



44046 NORTH JACKSON STREET | INDIO, CA

**PRICE: \$1,572,267 | CAP: 5.625%**

INVESTMENT OFFERING



# 7-ELEVEN

**PRICE:** **\$1,572,267**      **CAP:** **5.625%**      **NOI:** **\$88,440**

**LOCATION:** 44046 North Jackson Street  
Indio, CA 92201

**LEASE TYPE:** Absolute NNN - Zero Landlord Responsibilities

**LEASE EXPIRATION:** December 31st, 2022

**LESSEE:** 7-Eleven

**GUARANTOR:** 7-Eleven Corporate

**OPTIONS:** (2) 5-Year Options

**INCREASES:** 10% Every 5 Years Including Options

**LAND SIZE:** ±0.36 Acres

**BUILDING SIZE:** ±2,943 Square Feet

**ROFR:** Yes

## EXECUTIVE SUMMARY

### ACTUAL PROPERTY



	Start	End	Annual Rent	Annual Return
<b>Current:</b>	01/01/2018	12/31/2022	\$88,440	5.62%
<b>Option 1:</b>	01/01/2023	12/31/2027	\$97,284	6.19%
<b>Option 2:</b>	01/01/2028	12/31/2032	\$107,012	6.81%



# PROPERTY OVERVIEW



## Investment Highlights

- Corporate 7-Eleven Guarantee
- Absolute NNN Lease - Zero Landlord Responsibilities
- 16% Population Growth in the Last 10 Years within 5 Miles
- Hard Corner Location
- Tenant has been in place since the 2012 renovation
- I-10 Freeway 1/2 Mile North with Full Diamond Interchange
- Two 5-Year Options Remaining with 10% Increases

JDS Real Estate Services, Inc. is pleased to be the exclusive listing agent for 7-Eleven in Indio, CA. Indio is known as part of the Coachella Valley, The California Desert, or The Palm Springs Metro area. The property has an absolute NNN lease that will expire December 31, 2022. There are (2) 5-year options to extend available. The property has a 7-Eleven Corporate guarantee and increases of 10% every five years (including the options). This property was built in 1981 and underwent renovations in 2012. The current tenant has been in place since the 2012 renovations. The property structure is  $\pm 2,943$  square feet and sits on  $\pm 0.36$  acres of land. The area within five miles of the property has seen 16% population growth in the last 10 years. The busy I-10 Freeway with a full diamond interchange is only  $\pm 0.5$  miles north of the property.





The City of Indio is located on the east end of the beautiful Coachella Valley ±130 miles east of Los Angeles on Interstate 10. Known as the original “Hub of the Valley” and “The City of Festivals,” it is the largest and fastest growing city in eastern Riverside County, California and the No. 30 Fastest Growing City in America. With nearly 1.4 million people visiting Indio every year, Indio’s festivals and events has had a major economic impact on the city and region. Indio is ranked as the No. 1 City in the America for Live Music and No. 2 Emerging Travel Destination in America. Indio hosts the Coachella Valley Music and Arts Festival, Indio Southwest Arts Festival, Stagecoach Country Music Festival, Indio International Tamale Festival, Riverside County Fair and Nation Date Festival as well as the California BBQ State Championship to name just a few.

There are many reasons why Indio is growing, though. More than 2,700 housing units are planned or under construction, and Indio has generated the most building activity and business starts in Eastern Riverside County for the past few years. The city is working to recruit new development, create great neighborhoods, diversify the City’s revenue base, and create new jobs. People who live in Indio enjoy the temperate winter climate, high quality of life, art and cultural offerings, unique restaurants and shops, diversity, and outstanding municipal services. Indio, Palm Springs, Palm Desert, Rancho Mirage, Indian Wells, La Quinta, Cathedral City and Desert Hot Springs are referred to collectively as the Coachella Valley, The California Desert, or The Palm Springs Metro area.





Palm Springs  
International Airport

Palm Springs



Coachella Valley Preserve



Indio Towne Center

Cathedral City



Rancho Mirage

Bermuda Dunes

Indio Towne Center Retailers:

Palm Desert

Indian Wells

Indio



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Coachella







**7-Eleven is the world's largest convenience store.** 7-Eleven Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas. The chain was known as Tote'm Stores until it was renamed in 1946. In 1963 7-Eleven became the first convenience store to remain open 24/7 after they implemented the new hours at a location in Austin, Texas. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 67,480 stores in 17 countries as of December 2018. 7-Eleven introduced the world to the Slurpee®, Big Gulp®, Big Bite® and other proprietary products. The Slurpee, a partially frozen soft drink, came to stores in 1965 and Big Gulp beverages were introduced in 1976. Other products include: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit, salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services, and product delivery services.

**The 7-Eleven brand is known and loved around the world, and our iconic products are a big part of the American culture.** Their focus stays fixed on making life easier for customers. 7-Eleven has a legacy of innovation. They provided the first to-go coffee cups, self-serve soda fountain and ATM at a convenience store. The company even coined the phrase "BrainFreeze" when speaking about their famous Slurpee®. Today, 7-Eleven is not slowing down. 7-Eleven offers an award winning 7-Rewards loyalty platform, 7Now on demand delivers, mobile checkout and more. The company is even currently testing out a cashierless store at its corporate headquarters.



**68,236 STORES  
WORDWIDE**

## ABOUT THE TENANT



7-ELEVEN | INDIO, CA



## ADDITIONAL PHOTOS



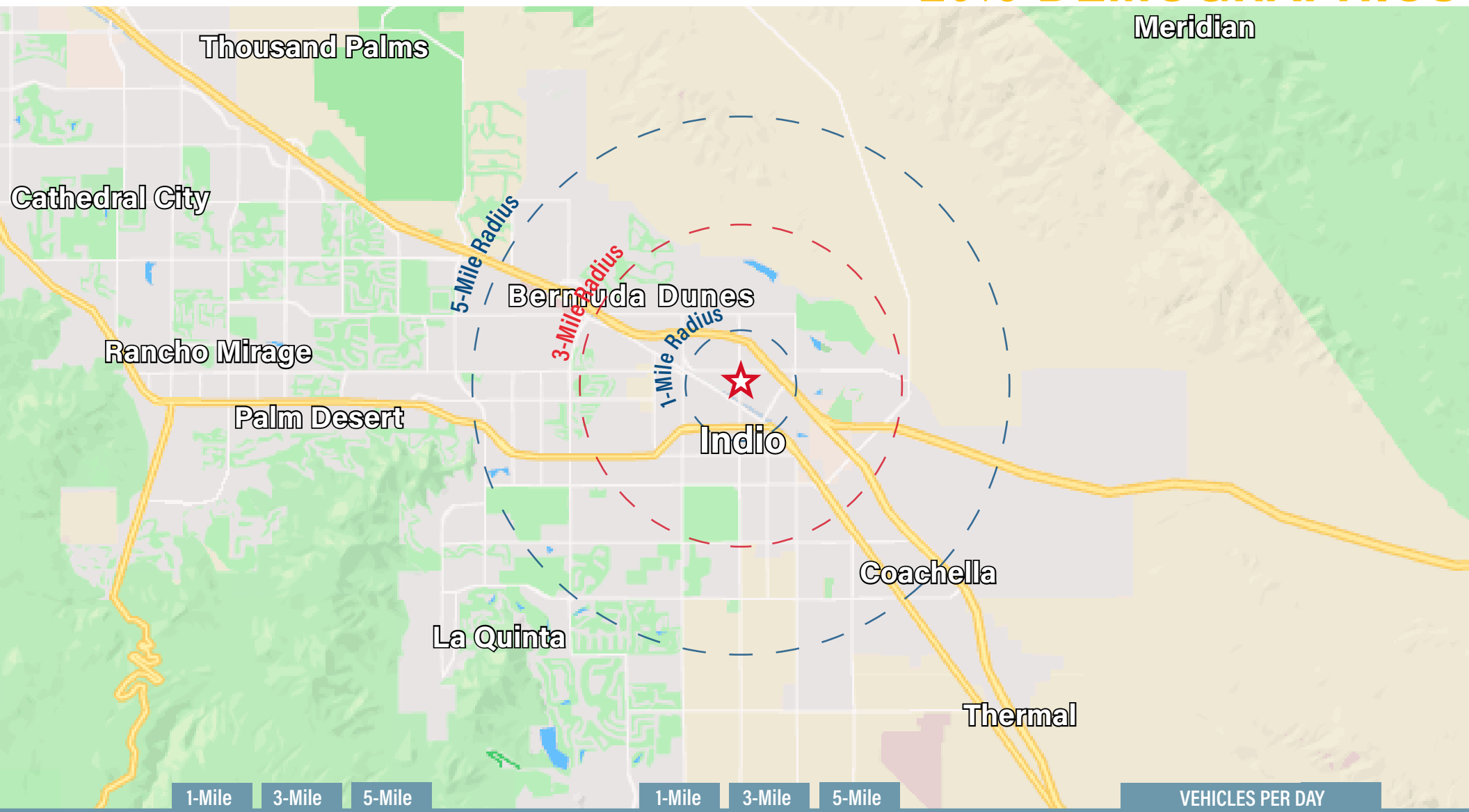
ACTUAL PROPERTY







# 2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	13,234	73,942	140,970	2010 Households	3,350	21,326	42,638	Ave 44:	±9,514/VPD
2019 Population	14,972	85,373	163,995	2019 Households	3,798	24,705	49,679	Jackson St:	±18,407/VPD
2024 Population	15,922	91,056	175,096	2024 Households	4,037	26,335	53,002	I-10:	±52,962/VPD



# Confidentiality & Disclaimer

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and it should not be made available to any other person or entity without written consent.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

We have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, we have not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the

accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

***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 interest in the Property, please return this Investment Offering Memorandum to the sender.***



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