



# 7-ELEVEN

DENVER, CO



CAPITAL PACIFIC





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.

## 7-ELEVEN

4908 N. HAVANA STREET, DENVER, CO 80239

# \$4,078,356

## PRICE

# 5.05%

## CAP

LEASEABLE SF

**3,500 SF**

LAND AREA

**1.78 AC**

LEASE TYPE

**NN**

LEASE EXPIRATION

**12/11/2033**

YEAR BUILT

**2018**

PARKING

**14 Spaces**

• Rare brand new 15-year NN lease with five 5-year options and 10% rental increases every 5 years

• 6 Gasoline Fueling Stations and 3 Diesel Fueling Stations accommodate the dense industrial area (see aerial)

• Conveniently located 14 miles from Denver International Airport and only 1 mile from I-70: the major thoroughfare between downtown Denver and DIA, with traffic counts exceeding 207,000 VPD

• Located approximately 2 miles from Conservatory Green at Stapleton and Shops at Northfield Stapleton, a master planned community home to thriving residential, retail, and commercial spaces

# Investment Highlights

---

**THE OFFERING** is a new 7-Eleven located in Denver, CO. The lease features a rare brand new 15-year NN lease with four 5-year options to extend. The lease is backed by the “AA-” credit of 7-Eleven and features 10% rent escalations every 5 years.

**THE SUBJECT PROPERTY** is strategically located in a dense industrial sector of Denver, surrounded by a variety of tenants which bring complimentary customer traffic to the site. Less than two miles from 7-Eleven are the Shops at Northfield Stapleton and Main St. Shops, a thriving outdoor shopping experience including major big box retailers like Target, Macy’s, Bass Pro Shops, Old Navy, and JCPenney. Within 5-miles from 7-Eleven, there are over 248,000 residents with average household incomes exceeding \$77,000. The subject property is strategically located equidistant from downtown Denver and Denver International Airport, providing numerous competitive advantages in an already thriving economic sub-market.

**STAPLETON, CO** is a Master Planned Community in northeast Denver located on the site of the former Stapleton International Airport. The airport was redeveloped into a thriving residential community featuring numerous new construction homes, retail, and commercial spaces. Stapleton is one of the largest urban redevelopment projects in the county. There are more than 20,000 residents and counting, 50+ parks, and over 46 miles of trails and open spaces. The community includes nine neighborhoods with various shopping centers and business developments, offering a premier location in close proximity to major hubs.



**7-ELEVEN IS THE PREMIER NAME AND LARGEST CHAIN IN THE CONVENIENCE RETAIL INDUSTRY**

## Contact the team

---

**ZANDY SMITH**

[zsmith@capitalpacific.com](mailto:zsmith@capitalpacific.com)

PH: 415.274.2707

CA DRE# 01734525

### IN CONJUNCTION WITH CO LICENSED BROKER:

David Leuthold

Leuthold Commercial Properties

303.871.9000

---

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.







# Major Industrial Area



207,000  
VPD

Office  
DEPOT.

CleanHarbors

macCOURT

ENERGY  
MANAGEMENT  
CORPORATION



DENVER  
INTERNATIONAL  
AIRPORT  
14 MILES

aramark

MEDICINE MAN  
TECHNOLOGIES  
ALSTOM

WURTH  
BEHR  
Public Storage

ESPEC  
CardinalHealth  
McNICHOLS

HEALTHTRUST  
ARIZONA TILE  
Compass  
Forward Air

Eldon James

Crossville  
Studios  
ANIXER  
Denver Design District

BREAKTHRU  
Frontier Fire  
aramark  
Walmart  
E.J. WELCH COMPANY  
Shaw FLOORS  
URBAN 428  
NEW HORIZON ACADEMY  
TIRE RACK  
FedEx Express

ESSENDANT  
Ford  
CLARK

Guy's  
FLOOR SERVICE INC.

PILOT  
FREIGHT SERVICES

SYGMA  
a Sysco company

SiteOne  
LANDSCAPE SUPPLY  
Stronger Together

SPECTRA<sup>™</sup>  
CONTRACT FLOORING

Dreyer's

HAVANA STREET





# Major Industrial Area

**DOWNTOWN DENVER**  
(10 miles, 20 minutes)



**HAVANA STREET**



**DENVER INTERNATIONAL AIRPORT**  
**14 MILES**





# Submarket Overview

## RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Advance Auto Parts

Arby's

Bass Pro Shops

Big 5 Sporting Goods

Burger King

CVS Pharmacy

Domino's Pizza
- Home Depot

JCPenney

Macy's

McDonald's

Off Broadway

Old Navy

Party City
- PetSmart

Popeye's

Ross Dress for Less

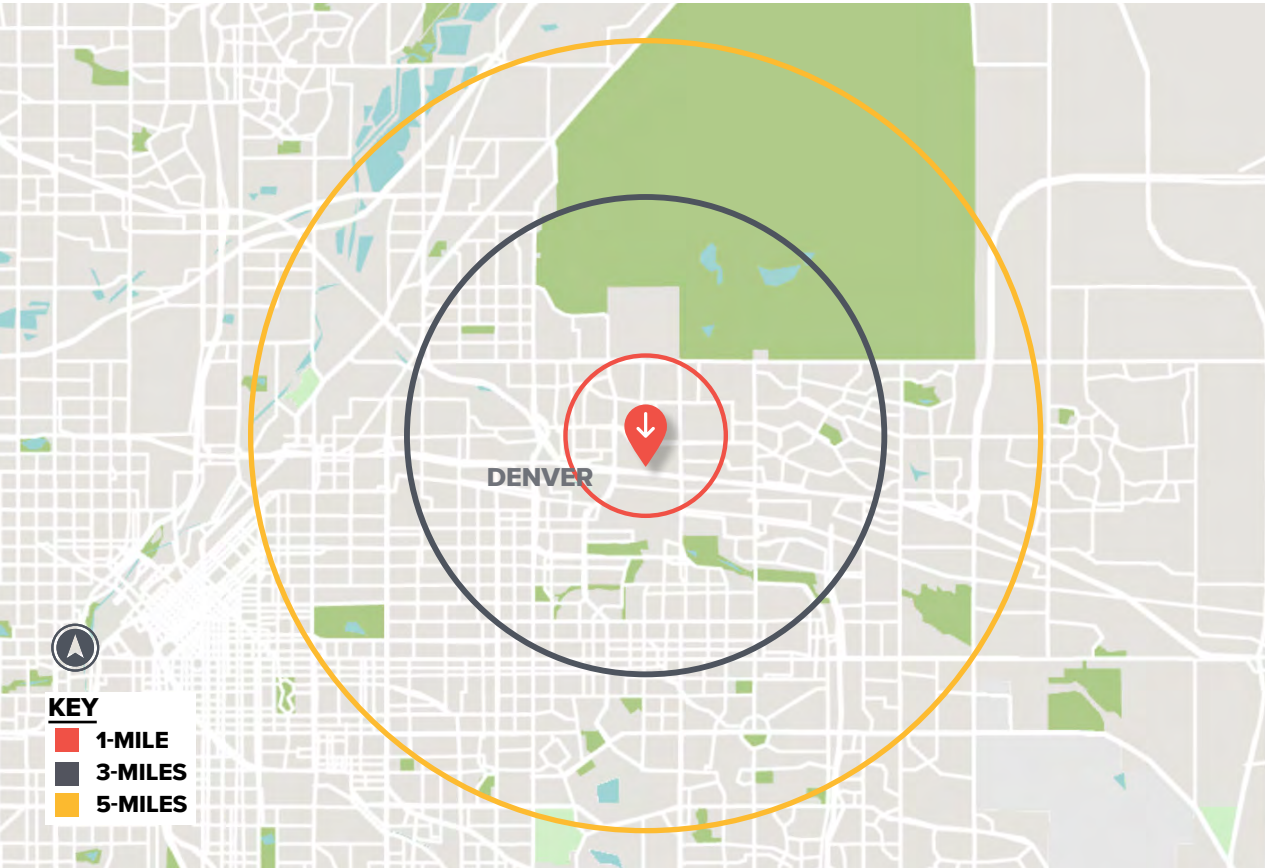
Sam's Club

Starbucks

Target

Walmart Supercenter

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.



- KEY**
- 1-MILE
  - 3-MILES
  - 5-MILES

## BUSINESS SUMMARY

TOTAL	3-MILES	5-MILES	7-MILES
Businesses	3,306	8,460	21,100
Employees	58,494	136,997	319,443
Residential Population	87,767	248,408	528,918



# Income & Expense

**PRICE** **\$4,078,356**

**Price Per Square Foot:** **\$1,165.24**

**Capitalization Rate:** **5.05%**

Total Rentable Area (SF): 3,500

Lot Size (AC): 1.78

## STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$58.84 \$205,957

Effective Gross Income \$58.84 \$205,957

## LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Total Operating Expenses NNN \$0.00

**EQUALS NET OPERATING INCOME** **\$205,957**





# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
7-Eleven	3,500	12/12/18	12/11/23	\$205,957	\$17,163.08	\$205,957	\$4.90	\$58.84
		12/12/23	12/11/28		\$18,879.42	\$226,553	\$5.39	\$64.73
		12/12/28	12/11/33		\$20,767.33	\$249,208	\$5.93	\$71.20
		Option 1	12/12/33	12/11/38	\$22,844.08	\$274,129	\$6.53	\$78.32
		Option 2	12/12/38	12/11/43	\$25,128.50	\$301,542	\$7.18	\$86.15
		Option 3	12/12/43	12/11/48	\$27,641.33	\$331,696	\$7.90	\$94.77
		Option 4	12/12/48	12/11/53	\$30,405.50	\$364,866	\$8.69	\$104.25
		Option 5	12/12/53	12/11/58	\$33,446.08	\$401,353	\$9.56	\$114.67
TOTALS:	3,500			\$205,957	\$17,163.08	\$205,957	\$4.90	\$58.84

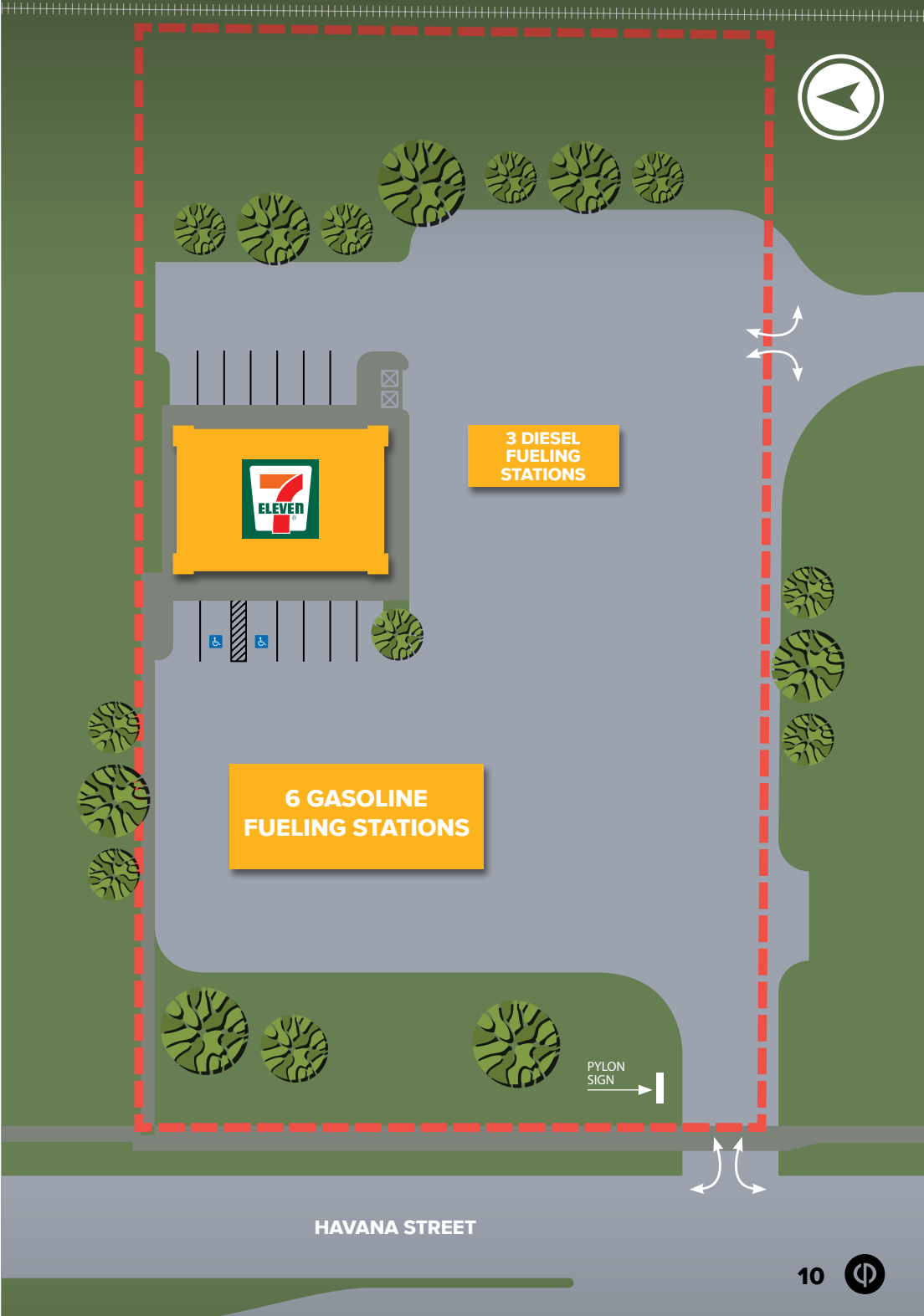


# Site Plan

**sf**  
**3,500**  
**RENTABLE SF**

**ac**  
**1.78**  
**ACRES**

**14**  
**SPACES**



This site plan is a rendering that has been created based on sources we believe to be reliable. 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.



# Tenant Overview



## ABOUT 7-ELEVEN

7 Eleven is the world's #1 convenience store with 2018 total store sales of \$99.7 Billion. 7-Eleven operates, franchises or licenses more than 67,000 stores in 18 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches.

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 also count on 7-Eleven for payment services, self-service lockers and other convenient services.

**\$99.7B** | **2018 REVENUES**


**S&P CREDIT RATING** | **AA-**

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.




# Demographics

## POPULATION

	3-MILES	5-MILES	7-MILES
2010	69,247	213,999	451,457
2018	87,767	248,408	528,918
2023	95,599	267,587	574,237

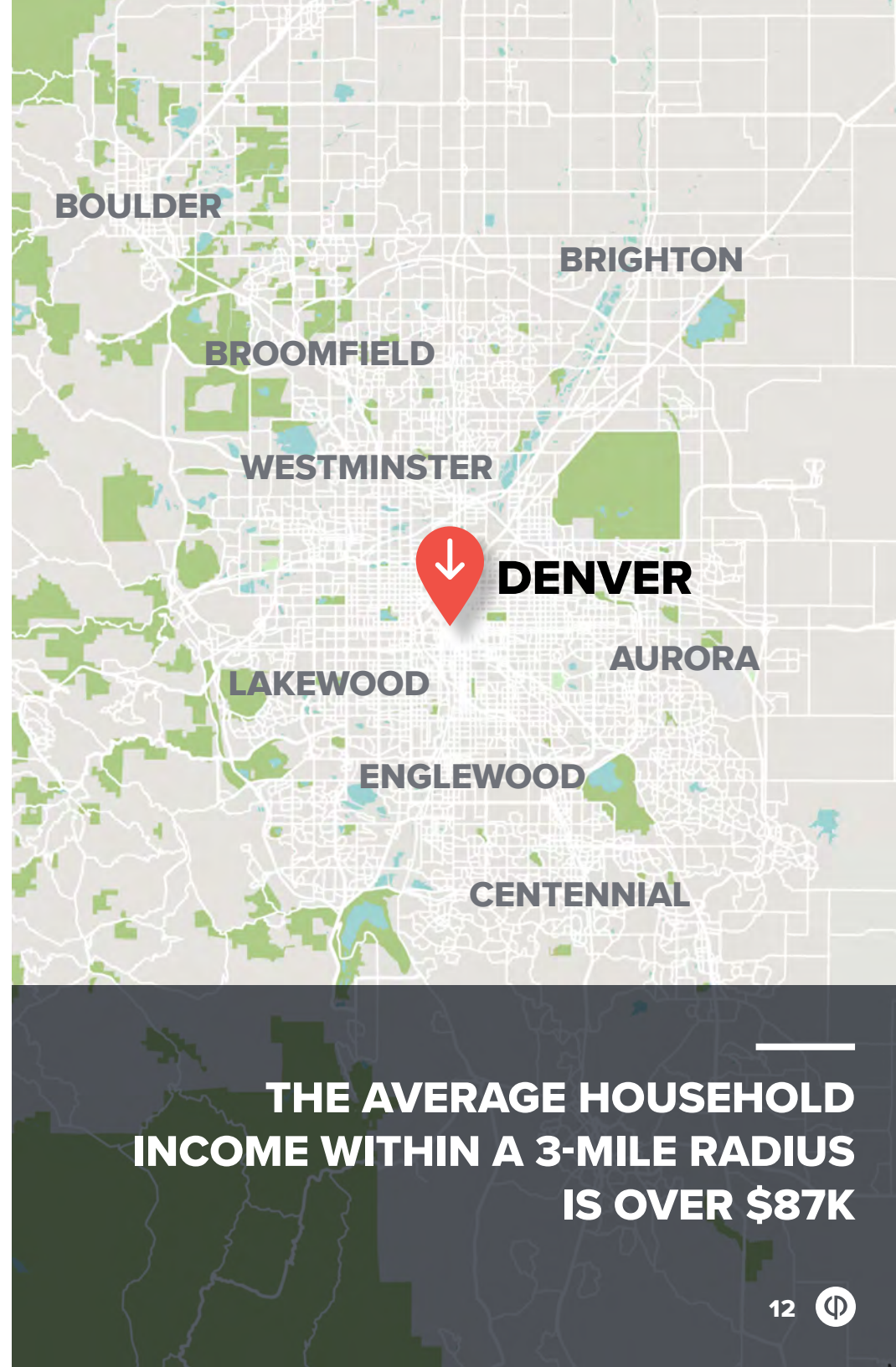
## 2018 HH INCOME

	3-MILES	5-MILES	7-MILES
Average	\$87,690	\$77,802	\$79,804
Median	\$60,247	\$52,610	\$53,834

## TOP EMPLOYERS IN DENVER MSA

EMPLOYER	# OF EMPLOYEES
Denver International Airport	35,000
Lockheed Martin	14,000
HealthONE Corporation	11,050
Centura Health	8,310
SCL Health Systems	8,270

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.



**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 3-MILE RADIUS  
IS OVER \$87K**



# STAPLETON, COLORADO



DENVER, CO

**STAPLETON** is a master planned community with a population of 20,000+ residents, located within Denver, CO. Located less than 20 minutes Northeast of Downtown Denver, the development is on the site of the decommissioned Stapleton International Airport. Stapleton is one of the largest urban redevelopment projects in the county. Stapleton contains nine thriving residential neighborhoods, nine schools, 50 parks, several shopping locations and business districts.

**704,621+**



**DENVER  
POPULATION  
(ESTIMATED)**

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.

**DENVER** is the capital and most populous city in Colorado with a population exceeding 700,000 residents. The Denver MSA had a gross domestic product of \$214 billion in 2017, making it the 18th largest metropolitan area economy in the United States. The city's relatively central location makes it a natural location as a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy.

**EMPLOYMENT IN DENVER** had an increase of 2.5% between February 2017 and 2018, which is an additional 40,800 jobs. The unemployment rate in the Denver MSA is at 3.0%, lower than the U.S. average of 3.7%.



# Denver MSA



## GENERAL STATS

**1ST** LARGEST CITY IN COLORADO

**5TH** LARGEST MSA IN THE U.S.

**#4** BEST PLACES FOR BUSINESS AND CAREERS BY FORBES

**#1** MOST HIGHLY EDUCATED CITY WITH THE HIGHEST PERCENTAGE OF GRADUATES

**#3** BEST PLACE TO LIVE IN 2018 BY U.S. NEWS & WORLD REPORT

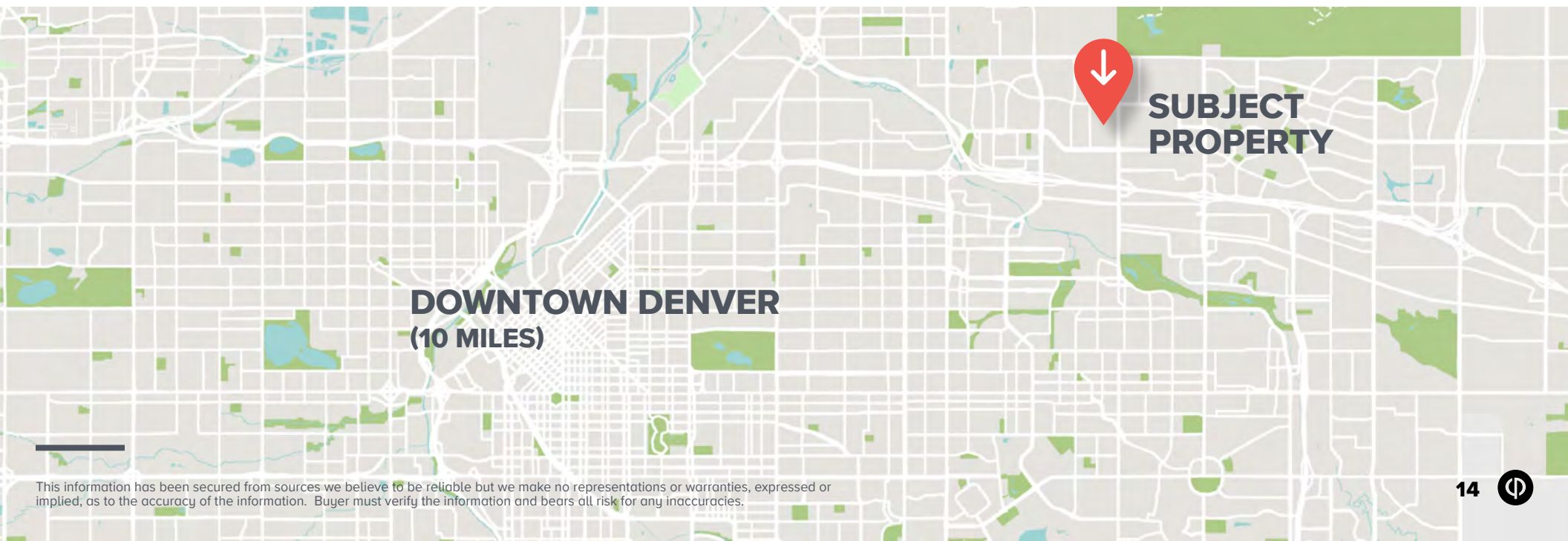
**1.74 MILLION** JOBS IN THE METRO

**3%** UNEMPLOYMENT RATE IN METRO

## DENVER MSA

**DENVER MSA** - Denver, known as the Mile High City, rests on the eastern edge of the Rocky Mountains at 5,280 feet in elevation. The Denver MSA is home to 10 Fortune 500 company headquarters, including DaVita, DISH Network, Western Union, Ball Corporation, Arrow Electronics, Molson Coors Brewery, Qurate Retail, DCP Midstream, Liberty Media, and Newmont Mining.

The city is home to many nationally recognized museums, the second largest performing arts center in the nation, and three downtown stadiums hosting the city's football, baseball, basketball, and hockey teams. Denver has gained a reputation as being a very active, outdoor oriented city because of its proximity to the mountains and generally sunny weather. Denver was ranked the #3 Best Place to Live in 2018 by U.S. News & World Report, and #4 on Forbes 2018 List of Best Places for Business and Careers.





# We'd love to hear from you.

---

## ZANDY SMITH

[zsmith@capitalpacific.com](mailto:zsmith@capitalpacific.com)

PH: 415.274.2707

CA DRE# 01734525

## IN CONJUNCTION WITH CO LICENSED BROKER:

David Leuthold

Leuthold Commercial Properties

303.871.9000

---

**CAPITAL PACIFIC COLLABORATES.**  
CLICK [HERE](#) TO MEET OUR  
SAN FRANCISCO TEAM:

**JOE CACCAMO**

**DAVE LUCAS**

**CHRIS KOSTANECKI**

**JOHN ANDREINI**

**RICK SANNER**

**ZEB RIPPLE**

**ZANDY SMITH**

**JUSTIN STARK**

**CHRIS PETERS**

**JACK NAVARRA**

**JUSTIN SHARP**

---

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.



**CAPITAL PACIFIC**  
TOGETHER | OUTPERFORMING





**SFO.**

**PDX.**

**SEA.**

**CAPITALPACIFIC.COM**

Copyright © 2019 Capital Pacific Partners



**CAPITAL PACIFIC**