

Single Tenant Corporate Absolute NNN Investment Offering

# 10540 S. Maryland Parkway Henderson, NV 89052

BRAND NEW 7 ELEVEN GAS STATION AND C-STORE

- Price: \$3,795,000
- Cape Rate 4.35%
- Net Lease Investment: 15year Corporate Lease with 4 - Five Year Options.



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# Confidentiality Agreement



This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the Fee Simple interest in 10540 S. Maryland Parkway, Henderson, NV 89052 (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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# Executive Summary

## THE OFFERING

Daniel Gluhaich of Colliers International is pleased to present, 10540 S. Maryland Pkwy. Henderson, NV 89052. A freestanding single tenant absolute NNN. The building is comprised of 2993 square feet and is built on a 1.16 acres.

Corporate 7 Eleven Gas Station and C-Store. S&P AA Rated. Great highway sign visibility.

APN / Parcel ID: 177-35-110-007

## TENANT OVERVIEW

7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises or licenses more than 61,000 stores in 17 countries, including 10,900 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, selfservice lockers and other convenient services.

The chain was known as Tote'm Stores until it was renamed to 7-Eleven in 1946. 7-Eleven is headquartered in Irving, Texas. 7-Eleven's parent company is Seven-Eleven Japan Co, Ltd., a subsidiary of Seven & I Holdings Co., a Japanese diversified retail group.

## Investment Summary

10540 S. Maryland Parkway, Henderson, NV 89052

List Price	\$3,795,000
Lease Type	NNN
NOI (Feb 2015-Jan 2020)	\$165,000
Square Footage	2,993
Price Per Square Foot	\$1,267.96
Actual Cap Rate	4.35%
Occupancy	100%
Year Built	2020

## INVESTMENT HIGHLIGHTS

- 10% Rent Escalations every 5 Years throughout Lease term including 4 - 5 Year Extension Options
- Brand New Construction with Highest Quality Materials.

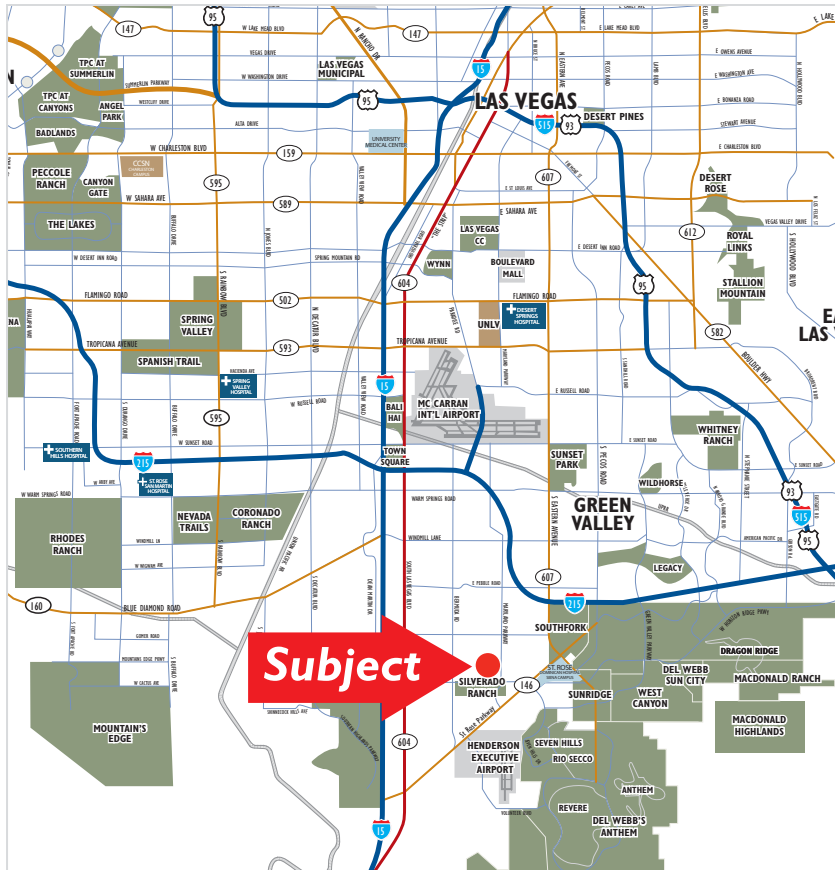


# Property Description

## Property Detail

10540 S. Maryland Parkway, Henderson, NV 89052

Building Square Footage	2,993
Number of Buildings	1
Number of Stories	1
Land Acres	1.16
Zoning	Commercial
Building Class	A
Location Class	A
Number of Parking Spaces	17
Parking Ratio	5.6/1000



## LOCATION DESCRIPTION

This 2,993 square-foot 7 Eleven Gas Station C-Store is located on 19540 South Maryland Parkway in Henderson, Nevada. Minutes from I-15, 215, and 146. Great location surrounded by multiple new residential and commercial growth. Near St Rose Hospital, new Raiders Headquarters, Executive Airport Drive, M Resort and Casino, Green Valley Resort and Casino and McCarran International Airport.



# Aerial



## MARKET HIGHLIGHTS

- Busy Location off St. Rose Parkway with High Visibility
- Brand New Construction.
- Absolute NNN Lease with Zero Landlord Responsibilities
- 10% Increases Every 5 Years
- Minutes to I-215, I-15 and 146
- Long Term 15 Year Lease with 4 - Five Year Options to Extend

# Financial Overview

## Building Information

10540 S. Maryland Parkway, Henderson, NV 89052

Price \$3,795,000 \$1,267.96 PSF

Rentable Square Footage 2,993

Base Rent \$165,000 \$55.13 PSF

Monthly Rent \$13,750 \$4.59 PSF

# Lease Overview

## Rent Roll

Tenant	Lease Term	Annual Rent	PSF	Monthly Rent	PSF
7 Eleven Corporation	2020 – 2035	\$165,000	\$55.13	\$13,750	\$4.59

*Lease Notes: 10% Increase Every Five Years and 4-5 Year Options to Extend*

RENT INCREASES	Annual	Month	PSF Monthly
1-5 (Initial Term)	\$165,000	\$13,750	\$4.59
6-10 (Initial Term)	\$181,500	\$15,125	\$5.05
11-15 (Initial Term)	\$199,650	\$16,638	\$5.56
16-20 (First Extended Term)	\$219,615	\$18,301	\$6.11
21-25 (Second Extended Term)	\$241,577	\$20,131	\$6.72
26-30 (Third Extended Term)	\$265,734	\$22,145	\$7.40
31-35 (Fourth Extended Term)	\$292,308	\$24,359	\$8.14

# DEMOGRAPHICS

## POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2025 Projection	37,530	169,501	321,368
2020 Estimate	34,216	155,455	297,310
2010 Census	25,348	123,560	241,705
2000 Census	4,891	52,523	121,974
Projected Growth 2020 - 2025	9.69%	9.04%	8.09%
Estimated Growth 2010 - 2020	34.98%	25.81%	23.00%
Growth 2000 - 2010	418.26%	135.25%	98.16%

## HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2025 Projection	13,485	63,631	122,953
2020 Estimate	12,396	58,835	114,463
2010 Census	9,483	48,323	95,569
2000 Census	1,856	20,029	47,303
Projected Growth 2020 - 2025	8.79%	8.15%	7.42%
Estimated Growth 2010 - 2020	30.72%	21.75%	19.77%
Growth 2000 - 2010	410.94%	141.26%	102.04%

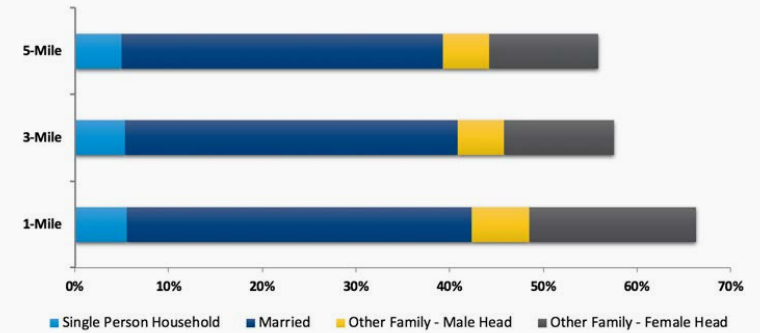
## 2020 EST. POPULATION BY SINGLE-CLASSIFICATION RACE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
<b>Total</b>	<b>34,215</b>	<b>155,455</b>	<b>297,310</b>
White Alone	49.84%	58.49%	61.65%
Black or African American Alone	11.28%	8.80%	8.22%
Amer. Indian and Alaska Native Alone	0.74%	0.68%	0.61%
Asian Alone	15.57%	15.38%	14.75%
Native Hawaiian and Other Pac. Isl. Alone	2.13%	1.27%	1.00%
Some Other Race Alone	9.71%	7.32%	6.50%
Two or More Races	10.73%	8.06%	7.26%
Not Hispanic or Latino	75.87%	79.83%	81.62%
Hispanic or Latino	24.12%	20.17%	18.38%

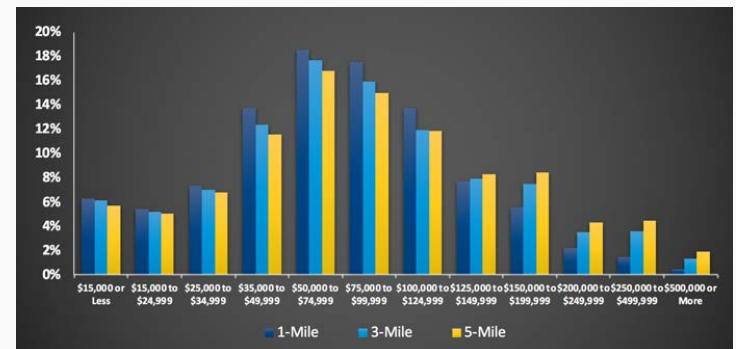
## 2020 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
<b>Per Capita Income</b>	<b>\$30,750</b>	<b>\$37,511</b>	<b>\$41,302</b>
Est. Average Household Income	\$84,872	\$99,113	\$107,281
Est. Median Household Income	\$73,054	\$77,473	\$81,655

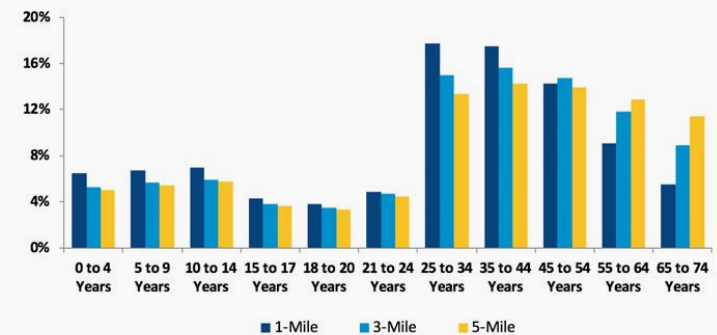
## ESTIMATED HOUSEHOLDS BY TYPE



## ESTIMATED HOUSEHOLDS BY INCOME



## EST. POPULATION BY AGE



# 10540 S. Maryland Parkway

Henderson, NV 89052



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