



## MEMORANDUM OF OFFERING

**7-ELEVEN**

S&P: AA-

**\$7,500,000 | 4.00% CAP**

1610 Fairgrounds Drive, Vallejo, CA 94589

Exclusively Listed By:

**Francy N. Amidi**

Broker - Owner

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**408.835.3552**



# CONFIDENTIALITY AND DISCLAIMER

7-ELEVEN | 1610 Fairgrounds Drive, Vallejo, CA 94589

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## SILICON VALLEY PROPERTIES & INVESTMENTS

### CONTACT FOR DETAILS

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Tenant: **7-Eleven, Inc.** The Irving, Texas based C-Store Chains' brand is recognized world wide. It operates in 18 countries and employs over 45,000 people. Founded in 1927 it is S&P AA- rated. It is the largest chain store operator worldwide with over 67,000+ stores.

# INVESTMENT HIGHLIGHTS (YEAR 1-5)

**7-ELEVEN** | 1610 Fairgrounds Drive, Vallejo, CA 94589

## 7,500,000 | 4.00% CAP

**\$300,000**  
ANNUAL RENT YEAR 1-5

**±4,466 SF**  
BUILDING AREA

**±0.87 ACRES**  
LAND AREA

**2010**  
YEAR BUILD

**100%**  
OCCUPANCY

**NNN LEASE**  
LEASE TYPE

### Overview

- **Tenant: 7-Eleven Inc.**
- Brand New 15 Year Lease
- 10% increase Every Five Years
- Three Five (5) Year options
- Free Standing Building
- Single Tenant
- Prime Location off of highway 80 & major thoroughfare /Fairgrounds Dr.
- Walking Distance to National Theme Park Six Flags Discovery Kingdom

### **Silicon Valley Properties & Investments**

is Pleased to present This Unique Opportunity to acquire a Lease Investment with S&P AA- rating, in an excellent Location, in Vallejo, CA in the North Bay region of the San Francisco Bay Area in Northern California, Prime Location, just 1.8 Miles from Six Flags Discovery Kingdom, with the Nationally Credited and worlds largest Retailer 7-Eleven, Inc.

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# TENANT OVERVIEW

**7-ELEVEN** | 1610 Fairgrounds Drive, Vallejo, CA 94589



**7-ELEVEN** (7-eleven.com)  
LESSEE 7-ELEVEN, INC.

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holding Co. of Japan. The US chain has its headquarter in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. Stores typically vary in size from 2400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No. 2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

Worlds Largest Retailer

➔ **\$5.1B**  
REVENUE

➔ **S&P: AA-**  
CREDIT RATING

➔ **67,000+**  
LOCATION

➔ **18 COUNTRIES**  
WORLDWIDE



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# IN THE NEWS

**7-ELEVEN** | 1610 Fairgrounds Drive, Vallejo, CA 94589

FILE PHOTO

## POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (Cstore Decisions)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store

President and CEO Joe DePinto shares with Convenience Store Decisions how a ***customer-obsessed culture is propelling the world's largest convenience retailer*** forward.

opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North American, making it the largest convenience retailer in the world.

President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry going forward.

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# NEARBY ATTRACTION

**7-ELEVEN** | 1610 Fairgrounds Drive, Vallejo, CA 94589



## SIX FLAGS DISCOVERY KINGDOM

1.8 Miles, few blocks from current location

Six Flags Discovery Kingdom- The Northern California's award-winning theme and animal park, featuring the biggest, most thrilling attractions in the San Francisco/Sacramento area is within walking distance to the subject site.

Approx. 1.8 miles from the subject site, Six Flags Discovery Kingdom is a 135-acre animal theme park located in Vallejo, California, off of Interstate 80 between San Francisco and Sacramento. The park includes a variety of roller coasters and other amusement ride.

Six Flags Discovery Kingdom, is known to be the Thrill Capital of Northern California, and is the home of the most coaster in Northern California. A leader thrills, Six Flags continues to raise the bar to deliver the most unique and innovative experience in the industry, according to its President Don McCoy.

### Hotels near the six Flags Discovery Kingdom and the Subject Site Include:

- (0.50 mi) Hampton Inn Vallejo
- (3.20 mi) Holiday Inn Express & Suites Napa Valley - American Canyon
- (0.31 mi) Courtyard Vallejo Napa Valley
- (2.89 mi) Fairfield Inn & Suites Napa American Canyon
- (2.73 mi) DoubleTree by Hilton Hotel & Spa Napa Valley  
- American Canyon

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FILE PHOTO



# LEASE OVERVIEW

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<b>Initial Lease Term</b>	15-Years
<b>Rent Commencement</b>	TBD (2020)
<b>Lease Expiration</b>	TBD (2035)
<b>Lease Type</b>	NNN
<b>Rent Increases</b>	10% Every 5-Years



<b>Period:</b>	<b>Term</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Increase</b>	<b>Cap Rate</b>
Annual Rent	Years 1-5 (Initial Term)	\$300,000	\$25,000		4.0%
Annual Rent	Years 6-10 (Initial Term)	\$330,000	\$27,500	10%	4.4%
Annual Rent	Years 11-15 (Initial Term)	\$363,000	\$30,250	10%	4.8%
Annual Rent	Yrs 16-20 (First extended Term)	\$399,300	\$33,275	10%	5.3%
Annual Rent	Yrs. 21-25 (Second extended Term)	\$439,230	\$36,602.50	10%	5.9%
Annual Rent	Yrs. 16-30 (Third extended Term)	\$483,153	\$40,262.75	10%	6.44%

The information has been obtained from sources we believe to be reliable but we make no representation or warranties, expressed or implied as to the accuracy of the information contained herein, and in this offering memorandum. Buyer must conduct it's due diligence and verify all the information and shall bear all the risk for any inaccuracies.

FILE PHOTO





# RETAIL AERIAL

7-ELEVEN | 1610 Fairgrounds Drive, Vallejo, CA 94589





# SITE OVERVIEW

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**2010**  
YEAR BUILT

**±4,466 SF**  
BUILDING AREA

**±0.87 ACRES**  
LAND AREA

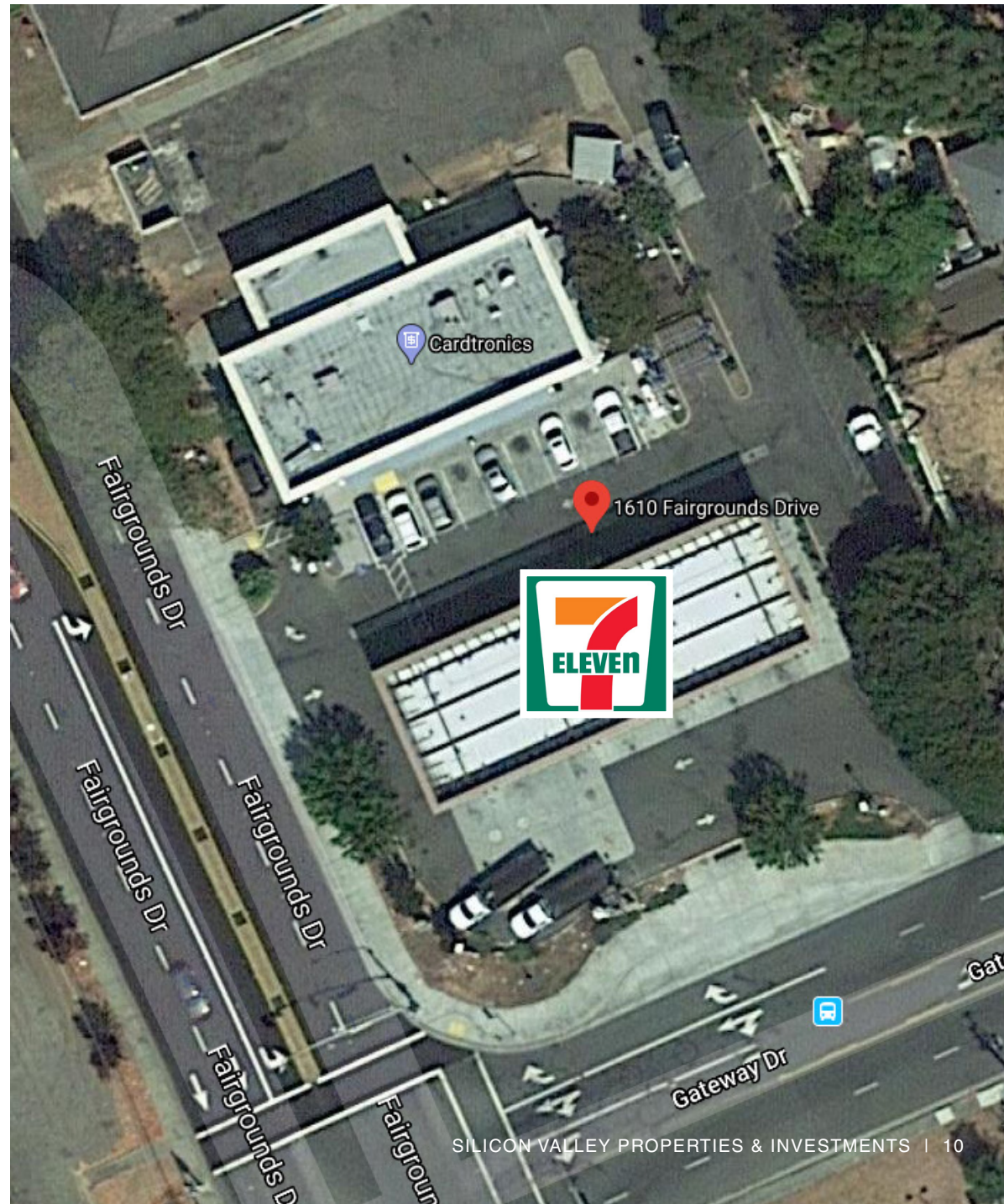
- On Major thoroughfare: Fairgrounds Dr.
- In the Vicinity of Solano County Fairgrounds
- Located on the main connector out of Vallejo to interstate 80
- Near six Flags with 32,000 Average daily traffic count

## NEIGHBORING RETAILERS

- Six Flags Discovery Kingdom
- Sutter Home Medical Center
- Olive Garden Italian Kitchen
- Courtyard by Marriott
- Starbucks
- Costco
- and More...
- Home Depot
- Lowes
- McDonalds
- Chick-Fil A
- Popeyes

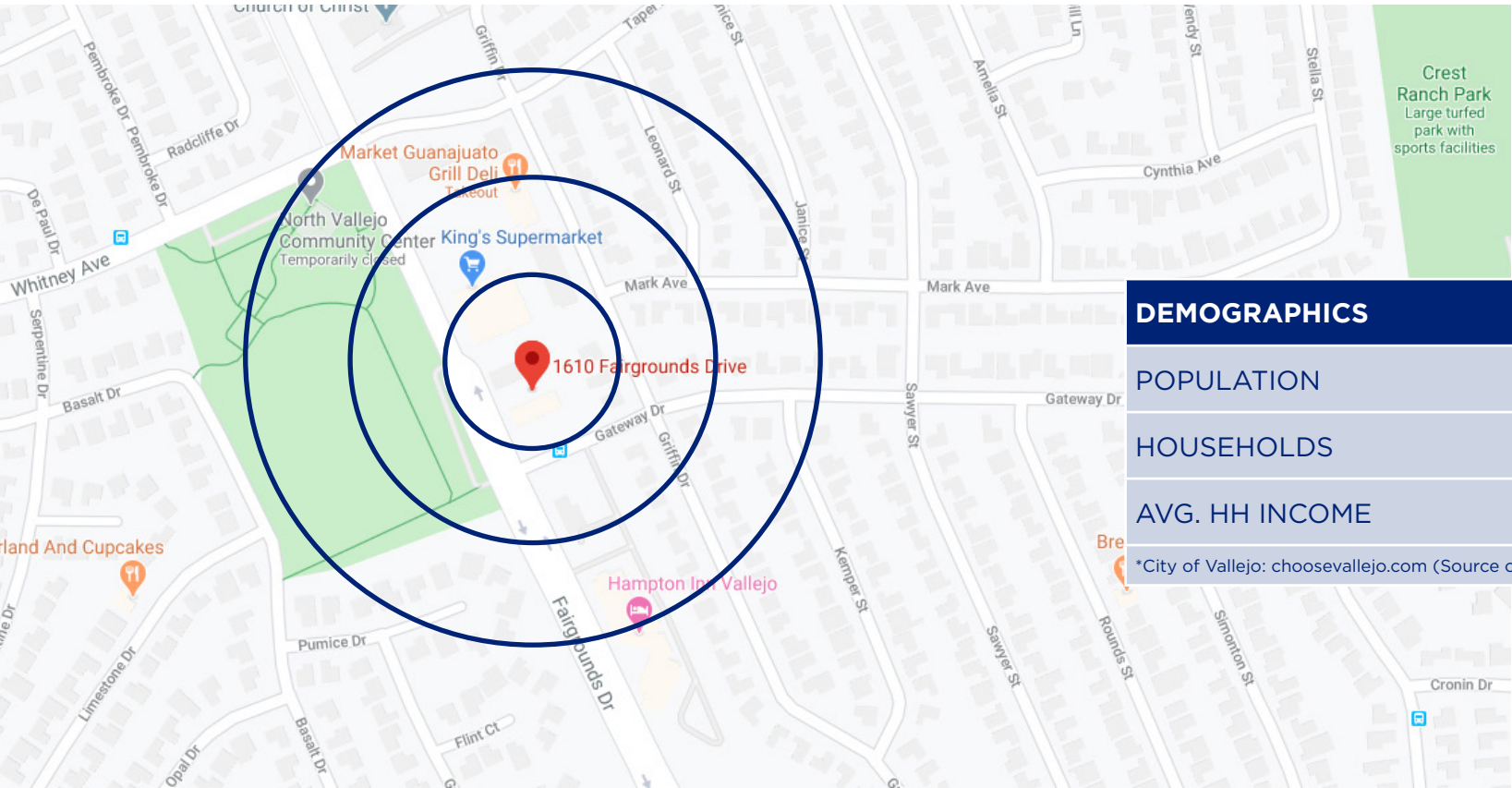
**Additionally surrounded by established residential housing**

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# LOCATION OVERVIEW

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DEMOGRAPHICS	
POPULATION	122,994
HOUSEHOLDS	43,055
AVG. HH INCOME	\$91,193
*City of Vallejo: choosevallejo.com (Source of Data)	

## ECONOMIC DRIVER'S & MAJOR EMPLOYERS IN VALLEJO

- Kaiser Permanente Medical Center

➤ Vallejo Unified School District

➤ Six Flags Marine World

➤ Kaiser Permanente Call Center

➤ City of Vallejo
- Sutter Solano Medical Center

➤ U.S. Forest Service

➤ California Highway Patrol Regional Office

➤ California Maritime Academy

➤ U.S. Postal Service
- Touro University Osteopathic Medicine

➤ Jeffco/ABC/FBC Paint Company

➤ XKT Corporation

➤ Meyers Corporation

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# LOCATION OVERVIEW

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**VALLEJO**  
**CALIFORNIA**

**122,994**  
POPULATION

**\$91,193**  
MEDIAN HOUSEHOLD INCOME

**California** has the largest economy of any US State and 5th largest economy in the world.

**Vallejo, California:** dates back to 1835. Vallejo is Solano County's most diverse city as well as one of the nation's. Vallejo is located at the northeastern edge of the San Francisco Bay Region. It is within easy commute distance of major employment centers such as San Francisco, Oakland-Berkeley, as well as Walnut Creek/Concord and the Tri-Vallejo area, and within acceptable commute range of the State Capitol of Sacramento. Being within close proximity to the San Francisco and Sacramento metropolitan areas and having accessible transportation, Vallejo is seeing a growing population and a growing economy.

**Vallejo** is home to Six Flags Discovery Kingdom, a huge amusement park with high-speed roller coasters. The Vallejo Naval and Historical Museum explores the history of the city and the U.S. naval base at Mare Island. The ornate 1911 Empress Theatre hosts concerts and films. Trail-lined Benicia State Recreation Area covers grassy hillsides and rugged beaches.

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# SILICON VALLEY PROPERTIES & INVESTMENTS

*CALL FOR ADDITIONAL INFORMATION*



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