



**KOHL'S**

BMO Harris Bank  
**T.J. MAXX**  
Petland  
Firestone COMPLETE AUTO CARE  
Jewel Osco  
Walgreens  
SALLY BEAUTY

GMC  
CHRYSLER  
DODGE  
Jeep  
RAM  
MAZDA

NISSAN

Budget

Enterprise

36,897  
VPD

W HIGGINS ROAD

72



GOLF ROAD

58

44,700  
VPD

# 7-ELEVEN

**NEW CONSTRUCTION C-STORE & GAS STATION | RELOCATION SITE**

**SCHAUMBURG, IL**



CAPITAL PACIFIC

# Contact the team

**JOHN ANDREINI**

[jandreini@capitalpacific.com](mailto:jandreini@capitalpacific.com)

PH: 415.274.2715

CA DRE# 01440360

**JUSTIN SHARP**

[jsharp@capitalpacific.com](mailto:jsharp@capitalpacific.com)

PH: 415.274.7392

CA DRE# 01895013

**IN CONJUNCTION WITH  
IL LICENSED BROKER:**

Shai Town Realty Group Inc.

Shai Wolkowicki

PH: 773.382.0591

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.



# Investment Overview



## 7-ELEVEN

800 W GOLF ROAD, SCHAUMBURG, IL 60194

**\$3,272,000**

**PRICE**

**5.00%**

**CAP**

LEASE TYPE:

**Corporate NN\***

LEASE TERM:

**15 YEARS**

LEASABLE SF:

**3,010 SF**

LAND AREA:

**0.54 ACRES**

NOI:

**\$163,600**

*\*Landlord responsible for structure of just the convenience store -- Tenant responsible for all other repairs, maintenance, and replacements*

**Relocation store - proven trade area**

**Brand-new 2020 ground-up construction - latest prototype**

**Hard corner, signalized intersection with tremendous traffic counts of 44,700 VPD**

**Strong demographics - 243K residents and an average HH income over \$109K in a 5-mile radius**

**Nearby national retailers include IKEA, Kohl's, Hobby Lobby, Nordstrom, and Target**

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.





**CAPITAL PACIFIC** is pleased to present the opportunity to acquire 7-Eleven in Schaumburg, IL, one of Chicago's most desirable suburbs. This is a newly constructed, relocation store which features a 15-year corporate net lease with rental increases in the base term and at each option period. The tenant is the largest convenience store chain in the world with over 70,000 stores in 17 countries, including 11,800 in North America.

**THE SUBJECT PROPERTY** features standalone visibility at the signalized, hard corner intersection of Golf Road and N. Salem Drive. The property benefits from daily traffic of over 44,000 VPD passing the store. Golf Road serves as a major retail thoroughfare through Schaumburg with many nearby national tenants driving traffic to the trade area. Schaumburg also benefits from strong residential demographics, boasting a population of over 243,000 residents and average household incomes over \$109,000 in a 5-mile radius.

---

**7-ELEVEN OPERATES 70,000 STORES  
IN 17 COUNTRIES**

# Income & Expense

**PRICE** **\$3,272,000**

Price Per Square Foot: **\$1,087.04**

Capitalization Rate: **5.00%**

Total Rentable Area (SF): **3,010**

Lot Size (AC): **0.54**

## STABILIZED INCOME

Scheduled Rent **\$163,600**

Effective Gross Income **\$163,600**

## LESS PER SF

Common Area **NNN \$0.00**

Taxes **NNN \$0.00**

Insurance **NNN \$0.00**

**NET OPERATING INCOME \$163,600**

## REPRESENTATIVE PHOTO



# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY			
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	
7-Eleven	3,010	1	5	\$163,600	\$13,633	\$163,600	
		6	10		\$14,997	\$179,960	
		11	15		\$16,496	\$197,956	
		Option 1	16		20	\$18,146	\$217,752
		Option 2	21		25	\$19,961	\$239,527
		Option 3	26		30	\$21,957	\$263,479
		Option 4	31		35	\$24,152	\$289,827
<b>TOTALS:</b>				<b>\$163,600</b>	<b>\$13,633</b>	<b>\$163,600</b>	

# Lease Abstract



## RENT

### BASE TERM

DATE RANGE	MONTHLY RENT	ANNUAL RENT
Years 1 - 5	\$13,633	\$163,600
Years 6 - 10	\$14,997	\$179,960
Years 11 - 15	\$16,496	\$197,956

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. Years 16 - 20	\$18,146	\$217,752
#2. Years 21 - 25	\$19,961	\$239,527
#3. Years 26 - 30	\$21,957	\$263,479
#4. Years 31 - 35	\$24,152	\$289,827

## PREMISE & TERM

TENANT	7-Eleven
LEASE SIGNED BY	7-Eleven, Inc.
LEASE TYPE	Corporate NN*
TERM	15 Years
OPTIONS	Four, 5-year options
YEAR RENOVATED	2020
PARKING SPACES	10 Spaces

*\*Landlord responsible for structure of just the convenience store - Tenant responsible for all other repairs, maintenance, and replacements*

## EXPENSES

PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF	Tenant's Responsibility
STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

# Site Plan

**sf**  
3,010  
RENTABLE SF

**ac**  
0.54  
ACRES

**6**  
FUEL PUMPS



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.

# Tenant Overview



## ABOUT 7-ELEVEN

7-Eleven, Inc. is the premier name and largest chain in the convenience retail industry. Based in Irving, Texas, 7-Eleven operates, franchises, or licenses more than 70,000 stores in 17 countries, including 11,800 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, self-service lockers, car washes and other convenient services.

**\$99.7B** | 2018 REVENUE

**S&P CREDIT RATING: AA-**

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.

## 7-ELEVEN TO ADD UP TO 20,000 JOBS IN FACE OF CORONAVIRUS

**March 20, 2020 (CSP News)** Retailer, franchisees hiring more employees to keep stores clean and in-stock.

7-Eleven Inc. said it **expects in the coming months to hire as many as 20,000 new store employees**, either directly or by independent 7-Eleven franchisees, to meet the increased demand for 7-Eleven products and services amid the COVID-19 pandemic.

“7-Eleven is a neighborhood store, and it’s our priority to serve the communities in which we operate during this unprecedented crisis,” said 7-Eleven President and CEO Joe DePinto. “This will provide job opportunities and ensure 7-Eleven stores remain clean and in-stock with the goods our customers need during this critical time.”

7-Eleven also anticipates the new store employee positions will help meet a surge in mobile orders through its 7Now delivery app, which offers delivery of essentials and nonessentials to more than 30 million U.S. households. Store employees will fulfill 7Now delivery orders that include grocery staples, over-the-counter medicine, and more.

7-Eleven is No. 1 on the Top 40 update to CSP’s 2019 Top 202 ranking of U.S. c-store chains by number of retail outlets. CSP will release the complete 2020 list in June.

**Irving, Texas-based 7-Eleven operates, franchises or licenses over 70,000 stores in 17 countries, including 11,800 in North America.**



**REPRESENTATIVE PHOTO**

[READ THE FULL ARTICLE](#)

# Retail Aerial



**KOHL'S**

FedEx Office  
**MART**  
**petco**  
**Office DEPOT**

**T.J. maxx**

**Jewel  
Osco**

*Walgreens*

*Valli*  
INTERNATIONAL FRESH MARKET

**CHRYSLER** **OMC**  
**DODGE** **Mazda**  
**Jeep** **mazda**  
**RAM**

**MIDAS** *Arbys*

**Starbucks**

**DISCOUNT  
TIRE**  
**AutoZone**  
**DUNKIN'  
DONUTS**

**ALDI**

**NISSAN**

**Busy Bee  
CAR WASH**

**DAKSHIN**  
 PITA & JEWELRY &  
 KABOBZ COIN MART  
 WOORY MARKET  
 ORIENTAL FOOD

**Exxon Mobil**

**ACE**  
 The helpful place.  
**SHERWIN  
WILLIAMS.**

**CABINETS  
TO GO**

**TITLEMAX**

*Bae Cleaners*

**Budget**

**7  
ELEVEN**

**SALEM DRIVE**

**36,897  
VPD**

**72**

**W HIGGINS ROAD**

**enterprise**

**meineke**

**58**

**jiffy lube**

**GOLF ROAD**

**44,700  
VPD**

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.

# Surrounding Retail



# Zoomed-In Aerial

**CHICAGO**  
(30 MILES)

## SCHAUMBURG DEMOGRAPHICS

TOTAL	1-MILE	3-MILES	5-MILES
Residential	18,423	97,593	243,658
Average Household Income	\$94,297	\$103,013	\$109,010



**HARPER COLLEGE**

157,100 VPD

193,400 VPD

135,100 VPD

35,800 VPD

**KOHL'S**

36,897 VPD

**PETCO**

**BEST BUY**

RENAISSANCE SCHAUMBURG CONVENTION CENTER

ROOSEVELT UNIVERSITY SCHAUMBURG CAMPUS

**PETSMART**  
Michaels  
OLD NAVY  
Marshalls HomeGoods  
bloomingdales  
five BELOW  
rack  
IKEA

ACADEMY

SCHOOL

ELEMENTARY SCHOOL

HIGH SCHOOL

Office DEPOT

CARDINAL

LEXUS

MINI

BMW

HONDA

VW

KIA

CHEVROLET

macy's furniture gallery

ROOSEVELT UNIVERSITY SCHAUMBURG CAMPUS

WINDHAM

IKEA

ELEMENTARY SCHOOL

53

72

58

GOLF ROAD

DISCOUNT OPTIC

AutoZone

58

GMC

58

GOLF ROAD

PGA TOUR SUPERSTORE  
**ROSS**

58

290

44,700 VPD

TOYOTA

MIDDLE SCHOOL

ELEMENTARY SCHOOL

BMO Harris Bank  
Petland  
**T.J. maxx**  
Firestone COMPLETE AUTO CARE

Walgreens

SALLY BEAUTY  
Jewel Osco

36,000 VPD

BED BATH & BEYOND

HOBBY LOBBY  
HALF PRICE BOOKS

HYATT

WALMART

WALMART

WALMART

WHOLE FOODS

macy's  
NORDSTROM  
JCPenney  
Sears

E HIGGINS ROAD

72

33,400 VPD

52,700 VPD

SCHOOL

HIGH SCHOOL

SPORTS COMPLEX

GOLF COURSE

**TARGET**  
DOLLAR TREE

Crate&Barrel

WALMART

WALMART

WALMART

DICK'S SPORTING GOODS  
AMC THEATRES LOFT

191,200 VPD

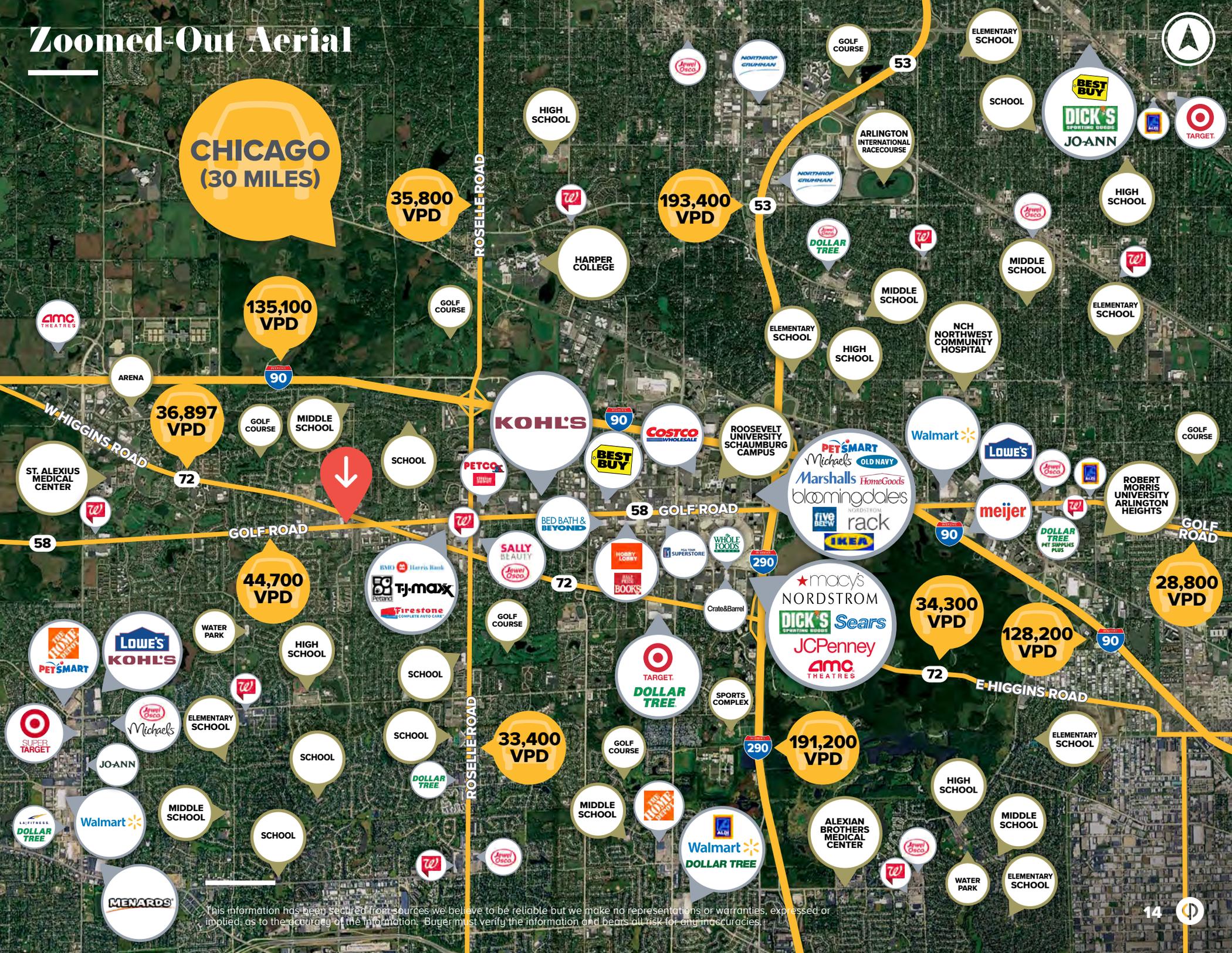
290

13

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.

# Zoomed-Out Aerial

**CHICAGO**  
(30 MILES)



35,800 VPD

193,400 VPD

135,100 VPD

36,897 VPD

44,700 VPD

33,400 VPD

191,200 VPD

34,300 VPD

128,200 VPD

28,800 VPD

**KOHL'S**

**NORDSTROM**

**DICK'S Sporting Goods**

**Sears**

**JCPenney**

**AMC THEATRES**

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.

# Demographics



## POPULATION

	1-MILE	3-MILE	5-MILES
2010	18,578	97,839	244,944
2019	18,423	97,593	243,658



## 2019 HH INCOME

	1-MILE	3-MILE	5-MILES
Average	\$94,297	\$103,013	\$109,010

## FORTUNE 500 COMPANIES IN CHICAGO

EMPLOYER	# OF EMPLOYEES
United Airlines	90,600
JLL	77,300
Aon	49,800
Hyatt Hotels	45,000
RRD	44,360



**THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$109K**

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.

# SCHAUMBURG, ILLINOIS



### DOWNTOWN CHICAGO

**SCHAUMBURG**, located just 30 miles outside Chicago and about 11 miles west of O'Hare International Airport, is the premier suburban business destination in Illinois. In the past 50 years with vision and thoughtful planning, Schaumburg has transformed from a small farming community into a thriving economic center that is home to more business in Illinois than any other community outside of Chicago. The village's businesses provide support to the community's 74,000 residents, 80,000 employees, and the northwest suburbs by offering professional and high-quality services and goods.

**CHICAGO** is the third most populous city in the U.S. and the most populous city in the American Midwest, located on the western shores of Lake Michigan. The city is an international hub for finance, commerce, telecommunications, and transportation. Chicago is home to world-class shopping, 8 major league sports teams, over 8,300 acres of green spaces, and a variety of cultural and historical attractions, including world famous museums.

**CHICAGOLAND**, the Chicago metropolitan area, extends into Indiana and Wisconsin and is one of the largest economic centers in the world boasting a population of 9.5 million, 4.5 million jobs, and a \$500 billion economy. There are over 160 company headquarters, 30 Fortune 500 headquarters, 12 Fortune Global 500 and 10 Financial Times Global 500 companies. It is a hub for agribusiness, life sciences and manufacturing.

**9.5 MILLION**



**CHICAGO MSA  
POPULATION  
(ESTIMATED)**

# Contact us.

---

**JOHN ANDREINI**

[jandreini@capitalpacific.com](mailto:jandreini@capitalpacific.com)

PH: 415.274.2715

CA DRE# 01440360

**JUSTIN SHARP**

[jsharp@capitalpacific.com](mailto:jsharp@capitalpacific.com)

PH: 415.274.7392

CA DRE# 01895013

**IN CONJUNCTION WITH  
IL LICENSED BROKER:**

Shai Town Realty Group Inc.

Shai Wolkowicki

PH: 773.382.0591

[CAPITALPACIFIC.COM](http://CAPITALPACIFIC.COM)

---

**CAPITAL PACIFIC COLLABORATES.  
CLICK HERE TO MEET OUR  
SAN FRANCISCO TEAM.**



**CAPITAL PACIFIC**

Copyright © 2020 Capital Pacific Partners

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.