

Colliers  
INTERNATIONAL



**7-ELEVEN**

**NEW 15 YEAR LEASE • CORPORATE GUARANTEED**

**Single Tenant NNN Lease Investment (Fee Simple)**

**7901 S. Roberts Ave | Bridgeview, IL | 60455**





# PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase a brand new construction single tenant leased to 7-Eleven (corporate) on a NNN lease with investment grade credit of “AA-”, Outlook: Stable by Standard and Poor’s. The subject property is well positioned on a hard corner signalized intersection providing great visibility and easy access off S Roberts Rd which serves as one of the main North/South thoroughfares for the surrounding residential communities leading directly to Interstate 294.

This is an excellent opportunity to purchase a brand new construction investment grade credit tenant, on a new 15 year NNN lease (minimal landlord responsibilities), with fixed rental increases (7.5% every 5 years), positioned on solid real estate fundamentals.



**7-ELEVEN**



PRICING DETAILS	
List Price	\$4,096,000
CAP Rate	5.00%
Annual Rent	\$204,800
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	7-Eleven
Lease Start	March 3, 2020
Lease Expiration	March 31, 2035
Term Remaining On Lease	15 Years
Base Rent	\$204,800
Rental Adjustments	4/1/2025: \$220,160.00 4/1/2030: \$236,672.05 3 - 5 Year Options 10% Increases Each Option
Option Periods	4/1/2035: \$254,422.45 4/1/2040: \$273,504.14 4/1/2045: \$294,016.95
Lease Type	NNN Lease
Structure & Foundation	Landlord Responsible
PARCEL DETAILS	
APN	18-36-100-010
Building Size	3,500 SF
Land Size	31,291 SF (.718 AC)

# INVESTMENT HIGHLIGHTS

- Investment Grade Credit Tenant – 7 Eleven, Inc. (S&P Rated AA-, Outlook: Stable)
- Corporate Guaranteed – 7-Eleven, Inc.
- Brand New Construction – NNN Lease – Minimal Landlord Responsibilities (Structure & Foundation Only)
- New Long Term 15 Year Lease – Ideal 1031 Exchange – Passive Income
- Over 48,200 VPD at the Subject Property Intersection
- 24 Hour Operation Approved – Full Liquor License Approved & Gaming License Approved
- Fully Signalized Intersection – Hard Corner Positioning – Excellent Access & Visibility
- Attractive Inflation Hedge – 7.50% Increases Every 5 Years Including Option Periods
- Strong Demographics – Over 106,600 Residents within a 3 Mile Radius
- Average Household Income of Over \$69,000 within a 3 Mile Radius







# 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 69,000 stores in 17 countries, including 9,000 in the U.S.

## Company History

7-Eleven pioneered the convenience store concept way back in 1927 at the Southland Ice Company in Dallas, Texas. In addition to selling blocks of ice to refrigerate food, an enterprising ice dock employee began offering milk, bread and eggs on Sundays and evenings when grocery stores were closed. This new business idea produced satisfied customers and increased sales, and convenience retailing was born!

## 2019

- Ranked **#4** on Entrepreneur magazine's 2019 Top Global Franchises List
- **No. 1** on Stores Magazine's Top 100 Retailers list, the top c-store on the list
- **No. 4** on FranchiseRanking.com for Best Convenience Store Franchises Company USA
- **No. 1** on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies
- **No. 11** on Entrepreneur magazine's Franchise 500 list
- BrandZ Top 100 Most Valuable US Brands By Kantar



**Credit Rating**  
S&P: AA-  
Moody's: Baa1







**OVER 52 MILLION**  
*People Visit Chicago Annually*

## CHICAGO MSA

Chicago, IL has a population of 2.7M people with a median age of 34.4 and a median household income of \$53,006. The largest universities in Chicago, IL are University of Illinois at Chicago, with 7,070 graduates, DePaul University, with 6,531 graduates, and DeVry University-Illinois, with 5,673 graduates.

The median property value in Chicago, IL is \$243,900, and the homeownership rate is 43.7%. Most people in Chicago, IL commute by Drove Alone, and the average commute time is 33.4 minutes.


### Economy

The economy of Chicago, IL employs 1.35M people. The economy of Chicago, IL is specialized in Transportation & Warehousing; Professional, Scientific, Tech Services; and Management of Companies & Enterprises, which employ respectively 1.48; 1.34; and 1.34 times more people than what would be expected in a location of this size. The largest industries in Chicago, IL are Healthcare & Social Assistance, Professional, Scientific, Tech Services, and Educational Services, and the highest paying industries are Management of Companies & Enterprises (\$69,629), Utilities (\$67,090), and Professional, Scientific, Tech Services (\$62,966).

### Market Overview

Chicago's local economy is healthy and a multitude of retailers' sales numbers continue to climb. Vacancies are below their historical average aided by minimal new development. Both grocery-anchored shopping centers and stand alone single-tenant properties with good local demographics have been able to maintain strong occupancies and pricing power in lease negotiations.


Sales activity in 2018 has been primarily focused on single-tenant net lease properties to credit tenants and grocery-anchored shopping centers that appeal to investors due to their better insulated from e-commerce.




Chicago, the 3rd largest city in the U.S., with a population of nearly three million people.



**2,716,450**  
RESIDENTS




**50**  
AWARDS



**75**  
COMMUNITY AREAS



**100**  
NEIGHBORHOODS



**8 Major League**  
SPORTS TEAMS



**Over 5,195**  
RESTAURANTS



# BRIDGEVIEW, IL

## About Bridgeview

Bridgeview is located in Cook County, Illinois. It is located approximately 15 miles southwest of the Chicago Loop. Bridgeview is a well-balanced community of residential, commercial and industrial properties. Families are attracted to Bridgeview for its convenient location with close proximity to Chicago’s Midway Airport and downtown, along with access to major highways. Bridgeview ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Illinois.

**Seatgeek Stadium** is the heart of soccer for much of the Midwest and a must-see destination for world-class concerts and other sporting events. Each year, more than a half million people go by the stadium’s trademark brick arch, many achieving or reliving what has become a rite of passage for sports and music fans alike. The stadium can seat 20,000 for sporting events and 28,000 for concerts



## BUSINESS BUILDING IN BRIDGEVIEW

Business owners are investing millions of dollars to make Bridgeview their home. This will bring new revenue and employment opportunities to Bridgeview.





**7-11**  
**79th & Roberts Road**  
Work continues on an all-new 7-11 store, which will feature gasoline sales as well as all the conveniences you expect from 7-11.



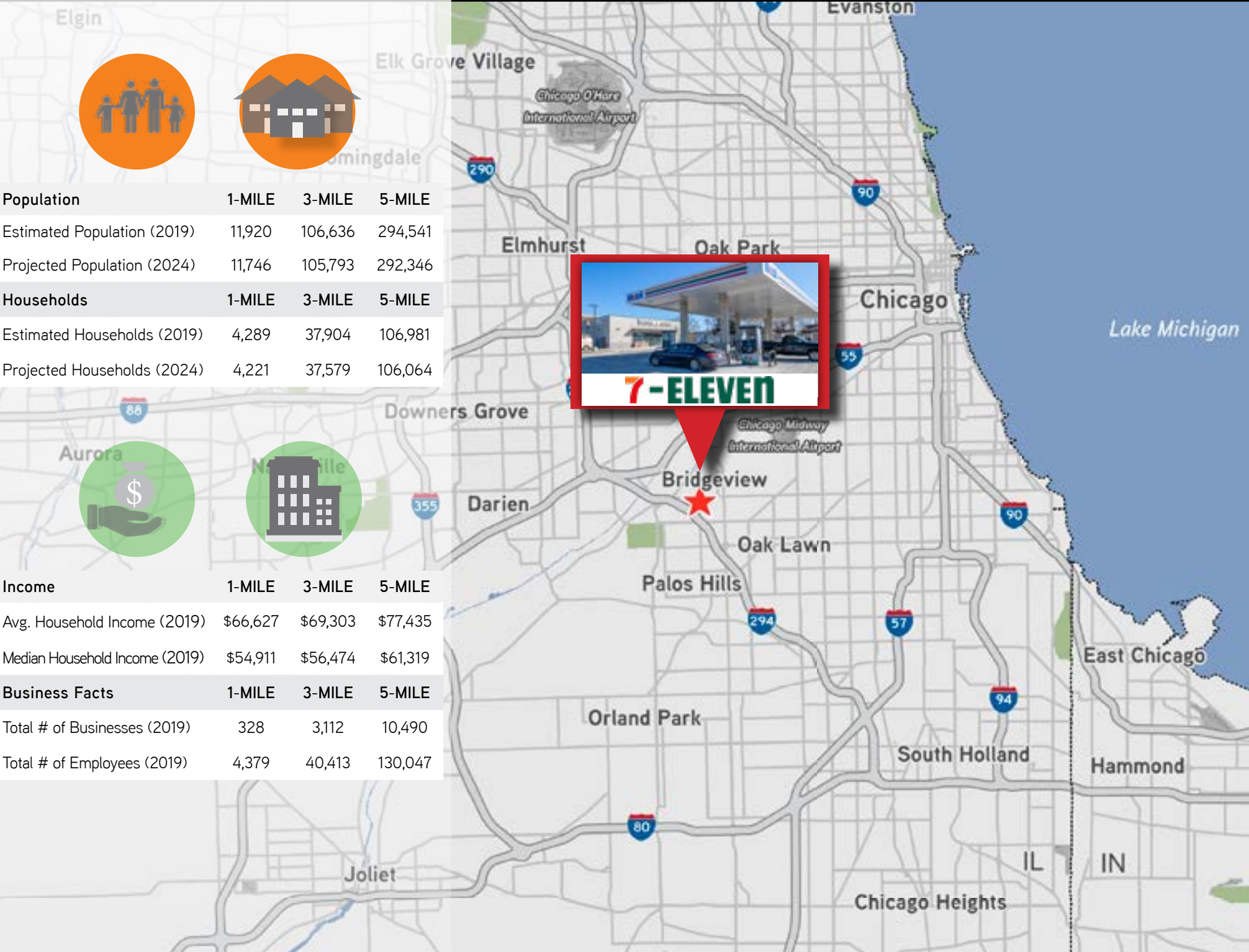


**Branding Iron**  
**7036 South Harlem Avenue**  
A south side legend long known for their famous St. Louis style ribs now calls Bridgeview home, located right in front of **SeatGeek Stadium**.





**Panera Bread**  
**8115 South Harlem Avenue**  
Panera Bread is preparing to relocate to a new store complete with a drive-through window to better service its customers and is excited to call Bridgeview home!





This Offering Memorandum contains select information pertaining to the business and affairs of 7-Eleven - Bridgeview, IL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 7-Eleven - Bridgeview, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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