



CORPORATE 7-ELEVEN

LUCKY STAR FOOD MARKET SUBLEASE

7339 PASSYUNK AVE | PHILADELPHIA, PA 19142

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



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AREA OVERVIEW

RENDERING PHOTO

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INVESTMENT HIGHLIGHTS

- » **Absolute NNN 7-Eleven**, operated under the brand name “Lucky Star”
- » **Corporately guaranteed** lease with an industry leading retailer
- » 7-Eleven is one of the world’s most recognizable retail operators and has an **investment grade credit rating of “AA-”** by Standard and Poor’s
- » ± 4 years remaining on the existing term and one 5-year option remaining
- » **40+ year successful operating history** at the location
- » **Well below-market rent of \$20.57/SF** allows for potential future upside
- » Ideally positioned at a 5-point intersection that sees **over $\pm 71,000$ vehicles per day**
- » **About 2-miles from Philadelphia International Airport** and ± 5 miles from downtown Philadelphia
- » Dense in-fill location with **over 205,000 residents** within a 3-mile radius and **over 689,000** within a 5-mile radius



FINANCIAL OVERVIEW





INVESTMENT SUMMARY

» LIST PRICE	\$754,000
» NOI (YEAR 1)	\$52,833
» CAP RATE (YEAR 1)	7.01%
» TOTAL BUILDING AREA	± 2,568 SF

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Current - 5/31/23	\$4,402.75	\$52,833	7.01%
Option 1 - 5/31/28	\$4,402.75	\$52,833	7.01%

TENANT SUMMARY

Tenant Trade Name	Lucky Star/7-Eleven
Type of Ownership	Fee Simple
Lessee Guarantor	Corporate Guarantee
Lease Type	NNN
Status	Existing
Term Remaining on Lease	± 4 Years
Options	One, 5-Year
Lease Commencement Date	12/30/1974
Lease Expiration Date	5/31/2023



PROPERTY OVERVIEW



THE OFFERING

PROPERTY NAME 7-Eleven

Property Address 7339 Passyunk Ave.
Philadelphia, PA 19142

SITE DESCRIPTION

Number of Stories One

Year Built 1970

GLA ± 2,568 SF

Type of Ownership Fee Simple

Landscaping Professional

Topography Generally Level

AA-

Credit Rating (S&P)

TENANT OVERVIEW

» **Company Name**

7-Eleven

» **Year Founded**

1927

» **Headquarters**

Irving, TX

» **Ownership**

Private

» **Industry**

Convenience Store

» **Website**

www.7-eleven.com

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet 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 maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1

Entrepreneur's
Magazine Top Global
Franchises List

TOP C-STORE

Team Members

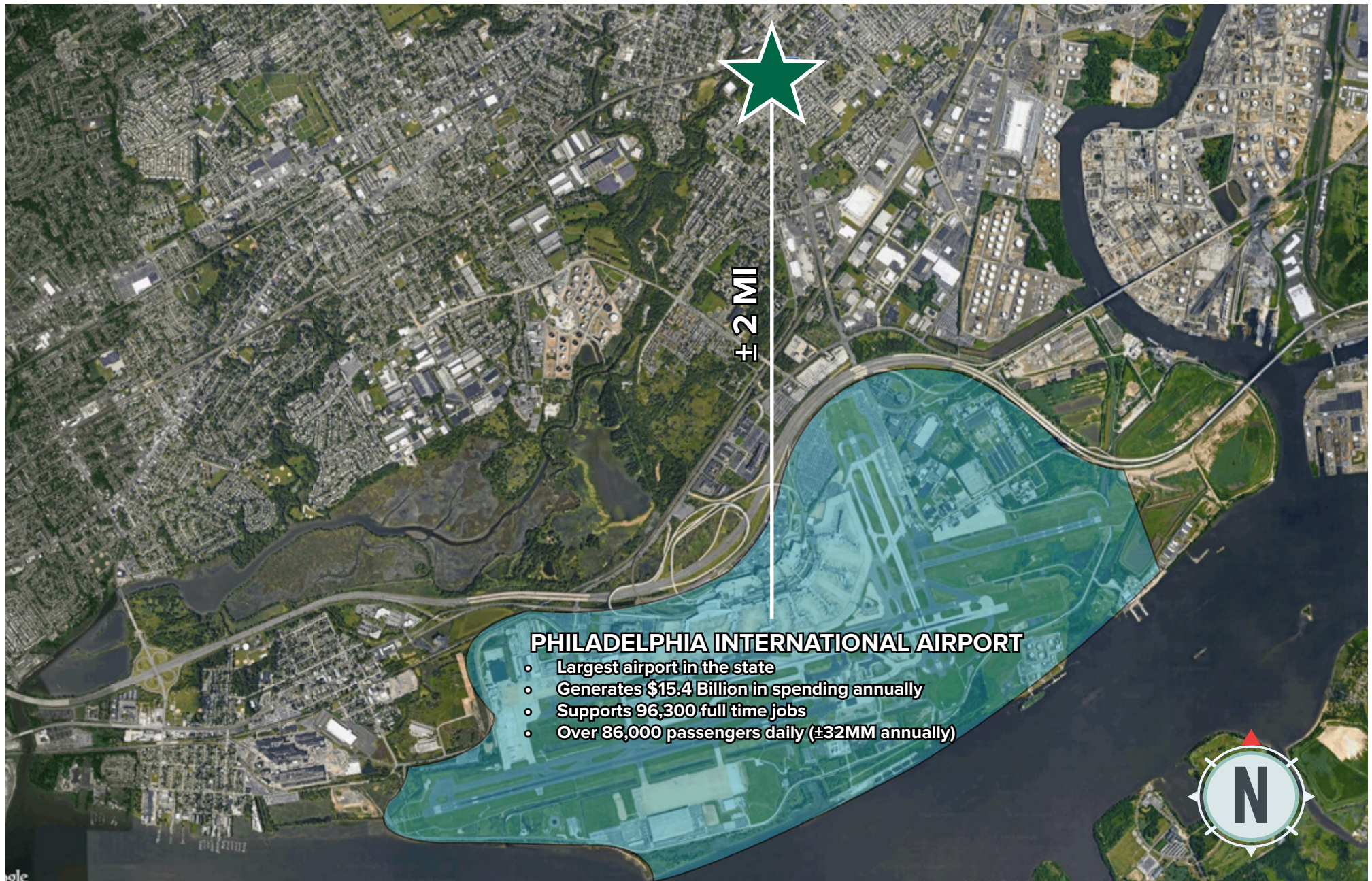
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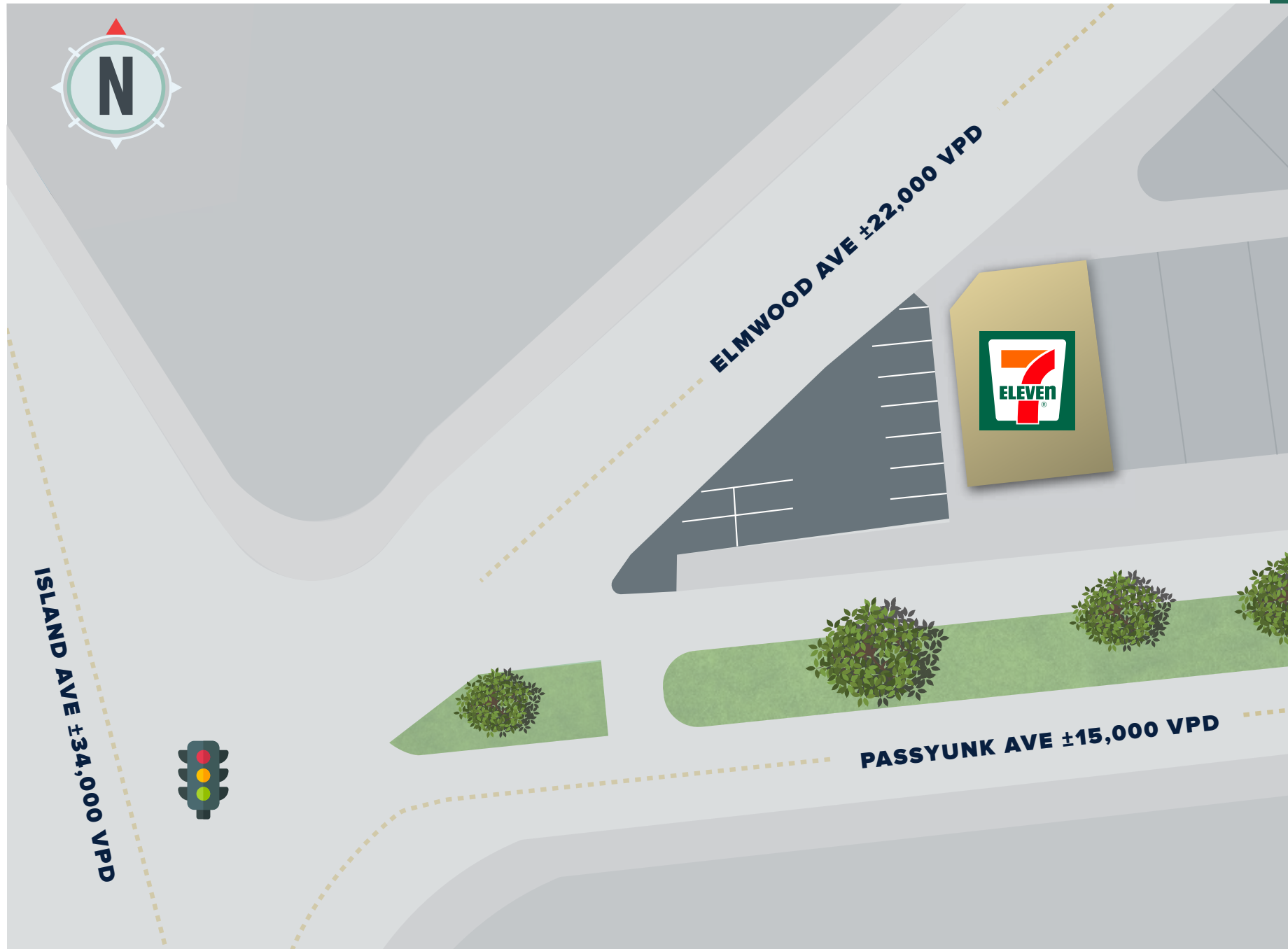
Forbes' Top 20 Franchises
to Start

LUCKY STAR FOOD MARKET

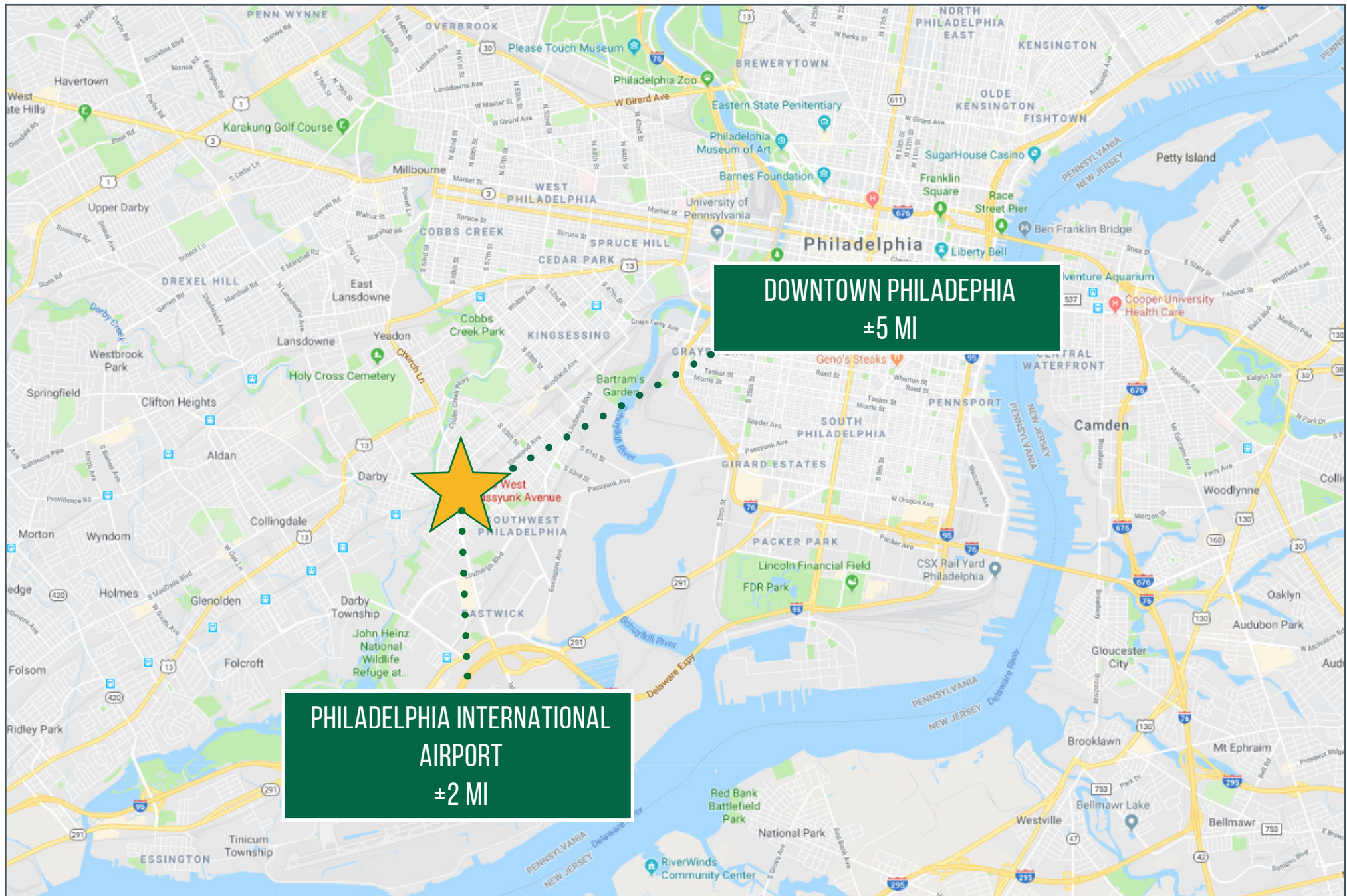
Lucky Star Food Market is a convenient neighborhood market that services Halal, Sandwiches and other goods. This organization primarily operates in the Grocery Stores business / industry within the Food Stores sector. This organization has been operating for approximately 7 years.







LOCAL MAP





PHILADELPHIA, PA

Philadelphia is the largest city in Pennsylvania, and the sixth-most populous U.S. city, with a 2017 census-estimated population of 1,580,863. Since 1854, the city has been coterminous with Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area, with over 6 million residents as of 2017. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.2 million ranks it as the eighth-largest combined statistical area in the United States.

The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub. According to the Bureau of Economic Analysis, the Philadelphia area had a gross domestic product of US\$431 billion in 2016, the eighth-largest metropolitan economy in the United States. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies. The Philadelphia skyline is expanding, with a market of almost 81,900 commercial properties in 2016, including several nationally prominent skyscrapers. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 42 million domestic tourists in 2016 who spent US\$6.8 billion, generating an estimated \$11 billion in total economic impact in the city and surrounding four counties of Pennsylvania. Philadelphia has also emerged as a biotechnology hub.

Philadelphia is the birthplace of the United States Marine Corps, and is also the home of many U.S. firsts, including the first library (1731), hospital (1751), medical school (1765), national capital (1774), stock exchange (1790), zoo (1874), and business school (1881). Philadelphia contains 67 National Historic Landmarks and the World Heritage Site of Independence Hall. The city became a member of the Organization of World Heritage Cities in 2015, as the first World Heritage City in the United States. Although Philadelphia is rapidly undergoing gentrification, the city actively maintains mitigation strategies to minimize displacement of homeowners in gentrifying neighborhoods.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	39,680	210,623	673,119
2019 Estimate	40,847	213,921	695,759
2024 Projection	41,452	215,898	706,465
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	14,284	79,761	271,302
2019 Estimate	14,718	81,242	283,456
2024 Projection	14,945	82,088	289,024
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$51,569	\$57,459	\$73,583

ECONOMY

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors — leisure, business, and convention — traveling to Philadelphia. In 2017, this industry generated more than \$11.5 billion in economic impact in the region.

The money visitors spend supports local businesses, creates jobs and generates taxes, helping to build quality of life in Philadelphia.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Corporate 7-Eleven** located at **7339 Passyunk Ave, Philadelphia, PA 19142** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

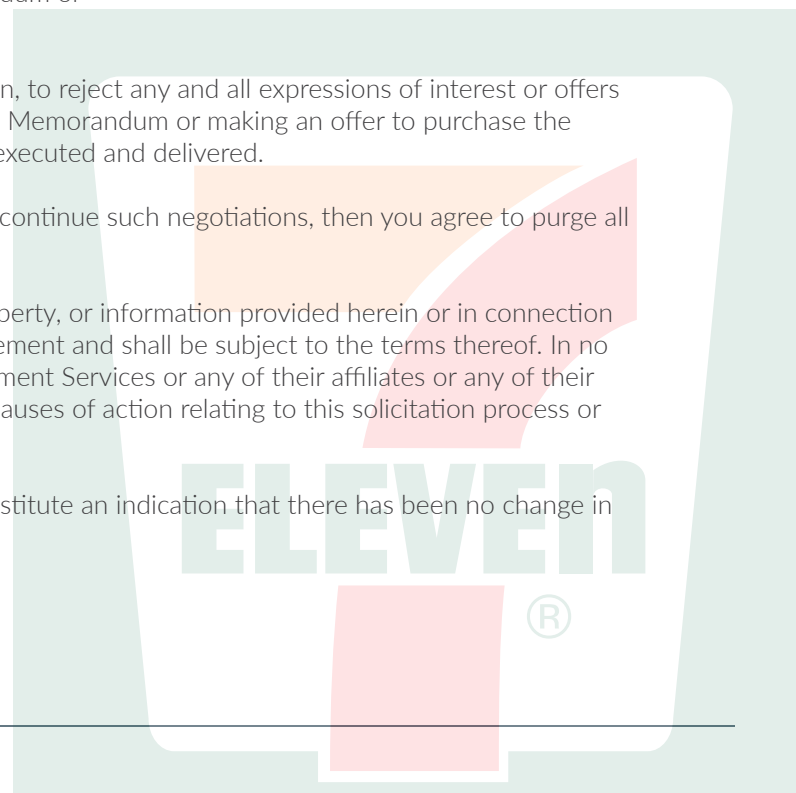
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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