

Single Tenant Corporate Absolute NNN Investment Offering

# 1025 Boulder City Parkway Boulder City, NV 89005

7 ELEVEN GAS STATION AND C-STORE

- Price: \$4,395,000
- Cape Rate 4.5%
- Net Lease Investment - 15 year Corporate Lease with 4 - Five Year Options.



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*\*Representative Photo*

# Confidentiality Agreement



This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by Colliers International (the “Agent”) to a party who may be interested in the acquisition of the Fee Simple interest in 1025 Boulder City Parkway, Boulder City, NV 89005 (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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# Executive Summary

## THE OFFERING

Daniel Gluhaich of Colliers International is pleased to present, 1025 Boulder City Parkway, Boulder City Nv 89005. A freestanding single tenant absolute 15 Year NNN. The building is comprised of 3010 square feet and is built on 1 Acre.

Corporate 7 Eleven Gas Station and C-Store. S&P AA Rated. Great highway sign visibility on the busy major thoroughfare of Boulder City Pkwy/Nevada Highway BUS 93 and Buchanan Blvd.

APN / Parcel ID 186-08-610-038

## 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 61,000 stores in 17 countries, including 10,900 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for payment services, selfservice lockers and other convenient services.

The chain was known as Tote'm Stores until it was renamed to 7-Eleven in 1946. 7-Eleven is headquartered in Irving, Texas. 7-Eleven's parent company is Seven-Eleven Japan Co, Ltd., a subsidiary of Seven & I Holdings Co., a Japanese diversified retail group.

## Investment Summary

### 1025 Boulder City Parkway, Boulder City, NV 89005

List Price	\$4,395,000
Lease Type	NNN
NOI (Feb 2015-Jan 2020)	\$197,000
Square Footage	3,010
Price Per Square Foot	\$1,460.13
Actual Cap Rate	4.5%
Occupancy	100%
Year Built	2020

## INVESTMENT HIGHLIGHTS

- Long Term 15 Year Lease with 4 - Five Year Options to Extend
- 10% Rent Escalations Every 5 Years Throughout Lease Term Including 4 - 5 Year Extension Options
- 2020 Brand New Construction with Highest Quality Materials.
- Busy Location on Main Thoroughfare of Boulder City Pkwy/Nevada Highway BUS 93 and Buchanan Blvd.



# Property Description

Property Detail	
1025 Boulder City Parkway, Boulder City, NV 89005	
Building Square Footage	3,010
Number of Buildings	1
Number of Stories	1
Land Acres	1 Acre
Zoning	Commercial
Building Class	A
Location Class	A
Number of Parking Spaces	24
Parking Ratio	8/1000

## LOCATION DESCRIPTION

This new 3,010 square-foot 7 Eleven Gas Station C-Store is located on 1025 Boulder City Parkway, in Boulder City, Nevada 89005. High traffic corner location on Major State Route Business Intersection at I-11/US 93 Business and Buchanan Blvd, a major arterial Nevada highway. Major junctions US 93 Business at interchange with I-11/US 93/US 95 end at Railroad Pass in Henderson. Boulder City is adjacent to Henderson, ideally located between the entertainment of Las Vegas, Henderson and the recreation paradise of the Lake Mead National Recreation Area, and the states number one tourist attraction, Hoover Dam. Also located near Boulder City Municipal Airport, Veterans Memorial Drive, Boulder Creek Golf Club, Old Town, and Bootleg Canyon which is world renowned for extreme mountain biking. I-11 upon completion will enhance travel and commerce between Nevada and Arizona and create thousands of jobs.





# Aerial



## MARKET HIGHLIGHTS

- Brand New Construction 2020
- Absolute NNN Lease with Zero Landlord Responsibilities
- Long Term 15 Year Lease with 4 - Five Year Options to Extend
- 10% Increases Every 5 Years
- Busy Location on I-11/US 93 Connecting Nevada and Arizona
- Minutes to Henderson, Las Vegas, Hoover Dam, and Lake Mead National Recreation Area

# Financial Overview

## Building Information

10540 S. Maryland Parkway, Henderson, NV 89052

Price	\$4,395,000	\$1,460.13 PSF
Down Payment	\$4,395,000	\$1,460.13 PSF
Rentable Square Footage	3,010	
Base Rent	\$197,000	\$65.45 PSF
Monthly Rent	\$16,417	\$5.45 PSF

# Lease Overview

## Rent Roll

Tenant	Lease Term	Annual Rent	PSF	Monthly Rent	PSF
7 Eleven Corporation	2020 – 2035	\$197,000	\$65.45	\$16,417	\$5.45

*Lease Note: 10% Increase Every Five Years and 4-5 Year Options to Extend*

RENT INCREASES	Annual	Month	PSF Monthly
1-5 (Initial Term)	\$197,000	\$16,417	\$5.45
6-10 (Initial Term)	\$216,700	\$18,058	\$6.00
11-15 (Initial Term)	\$238,370	\$19,864	\$6.60
16-20 (First Extended Term)	\$262,207	\$21,851	\$7.26
21-25 (Second Extended Term)	\$288,428	\$24,036	\$7.99
26-30 (Third Extended Term)	\$317,271	\$26,439	\$8.78
31-35 (Fourth Extended Term)	\$348,997	\$29,083	\$9.66

# Boulder City Statistics

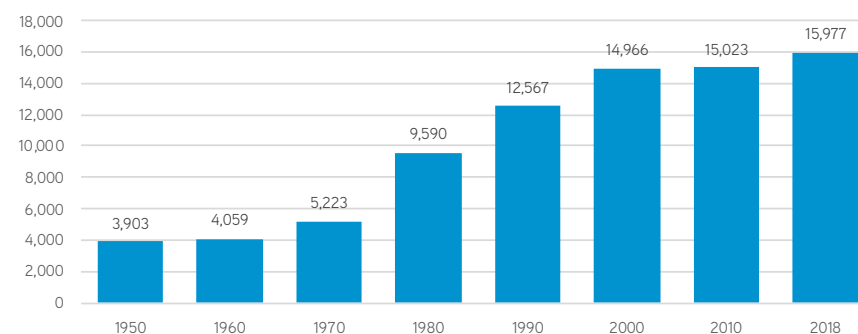
BOULDER CITY			
	Industrial	Office	Retail
<b>No. Properties:</b>	50	3	\$16,417
<b>Total SF:</b>	787,124	31,988	247,719
<b>Vacant SF:</b>	4,000	0	50,407
<b>Vacancy Rate:</b>	0.5%	0.0%	20.3%
<b>Net Absorption (SF)*:</b>	0	0	0
<b>New Completions (SF)*:</b>	0	0	0
<b>Asking Rent**:</b>	N/A	N/A	\$0.85
<b>Space Sold (SF)*:</b>	7,353	0	3,543
<b>Price/SF*:</b>	\$116.96	N/A	\$211.69

## Demographics

	1 MILE	3 MILES	5 MILES
<b>Est. Population</b>	7,766	16,995	22,499
<b>Avg. HH Income</b>	\$85,265	\$97,561	\$99,543
<b>Median Age</b>	52.8	52.8	52.8
<b>Total Households</b>	3,451	7,313	9,354
<b>Owner Occupied Housing Units</b>	2,060	4,900	6,342

Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts. Esri converted Census 2000 data into 2010 geography.

## Population Growth (1950–2018)





**554** offices in  
**68** countries on  
**6** continents

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**Exclusive Listing Agent:**

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**ANZ:** 192

**United States:** 153

**Canada:** 34

**Latin America:** 24

**Asia Pacific:** 39

**EMEA:** 112

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**\$3.3** billion in annual revenue

**2** billion square feet under management

**17,000+** professionals and staff



**ABOUT COLLIERS INTERNATIONAL**

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