

NORTHWEST CORNER OF SOUTH BOULDER HIGHWAY & MAGIC  
WAY, HENDERSON, NV 89002

*Representative Photo*



**7-ELEVEN**®

OFFERING MEMORANDUM



EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS



**CUSHMAN &  
WAKEFIELD**

# DISCLAIMER

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Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the 7-Eleven parcel (the “Property”), approximately 3,000± square feet on 1.04± acres located at the NWC of South Boulder Highway & Magic Way, Henderson, NV 89002.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

**If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.**

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# EXECUTIVE SUMMARY

# INVESTMENT OVERVIEW



## OFFERING TERMS

PRICE  
**\$5,555,555**

CAP  
**4.50%**

NOI  
**\$250,000**



*Representative Photo*

**ADDRESS:** NWC of South Boulder Highway & Magic Way, Henderson, NV 89002

**BUILDING SIZE:** ~2,993 square feet

**LAND SIZE:** 0.64 acres

**YEAR BUILT:** 2020

**LEASE TERM:** 15 years

**LEASE COMMENCEMENT:** TBD estimated April 2020

**LEASE EXPIRATION:** 2035

**OPTIONS:** Four (4) five (5) year options

**RENT ADJUSTMENT:** 10% increase every 5 years

**LEASE TYPE:** NN Lease, landlord responsible for foundation, roof and structure

# INVESTMENT HIGHLIGHTS

## INVESTMENT OVERVIEW

- » Brand new 15 year lease
- » Investment grade tenant - Rated AA- by Standard and Poors
- » 2019 construction - expected opening April 2020
- » 10% rent increases every 5 years in the primary term and at each option
- » High Growth Area - the 1 mile population has increased by over 21% since 2010 and is projected to increase by another 11% through 2024
- » Dense population area - 12,847 population within 1 mile of the subject property. 58,612 population within 3 miles
- » Close freeway proximity - located 1.2 miles from Interstate 11, with over 60,000 vehicles per day
- » Visibility and direct access from Boulder Highway, which is the main commercial corridor that connects Henderson and Las Vegas. Boulder Highway turns into Fremont Street and extends all the way into Downtown Las Vegas
- » Located 14 miles from noted tourist attractions Hoover Dam & Lake Mead, and 18 miles from the World Famous Las Vegas Strip
- » 3.2 miles from downtown Henderson, NV



**INVESTMENT  
GRADE  
CREDIT  
TENANT  
AA- S&P**



**BRAND NEW  
NNN LEASE  
15 YRS  
WITH 4 - 5 YEAR  
OPTIONS**



**RENT  
INCREASES  
10%  
EVERY 5  
YEARS**



**STRONG  
POPULATION  
58K+  
3 MILE  
RADIUS**



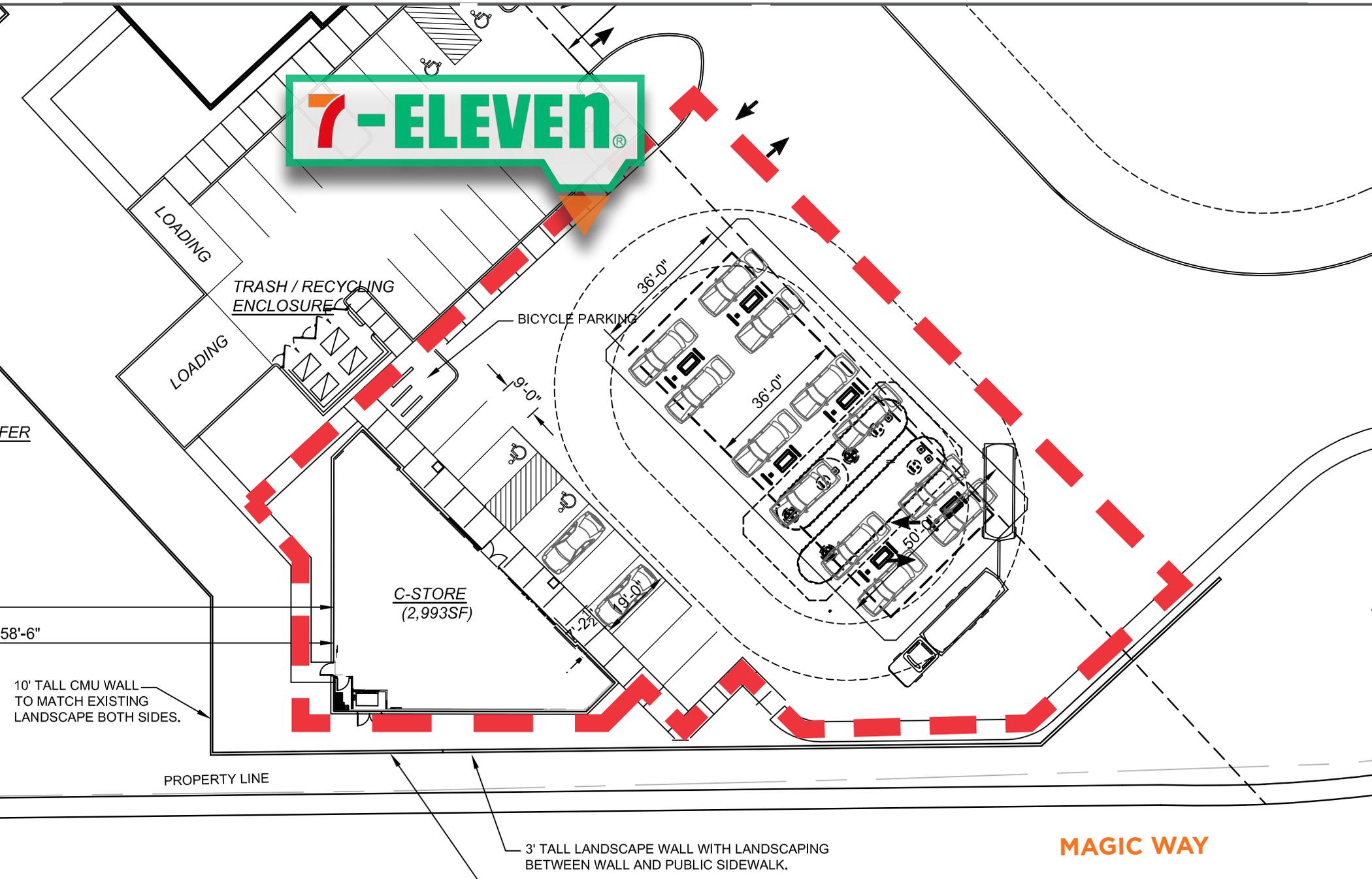
**HIGH GROWTH  
AREA  
21%+  
POPULATION  
INCREASE SINCE 2010**



**TOP DESTINATION  
MARKET  
42+  
MILLION VISITORS  
ANNUALLY**

# SITE PLAN

## PROPERTY OVERVIEW



# AERIAL - NORTH

## PROPERTY OVERVIEW



# AERIAL - NORTHWEST

## PROPERTY OVERVIEW









MAGIC VIEW  
ESTATES | 76 UNITS

S BOULDER HWY ~17,000 VPD



BOULDER CREEK  
517 UNITS

MAGIC WAY

PEARL CREEK  
395 UNITS | 2016-2017



# TENANT PROFILE

## PROPERTY OVERVIEW

**7-ELEVEN**® Website: [www.7-eleven.com](http://www.7-eleven.com)

|                               |  |
|-------------------------------|--|
| <b>TENANT TRADE NAME:</b>     | 7-Eleven   |
| <b>OWNERSHIP:</b>             | Wholly Owned Subsidiary of Seven & 1 Holdings Co., Limited |
| <b>TENANT:</b>                | 7-Eleven Incorporated                                      |
| <b>LEASE GUARANTOR:</b>       | 7-Eleven Incorporated                                      |
| <b>S&amp;P CREDIT RATING:</b> | AA-  |
| <b>MOODY'S CREDIT RATING:</b> | Baa1   |
| <b># OF LOCATIONS (2018):</b> | 67,000+  |
| <b>HEADQUARTERS:</b>          | Irving, TX   |

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 67,000 stores in 17 countries, of which approximately 10,000 are in the U.S. and Canada. These stores see approximately 64 million customers per day. Additionally, Seven & I Holdings employs approximately 149,414 workers.

TOP GLOBAL FRANCHISES LIST  
**#1**  
ENTREPRENEUR MAGAZINE

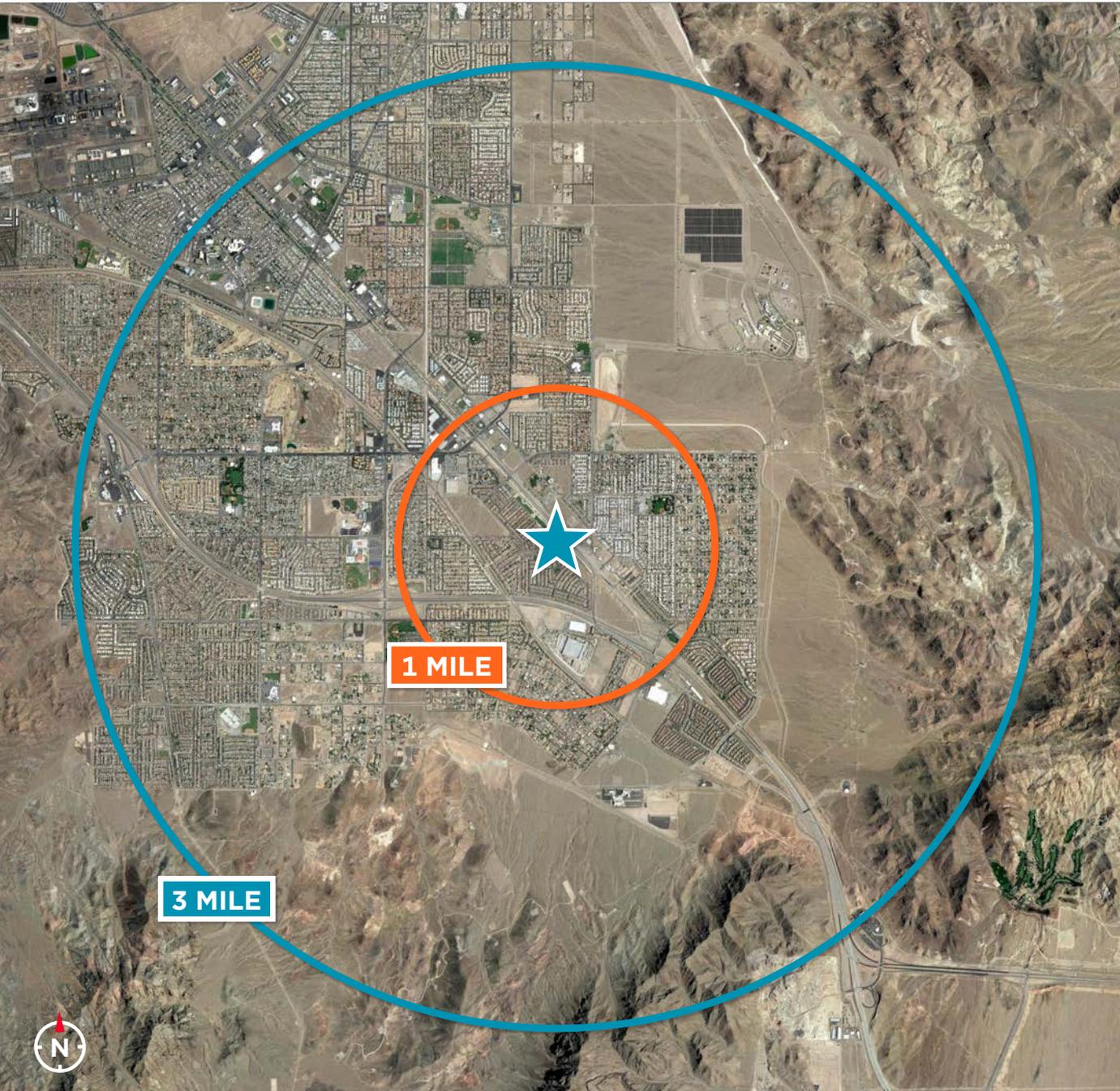
TOP 20 FRANCHISES TO START  
**#3**  
FORBES MAGAZINE

- LARGEST OPERATOR, FRANCHISOR & LICENSOR OF CONVENIENCE STORES
- SILVER LEVEL MILITARY FRIENDLY EMPLOYER FOR 2017 (VICTORY MEDIA)
- #1 ON STORES MAGAZINE TOP 100 RETAILERS FOR 2016

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting 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's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.

# DEMOGRAPHICS

## AREA OVERVIEW



POPULATION GROWTH  
PAST 9 YEARS

**12%**

3 MILE RADIUS



POPULATION

**58K+**

3 MILE RADIUS

### POPULATION

**1 MILE**

**3 MILE**

12,847

58,612

### AVERAGE HH INCOME

**1 MILE**

**3 MILE**

\$88,230

\$88,669

# HENDERSON, NEVADA

## AREA OVERVIEW

Henderson is a city in Clark County, Nevada. It is the second largest city in Nevada, after Las Vegas, with a population of 257,729 at the 2010 census. Henderson's population is currently estimated to be 291,432, which represents a 13% growth in just 6 years. The city is part of the Las Vegas metropolitan area, which spans the entire Las Vegas Valley. Henderson is located just 7 miles from the famed Las Vegas Strip and a couple of miles from beautiful Lake Mead and the Hoover Dam. Known throughout the nation for its premier master-planned communities, outstanding parks and recreation facilities and cultural arts, Henderson offers an enhanced quality of life for its residents.

**ECONOMY** Not only is Nevada's second largest city "a place to call home" – as the city's slogan states – it has also become a premier place in the Southwest to do business. In the 1980s and the early 1990s, Henderson became a national leader when it came to the success of master-planned communities. While the population boom has continued, the past decade has established Henderson as "The Las Vegas Valley Address for Business Success." In the past two decades, city leaders, working in close partnership with the community, have been aggressively diversifying the city's economy by attracting new, modern industries and businesses. As the Las Vegas region continues to attract additional new residents each month and many new businesses each year, these residents and businesses generate a demand for products and services making Henderson an ideal place for business opportunities.

With thousands of people moving into the Las Vegas valley over the past decade, Southern Nevada's economy continues to grow and diversify. It is estimated that nearly 15% of new residents come to the area already possessing professional, management or technical skills. A population of over one million people lives within a 25-minute commute of Henderson-area business parks allowing the opportunity for Henderson-based business to attract employees for all positions and skill levels.

The largest age groups for Henderson are 25-54 year-olds, representing 41.7% of the city's population (2008-2012 US Census Bureau ACS). This indicates Henderson is attracting a high percentage of workforce-age population.

While the local economy has strong roots in leisure and hospitality industries, sectors such as education and health services, finance, manufacturing and professional business services have accounted for thousands of new jobs in recent years.

**EDUCATION** The Clark County School District provides elementary and secondary public education. Henderson is home to 29 elementary schools, nine middle schools, and nine high schools. Five of the nine high schools are public schools. A tenth high school, Silverado High School, also serves parts of Henderson but is located outside of the city proper, in unincorporated Clark County.



# HENDERSON, NEVADA

## AREA OVERVIEW

Henderson is home to several colleges and universities: Nevada State College, a baccalaureate college in the Nevada System of Higher Education; The Roseman University of Health Sciences, a private university which awards degrees in nursing, pharmacy, and business; and The College of Southern Nevada, a community college based in Las Vegas, which maintains a branch campus in Henderson. California's National University and Touro University Nevada also maintain a campus in Henderson.

Several for-profit colleges also operate in the city, including Sanford-Brown College, Everest College-Henderson formerly Las Vegas College, and the Nevada branch of the ITT Technical Institute.

**CULTURE** For a city in the desert, Henderson takes parks very seriously: the town is connected by 65 miles of trails, and its award-winning parks and recreation department is working toward a goal of having a neighborhood park within a half mile of all city residents. Henderson's budget dipped in the downturn, but no services were cut thanks to a rainy-day fund and sustainability efforts that save \$2 million a year. With affordable homes and no state income tax, the town is popular with young families and retirees alike.

An increasing number of major shopping malls, movie theater complexes, restaurants and casino resorts offer residents a variety of choices for leisure time in Henderson. The city also boasts the largest recreational facility - the Multigenerational Facility at Liberty Pointe - in Nevada as well as Nevada's only scenic Bird Preserve. The city supports a variety of other cultural events as well, many of which are held at the outdoor amphitheater, the Henderson Pavilion, the largest one of its kind in Nevada. In 2014, Henderson was again ranked as one of the Top 10 "Safest Cities in the United States" by the FBI Uniform Crime Report.



<http://www.cityofhenderson.com/>

<http://www.hendersonchamber.com/>

<http://www.visithenderson.com/>

<http://money.cnn.com/magazines/moneymag/best-places/2012/>

<http://hendersonmeansbusiness.com/>

<http://lasvegassun.com/news/2014/apr/07/henderson-ranked-again-one-americas-safest-cities/>

[https://en.wikipedia.org/wiki/Henderson,\\_Nevada](https://en.wikipedia.org/wiki/Henderson,_Nevada)

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