

FILE PHOTO

SECURE  
NET LEASE


# 7-ELEVEN

## HIGHLY DESIRABLE TAMPA BAY SUBURB

**\$5,902,000 | 4.85% CAP**

Balm Riverview Rd. & Rhodine Rd., Riverview FL, 33579

- ✓ Brand New 15-year Absolute NNN
- ✓ Largest Chain Store Operator Worldwide with Over 70,000 Stores, 12,000+ in the US
- ✓ Riverview Ranked as One of Best Small Cities to Live by CNN Money
- ✓ Located Minutes from Tampa, the 3rd Largest City in Florida and One of the Fastest Growing in the U.S.

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 well-lit by the store's artificial lighting.

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 | RIVERVIEW, FLORIDA

## \$5,902,000 | 4.85% CAP



**\$286,223**

NOI



**±3,010 SF**

BUILDING AREA



**±1.87 ACRES**

LAND AREA



**2020**

YR BUILT



**100%**

OCCUPANCY



**NNN**

LEASE TYPE

- ✓ **Brand new 15-year NNN lease with 7-Eleven, Inc.** 10% rental increases every 5-years, including options periods.
- ✓ **7-Eleven Ranked #1** on Entrepreneur Magazine's Top 500 Franchises List and one of Fast Company magazine's World's Top 10 Most Innovative Companies in Retail
- ✓ **Located at Balm Riverview Rd. & Rhodine Rd**, one of Riverview's main intersections. 25,500 VPD on Balm Riverview Rd. Brand new 35,000 SF library will open nearby in Summer 2020.
- ✓ **CNN Money Ranked Riverview** as One of the 100 Best Small Cities to Live in the U.S.
- ✓ **Minutes from Downtown Tampa, the third-largest city in Florida.** Top Employers: Publix (13,000+ employees), University of South Florida (9,000+ employees), WellCare (6,000+ employees)
- ✓ **More than 50K people move to Tampa Bay area each year**-making the region one of the fastest growing in the nation
- ✓ **Neighboring Tenants Include:** Publix, McDonald's, Starbucks, Buffalo Wild Wings, Sprint, AT&T, Walgreen's, Tractor Supply, Panda Express.

## SECURE

NET LEASE

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# TENANT OVERVIEW

7-ELEVEN | RIVERVIEW, FLORIDA



## 7-ELEVEN (7-eleven.com)

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.

**\$205M**

REVENUE

**S&P: AA-**

CREDIT  
RATING

**65,000+**

LOCATIONS

FILE PHOTO



## POSITIONING 7-ELEVEN FOR THE FUTURE

By 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

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

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.

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.

President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.



[CLICK HERE TO READ MORE](#)

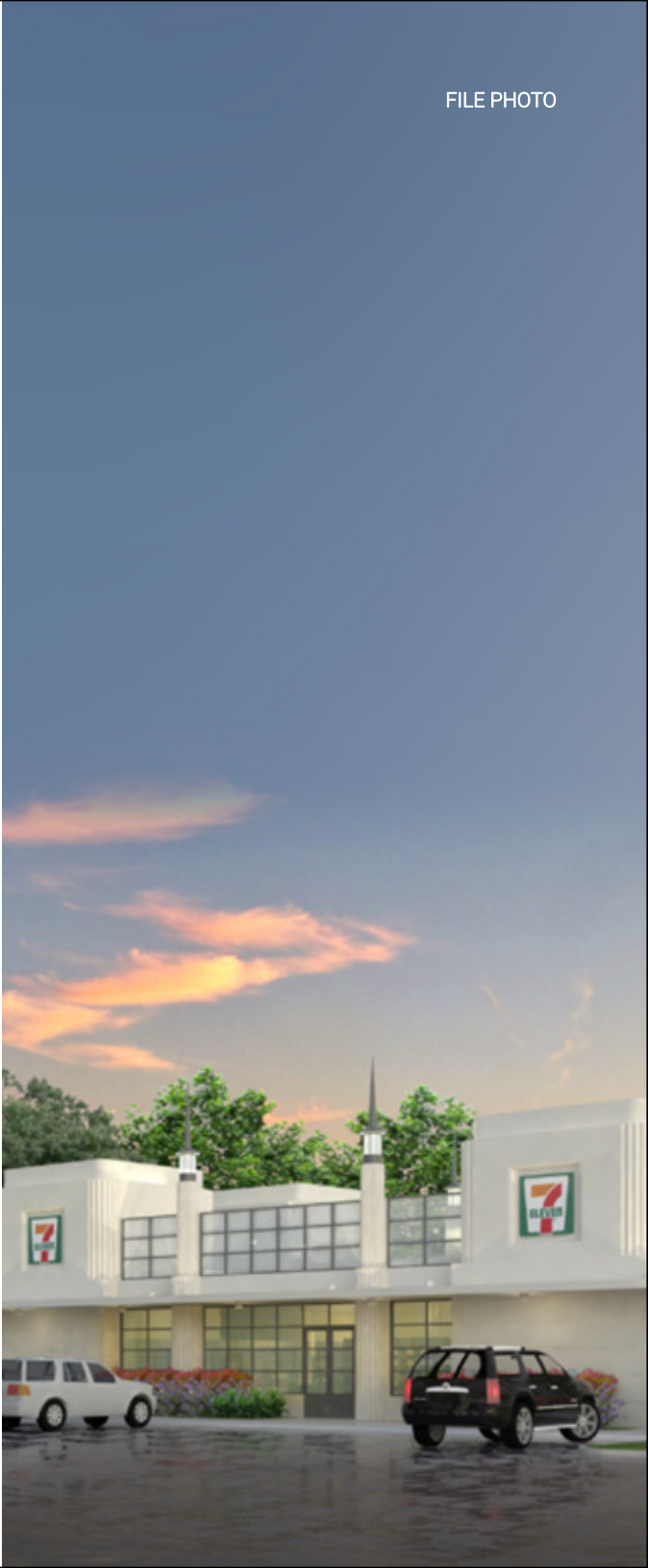


# LEASE OVERVIEW

7-ELEVEN | RIVERVIEW, FLORIDA

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options
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	\$286,223
ANNUAL RENT YRS 7-11	\$314,856
ANNUAL RENT YRS 12-16	\$346,341
OPTION 1	\$380,976
OPTION 2	\$419,073
OPTION 3	\$460,980
OPTION 4	\$507,078

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SUNOCO

Advance Auto Parts

FAMILY DOLLAR  
metro by T-Mobile  
boost mobile

DOLLAR GENERAL

41

Exxon Mobil

S TAMAMI TRAIL  
± 32,487 VPD

U-HAUL

7 ELEVEN

Mobil

SHELL

EISENHOWER MIDDLE SCHOOL  
(1,232 STUDENTS)

EAST BAY HIGH SCHOOL  
(2,329 STUDENTS)

MURPHY USA

Walmart

CVS pharmacy  
MATTRESS FIRM  
Ruby Tuesday  
FANTASTIC SAMS CUT & COLOR  
DICKY'S BAR-B-Q  
TACO BELL  
DQ  
DOLLAR TREE  
Wendy's  
McDonald's  
Little Caesars

AutoZone

Allstate

301

DOLLAR GENERAL  
Advance Auto Parts  
AspenDental  
Allstate  
Wendy's  
T-Mobile  
cricket wireless

Walmart Neighborhood Market  
Firestone COMPLETE AUTO CARE  
Walgreens  
Burger King  
Sams Club  
Applebee's

Wawa

Walgreens

Save a lot  
bealls OUTLET  
SUBWAY  
BURGER KING

UNITED STATES POSTAL SERVICE

ANYTIME FITNESS  
Domino's  
SONIC

DOLLAR GENERAL

SESSUMS ELEMENTARY SCHOOL  
(1,117 STUDENTS)

Publix

SHELL K

RHODINE ROAD  
± 4,319 VPD

COLLINS ELEMENTARY SCHOOL  
(1,037 STUDENTS)

BEALLS  
Marshalls  
TRACTOR SUPPLY CO.  
Publix  
verizon  
ANYTIME FITNESS  
SUBWAY  
DOLLAR TREE  
TACO BELL  
PAPA JOHN'S  
goodwill  
PANDA EXPRESS  
Wawa  
Starbucks  
Culver's  
McDonald's

Winn-Dixie  
AutoZone  
JESUS'S SOUL MATTER

RIVERVIEW HIGH SCHOOL  
(2,449 STUDENTS)

CVS pharmacy

SHELL

RODGERS MIDDLE SCHOOL  
(726 STUDENTS)

verizon PEPBOYS AUTO Publix Sprint

Allstate

**SUBJECT PROPERTY**  
BALM RIVERVIEW RD. & RHODINE RD.

BALM RIVERVIEW ROAD  
± 26,307 VPD

SUMMERFIELD ELEMENTARY SCHOOL  
(873 STUDENTS)

WARREN HOPE DAWSON ELEMENTARY SCHOOL  
(503 STUDENTS)

Advance Auto Parts

Wawa

7 ELEVEN

# SITE OVERVIEW

7-ELEVEN | RIVERVIEW, FLORIDA



**2020**  
YR BUILT



**±3,010 SF**  
BUILDING AREA



**±1.87 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

Publix	Allstate
Circle K	Dollar General
Pepboys Auto	Dollar Tree
Sprint	Starbucks
Verizon	Goodwill
AutoZone	Marshalls

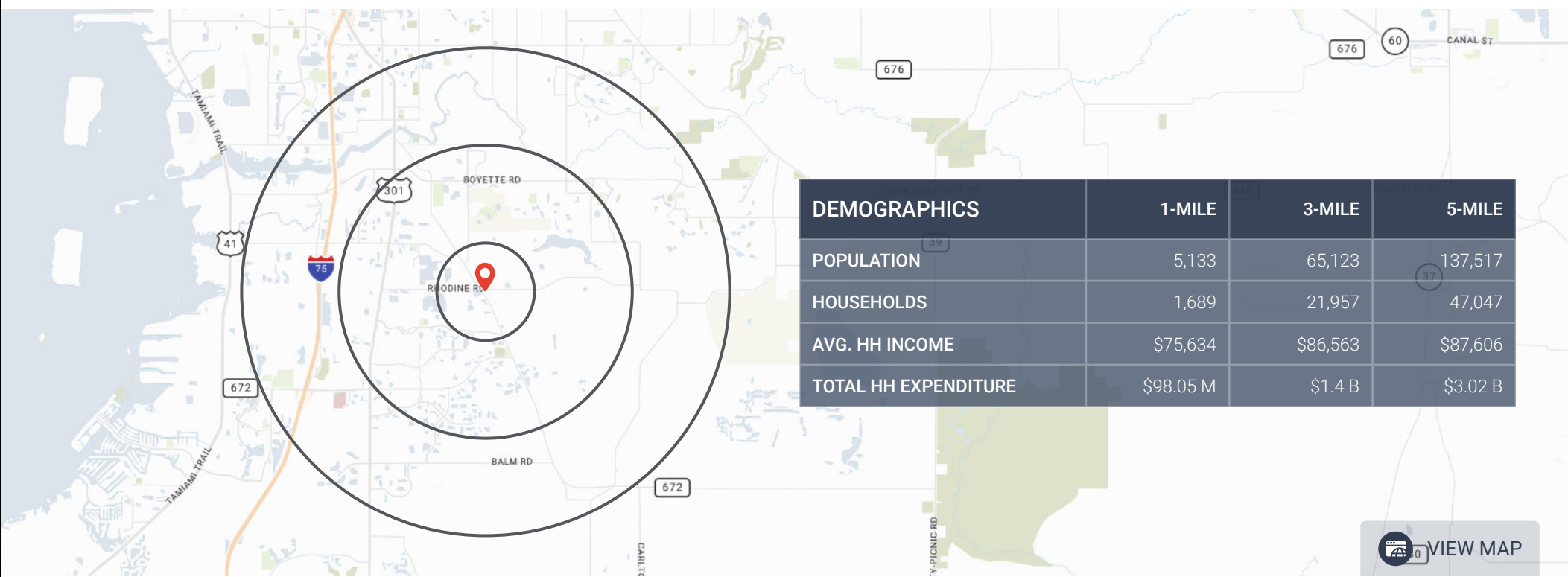
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# LOCATION OVERVIEW

7-ELEVEN | RIVERVIEW, FLORIDA



## ECONOMIC DRIVER'S (# of Employees in Riverview)

Mosaic Fertilizer, LLC (1,100)	The Homestead Charter Foundations Inc (155)	Winn-Dixie Stores, Inc (125)
Hillsborough County Public Schools (827)	Lowe's Home Centers, LLC (150)	Moretrench Environmental Services, Inc. (100)
Florida Health Sciences Center Inc. (772)	Holmberg Farms, Inc. (150)	Badger Construction & Associates, Inc. (100)
AGFA Corporation (165)	Moretrench American Corporation (150)	Sam's West, Inc. (100)
Florida Department of Corrections (164)	Publix Super Markets Inc. (150)	Cristina Camp Riverview (100)

# LOCATION OVERVIEW

7-ELEVEN | RIVERVIEW, FLORIDA

## RIVERVIEW FLORIDA



**88,191**  
POPULATION



**\$68,442**  
MEDIAN HOUSEHOLD INCOME

**Riverview** is a suburb of Tampa located in Hillsborough County, and is consistently labeled one of the best places to live in Florida. One of the oldest settlements in the state, Riverview was founded along the banks of the Alafia River. Today, River

The area's strong economic expansion has continued in 2020, *once again among the nation's leaders for job and population growth rates.*

view boasts a population of over 100,000, attracted by the average of 244 sunny days a year. Apollo Beach is just a short drive away for access to one of the states' many premium beaches. Animal lovers can check out the manatee viewing center to spot sea cows and other aquatic life or explore Florida's marshland at Alafia Scrub Nature Preserve with hiking trails, bird watching and a scenic overlook. Just 15 miles from

**Tampa**, the area's strong economic expansion has continued in 2020, once again among the nation's leaders for job and population growth rates. The sustained, long-term job growth has tightened Tampa's labor market to one of the best in the U.S., which has ultimately driven up wages and incomes across the metro. Over the past two years, Tampa has posted some of the highest income growth in the country, increasing the market's buying power and personal consumption, which has provided ample fuel for both strong retail and industrial demand. With a laid-back beach lifestyle and the amenities of a large metropolitan area, Riverview will continue to grow as a destination and most desired place to live.

**#33**

RANKED BY  
CNN MONEY IN  
BEST PLACES  
TO LIVE (2019)

**42.6%**

PREDICTED FUTURE  
GROWTH OVER THE  
NEXT 10-YEARS

### FLORIDA GROWTH TO TOP 300,000 PEOPLE A YEAR

July 25, 2019 (*The News Service of Florida*)

The Demographic Estimating Conference updated population forecasts through April 1, 2024 and showed steady growth during the multi-year period.

"Between April 1, 2018 and April 1, 2024, population growth is expected to average 330,605 net new residents per year (906 per day), representing a

Florida will continue growing by more than **300,000 people a year and will top 22 million residents in 2022**, according to a report posted online this week by state economists.

compound growth rate of 1.53 percent over this six-year time horizon," an executive summary of the report said. "These increases are analogous to adding a city slightly larger than Orlando every year."

The report estimated the population on April 1, 2018, at 20.84 million, with it increasing to 21.2 million on April 1, 2019. It is forecast to hit 22.2 million as of April 1, 2022 and be at 22.8 million on April 1, 2024.

The population increases will primarily stem from "net migration" as people move into the state, rather than births, which are largely offset by deaths. The report noted that the state forecasts are lower than population predictions by the U.S. Census Bureau, pointing to different methodologies in the way estimates are reached.

### BEST PLACES TO LIVE 2019

Chloe Wilt (*Money Magazine*)

A suburb about 15 miles from Tampa, the Riverview neighborhood has its own personality with easy access to shopping, beaches, riverside restaurants, and bars. Animal lovers can check out the manatee viewing center to spot sea cows and other aquatic life. Explore Florida's marshland at Alafia Scrub Nature Preserve with hiking trails, birdwatching, and a scenic overlook. Apollo Beach is just a short drive away for access to one of the states' many premium beaches. Of course, you'll get plenty of sun since the area gets an average 244 sunny days a year. That fact alone might have attracted people to settle here, and

***The Riverview neighborhood has its own personality with easy access to shopping, beaches, riverside restaurants, and bars.***

there's a high percentage of homeowners: just over 66% of residents own their homes.

One surprising element of the neighborhood is the amount of tasty local fare within the suburban sprawl. Residents don't have to travel far for delicious and authentic Thai cuisine at the local Thai Temple Sunday Market. Or visit a riverside joint that often hosts live music, Aj's on the River. Venture into downtown Tampa to meander the riverwalk and choose from dozens more highly rated local restaurants.



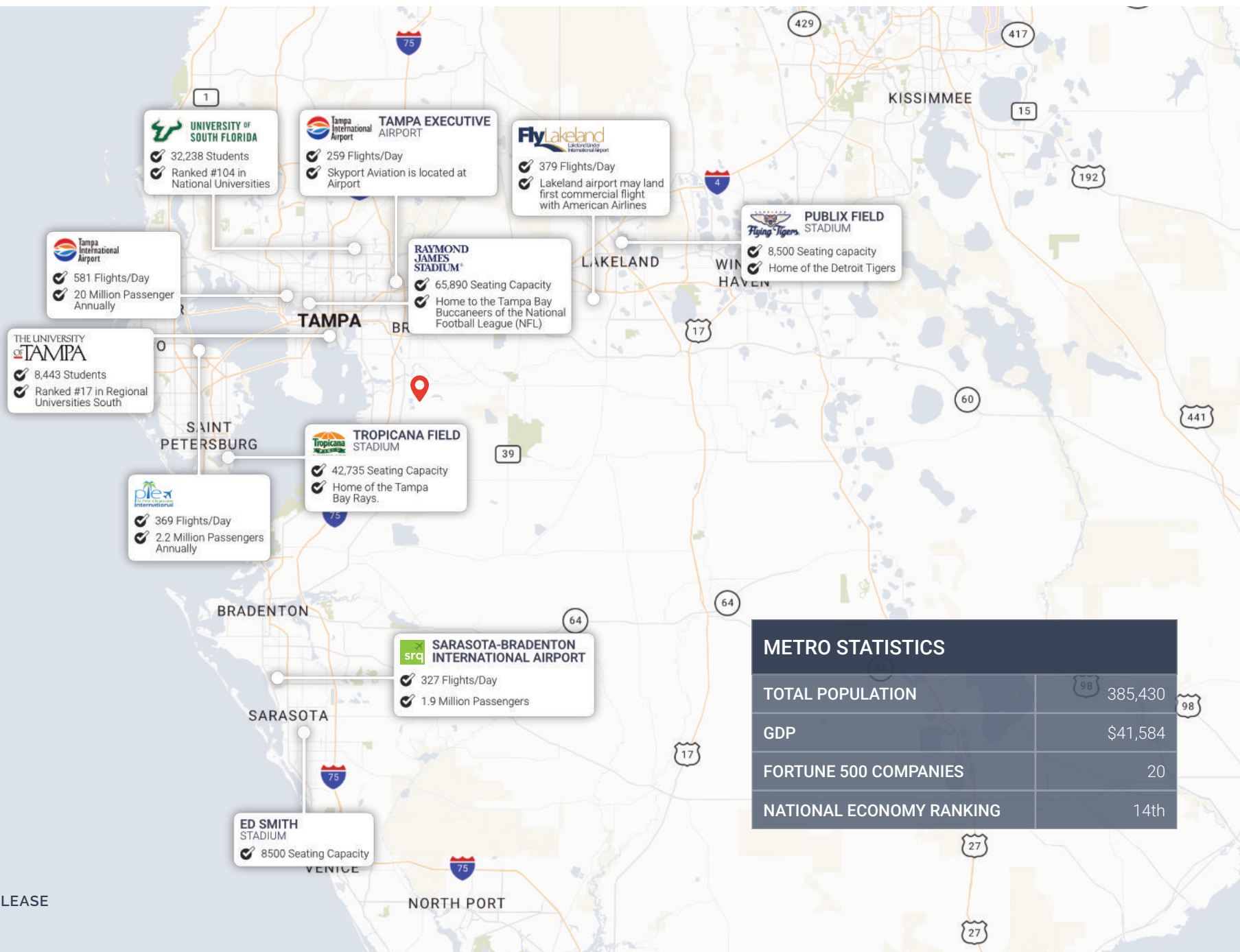
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# GREAT TAMPA AREA

7-ELEVEN | RIVERVIEW, FLORIDA



## METRO STATISTICS

TOTAL POPULATION	385,430
GDP	\$41,584
FORTUNE 500 COMPANIES	20
NATIONAL ECONOMY RANKING	14th

# SECURE

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NET LEASE

*WE LOOK FORWARD TO HEARING FROM YOU*

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