




7-ELEVEN

S&P: AA-

\$5,094,000 | 4.65% CAP

6777 Westwood Boulevard, Orlando, FL 32821

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ Orlando #1 in Country for Job Growth (Bureau of Labor Statistics)
- ✓ #4 Fastest-Growing U.S. Metro (Forbes)
- ✓ 1-Block from SeaWorld Orlando (4.6 million annual visitors)
- ✓ Strategically located near many hotels and attractions
- ✓ Easily accessible from I-4 & 528

A photograph of a 7-Eleven gas station at night. The station features a large canopy with illuminated 7-Eleven signs. Several gas pumps are visible, each with a 7-Eleven logo. A white SUV is parked in the foreground, and the store's entrance is visible in the background.

7-Eleven, Inc the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA

\$5,094,000 | 4.65% CAP



\$236,887

NOI



±3,454 SF

BUILDING AREA



±1.56 ACRES

LAND AREA



2020

YR BUILT / RENOVATED



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **SeaWorld Orlando is walking distance from the subject 7-Eleven.** SeaWorld Orlando has an estimated capacity of 16,000 and sees approximately 4.6 million annual visitors.
- ✓ **Located on Westwood Boulevard, strategically located** near many hotels and area attractions with easy access to I-4 and 528.
- ✓ **Other big attractions located minutes from the subject 7-Eleven** include Aquatica Orlando, Discovery Cove and Sesame Street Land at SeaWorld.
- ✓ **Orlando International Airport is located less than 9-miles away from the subject property.** Orlando International Airport sees approximately 50 million annual passengers.
- ✓ **Orange County Convention Center is located within 1-mile of the subject property.** The Orange County Convention Center is the primary public convention center for the Central Florida Region and the second largest convention center in the United States.

SECURE

NET LEASE

CONTACT FOR DETAILS

RUSSELL SMITH

VICE PRESIDENT

(214) 915-8890

rsmith@securenetlease.com

BOB MOORHEAD

MANAGING PARTNER

(214) 522-7200

bob@securenetlease.com

FL BROKER OF RECORD:

STEPHEN J. NOYOLA

Commercial Property Ventures, Inc.

License # BK3051175

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

7-ELEVEN | ORLANDO, FLORIDA



\$5.1B

REVENUE

S&P : AA-

CREDIT RATING

67,000+

LOCATIONS

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 Holdings Co. of Japan. The US chain has its headquarters 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 2,400 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.

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

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

"Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the 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 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 America, making it the largest convenience retailer in the world.

HOW 7-ELEVEN USES TECH TO STAY AHEAD OF ITS COMPETITION

David Zax, January 15, 2018 (Entrepreneur)

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.

Ninety-one years later, the brand is still eager to experiment. "In this digital age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.

But 7-Eleven's experiments aren't limited to whiz-bang ideas. Sometimes the simplest trials are also the most impactful. Local owners are most attuned to the needs of their neighborhood's customers, says DePinto, and the company's "retailer initiative" program allows local owners to customize each store for the neighborhood.



[CLICK HERE TO READ MORE](#)



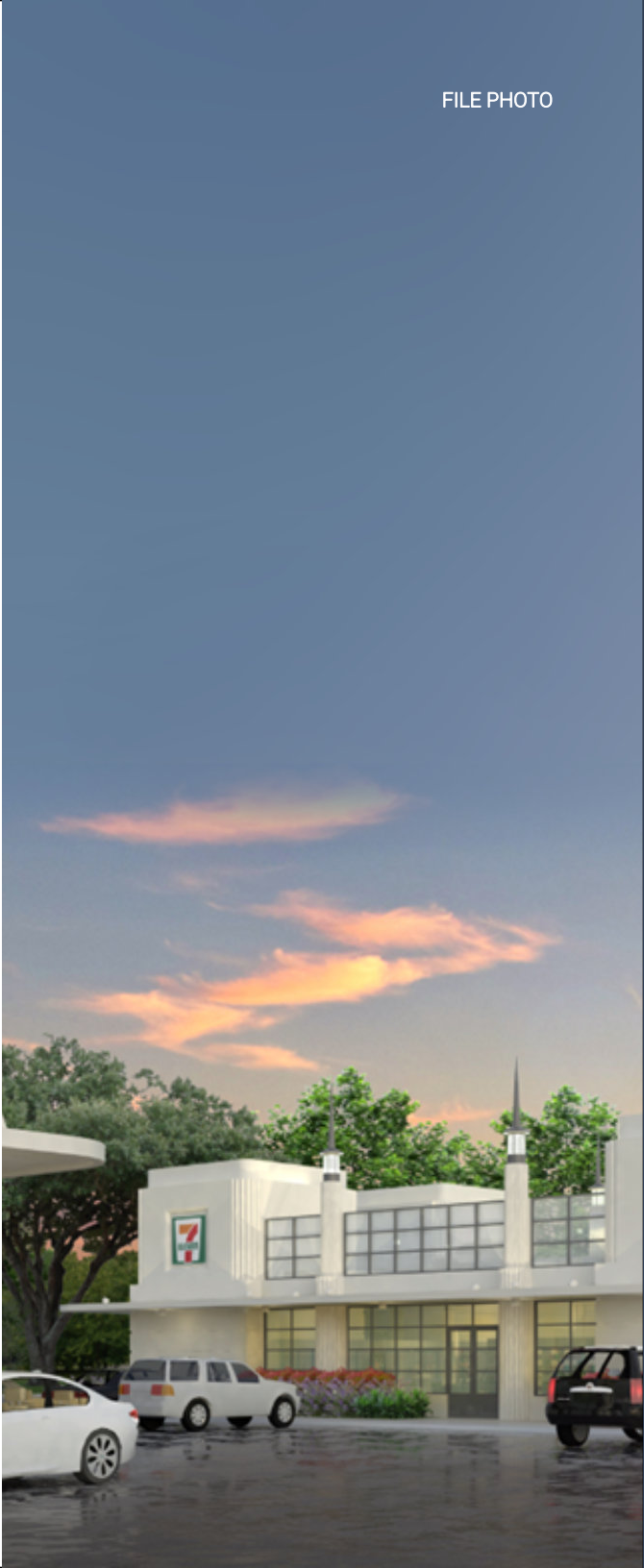
[CLICK HERE TO READ MORE](#)

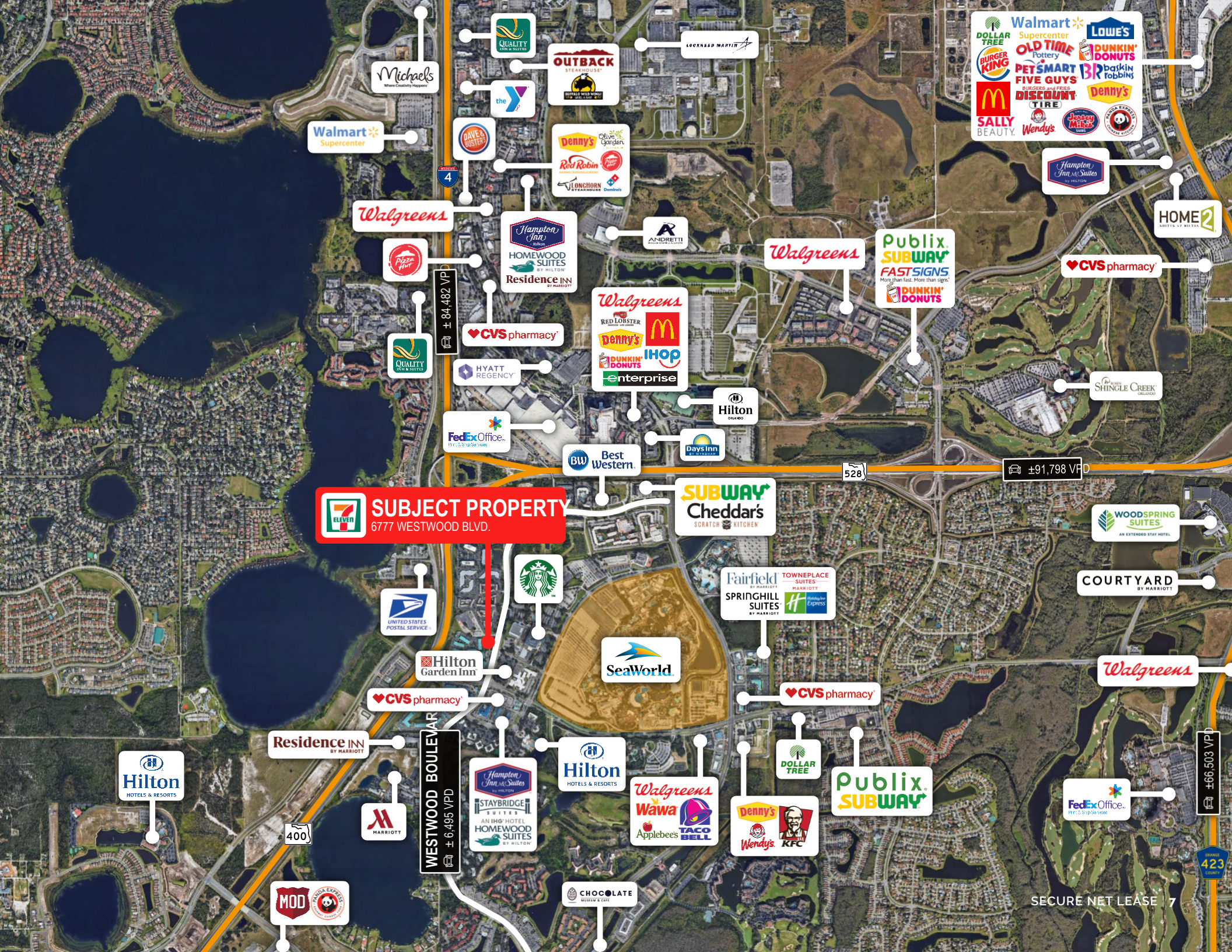
LEASE OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA

INITIAL LEASE TERM	15-Years, with (4) 5-year options
ESTIMATED RENT COMMENCEMENT	August 2020
ESTIMATED LEASE EXPIRATION	August 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5-Years, Including Option Periods
ANNUAL RENT YRS 1-5	\$236,887
ANNUAL RENT YRS 6-10:	\$260,575
ANNUAL RENT YRS 11-15:	\$286,633
OPTION 1	\$315,296
OPTION 2	\$346,826
OPTION 3	\$381,508
OPTION 4	\$419,659

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.





SUBJECT PROPERTY
6777 WESTWOOD BLVD.

SITE OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA



2020

YR BUILT / RENOVATED



±3,454 SF

BUILDING AREA



±1.56 ACRES

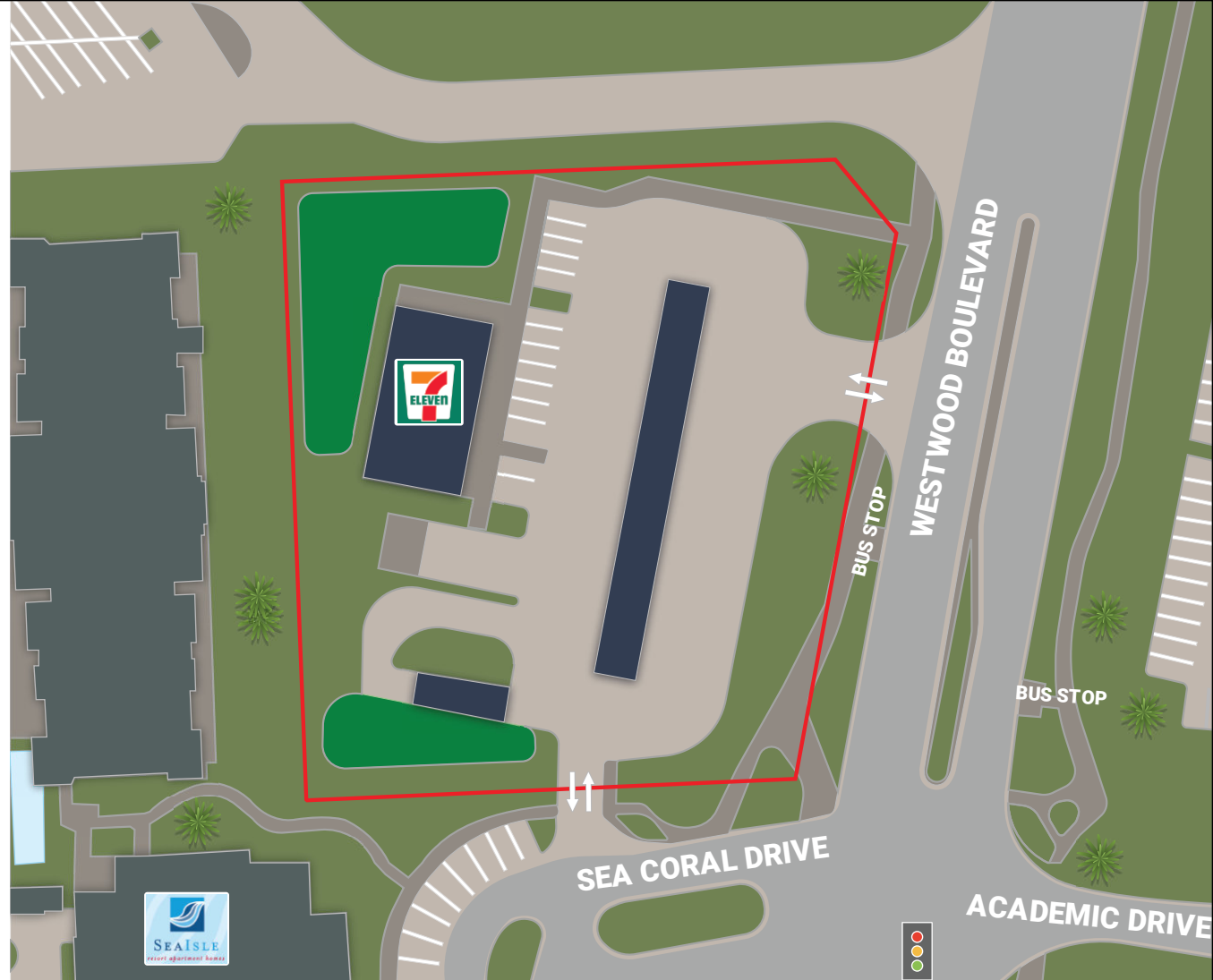
LAND AREA

NEIGHBORING RETAILERS

CVS	7-Eleven
Starbucks	Walgreens
FedEx Office	KFC
Dollar Tree	Publix
Subway	Walmart
Taco Bell	Applebee's
Denny's	Dunkin' Donuts
Pizza Hut	Domino's
Denny's	Wendy's

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.

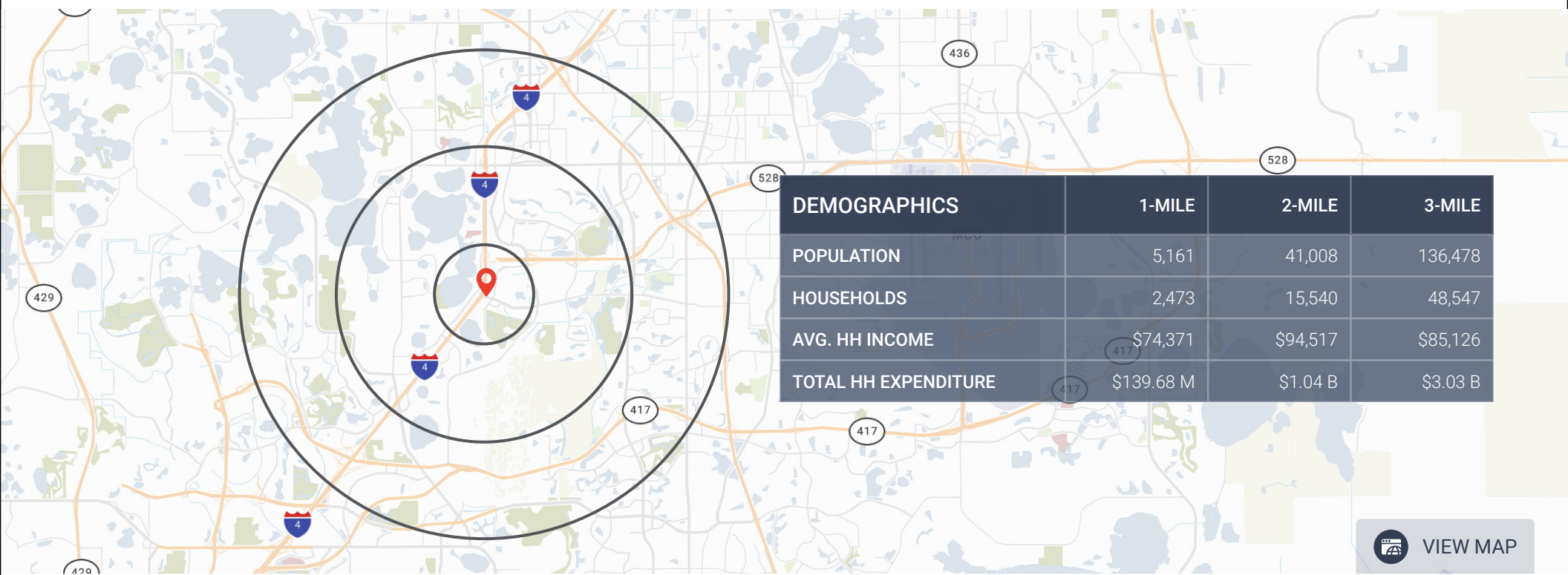
8 | SECURE NET LEASE



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA



 [VIEW MAP](#)

ECONOMIC DRIVER'S (# of Employees in Orlando)

Universal City Travel Partners (5,000)	Twdc Enterprises 18 Corp. (2,900)	Mastercorp Inc. (1,900)
The School District of Osceala County Florida (4,500)	Disney Destinations, LLC (2,500)	Hyatt Hotels of Florida, Inc. (1,800)
Hilton Grand Vacations Club, LLC (4,500)	Lockheed Martin Corporation (2,500)	Rosen 9939, Inc. (1,300)
Orlando Health Inc. (3,800)	Prime Therapeutics LLC (2,000)	Belv Partners LP (1,200)
Universal City Florida Partners (3,200)	Marriott International, Inc. (2,000)	Allied Convention Service, Inc. (1,100)

LOCATION OVERVIEW

7-ELEVEN | ORLANDO, FLORIDA



ORLANDO FLORIDA



285,705
POPULATION



\$51,820
MEDIAN-HOUSEHOLD INCOME

ORLANDO, located in central Florida, is the state's third largest city and home to more than 1.5 million residents. Florida is a right-to-work state with no personal income tax and a business-friendly environment, complete with competitive incentives, making Orlando an ideal place to do business. Orlando offers a talent

Orlando Leads Nation in Job Growth Four Years in a Row – ***The Orlando region is No. 1 in the nation for job growth for the fourth consecutive year.*** According to the Bureau of Labor Statistics, the Orlando-Kissimmee-Sanford metropolitan statistical area (MSA) continued its trajectory as the fastest growing job market in the country for 2018.

pipeline of over 87,000 students from more than 30 post-secondary schools, including the University of Central Florida, the nation's 2nd largest university. The city has year-round moderate weather, easy access to major roadways, 3 international airports, and Port Canaveral - which services cruise and cargo ships.

Orlando continues to grow, and recent projects include the development of the 650-acre health and life sciences park known as Lake Nona Medical City which will create an estimated 30,000 jobs and have a \$7.6 billion impact within the next decade. The city is also home to the 1,027-acre Central Florida Research Park, which has an annual economic impact of \$3.5 billion. Additionally, All Aboard Florida is a 235-mile long high-speed passenger rail system being developed to connect Miami to Orlando.

+5.75%

ANNUAL GROWTH
IN TOTAL EMPLOYEES

160,474

NUMBER OF
EMPLOYEES

ORLANDO NAMED ONE OF BEST PLACES TO LIVE IN AMERICA, REPORT SAYS

Larissa Hamblin, March 7, 2019 (*Click Orlando.com*)

Orlando has been named one of the best American cities to live in, according to a new report. The City Beautiful ranked No. 17 on the 2019 Top 100 Best Places to Live list, and outpaced more than 1,000 cities with populations ranging from 20,000 people to 1 million, according to Livability.com.

The rankings were chosen by an exclusive study led by Livability and Ipsos. More than 1,000 millennials nationwide were surveyed to distinguish what mattered most to them in cities. Affordability and job opportunities were the top responses. The criteria for this year's survey included a new feature: a cap on housing costs. There would be no cities on the Livability list that have a median home value of more than \$250,000.

"The cities on this year's list represent the best of the best when it comes to affordability and opportunity," Livability.com Editor-in-Chief Winona Dimeo-Ediger said. "These 100 cities are not just fantastic places to live in terms of their amenities, education, health care and infrastructure, they are places where young people can build amazing careers and communities."

Although Orlando is known for its close proximity to theme parks, the city ranked on the list for its high scores in economics and demographics. The city's bustling technological scene, growing Puerto Rican population and LGBTQ community presence were among Orlando's standout reasons to be on the list.

Orlando features a wide range of activities away from roller coasters and cartoon characters, including parks, farmers markets, concerts and sporting events. Livability cites the local obsession as watching Orlando Magic games and teeing up at the many golf courses in the area.

Livability described Orlando's climate in its "six words or less" category as "blazing hot summers, deliciously temperate winters." The top industries in the Central Florida city are tourism, aviation/aerospace and advanced manufacturing. The median home value hit \$227,173, which is \$22,827 lower than the list's value cap. Out of the people surveyed, the local dream jobs included a position at a startup company or to become a cast member at Disney World. For an after-work drink, The Courtesies was voted the best place to stop for a unique craft cocktail.



[CLICK HERE TO READ MORE](#)



ORLANDO MSA

7-ELEVEN | ORLANDO, FLORIDA

METRO STATISTICS

TOTAL POPULATION	2,572,962
GDP	\$138 M
NATIONAL ECONOMY RANKING	15th
FORTUNE 500 COMPANIES	19



DeLand
MUNICIPAL AIRPORT

- ✓ 322 Flights/Day
- ✓ Hub for the Sport Aviation Industry



UNIVERSITY OF CENTRAL FLORIDA

- ✓ 68,571 Students
- ✓ Offering More than 220 Degree Programs



AMWAY CENTER
ARENA

- ✓ 20,000 Seating Capacity
- ✓ Home of the NBA's Orlando Magic



CAMPING WORLD
STADIUM

- ✓ 65,000+ Seating Capacity
- ✓ Home venue of the Citrus Bowl and the Camping World Bowl.



UNIVERSAL STUDIOS
ORLANDO

- ✓ 10.1 Million Annual Visitors
- ✓ 6th Most Visited Amusement Park in the U.S.



SeaWorld

- ✓ 4.5 Million Annual Visitors
- ✓ 10th Most Visited Amusement Park in the US

JOKER MARCHANT
STADIUM

- ✓ 44,206 Seating Capacity
- ✓ Home of the Detroit Tigers & the season home of the Flying Tigers.



WALT DISNEY WORLD

- ✓ 52 Million Annual Visitors
- ✓ Most Visited Vacation Resort in the World

SOUTHEASTERN UNIVERSITY

- ✓ 8,759 Students
- ✓ Ranked #92 in Regional Universities South



FLY LAKELAND
INTERNATIONAL AIRPORT

- ✓ 379 Flights/Day
- ✓ 12th Most Secure Airport with 60,000+ Aircraft Movements

KISSIMMEE
GATEWAY AIRPORT

- ✓ 412 Flights/Day
- ✓ Hosts a Variety of General Aviation Aircraft Operations

ORLANDO
EXECUTIVE AIRPORT

- ✓ 300 Flights/Day

ORLANDO
INTERNATIONAL AIRPORT

- ✓ 973 Flights/Day
- ✓ Florida's Busiest Airport
- ✓ 50 Million Passenger Annually

SPECTRUM
STADIUM

- ✓ 44,206 Seating Capacity
- ✓ 25-Acre Open-Air Stadium Offers UCF Football Games & Concessions.



TITUSVILLE-COCOA
AIRPORT AUTH

- ✓ 239 Flights/Day



ORLANDO MELBOURNE
INTERNATIONAL AIRPORT

- ✓ 319 Flights/Day
- ✓ 500,000 Annual Passengers

NEW SMYRNA BEACH
MUNICIPAL AIRPORT

- ✓ 359 Flights/Day
- ✓ 160,000 Annual Aircraft Operations
- ✓ 120 Based Aircraft

ORLANDO SANFORD
INTERNATIONAL AIRPORT

- ✓ 879 Flights/Day
- ✓ 50 Million Passenger Annually

PALM BAY

A1A

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

DALLAS OFFICE

10000 N. Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com