
±43,682 VPD



DWIGHT D. EISENHOWER EXPRESSWAY  
±63,657 VPD



WESTFIELD MIDDLE SCHOOL (484 STUDENTS)  
DUJARDIN ELEMENTARY SCHOOL (373 STUDENTS)



WINNEBAGO ELEMENTARY SCHOOL (340 STUDENTS)

DEER GLEN APARTMENTS (216 UNITS)

COLLEGE PARK APARTMENT (200 UNITS)

INDIAN TRAIL APARTMENTS (200 UNITS)



PARTNERS FOR SUCCESS (33 STUDENTS)



STONE ELEMENTARY SCHOOL (443 STUDENTS)

WESLEY ELEMENTARY SCHOOL (180 STUDENTS)



LINCOLN ELEMENTARY SCHOOL (281 STUDENTS)



ADDISON TRAIL HIGH SCHOOL (1,927 STUDENTS)



ARMY TRAIL ELEMENTARY SCHOOL (258 STUDENTS)



N ROHLWING ROAD  
±24,635 VPD

ARMY TRAIL BOULEVARD  
±45,621 VPD



LAKE PARK ELEMENTARY SCHOOL (255 STUDENTS)

GLENDAL HEIGHTS SPORTS HUB

GLENSIDE MIDDLE SCHOOL (773 STUDENTS)

RESKIN ELEMENTARY SCHOOL (383 STUDENTS)

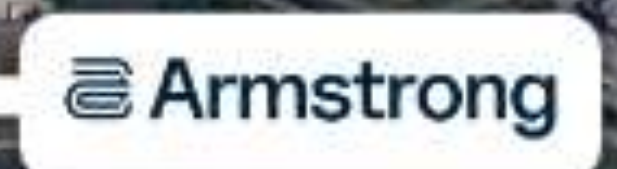
UCHICAGO MEDICINE ADVENTHEALTH GLENOAKS (143 BEDS)

G STANLEY HALL ELEMENTARY SCHOOL (331 STUDENTS)

GLEN HILL SCHOOL (384 STUDENTS)



VETERANS MEMORIAL TOLLWAY N  
±69,190 VPD





FedEx

INDIAN TRAIL APARTMENTS (200 UNITS)

VETERANS MEMORIAL TOLLWAY N (69,190 VPD)

Walmart Supercenter  
MATTRESS FIRM  
ALDI  
Sams CLUB

THE HOME DEPOT  
STAPLES

Walmart Supercenter  
ALDI

TWO ITASCA PLACE APARTMENTS (70 UNITS)

Hampton

WESTIN HOTELS & RESORTS

ELMER H FRANZEN INTERMEDIATE SCHOOL (313 STUDENTS)

TARGET  
petco  
FAMOUS footwear  
Jewel Osco

NORTHGATE ADDISON APARTMENTS (108 UNITS)

IHOP  
Jersey Mike's  
AT&T

BIG LOTS!  
DOLLAR GENERAL  
AutoZone

Schwarz nursery garden center

N ROHL WING ROAD (24,635 VPD)

7 ELEVEN

ILLINOIS 53

SERINO'S DELI

ARMY TRAIL BOULEVARD (45,621 VPD)

Shell

ups  
• 300,000+ SF

CHICAGO (20 MILES)



RIMTEC CORPORATION

HATCH

BERGER  
MOVING & STORAGE

K&S SUPPLY  
Formerly Home Depot Pro Specialty Trucks

Tassos Metal  
Sheet Metal Fabricator

Comfort  
SUITES

BURGER KING  
McDonald's

Fairfield  
BY MARRIOTT

FedEx

OMG  
WE MAKE IT HAPPEN

INTERSTATE  
355

VETERANS MEMORIAL TOLLWAY N  
(69,190 VPD)

FedEx

ABC  
Supply Co. Inc.

AVIS

ECOS

Personalized  
PLANET

amcor

CHICAGO  
(20 MILES)

ups  
• 300,000+ SF

OAK WHOLESAL

PROLOGIS

GREAT LAKES  
SERVICE

SHELL

ARMY TRAIL BOULEVARD  
(45,621 VPD)

SERINO'S  
DELI

7  
ELEVEN

BLOSSOM SPA

ILLINOIS  
53

N ROLLING ROAD  
(24,635 VPD)



College of DuPage

D4 SOLUTIONS  
Dynamic Data, Document + Digital Solutions

SPARKSTONE  
ELECTRICAL GROUP

pampered chef

KYB

THE HOME DEPOT  
LA FITNESS

ALDI

Jewel  
Osco  
Auto Parts

WINNEBAGO  
ELEMENTARY SCHOOL  
(340 STUDENTS)

Hilton  
Garden Inn

PROLOGIS

GREAT LAKES  
SERVICE

Spraying Systems Co.  
Experts in Spray Technology

INTERSTATE  
355

DUNKIN'  
Mobil  
Student

QT  
QuikTrip

VETERANS MEMORIAL TOLLWAY N  
(69,190 VPD)

Schwarz  
nursery  
garden center

7  
ELEVEN

ILLINOIS  
53

N ROHLWING ROAD  
(24,635 VPD)

Shell

ARMY TRAIL BOULEVARD  
(45,621 VPD)

BLOSSOM SPA

ups

• 300,000+ SF

SERINO'S  
DELI

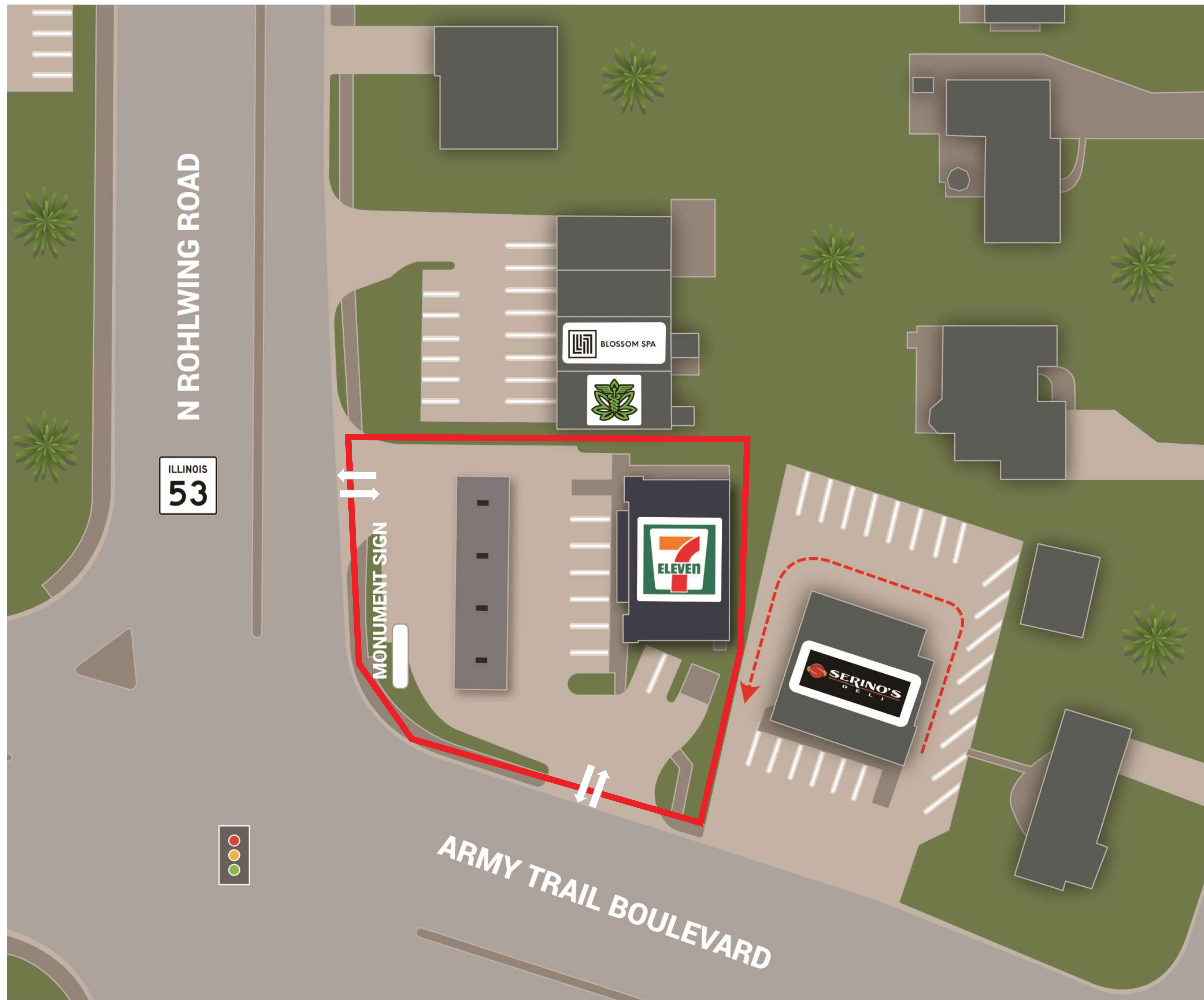
CHICAGO  
(20 MILES)



# SITE OVERVIEW

7-ELEVEN ADDISON, IL (CHICAGO)

	Year Built		2021
	Building Area		±3,062 SF
	Land Area		±0.54 AC



## NEIGHBORING RETAILERS

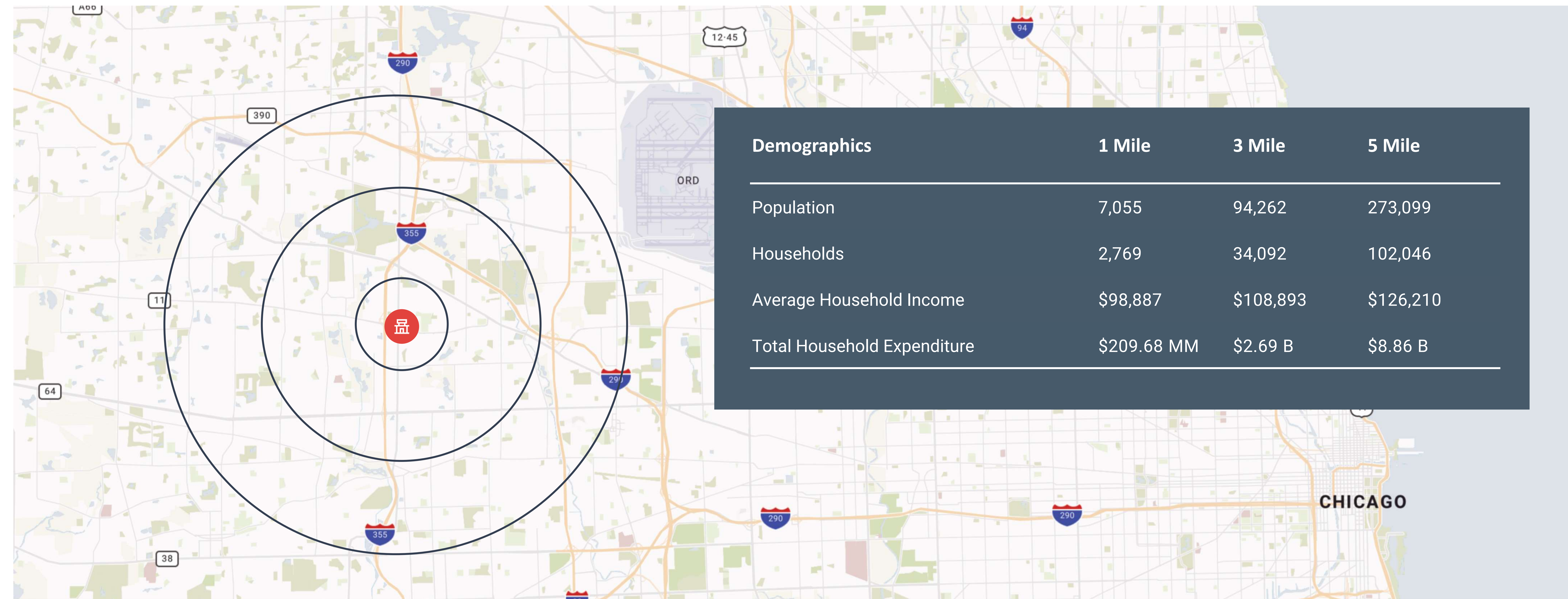
- Walmart Supercenter
- Aldi
- Sam's Club
- Planet Fitness
- Aldi
- O'Reilly Auto Parts
- Dollar Tree
- Goodwill
- AutoZone Auto Parts
- The Home Depot





# LOCATION OVERVIEW

7-ELEVEN ADDISON, IL (CHICAGO)



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. U.S. Government (49,860)
2. Chicago Public Schools (39,094)
3. City of Chicago (30,340)
4. Cook County, Illinois (21,482)
5. Advocate Health System (18,512)
6. JP Morgan Chase (16,045)
7. University of Chicago (15,452)
8. State of Illinois (14,731)
9. United Continental Holdings (14,000)
10. AT&T Illinois (14,000)
11. Walgreens (12,000)
12. Presence Health (11,959)
13. Chicago Transit Authority (11,100)
14. University of Illinois at Chicago (9,900)
15. Northwestern Memorial Healthcare (9,614)




# LOCATION OVERVIEW

7-ELEVEN ADDISON, IL (CHICAGO)

## Addison

Illinois

 **36,724**  
Population

 **\$64,377**  
Median Household Income



145K annual graduates  
from 138 colleges and  
universities

**145K**

4.5 Million employees-  
3rd largest labor pool in  
the U.S.

**4.5 Million**

### Addison is a village located in the Chicago Metropolitan Area, in DuPage County, Illinois.

DuPage County has a population of 916,925, making it Illinois' second-most populous county.

**DuPage County has a population of 916,925, making it Illinois' second-most populous county.**

The Chicago metropolitan area has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity by Moody's Investor Services. Chicagoland, the metropolitan area of Chicago and its

suburbs, covers 14 counties in the states of Illinois, Indiana and Wisconsin. The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Chicago was ranked the #1 "City for Having it All" by Time Out. The city is known for its unparalleled culture, diversity and quality of life. With over 26 miles of lakefront and 600 parks, it boasts a wide variety of outdoor activities. Chicago is also home to 62 museums, including The Art Institute of Chicago, The Field Museum of Natural History and The Shedd Aquarium. The city's cost of living is well below its urban peers and remains an attractive location for corporations due to its accessibility and convenience. Chicago's attractive labor pool is in large part driven by the depth of college and university offerings located in the city. Chicago is ranked as having the 3rd largest population of college students with over a half a million students attending school in the metro area.



## IN THE NEWS

7-ELEVEN ADDISON, IL (CHICAGO)

### Quantum business park coming to Chicago, backed by \$700M from state of Illinois

ANDREW ADAMS, JULY 26, 2024 (CAPITOL NEWS ILLINOIS)

CHICAGO – A California-based quantum computing company wants to build one of the largest quantum computers in the world on Chicago’s southeast side and the state is chipping in hundreds of millions of dollars to help make it happen.

PsiQuantum will be the first tenant of the “Illinois Quantum and Microelectronics Park,” the latest development toward turning Illinois into a “**global quantum capital**,” a vision laid out by Gov. **JB Pritzker**.

Former U.S. Steel plant will host ‘quantum campus’ development

In the latest economic development deal from Pritzker’s development-friendly administration, PsiQuantum is set to receive **\$200 million** in tax breaks and other incentives through several state programs, including \$92 million from the state’s **Manufacturing Illinois Chips for Real Opportunity Act**, or MICRO.

The company, as part of the agreement, must put up **\$1.1 billion** for the project, which is planned to include the first “utility-scale quantum computer in the United States,” according to PsiQuantum **CEO** Jeremy O’Brien.

State law was amended earlier this year to make quantum-related companies **eligible** for MICRO incentives, originally intended to spur microchip manufacturing. This is the first agreement under that law since the **incentive program** launched in 2023.

EXPLORE ARTICLE



### Walmart's Cutting-Edge Illinois Consolidation Center Creates 700 Jobs, Enhances Chicago Area Economy

DAMON R. SHEFFIELD, MAY 01, 2024 (HOODLINE)

Walmart is ramping up its logistics game with the recent unveiling of a new 492,000-square-foot consolidation center in Minooka, Illinois. As the retailer's third such facility, this technological powerhouse is slated to bolster the local economy with roughly 700 new jobs. Located at 201 S. McLinden Road, the state-of-the-art center has already begun operations, poised to streamline the distribution process and get goods on shelves faster.

With **automated technology** at its core, the Minooka Center is not just a boon for the supply chain but a major employment driver in the Chicago area, eventually employing **700 people** once fully operational. In a statement obtained by the Chicago Sun-Times, Walmart's general manager of the Minooka center, James White, dubbed the launch a “**significant milestone**” in the company's history. Aiming to simplify the supply chain process, the facility started handling goods about 60 days ago and, as reported by Fox32 Chicago, is expected to see **triple the operational capacity**.

As one of the state's largest employers, Walmart bolsters its commitment to the region, employing over 57,800 associates in its seven distribution centers and 184 retail stores throughout Illinois.

Both industry and community **stand to benefit** from Walmart's latest move, with the promise of lower consumer prices and jobs that offer a full **suite of benefits**. “This grand opening represents what we are as a company,” Walmart’s senior vice president of ambient operations, Mike Gray, said in a statement secured by the Chicago Sun-Times. He stressed Walmart's **legacy** in supply chain excellence and its commitment to making its system more **efficient** with ongoing innovation.

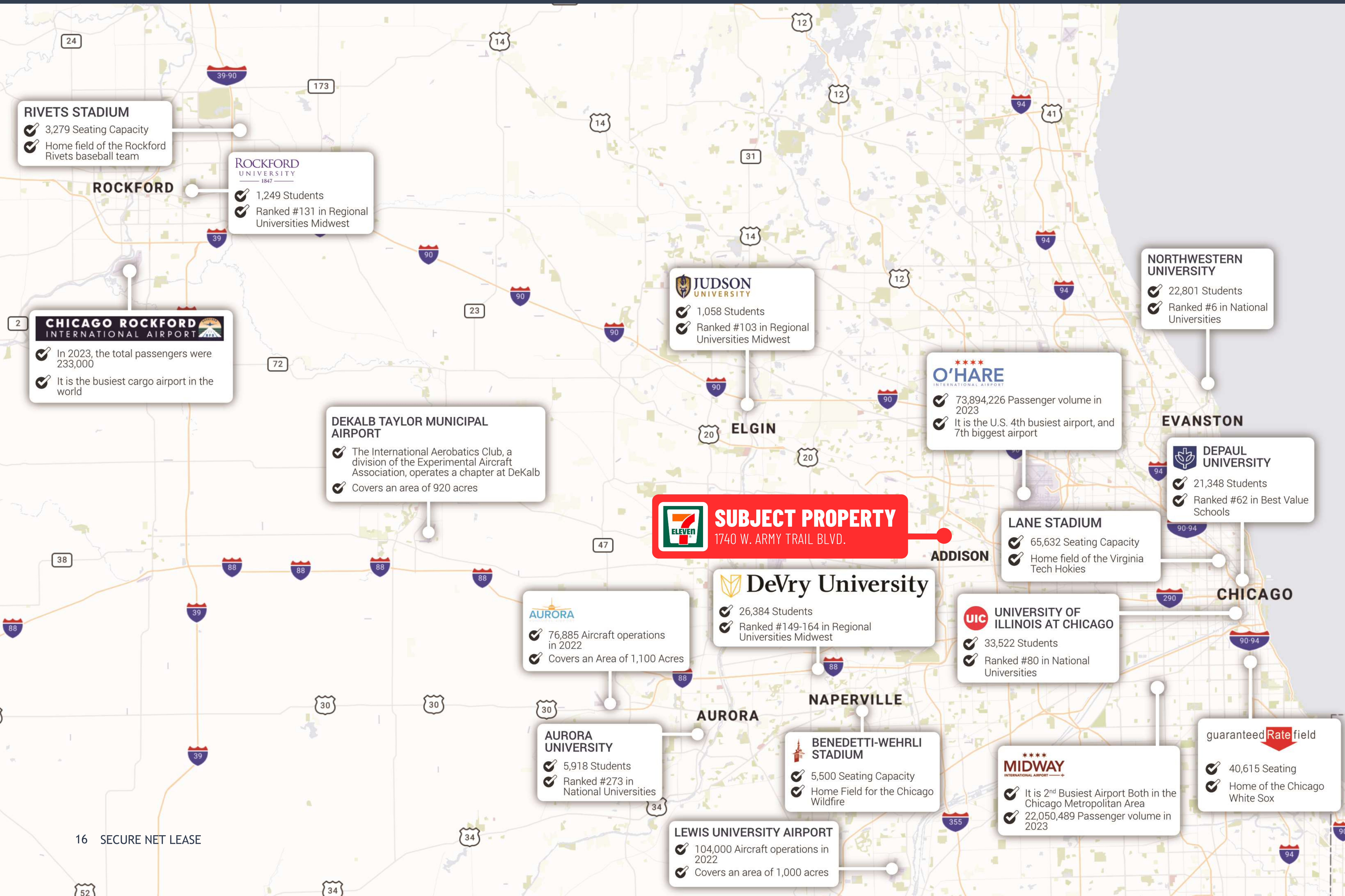
EXPLORE ARTICLE





# CHICAGO-NAPERVILLE-ELGIN

7-ELEVEN ADDISON, IL (CHICAGO)



**RIVETS STADIUM**

- ✓ 3,279 Seating Capacity
- ✓ Home field of the Rockford Rivets baseball team

**ROCKFORD UNIVERSITY**  
1847

- ✓ 1,249 Students
- ✓ Ranked #131 in Regional Universities Midwest

**CHICAGO ROCKFORD INTERNATIONAL AIRPORT**

- ✓ In 2023, the total passengers were 233,000
- ✓ It is the busiest cargo airport in the world

**DEKALB TAYLOR MUNICIPAL AIRPORT**

- ✓ The International Aerobatics Club, a division of the Experimental Aircraft Association, operates a chapter at DeKalb
- ✓ Covers an area of 920 acres

**JUDSON UNIVERSITY**

- ✓ 1,058 Students
- ✓ Ranked #103 in Regional Universities Midwest

**O'HARE INTERNATIONAL AIRPORT**  
★★★★

- ✓ 73,894,226 Passenger volume in 2023
- ✓ It is the U.S. 4th busiest airport, and 7th biggest airport

**NORTHWESTERN UNIVERSITY**

- ✓ 22,801 Students
- ✓ Ranked #6 in National Universities

**7-ELEVEN SUBJECT PROPERTY**  
1740 W. ARMY TRAIL BLVD.

**LANE STADIUM**

- ✓ 65,632 Seating Capacity
- ✓ Home field of the Virginia Tech Hokies

**DEPAUL UNIVERSITY**

- ✓ 21,348 Students
- ✓ Ranked #62 in Best Value Schools

**AURORA**

- ✓ 76,885 Aircraft operations in 2022
- ✓ Covers an Area of 1,100 Acres

**DeVry University**

- ✓ 26,384 Students
- ✓ Ranked #149-164 in Regional Universities Midwest

**UIC UNIVERSITY OF ILLINOIS AT CHICAGO**

- ✓ 33,522 Students
- ✓ Ranked #80 in National Universities

**AURORA UNIVERSITY**

- ✓ 5,918 Students
- ✓ Ranked #273 in National Universities

**BENEDETTI-WEHRLI STADIUM**

- ✓ 5,500 Seating Capacity
- ✓ Home Field for the Chicago Wildfire

**MIDWAY INTERNATIONAL AIRPORT**  
★★★★

- ✓ It is 2<sup>nd</sup> Busiest Airport Both in the Chicago Metropolitan Area
- ✓ 22,050,489 Passenger volume in 2023

guaranteed **Rate** field

- ✓ 40,615 Seating
- ✓ Home of the Chicago White Sox

**LEWIS UNIVERSITY AIRPORT**

- ✓ 104,000 Aircraft operations in 2022
- ✓ Covers an area of 1,000 acres



CALL FOR ADDITIONAL INFORMATION

## 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) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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Associate  
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