

JAMESCAPITAL
ADVISORS



7-ELEVEN

11075 W. OLYMPIC BLVD, LOS ANGELES, CA 90064

MARKETING PACKAGE

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CONTACT INFORMATION



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INVESTMENT SUMMARY

Tenant	7-Eleven
Street Address	11075 W. Olympic Blvd
City	Los Angeles
State	CA
Zip	90064
GLA	3,400 SF
Lot Size	0.34 AC
Year Built	1978

\$ \$6,676,767
LIST PRICE

% 3.00%
CAP RATE

\$ \$200,303
NET OPERATING INCOME

Price / SF \$1,963.75



Absolute Triple-Net (NNN) Investment - The tenant operates an Absolute Triple-Net (NNN) lease, under which tenant is fully responsible for real estate taxes, insurance, maintenance & repairs (including roof & structure).

Ample Rent Growth - 11% Increase in 2023 - The lease will feature a 11% rental increase in 2023, along with additional increases every 5-years, providing the landlord with the benefit of a strong hedge against inflation.

High Store Sales - 90% Above Brand AUV - This location produced over \$2.7M in annual sales for the period ending December 2019, 93% above the national store average of \$1.4M.

Recession Resistant and Pandemic Proof Tenant - While many businesses have been forced into bankruptcy during recessions, 7-Eleven has prevailed during their 90+ years in business. They recently announced that they are looking to hire 20,000 additional employees in order to meet increased demand during COVID-19.

Corporate Guarantee - The lease is fully backed by 7 Eleven, Inc, a subsidiary of Seven & I Holdings Co. which produced over \$113 billion in revenue fiscal year ending in 2/28/2019.

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	1/1/2009
Lease Expiration	12/31/2023
Term Remaining	3.5+ Years
Increases	11% Every 5 Years
Options	Three (3), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	7-Eleven, Inc
Ownership	Public
Years in Business	93
Number of Locations	70,000+



Hard-Corner Location on High Traffic Thoroughfare - This asset is located on the hard corner of W. Olympic Blvd and S. Sepulveda Blvd, with total traffic counts exceeding 59,440 vehicles passing daily.

2nd Largest City Nationwide - The City of Los Angeles is the second-largest metropolitan area in the United States with a total population of nearly four million people in 2018.

Strong Tenant Commitment - 7-Eleven has occupied this site since 2009 and has additional options to extend their tenancy until 12/31/2038.

Conservative Rent-to-Sales Ratio - The subject property has a rent-to-sales of 7%, providing the landlord with a well grounded and sound cash-flow.

Globally Recognized Brand - 7-Eleven was founded in 1927 and is today headquartered in Dallas, TX with a total of 70,000+ stores present in 17 countries internationally.

RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 12/31/2023	Base Term	\$200,303.00	\$16,691.92	-	3.00%
1/1/2024 - 12/31/2028	1st Option	\$222,336.33	\$18,528.03	11%	3.33%
1/1/2029 - 12/31/2033	2nd Option	\$246,793.33	\$20,566.11	11%	3.70%
1/1/2034 - 12/31/2038	3rd Option	\$273,940.59	\$22,828.38	11%	4.10%



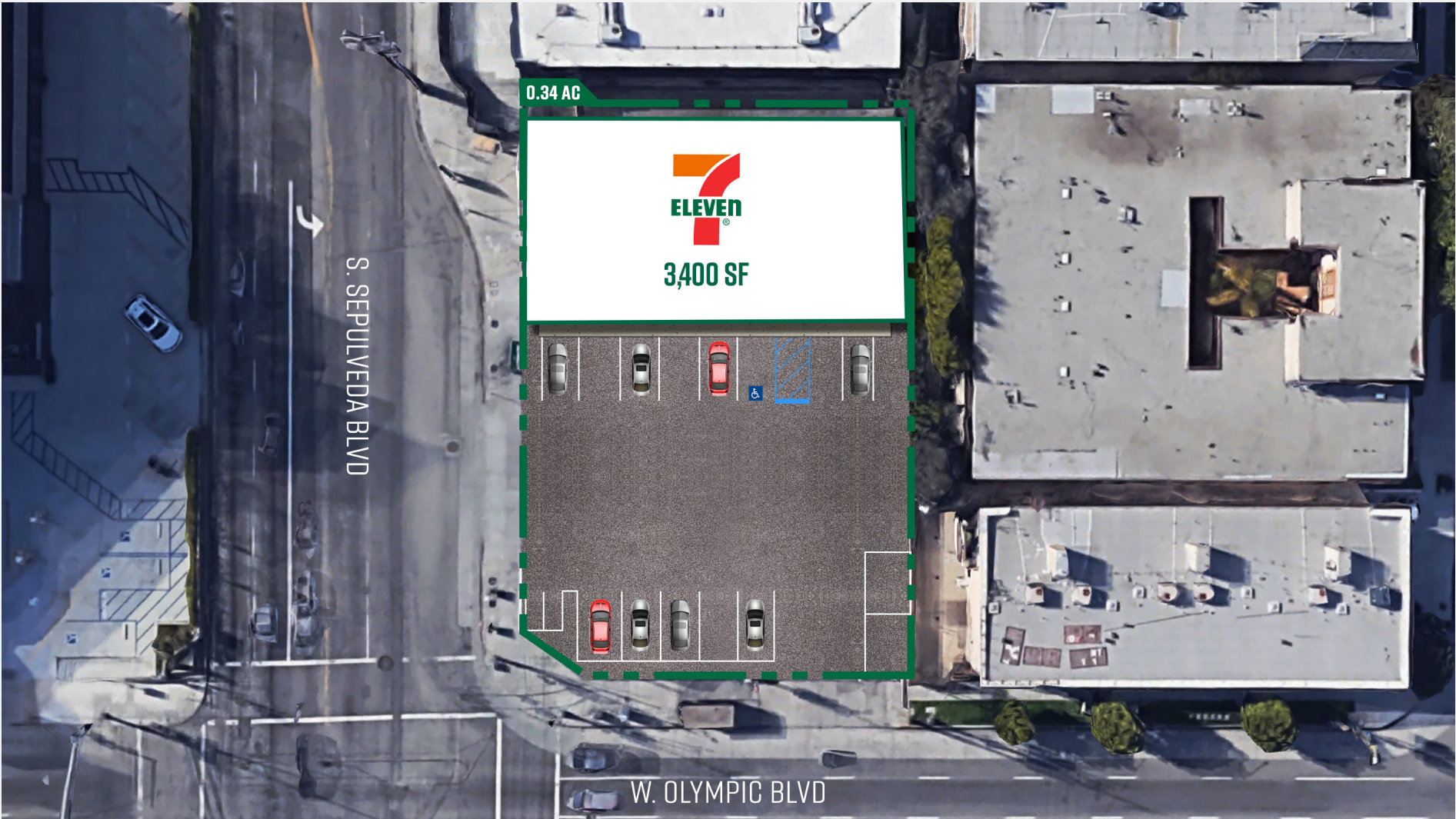
7-ELEVEN
RETAIL AERIAL



7-ELEVEN
RETAIL AERIAL



SITE PLAN



ABOUT THE BRAND

7-Eleven

7-Eleven is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 70,000+ stores in 17 countries as of January, 2020. 7-Eleven is a brand that's recognized worldwide. They have made a reputable name for themselves in the franchise business and are consistently ranked as a top-five franchisor. 7-Eleven stores are extended-hour retail convenience stores that emphasize convenience to the guest and provide a broad array of products, including many not traditionally available in convenience stores, to meet the changing needs of guests.

These products include an assortment of high-quality fresh food, hot food and proprietary beverage offerings, and private brand items. 7-Eleven stores are generally open every day of the year, with the vast majority open 24 hours a day, and are located in neighborhood areas, on main thoroughfares, in shopping centers, or on other sites where they are easily accessible and have parking facilities for quick in-and-out shopping.



Seven & I Holdings Co.

Seven & I Holdings Co., Ltd is a Japanese diversified retail group headquartered in Nibancho, Chiyoda, Tokyo, Japan. Seven & I Holdings Co. was established on September 1, 2005 as the parent company of the 7-Eleven Japan chain of convenience stores. Seven & I Holdings covers a globally unrivaled, diverse range of business categories, including convenience stores, superstores, department stores, specialty stores, and financial services and have a global network of stores with approximately 64 million customer visiting their stores a day.



70,000+
NUMBER OF LOCATIONS



113 Billion
2019 REVENUE



AA-
S&P Credit Rating



278
FORBES RANKING

LOCATION OVERVIEW

Westwood

Home to the University of California, Los Angeles, Westwood is anchored by Wilshire Blvd and its high-rise residential towers, Westwood is located in the middle of several affluent neighborhoods including Bel Air to the north, Beverly Hills to the east, Century City to the south, and both Brentwood and Santa Monica to the west.

The atmosphere of Westwood is a mix of student enthusiasm and business-oriented lifestyles, which accounts for much of its charm. The area includes all of the UCLA campus and offers a great variety of activities from great shopping and dining to a vibrant cultural life. Westwood is also home to the Fowler Museum at UCLA where you can explore art and culture from around the world from ancient to modern times, as well as The Hammer Museum at UCLA, a progressive cultural center featuring dynamic exhibitions and programs, including lectures, film series, readings, and musical performances. From busy professionals to recent grads who all embrace a relaxed lifestyle in an urban hotspot, Westwood is the perfect sun-soaked home.



Los Angeles

Los Angeles is second most populous city and metropolitan area (after New York City) in the United States. The city sprawls across a broad coastal plain situated between mountains and the Pacific Ocean; the much larger Los Angeles county, which encompasses the city, contains some 90 other incorporated cities, including Beverly Hills, Pasadena, and Long Beach.

The City of Los Angeles holds many distinctions. Los Angeles is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. For more than a century it has been indelibly associated with a benign climate, extensive leisure, and outdoor recreation, as well as the special aura of celebrity associated with Hollywood. Los Angeles is the perfect mix of both business and pleasure for those who want to work hard and play even harder.

POINTS OF INTEREST

1. UCLA

410 Charles E. Young Dr E, Los Angeles, CA 90024

2.6 MILES FROM SUBJECT PROPERTY

2. The Getty

1200 Getty Center Dr, Los Angeles, CA 90049

4.1 MILES FROM SUBJECT PROPERTY

3. LACMA

5905 Wilshire Blvd, Los Angeles, CA 90036

5.4 MILES FROM SUBJECT PROPERTY

4. Rodeo Drive

421 N. Rodeo Dr, Beverly Hills, CA 90210

3.1 MILES FROM SUBJECT PROPERTY

5. Santa Monica Pier

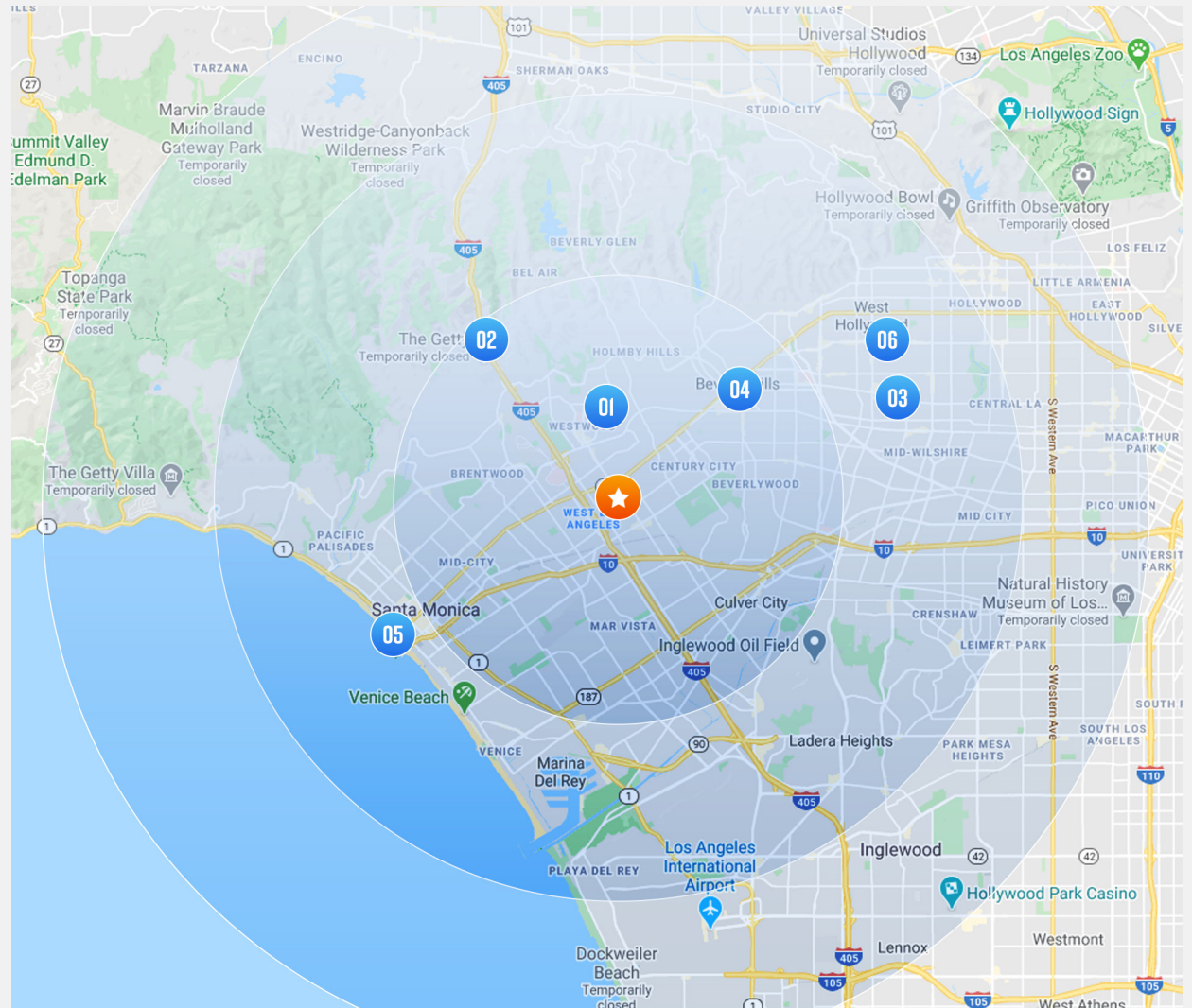
200 Santa Monica Pier, Santa Monica, CA 90401

4.6 MILES FROM SUBJECT PROPERTY

6. The Grove

189 The Grove Dr, Los Angeles, CA 90036

5.9 MILES FROM SUBJECT PROPERTY



POINTS OF INTEREST



01

UCLA

THIS PUBLIC UNIVERSITY HAS OVER 31,500 ENROLLED STUDENTS, ANNUALLY.



02

THE GETTY

WORLD FAMOUS MUSEUM KNOWN FOR ITS ARCHITECTURE & COLLECTION OF ART.



03

LACMA

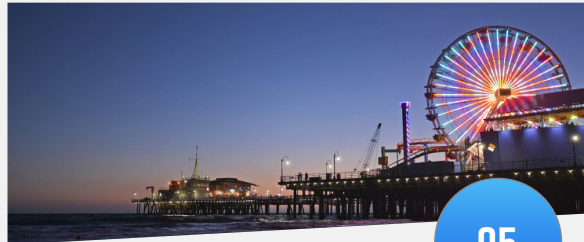
THIS 20-ACRE CAMPUS HAS A DIVERSE COLLECTION SPANNING ACROSS HISTORY.



04

RODEO DRIVE

THIS STREET IS COMPROMISED WITH MORE THAN 100 WORLD-RENOWENED STORES.



05

SANTA MONICA PIER

THIS LARGE DOUBLE-JOINTED PIER CONTAINS A SMALL AMUSEMENT PARK.



06

THE GROVE

THE GROVE IS A GORGEOUS RETAIL AND ENTERTAINMENT COMPLEX.

7-ELEVEN

DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	40,048	322,350	655,093
2020 Estimate	39,525	319,826	650,707
2010 Census	35,865	299,106	612,785
Growth '20 - '25	1.32%	0.79%	0.67%
Growth '10 - '20	10.20%	6.93%	6.19%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	18,787	143,524	299,484
2020 Estimate	18,593	142,698	298,007
2010 Census	17,163	135,205	283,659
Growth '20 - '25	1.04%	0.58%	0.50%
Growth '10 - '20	8.33%	5.54%	5.06%
Average Income	\$121,555	\$122,044	\$127,019
Median Income	\$92,885	\$90,773	\$94,625

DEVELOPMENTS

Five-Story, 154-Unit Mixed-Use Complex

The project, located at the intersection of Santa Monica Boulevard and Granville Avenue (1.5 miles from the subject property), will consist of a five-story edifice featuring 154 apartments atop 16,600 square feet of ground-floor retail space and subterranean parking. The mixed-use development is the final component of a multi-phase development from CIM Group totaling 338 apartments. Plans call for a mix of studio, one-, two-, and three-bedroom dwellings, as well as amenities such as a co-working space, a community lounge, a pool deck, and a gym.

**\$1.3-Billion Grant for Purple Line Extension**

The U.S. Department of Transportation will issue a \$1.3 billion grant to Metro for the final phase of the Purple Line subway extension. The final phase of the extension will connect Century City and Westwood. The funding agreement will cover more than one third the \$3.6-billion price tag for the third section of the Purple Line extension, which will span roughly 2.5 miles between Century City and the Veterans Administration Campus in Westwood.



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