




7-ELEVEN (S&P RATING: AA-)

RELO-STORE FROM CONVENIENCE ONLY TO NOW INCLUDE FUEL

\$5,900,000 | 4.75% CAP

4700 Walmsley Blvd., Richmond, VA (Downtown Location)

- ✓ New 15 year, Corp Absoulte NNN Lease
- ✓ 10% Rent Bumps Every 5-Years
- ✓ 1-Mile to VA Hospital (200K Veterans Annually)
- ✓ Relocation From High Performing Store
- ✓ Richmond Ranks in US News Best Places to Live and Retire

A photograph of a 7-Eleven convenience store and gas station at night. The building is illuminated by interior and exterior lights, with the 7-Eleven logo prominently displayed on the roof and signage. Several gas pumps are visible in the foreground, and a white SUV is parked in the lot. The sky is dark, and the overall scene is brightly lit by the store's artificial lights.

7-Eleven, Inc., the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest convenience retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | RICHMOND, VIRGINIA

\$5,900,000 | 4.75% CAP



\$279,944

NOI



±4,050 SF

BUILDING AREA



±1.09 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

✓ **15-YEAR CORPORATE ABSOLUTE NNN.** Corporate Absolute NNN Lease, with 10% rent increases every 5 years, starting in year 11, and continuing through (4), 5-year option periods.

✓ **7-ELEVEN (S&P RATED: AA-)** operates in 18 countries and employees 54,000 people and is the largest chain store operator in the world with 65,000+ stores, 11,600 of which are in North America.

✓ **RELOCATION FROM A HIGH PERFORMING NON-GAS 7-ELEVEN CONVENIENCE STORE.** To be replaced with subject property - brand new, larger site, with fuel station and convenience store.

✓ **DENSE INFILL LOCATION NEAR DOWNTOWN RICHMOND (7,628 1-MILE POPULATION.** Near Food Lion, CVS, Harbor Freight Tools, and several elementary schools, residential communities, and sports complexes.

✓ **1-MILE FROM MCGUIRE VA HOSPITAL (399 BEDS)** 200,000 veterans coming from 52 cities and counties covering 22,515 miles of central and southern Virginia and parts of northern North Carolina.

✓ **NEAR RICHMOND RACEWAY (1,000 ACRE NASCAR & FESTIVAL VENUE- 60,000 SEATING),** Richmond Intl. Airport (4.3M passengers), University of Virginia (26,462 students/staff) and Virginia Commonwealth University (53,414 students/staff).

✓ **RICHMOND, VA HAS OVER 7 MILLION TOURISTS ANNUALLY AND IS RICH WITH AMERICAN HISTORY.** Four of the nations top law firms are headquartered here in addition to SunTrust Bank and Capital One.

SECURE

NET LEASE

CONTACT FOR DETAILS

BOB MOORHEAD

MANAGING PARTNER

(214) 522-7210

bob@securenetlease.com

RUSSELL SMITH

VICE PRESIDENT

(214) 915-8890

rsmith@securenetlease.com

VA BROKER OF RECORD:

THE WILTON COMPANIES

License #: 22516590

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.



FILE PHOTO

SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | RICHMOND, VIRGINIA



\$205M

REVENUE

S&P: AA-

CREDIT
RATING

65,000+

LOCATIONS

7-ELEVEN

LESSEE: 7-ELEVEN, INC., A TEXAS CORPORATION

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and 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 customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

FILE PHOTO



POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (Cstore Decisions)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house.

President and CEO Joe DePinto shares *with Convenience Store Decisions how a customer-obsessed culture is propelling the world's largest convenience retailer forward.*

With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand. The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.



CLICK HERE TO READ MORE

HOW 7-ELEVEN USES TECH TO STAY AHEAD OF ITS COMPETITION

David Zax, January 15, 2018 (Entrepreneur)

Ninety-one years later, the brand is still eager to experiment. "In this digital age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. *A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.*

shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.

But 7-Eleven's experiments aren't limited to whiz-bang ideas. Sometimes the simplest trials are also the most impactful. Local owners are most attuned to the needs of their neighborhood's customers, says DePinto, and the company's "retailer initiative" program allows local owners to customize each store for the neighborhood.



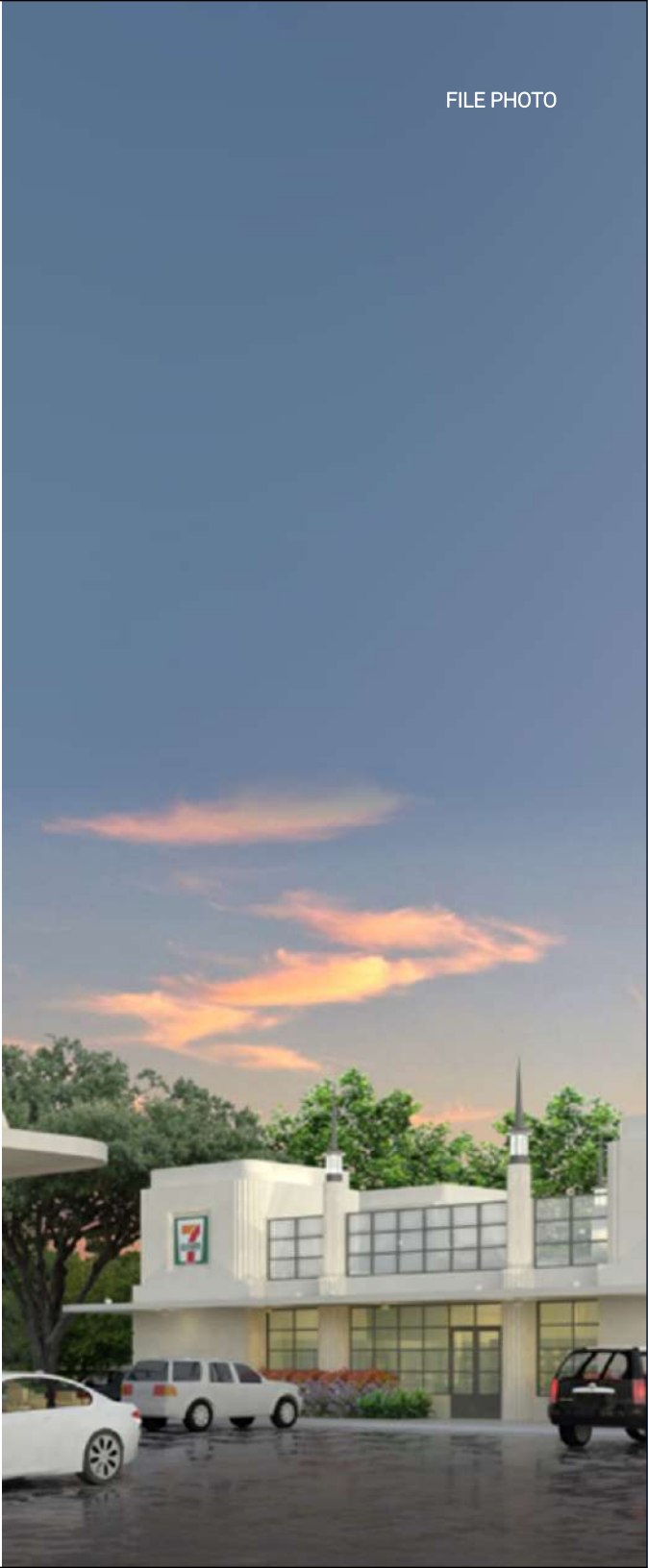
CLICK HERE TO READ MORE

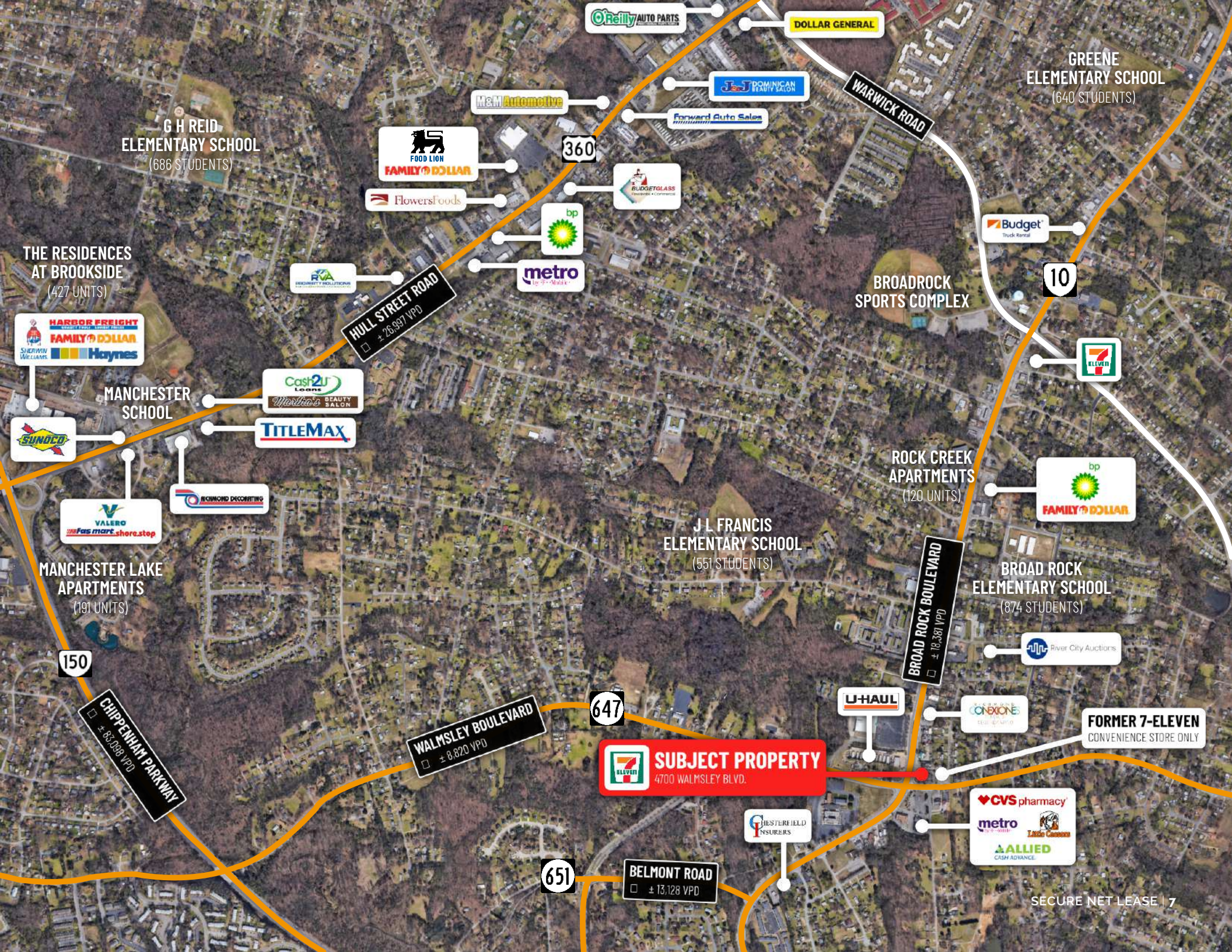
LEASE OVERVIEW

7-ELEVEN | RICHMOND, VIRGINIA

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options to Renew
PROJECTED RENT COMMENCEMENT	May 2020
PROJECTED LEASE EXPIRATION	May 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-6	\$279,944
ANNUAL RENT YRS 7-11	\$307,398
ANNUAL RENT YRS 12-16	\$338,732
OPTION 1	\$372,605
OPTION 2	\$409,866
OPTION 3	\$450,852

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.





G H REID
ELEMENTARY SCHOOL
(686 STUDENTS)

GREENE
ELEMENTARY SCHOOL
(640 STUDENTS)

THE RESIDENCES
AT BROOKSIDE
(427 UNITS)

HARBOR FREIGHT
FAMILY DOLLAR
SHERWIN WILLIAMS
Haynes

MANCHESTER
SCHOOL

SUNOCO

Cash2U
Loans
Martha's BEAUTY SALON
TITLEMAX

RICHTON DECORATING

VALERO
Fas mart shore stop

MANCHESTER LAKE
APARTMENTS
(191 UNITS)

150

CHIPPENHAM PARKWAY
± 83,088 VPD

WALMSLEY BOULEVARD
± 8,820 VPD

647

SUBJECT PROPERTY
4700 WALMSLEY BLVD.

651

BELMONT ROAD
± 13,128 VPD

CHESTERFIELD INSURERS

U-HAUL

BROAD ROCK BOULEVARD
± 18,381 VPD

ROCK CREEK
APARTMENTS
(120 UNITS)

BROAD ROCK
ELEMENTARY SCHOOL
(874 STUDENTS)

River City Auctions

CONEXION
real estate

FORMER 7-ELEVEN
CONVENIENCE STORE ONLY

CVS pharmacy
metro
ALLIED
CASH ADVANCE

SITE OVERVIEW

7-ELEVEN | RICHMOND, VIRGINIA



2020
YR BUILT



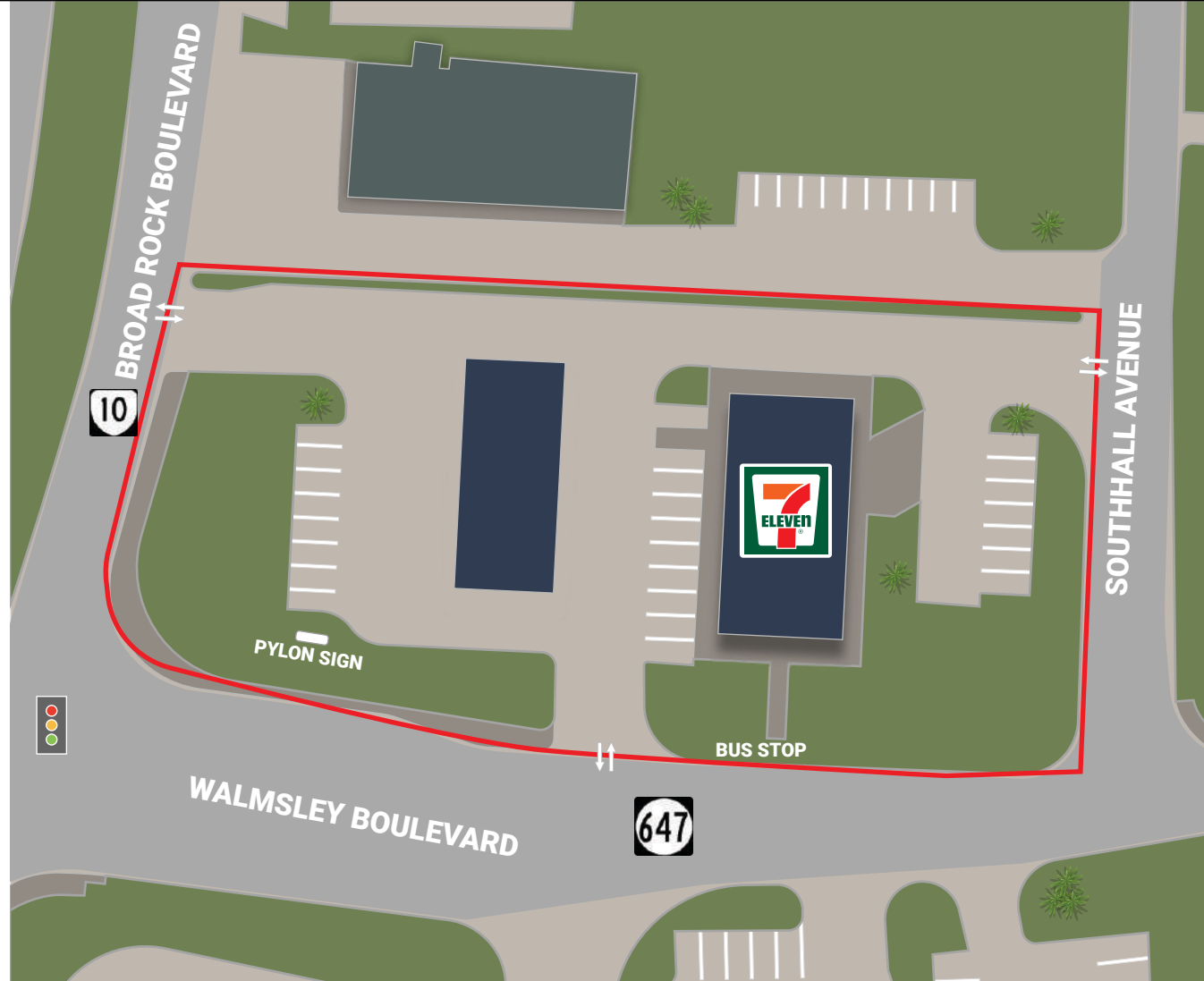
±4,050 SF
BUILDING AREA



±1.09 ACRES
LAND AREA

NEIGHBORING RETAILERS

Family Dollar	Citi Trends
Little Caesars Pizza	Aaron's
Walgreens	Shoe City
Food Lion	DTLR
Harbor Freight Tools	Save A Lot
Haynes Furniture	Super Fresh
Sherwin-Williams Paint Store	Fallas



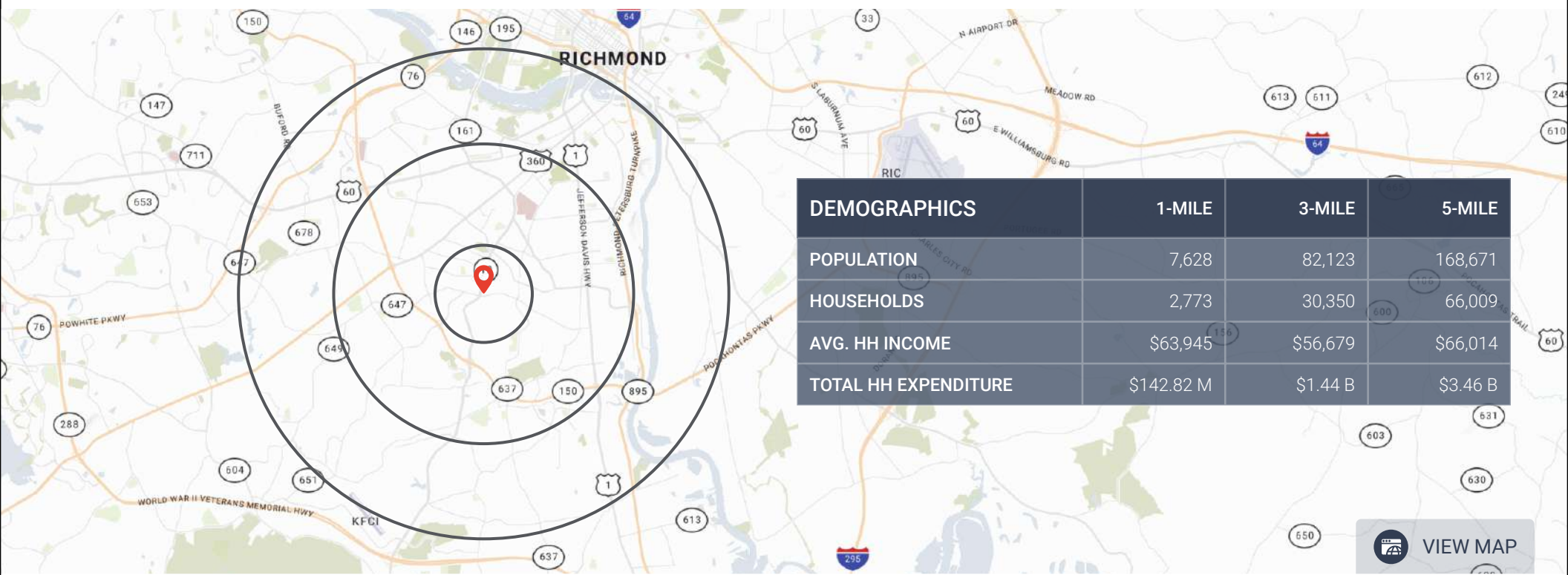
FILE PHOTO



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.

LOCATION OVERVIEW

7-ELEVEN | RICHMOND, VIRGINIA



ECONOMIC DRIVERS (# of Employees)

Virginia Department of Corrections (11,000)
Defense Logistics Agency (5,600)
Integrity Staffing Solutions (2,200)
Veterans Health Administration (2,200)
Virginia Department of Police (700)

VCU Health Systems Authority (688)
Philip Morris USA Inc. (500)
Greater Richmond Transit Co. (450)
Evergreen Enterprises Inc. (400)
Carpenter Co. (300)

Richmond City Public Schools (250)
Trafford Corporation (210)
Estes Express Lines, Inc. (190)
Chesterfield County Public Schools (180)
Stericycle (170)

LOCATION OVERVIEW

7-ELEVEN | RICHMOND, VIRGINIA



RICHMOND VIRGINIA



220,892
POPULATION



\$42,356
MEDIAN HOUSEHOLD INCOME

Richmond, the state capital of Virginia, is ideally located at the mid-point of the East Coast economic corridor and boasts over 400 years of history as one of the leading political, financial and cultural centers in the Southeastern United States. Today, the city thrives on its strong, diverse, and growing economic base in manufacturing as well as in the financial services and distribution industries. Metro Richmond is the largest financial center in Virginia, primarily due to the location of the 5th Federal

pastimes at home including trendy boutiques and restaurants, numerous sports and entertainment attractions, outdoor pursuits among one of the nation's largest river park systems, and a myriad of historic landmarks.

The city is home to both the United States Court of Appeals for the Fourth Circuit, one of the 13 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 U.S. The city also offers many activities in the arts and culture sectors. As the primary former Capital of the Confederate States of America, Richmond is home to many museums and battlefields of the American Civil War. Near the riverfront is the Richmond National Battlefield Park Visitors Center and the American Civil War Center at Historic Tredegar.

Richmond is also served by an impressive regional interstate system that converges in the metro area (Interstates I-64, I-95, I-85, and I-295) and **makes transportation of goods and services attractive for all business types.**

Reserve Bank in downtown Richmond. The population of the Richmond MSA exceeds 1.3 million and a growing international community adds to the area's cultural diversity and cosmopolitan character. Richmond also consistently ranks among "Best Places to Live and Work in America" in several national publications. While offering easy access to the ocean, mountains and Washington, D.C., Richmond features countless



US NEWS BEST PLACES
TO LIVE AND RETIRE



OVER 7M

TOURISTS
ANNUALLY

IN THE NEWS

7-ELEVEN | RICHMOND, VIRGINIA

DATA SHOWS RICHMOND GROWING FASTER THAN STATE, NATION

Jayla Marie McNeill, April 18, 2019 (*12 On Your Side*)

Since 2010, Richmond's population has grown 12%, adding almost 24,500 people. The increase is due to the birth rate (the city had about 8,600 more births than deaths) as well as people moving to Richmond from parts of the U.S. (almost 10,200) and from other countries (about 5,400).

Of the 133 counties and cities in Virginia, only 12 have grown more than Richmond has this decade. Richmond has grown more than Chesterfield County (10.2%), Hanover County (7.4%) and Henrico County (7.3%).

So far this decade, the city of **Richmond has increased in population more than neighboring suburban counties, and at twice the growth rate** of the state and nation, according to population estimates released Thursday by the U.S. Census Bureau.

The population of the Richmond metropolitan statistical area - which consists of Richmond, 13 counties from Amelia to New Kent, and the cities of Petersburg, Hopewell and Colonial Heights - increased 8.1% since 2010. In 2018, the area's population topped 1.3 million, according to the Census Bureau's estimates.

Virginia's overall population has increased by 6.5% this decade. It has surpassed 8.5 million, up more than 500,000 since 2010. The entire U.S. population is about 327.2 million, an increase of 6% this decade. Loudoun County is the fastest-growing locality in Virginia. Its population has jumped more than 30%, to almost 407,000, since 2010. Nationwide, only 19 counties have grown more than Loudoun County this decade, the data showed.

Other fast-growing localities in Virginia are Manassas Park and New Kent County (up 21.5% since 2010), Fredericksburg (20.5%) and Falls Church (20.3%).



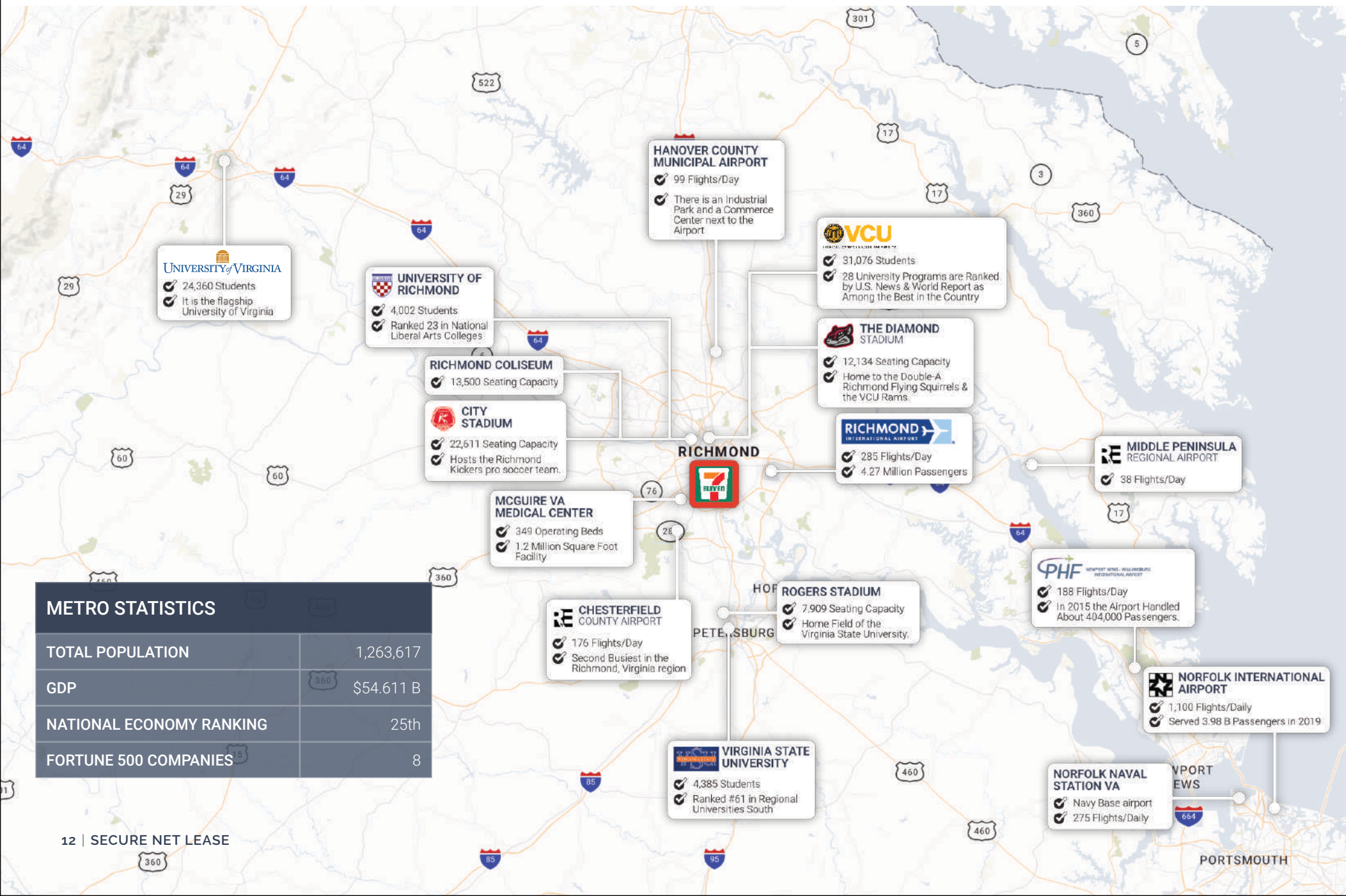
[CLICK HERE TO READ MORE](#)

FILE PHOTO



THE GREATER RICHMOND REGION

7-ELEVEN | RICHMOND, VIRGINIA



METRO STATISTICS

TOTAL POPULATION	1,263,617
GDP	\$54.611 B
NATIONAL ECONOMY RANKING	25th
FORTUNE 500 COMPANIES	8

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION:

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(310) 736-4179

securenetlease.com