

**FOR SALE**

**7-ELEVEN**

1413 KOOSER ROAD  
SAN JOSE, CA 95118



# AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its

contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



## CONTACT US

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## TABLE OF CONTENTS

|    |                             |
|----|-----------------------------|
| 03 | TABLE OF CONTENTS           |
| 04 | THE OFFERING                |
| 05 | TENANT - 7-ELEVEN CORPORATE |
| 06 | TENANT - LEASE              |
| 07 | RETAIL MAP                  |
| 08 | DEMOGRAPHICS                |
| 09 | TRAFFIC COUNTS              |
| 10 | SITE AERIAL                 |
| 11 | SALE COMPS                  |
| 12 | LAND COMPS                  |





## THE OFFERING

- 1413 Kooser Road is located on the border of Almaden and San Jose.
- This highly sought after retail market sustains some the strongest retailers in San Jose, such as Walgreens, Michaels, Bill's Café, Starbucks, Satellite Health Care, 24 Hour Fitness and many more.
- The High Traffic Location, Dense Retail and Residential Markets further secures the long term successful operations for 7-Eleven now and in the future.
- This is an absolute NNN Lease Structure with no Owner Responsibilities or Expenses. The Tenant pays for all costs inclusive to Taxes and Insurance.
- 7-Eleven has been operating at this location since 1999. Their low price per SF Rent has allowed them to flourish at this location. Consumers and Commuters alike enjoy the high demands of the 7-Eleven product line.
- Strategically located on Kooser Road, 7-Eleven features a captive thorough-fare connecting two major San Jose arteries, Meridian Ave and Blossom Hill Road.
- The property boasts highly desirable Traffic Counts averaging 30,000 ADT

### PROPERTY DETAILS

|                  |                   |
|------------------|-------------------|
| Property Address | 1413 Kooser Road  |
| City             | San Jose 95118    |
| County           | Santa Clara       |
| Parcel ID        | 569-10-083        |
| Neighborhood     | San Jose          |
| Lot SF           | 14,790            |
| Zoning           | C1H               |
| County Use       | Business Drive-In |
| Year Built       | 1969              |
| Construction     | Concrete/Wood     |
| Building SF      | 2,400             |
| Stories          | 1                 |
| Tenants          | 1                 |

**PURCHASE PRICE \$ 1,800,000**  
**Price Per SF \$750.00**





## TENANT - 7-ELEVEN CORPORATE

7-Eleven in the United States, reported a record first-quarter fiscal 2019 profit that beat analysts expectations.

7-Eleven Inc.'s operating income for the quarter grew 47%, from \$88 million to \$130 million.

Based in Irving, Texas, 7-Eleven operates, franchises or licenses more than 65,000 stores in 18 countries, including 11,600 in North America and nearly 9,100 in the United States.

It is No. 1 on CSP's 2018 Top 202 ranking of c-store chains by U.S. company-owned retail outlets.

S&P Rated AA-

### ACCOLADES:

- 7-Eleven has been honored by numerous companies and organizations throughout its 87 years in business.
- 7-Eleven was named Best of the Best in the Convenience Store chain by Entrepreneur magazine in May 2019.
- 7-Eleven is No. 10 on Entrepreneur magazine's Top 500 list for 2019.
- 7-Eleven, Inc. takes the #17 spot on the 2017 Brands Top 100 Most Valuable Global Brands list.
- 7-Eleven ranked No. 7 on the Franchise Direct Top 100 Global Franchises list for 2019.



|                  |  |
|------------------|--|
| TENANT           | 7-Eleven   |
| TYPE             | Retail (Private)                                       |
| REVENUE          | \$12.3 Billion   |
| NO. OF LOCATIONS | 65,000   |
| EMPLOYEES        | 54,000+  |
| FOUNDED          | 1927   |
| HEADQUARTERED    | Irving, TX   |
| WEBSITE          | <a href="http://www.7-eleven.com">www.7-eleven.com</a> |



## TENANT - LEASE

| STORE NUMBER 14255 |              |            |                            |              |             |             |            |                  |
|--------------------|--------------|------------|----------------------------|--------------|-------------|-------------|------------|------------------|
| BUILDING SF        | GLA % LEASED | LEASE TERM | EXTENDED LEASE TERM FINISH | MONTHLY RENT | ANNUAL RENT | RENT PER SF | LEASE TYPE | OPTIONS          |
| 2400               | 100%         | 5 Years    | 5/31/2022                  | \$ 5,000.00  | \$60,000.00 | \$ 2.08     | NNN        | 1- 5 YEAR OPTION |

## LEASE NOTES:

- 7-ELEVEN per the Lease started their Extended Lease Term ending 5/31/2022.
- There is one additional 5 Year Option increasing the Rent to \$5,500 Monthly/\$66,000 Annually. This Lease Option ends 5/31/27.
- 7-Eleven with 90 Days Written Notice to the Landlord can extend the their Lease Term for an additional 5 Years beginning 6/1/27 increasing their rent to \$6,050 Monthly/\$72,600 Annually.
- The Lease remains Absolute NNN. There are No Owner Responsibilities or Expenses burdened by the Owner.

*This impeccable High Traffic Location, Dense Retail and Strong Residential Markets further secures long term operating success for 7-Eleven.*





RETAIL MAP







## DEMOGRAPHICS

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| <b>Place of Work</b> |        |         |         |
| 2019 Businesses      | 1,840  | 13,351  | 33,691  |
| 2019 Employees       | 20,003 | 130,096 | 387,649 |

|   |        |         |         |
|---|--------|---------|---------|
| <b>Population</b>                       |        |         |         |
| 2019 Population - Current Year Estimate | 26,294 | 169,891 | 443,700 |
| 2024 Population - Five Year Projection  | 26,794 | 173,224 | 454,933 |
| 2010 Population - Census                | 25,359 | 163,612 | 420,658 |
| 2000 Population - Census                | 25,412 | 158,935 | 401,111 |
| 2010-2019 Annual Population Growth Rate | 0.39%  | 0.41%   | 0.58%   |
| 2019-2024 Annual Population Growth Rate | 0.38%  | 0.39%   | 0.50%   |

|                               |           |           |           |
|-------------------------------|-----------|-----------|-----------|
| <b>Household Income</b>       |           |           |           |
| 2019 Average Household Income | \$148,801 | \$172,366 | \$155,778 |
| 2024 Average Household Income | \$172,785 | \$195,249 | \$177,351 |
| 2019 Median Household Income  | \$110,960 | \$134,968 | \$115,616 |
| 2024 Median Household Income  | \$134,849 | \$155,705 | \$135,261 |

|                         |       |        |         |
|-------------------------|-------|--------|---------|
| <b>Housing Units</b>    |       |        |         |
| 2013-2017 Housing Units | 9,466 | 60,871 | 157,530 |

|  |           |             |             |
|--|-----------|-------------|-------------|
| <b>Housing Value</b>                           |           |             |             |
| 2019 Median Value of Owner Occ. Housing Units  | \$917,056 | \$980,185   | \$949,810   |
| 2019 Average Value of Owner Occ. Housing Units | \$964,469 | \$1,053,213 | \$1,037,638 |





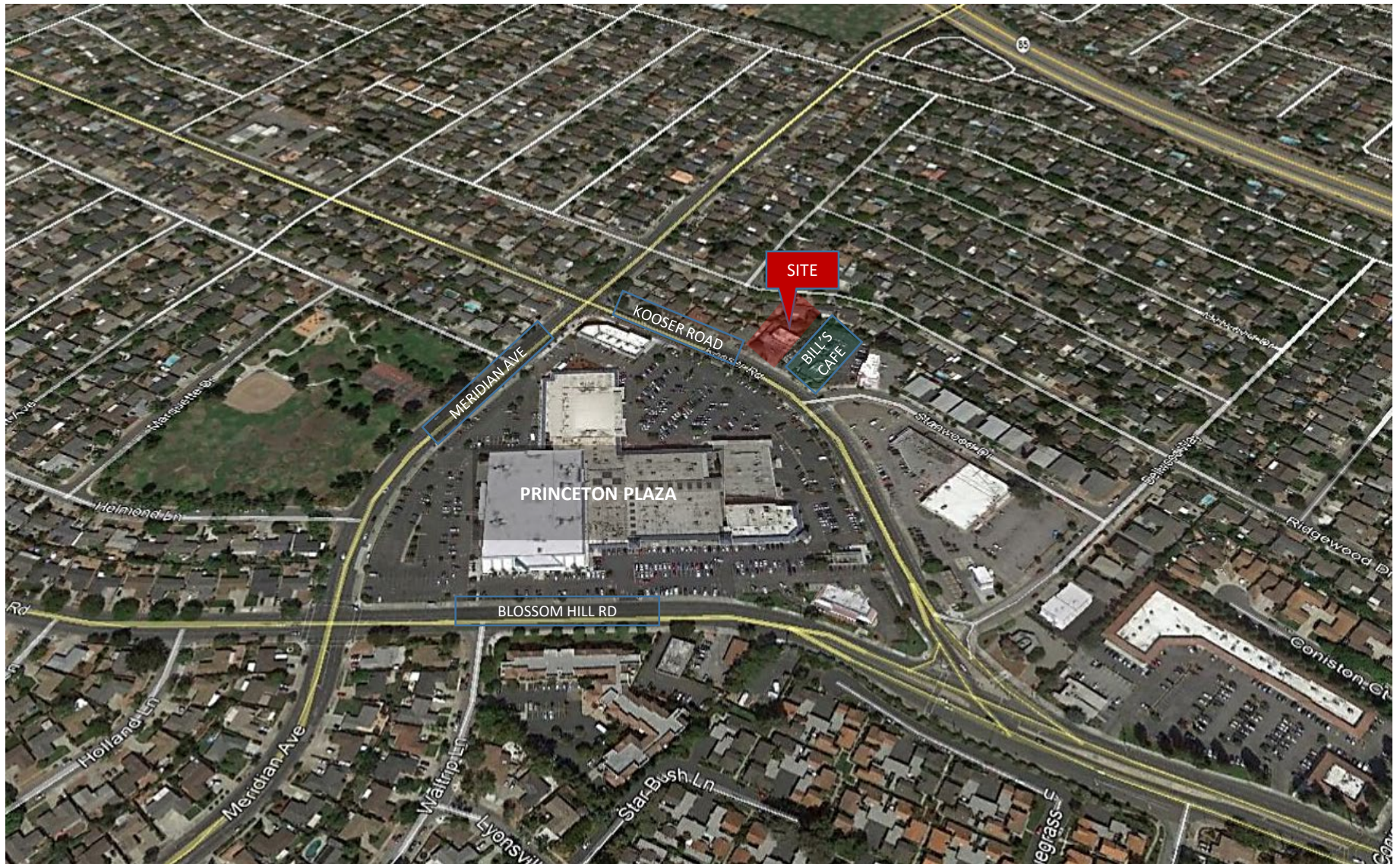
## TRAFFIC COUNTS

| Street Name     | Type | Traffic Count | Cross Street  |
|-----------------|------|---------------|---------------|
| Kooser Rd       | ADT  | 10,000        | Stanwood Dr   |
| Kooser Rd       | ADT  | 10,000        | Stanwood Dr   |
| Ridgewood Dr    | ADT  | 930           | Dellwood Way  |
| Ridgewood Dr    | ADT  | 930           | Dellwood Way  |
| Blossom Hill Rd | ADT  | 30,000        | Kooser Rd     |
| Blossom Hill Rd | ADT  | 30,000        | Kooser Rd     |
| Dellwood Way    | ADT  | 625           | Sprucewood Dr |
| Dellwood Way    | ADT  | 625           | Sprucewood Dr |
| Blossom Hill Rd | ADT  | 13,640        | Waltrip Ln    |
| Kooser Rd       | ADT  | 12,000        | Dent Ave      |
| Kooser Rd       | ADT  | 12,000        | Dent Ave      |
| Blossom Hill Rd | ADT  | 13,640        | Waltrip Ln    |
| Blossom Hill Rd | ADT  | 30,000        | Seifert Ave   |
| Dent Ave        | ADT  | 1,540         | Ridgewood Dr  |
| Dent Ave        | ADT  | 980           | Princeton Dr  |
| Meridian Ave    | ADT  | 21,461        | Dentwood Dr   |
| Meridian Ave    | ADT  | 21,461        | Dentwood Dr   |
| Blossom Hill Rd | ADT  | 30,000        | Seifert Ave   |
| Kooser Rd       | ADT  | 10,000        | Stanwood Dr   |
| Kooser Rd       | ADT  | 10,000        | Stanwood Dr   |
| Ridgewood Dr    | ADT  | 930           | Dellwood Way  |
| Ridgewood Dr    | ADT  | 930           | Dellwood Way  |
| Blossom Hill Rd | ADT  | 30,000        | Kooser Rd     |
| Blossom Hill Rd | ADT  | 30,000        | Kooser Rd     |











**SITE AERIAL**





| Photo   | Address                           | Property Type | Acres | Year Built | Transaction SF | Transaction Date | Sale Price Actual | Price/SF |
|---|-----------------------------------|---------------|-------|------------|----------------|------------------|-------------------|----------|
|    | 418-430 S 2nd St,<br>San Jose     | Retail        | 0.2   | 1948       | 7493           | 08/31/17         | \$4,500,000       | 600.56   |
|    | 17 S 4th St,<br>San Jose          | Retail        | 0.09  |            | 2636           | 09/16/19         | \$1,850,000       | 701.82   |
|    | 1180 Blossom Hill<br>Rd, San Jose | Retail        | 0.47  | 1997       | 5647           | 02/28/18         | \$4,166,500       | 737.83   |
|   | 1856 Camden Ave,<br>San Jose      | Retail        | 0.42  | 1965       | 4866           | 03/17/17         | \$4,270,000       | 877.52   |
|  | 170-200 S Market<br>St, San Jose  | Retail        |       | 1988       | 7001           | 04/03/17         | \$4,935,000       | 704.90   |
|  | 5775 Winfield Blvd,<br>San Jose   | Retail        | 0.63  | 1971       | 2805           | 01/22/19         | \$2,750,000       | 980.39   |





## LAND COMPS

| Address                       | Property Type | Acres | SF     | Transaction Type   | Transaction Date | Sale Price Actual | Price/LSF |
|-------------------------------|---------------|-------|--------|--------------------|------------------|-------------------|-----------|
| 1540 Miramonte Ave, Los Altos | Land          | 0.31  | 13,400 | Redevelopment Sale | 02/07/17         | \$2,100,000       | \$ 152.99 |
| 496-498 Park Ave, San Jose    | Land          | 0.22  | 9,628  | Redevelopment Sale | 04/11/18         | \$2,000,000       | \$ 207.73 |
| 5431 Camden Ave, San Jose     | Land          | 0.29  | 12,632 | Ground Lease       | 10/17/18         | \$1,600,000       | \$ 126.66 |
| 715 E Homestead Rd, Sunnyvale | Land          | 0.2   | 8,715  | Investment Sale    | 10/23/17         | \$1,500,000       | \$ 169.25 |
| 92 S Montgomery St, San Jose  | Land          | 0.16  | 6,795  | Redevelopment Sale | 08/01/17         | \$1,100,000       | \$ 167.18 |
| 80 E 4th St, Morgan Hill      | Land          | 0.16  | 6,880  | Investment Sale    | 10/8/2019        | \$950,000         | \$ 136.14 |



## CONTACT US

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