

# SINGLE TENANT NNN

Investment Opportunity



5201 CHAMBERLAYNE AVENUE  
**RICHMOND VIRGINIA**

REPRESENTATIVE PHOTO

 **SRS**  
NATIONAL NET LEASE GROUP





EXCLUSIVELY MARKETING BY

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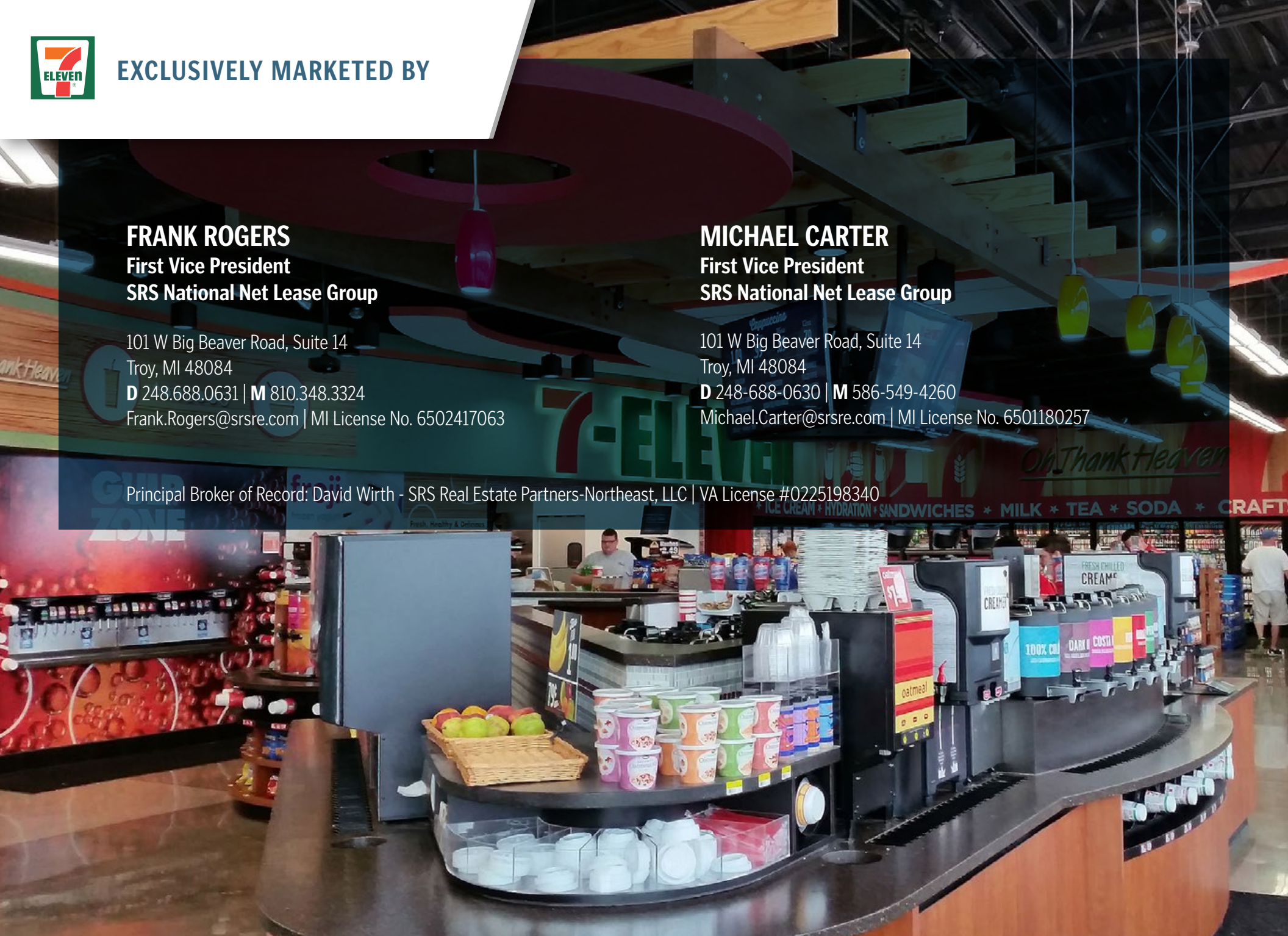
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## PROPERTY PHOTO







## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land and building ownership) in a NNN leased, investment grade (S&P : AA-), corporate guaranteed, 7-Eleven investment property located in Richmond, Virginia. The tenant, 7-Eleven, Inc., recently executed a 15 year lease with 4 (5-Year) option periods to extend. The lease features 10% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed by 7-Eleven, Inc., an investment grade (S&P : AA-), globally recognized, and established tenant with 67,000+ locations. The lease is NNN with landlord responsibilities limited to structure, making it an ideal, low-management investment opportunity for an out-of-state investor. Slated to open in Fall 2019, the state -of-the-art property will include a gas station with 12 premium pumps.

7-Eleven is strategically located at the signalized, far corner intersection of Chamberlayne Avenue and Azalea Avenue, with 32,000 average combined vehicles passing by daily. The site is located 0.6 miles south from Interstate 95 (117,00 VPD), a major north/south thoroughfare for the state of Virginia. The site will be equipped with a large pylon sign, providing excellent visibility. The subject property is directly across from Brookhill Azalea (163,200 SF), a shopping center anchored by Food Lion, Aaron's and Dollar Tree, and will benefit from crossover traffic. Additionally, the asset is located within a dense residential area, providing a consumer base to draw from. Other nearby national/credit tenants include Walmart Neighborhood Market, Walgreens, CVS Pharmacy, SunTrust Bank, and more. The 5-mile trade area is supported by a population more than 233,000 residents and an average household income of \$71,161.





## PROPERTY PHOTOS







## OFFERING SUMMARY



Parcel Map

## Offering

PRICING	\$4,232,000
NET OPERATING INCOME	\$211,600
CAP RATE	5.00%
GUARANTY	Corporate (S&P : AA-)
TENANT	7-Eleven, Inc.
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Structure

## Property Specifications

RENTABLE AREA	2,956 SF
LAND AREA	1.24 Acres
PROPERTY ADDRESS	5201 Chamberlayne Avenue Richmond, VA 23227
YEAR BUILT	Slated To Open Fall 2019
PARCEL NUMBER	N018-0209/001 N018-0209/005 (Part) 787-744-0875 (Part) 787-744-3995 (Part)
OWNERSHIP	Fee Simple (Land & Building)





## INVESTMENT HIGHLIGHTS

### **Brand New 15 Year Lease | Corporate Guaranteed | Scheduled Rental Increases**

- The tenant recently executed a 15 year lease with 4 (5-Year) option periods to extend
- Corporate guaranteed by 7-Eleven, Inc., an investment grade (S&P : AA-), globally recognized, and established tenant with 67,000+ locations
- The lease features 10% rental increases every 5 years and at the beginning of each option period

### **NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for maintenance, taxes, and insurance
- Landlord responsibilities limited to structure
- Ideal, low-management investment for an out-of-state, passive investor

### **New Construction | Slated To Open Fall 2019**

- The brand new state -of-the-art property will include a gas station with 12 premium pumps
- The property is slated to open in Fall 2019

### **Signalized Far Corner Intersection | Interstate 95 (117,00 VPD) | Large Pylon Signs | Excellent Visibility & Access**

- Strategically located at the signalized, far corner intersection of Chamberlayne Avenue and Azalea Avenue, with 32,000 average combined vehicles passing by daily
- 0.6 miles south from Interstate 95 (117,00 VPD), a major north/south thoroughfare for the state of Virginia
- The site will be equipped with a large pylon sign, providing excellent visibility

### **Directly Across From Brookhill Azalea (163,200 SF) | Within Dense Residential Area**

- The subject property is directly across from Brookhill Azalea (163,200 SF), a shopping center anchored by Food Lion, Aaron's and Dollar Tree
- Additionally, the asset is located within a dense residential area, providing a consumer base to draw from
- Other nearby national/credit tenants include Walmart Neighborhood Market, Walgreens, CVS Pharmacy, SunTrust Bank, and more
- Increases crossover shopping and consumer draw to the subject property

### **Demographics In Affluent Trade Area**

- More than 233,000 residents and 203,000 employees support the 5-mile trade area
- Average household income of \$71,161



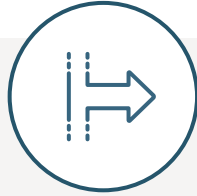


## PROPERTY OVERVIEW



### Location

Located in  
City of Richmond  
& Henrico County



### Access

Chamberlayne Avenue /  
U.S. Highway 301 /  
State Highway 2  
1 Access Point  
  
Azalea Avenue  
1 Access Point



### Traffic Counts

Azalea Avenue  
17,000 Cars Per Day  
  
Chamberlayne Avenue  
15,000 Cars Per Day  
  
Interstate 95  
117,000 Cars Per Day



### Improvements

There will be 2,956 SF of  
building area



### Parking

There are approximately  
20 parking spaces  
on the owned parcel.  
  
The parking ratio is  
approximately 6.77 stalls per  
1,000 SF of leasable area.



### Parcel

N018-0209/001  
N018-0209/005 (Part)  
787-744-0875 (Part)  
787-744-3995 (Part)  
  
Acres: 1.24  
Square Feet: 54,014



### Year Built

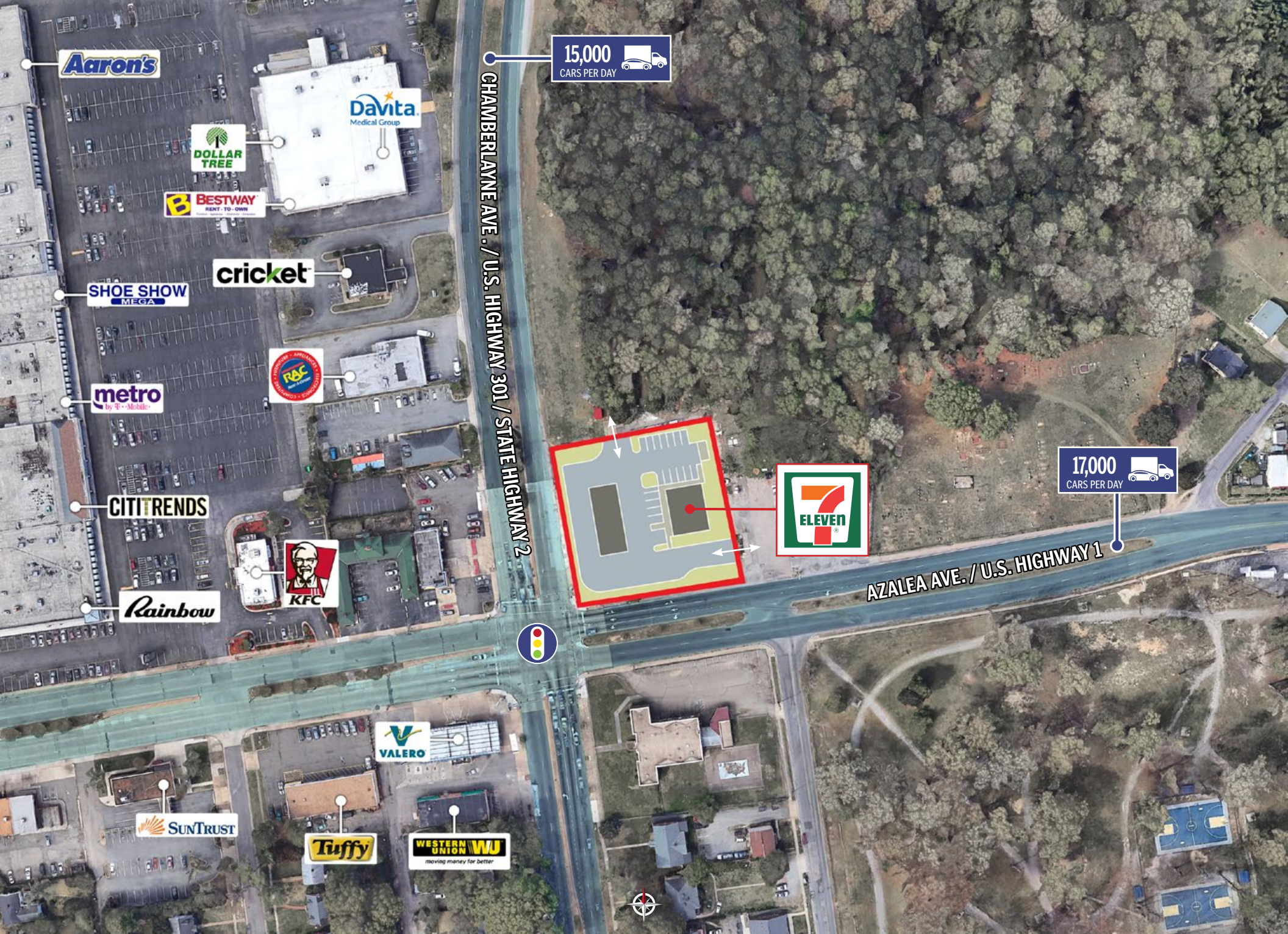
Slated To Open Fall 2019



### Zoning

B-2









**DOLLAR GENERAL**

**17,000**  
CARS PER DAY



**15,000**  
CARS PER DAY

CHAMBERLAYNE AVE. / U.S. HIGHWAY 301 / STATE HIGHWAY 2  
AZALEA AVE. / U.S. HIGHWAY 1







19,000  
CARS PER DAY

STATE HIGHWAY 1

Walgreens

TACO BELL

Wendy's

DISTRICT AUTOS

LifeStorage

Walmart  
Neighborhood Market

Wawa

FOOD LION

BROOK RUN  
SHOPPING  
CENTER

REGIONAL  
FINANCE

CRUNCH

CVS pharmacy

NTE  
TIRE & SERVICE CENTERS

Arby's

CITITRENDS

SHOE SHOW  
MEGA

BROOKHILL AZALEA SHOPPING CENTER

Aaron's

Rainbow

R&C  
APPLIANCES & ELECTRONICS

BESTWAY  
RENT-TO-OWN

DOLLAR  
TREE

Davita  
Kidney Care

SUNTRUST

VALERO

KFC

CHAMBERLAYNE AVE. / U.S. HIGHWAY 301 / STATE HIGHWAY 2



AZALEA AVE. / U.S. HIGHWAY 1

15,000  
CARS PER DAY

17,000  
CARS PER DAY

7  
ELEVEN

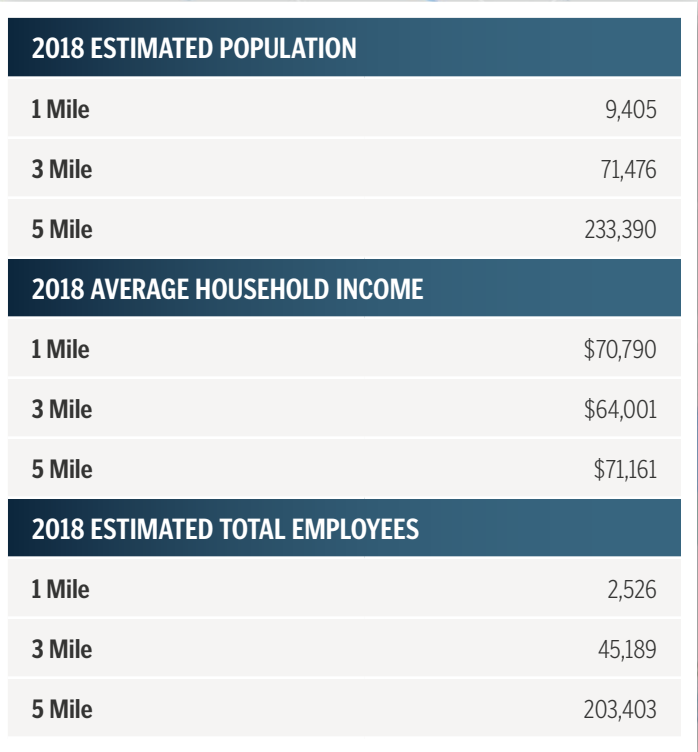








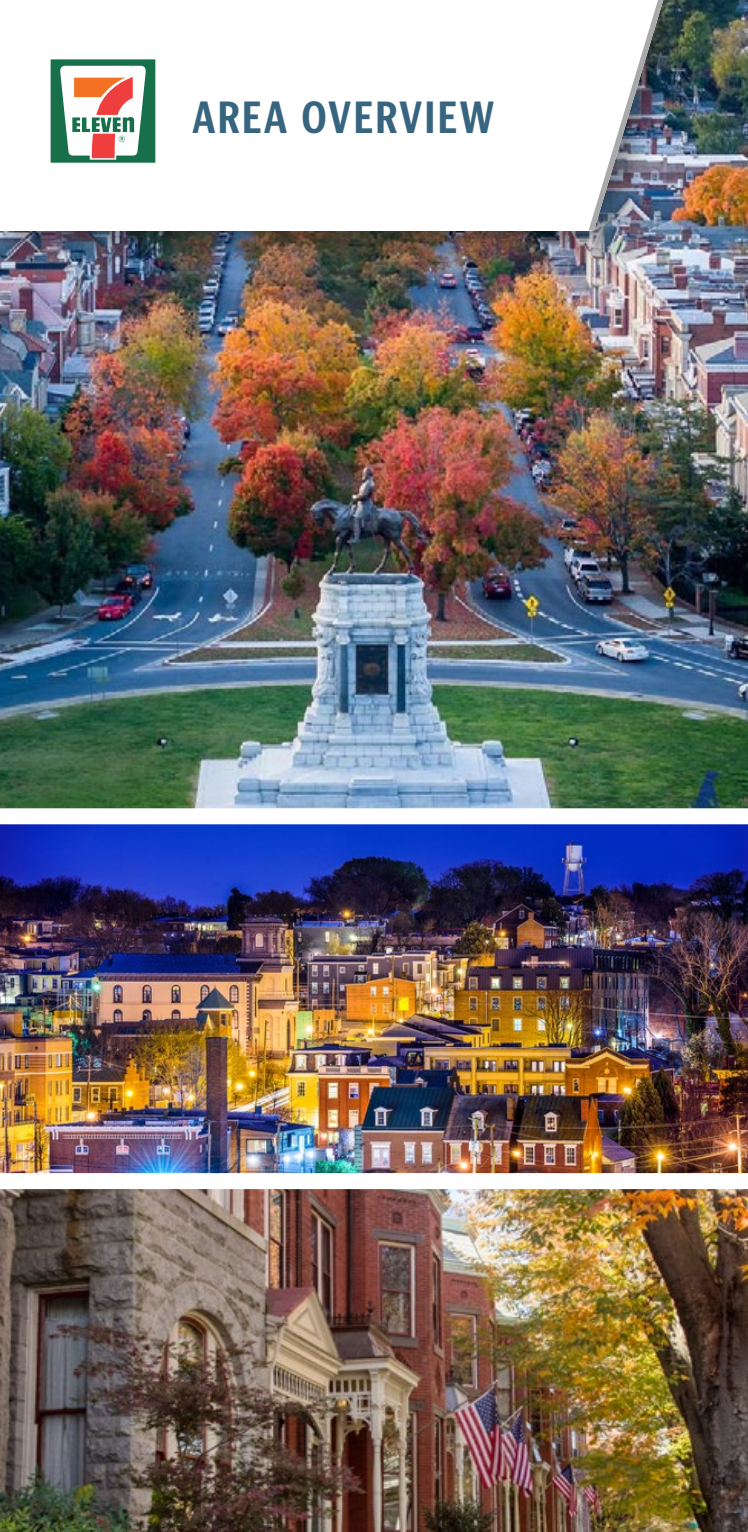








## AREA OVERVIEW



### Richmond, Virginia

Richmond is a city in the U.S. state of Virginia and its capital. It is the center of the Richmond Metropolitan Statistical Area (MSA) and the Greater Richmond Region. Richmond was incorporated in 1742 and has been an independent city since 1871. The City of Richmond is the 5th largest city in Virginia with a population of 226,913 as of July 1, 2018. Richmond ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Virginia. Richmond's economy is primarily driven by law, finance, and government, with federal, state, and local governmental agencies, as well as notable legal and banking firms, located in the downtown area.

Richmond's strategic location on the James River, built on undulating hills at the rocky fall line separating the Piedmont and Tidewater regions of Virginia, provided a natural nexus for the development of commerce. Throughout these three centuries and three modes of transportation, the downtown has always been a hub, with the Great Turning Basin for boats, the world's only triple crossing of rail lines, and the intersection of two major interstates.

Law and finance have long been driving forces in the economy. Richmond is particularly known for its bankruptcy court. The city is home to both the United States Court of Appeals for the Fourth Circuit, one of 13 United States courts of appeals, and the Federal Reserve Bank of Richmond, one of 12 Federal Reserve Banks, as well as offices for international companies such as Genworth Financial, Capital One, Philip Morris USA, and numerous other banks and brokerages. Richmond is also home to four of the largest law firms in the United States: Hunton & Williams, McGuireWoods, Williams Mullen, and LeClairRyan. Another law firm with a major Richmond presence is Troutman Sanders, which merged with Richmond-based Mays & Valentine LLP in 2001.

The city of Richmond operates 28 elementary schools, nine middle schools, and eight high schools, serving a total student population of 24,000 students. There is one Governor's School in the city – the Maggie L. Walker Governor's School for Government and International Studies. In 2008, it was named as one of Newsweek magazine's 18 "public elite" high schools, and in 2012, it was rated #16 of America's best high schools overall. Richmond's public school district also runs one of Virginia's four public charter schools, the Patrick Henry School of Science and Arts, which was founded in 2010.





## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	9,405	71,476	233,390
2023 Projected Population	9,669	74,595	244,512
2010 Census Population	9,052	66,619	214,421
Projected Annual Growth 2018 to 2023	0.56%	0.86%	0.94%
Historical Annual Growth 2010 to 2018	0.46%	0.86%	1.03%
2018 Estimated Households	4,562	31,271	99,884
2023 Projected Households	4,675	32,575	104,687
2010 Census Households	4,402	29,173	91,859
Projected Annual Growth 2018 to 2023	0.49%	0.82%	0.94%
Historical Annual Growth 2010 to 2018	0.43%	0.85%	1.02%
2018 Estimated White	40.70%	40.38%	50.32%
2018 Estimated Black or African American	55.19%	51.68%	40.46%
2018 Estimated Asian or Pacific Islander	0.89%	2.85%	4.28%
2018 Estimated American Indian or Native Alaskan	0.16%	0.28%	0.28%
2018 Estimated Other Races	1.04%	2.10%	2.23%
2018 Estimated Hispanic	2.56%	4.73%	5.21%
2018 Estimated Average Household Income	\$70,790	\$64,001	\$71,161
2018 Estimated Median Household Income	\$44,939	\$46,973	\$48,083
2018 Estimated Per Capita Income	\$34,923	\$28,836	\$31,259
2018 Estimated Total Businesses	297	3,435	11,970
2018 Estimated Total Employees	2,526	45,189	203,403







## RENT ROLL

Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
7-Eleven, Inc.	2,956	10/1/2019	9/30/2034	Current	-	\$17,633	\$5.97	\$211,600	\$71.58	NNN	4 (5-Year)
(Corporate Guaranty)				10/1/2024	10%	\$19,397	\$6.56	\$232,764	\$78.74	10% rental increases at the beginning of each option period	
				10/1/2029	10%	\$21,336	\$7.22	\$256,032	\$86.61		

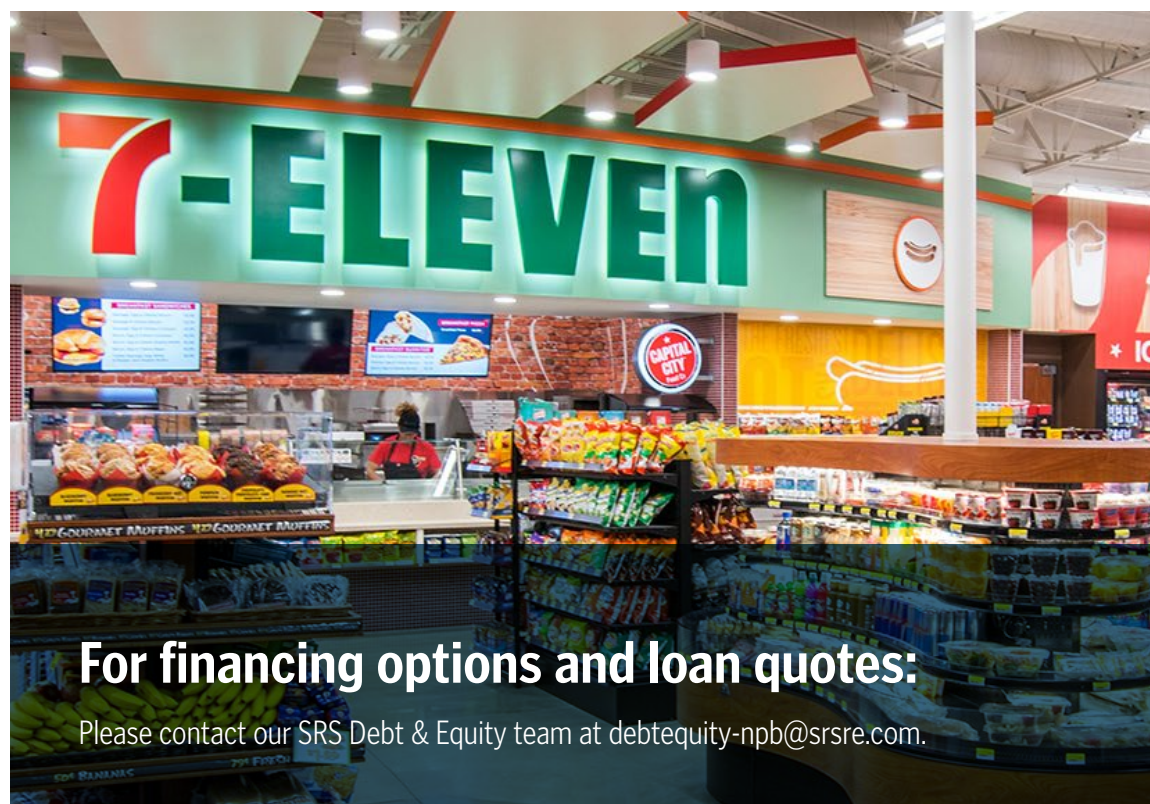
Note: Tenant shall have the Right of First Refusal and shall have 30 days to respond after Tenant's receipt of Landlord's Notice.

### FINANCIAL INFORMATION

Price	\$4,232,000
Net Operating Income	\$211,600
Cap Rate	5.00%
Lease Type	NNN

### PROPERTY SPECIFICATIONS

Year Built	Slated To Open Fall 2019
Rentable Area	2,956 SF
Land Area	1.24 Acres
Address	5201 Chamberlayne Avenue Richmond, VA 23227



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).



## BRAND PROFILE

### 7-Eleven 7-eleven.com

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 67,000 stores in 17 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.



COMPANY TYPE

**Subsidiary**

PARENT

**Seven & I Holdings**

2019 EMPLOYEES

**58,165**

2019 REVENUE

**\$6.79T**

2019 NET INCOME

**\$203.00M**

2019 ASSETS

**\$5.80T**

2019 EQUITY

**\$2.52T**

CREDIT RATING

**S&P: AA-**





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**1500+**

**RETAIL LISTINGS**  
in 2018

**\$2.6B**

**TRANSACTION  
VALUE**  
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

\*Statistics are for 2018

**SRSRE.COM/NNLG**