

Representative Photo
-Under Construction-

7-Eleven with Fuel

NNN Leased Investment

9914 NE 117th Ave Vancouver, WA 



\$5,766,000

4.50% CAP RATE | \$259,500 NOI



MAJ COMMERCIAL
REAL ESTATE

Exclusively Marketed By:

Blake D. Federinko

Blake@MAJCRE.com

360.823.5111

Brandi M. Ho

Brandi@MAJCRE.com

360.823.5112

Michael A. Jenkins

Mike@MAJCRE.com

360.823.5102

THIS OFFERING PRESENTS the opportunity to acquire a Single Tenant Net Leased Investment located in Vancouver, WA. The newly developed property, consisting of a convenience store and fueling station, is leased to 7-Eleven Corporate on a new 15-Year NNN Lease. The subject property shares a site with a Starbucks with drive-thru and a 3,000 SF retail building. Some of the businesses surrounding 7-Eleven include, WinCo Foods, Fred Meyer, Lowe's Home Improvement, Dollar Tree, Big Lots, Les Schwab Tire Center and much more. The excellent location provides ideal visibility from NE 117th Ave. 7-Eleven will be featured on the center's large highway monument sign.

Fred Meyer

East Ridge Business Park





LOWE'S

BIG LOTS!  **DOLLAR TREE**

Padden Pkwy
20,000
Vehicles Daily

*Clark
Public
Utilities* 

HWY 503
31,000
Vehicles Daily



7-Eleven



Sherwin-Williams
Starbucks

PRICE | **\$5,766,000**

CAP RATE | **4.50%**

Tenant
7-Eleven

Lease Guarantor
Corporate Guarantee

Year Built
2020

Building Size
3,000^{+/-} SqFt

Land Area
41,343^{+/-} SqFt

MPD's
4

Completion Date
August 2020

Tenant's Right of First Refusal
Yes

Newly Developed

**Center Features Two
Monument Signs**

**15-Year NNN Lease w/ Rent
Increases**

**Located in an Income Tax
Free State**



**GUARANTOR**

7-Eleven Corporate

EXTENDED TERMS

4, 5-Year Options

TERM

15-Year Primary Term

NOI

\$259,500.00

INCREASES

See Enclosed Rent Roll

LEASE TYPE

NNN Lease

TAXES

Tenant Responsible (See Sec. 7 of Lease)

INSURANCE

Tenant Responsible (See Sec. 13 of Lease)

MAINTENANCE

Tenant Responsible (See Sec. 8 of Lease)

UTILITIES

Tenant Responsible (See Sec. 6 of Lease)

TENANT SUMMARY

Website:	7-Eleven
Lease Guarantor:	7-Eleven Corporate
S&P Credit Rating:	AA-
Parent Company:	Seven & Holdings, Ltd.
Number of Locations:	70,000^{+/-}
Headquarters:	Irving, TX
Website:	www.7-Eleven.com

7-Eleven is the world's #1 convenience store with sales of \$89 billion in 2016. Based in Dallas, Texas, 7-Eleven operates, franchises or licenses more than 63,000 stores in 18 countries, including 10,900 in North America. 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 selections of about 2,500 different products and services is tailored to meet the needs and preferences of local customers.

7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treat and every favorites, at an outstanding value. Customers also count on 7-Eleven for payments services, self service lockers and other convenient services.

Term	Monthly Rent	Annual Rent	Years
2020	\$21,625.00	\$259,500.00	1-10
2030	\$23,787.50	\$285,450.00	11-15
1st Option	\$26,166.25	\$313,995.00	16-20
2nd Option	\$28,782.88	\$345,394.56	21-25
3rd Option	\$31,661.17	\$379,934.04	26-30
4th Option	\$34,827.29	\$417,927.48	31-35



Scheduled Income	\$259,500.00
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Less Operating Expenses

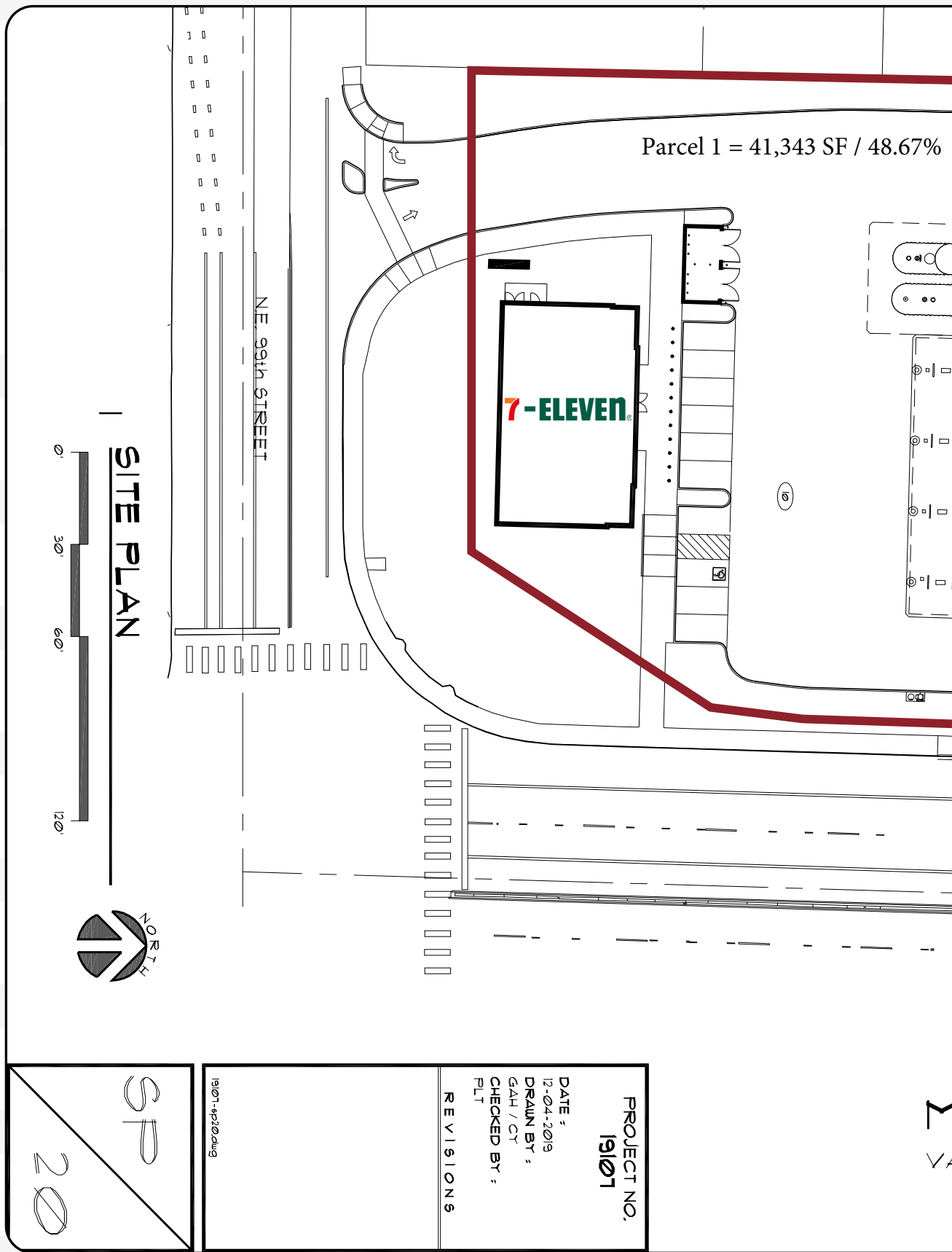
CAMs	TENANT
Property Taxes	TENANT
Insurance	TENANT
Total Expenses	(\$0.00)

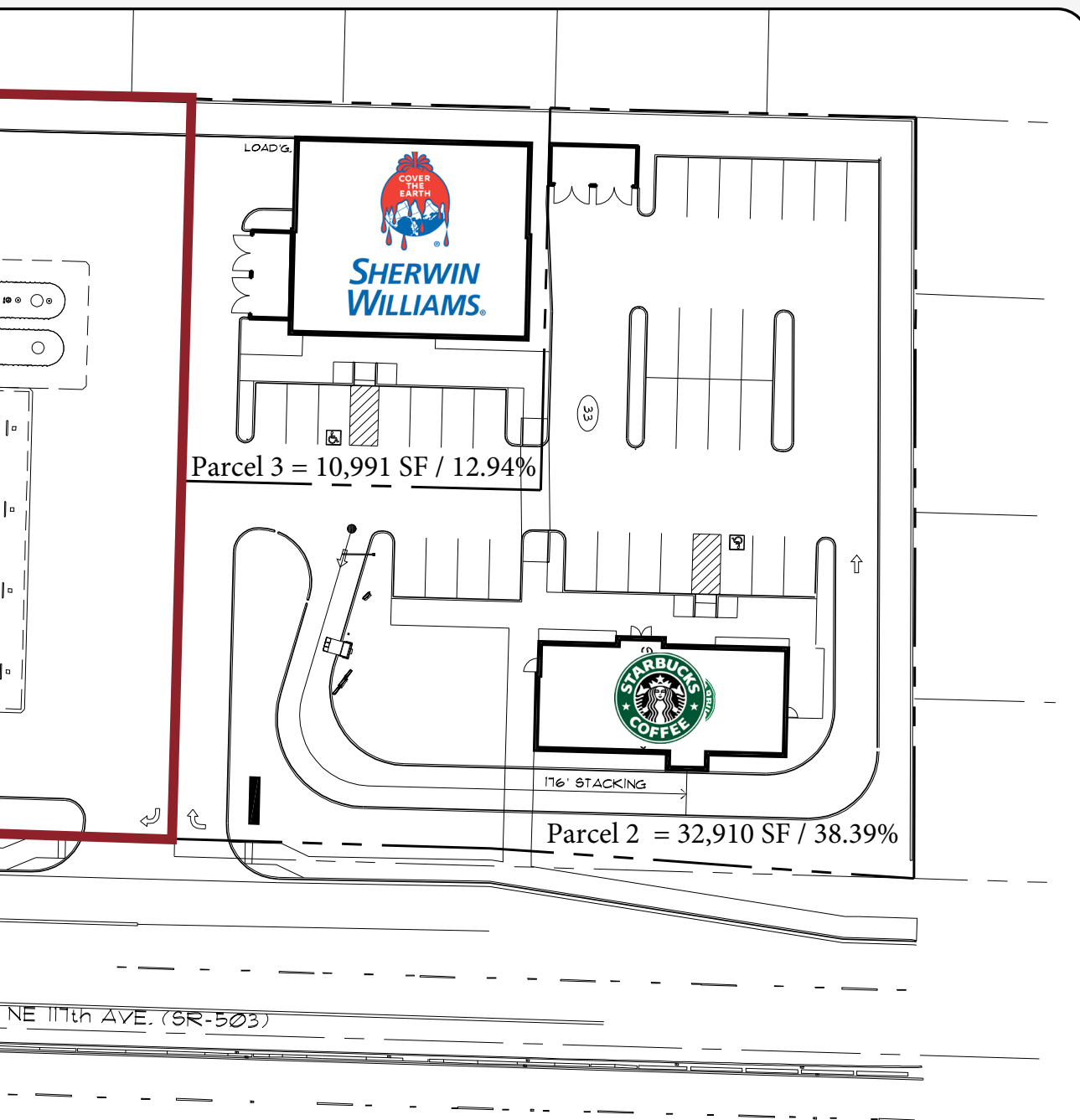
Net Operating Income	\$259,500.00
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Sale Price	\$5,766,000.00
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CAP Rate	4.50%
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MAJ 503 & 99th
 ANCOUVER, WASHINGTON
 MAJ DEVELOPMENT

TILAND /
 SCHMIDT
 ARCHITECTS, P.C.
 3611 S.W. HOOD AVE.
 SUITE 200
 PORTLAND, OR 97239
 (503) 220-8517
 FAX (503) 220-8518



NORTH ELEVATION



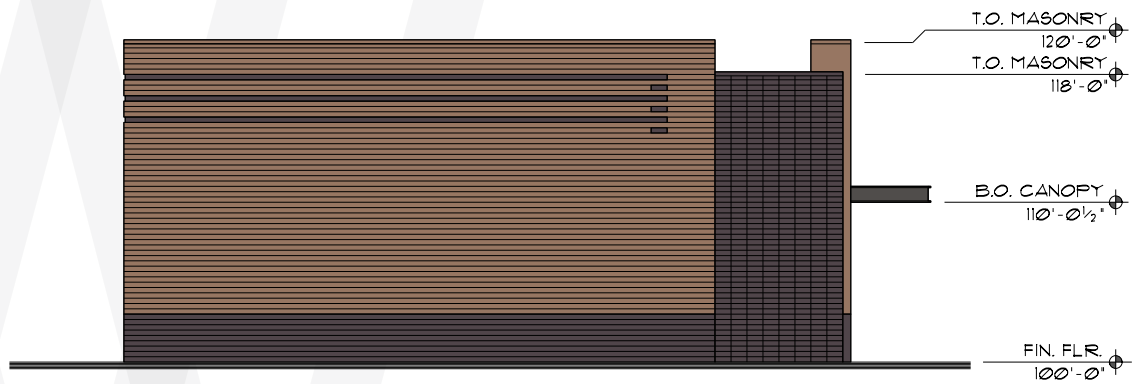
2 WEST ELEVATION



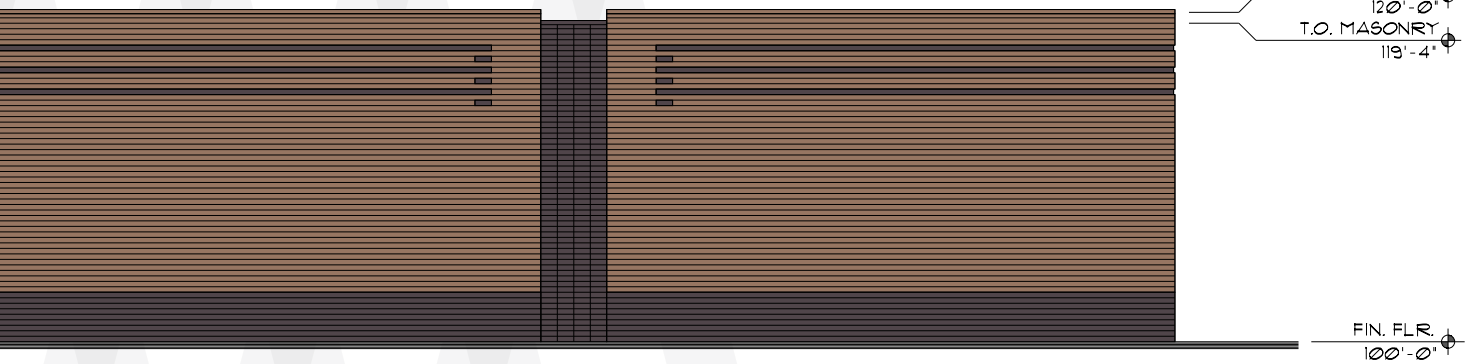
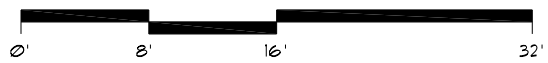
T.O. MASONRY
120'-0"
T.O. MASONRY
118'-0"

B.O. CANOPY
110'-0½"

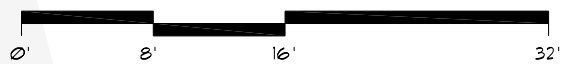
FIN. FLR.
100'-0"

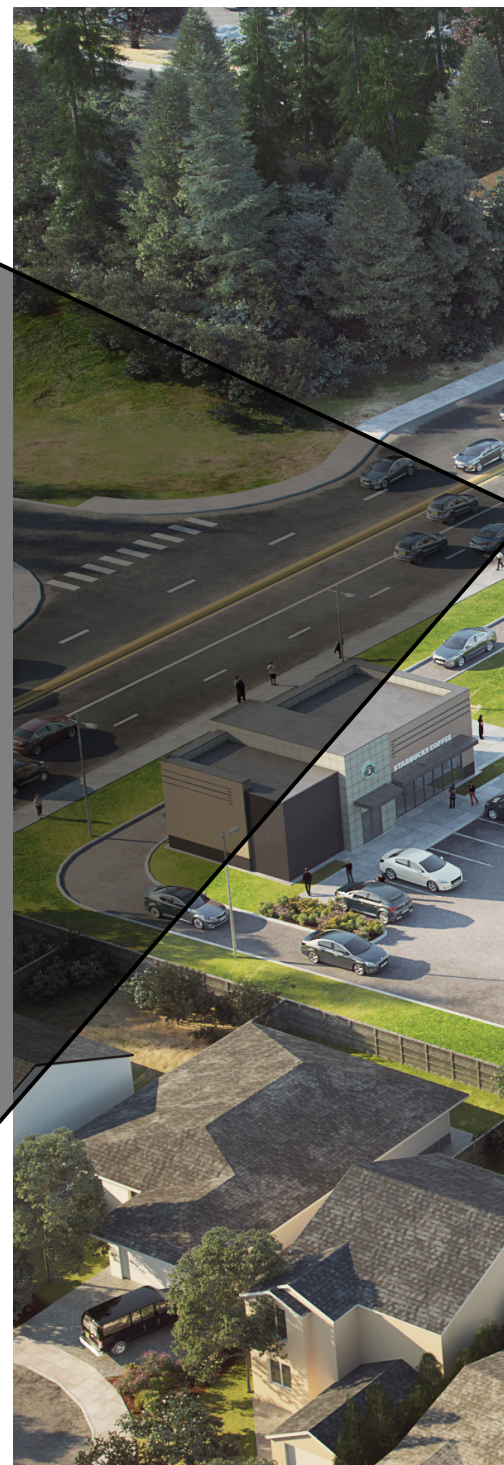
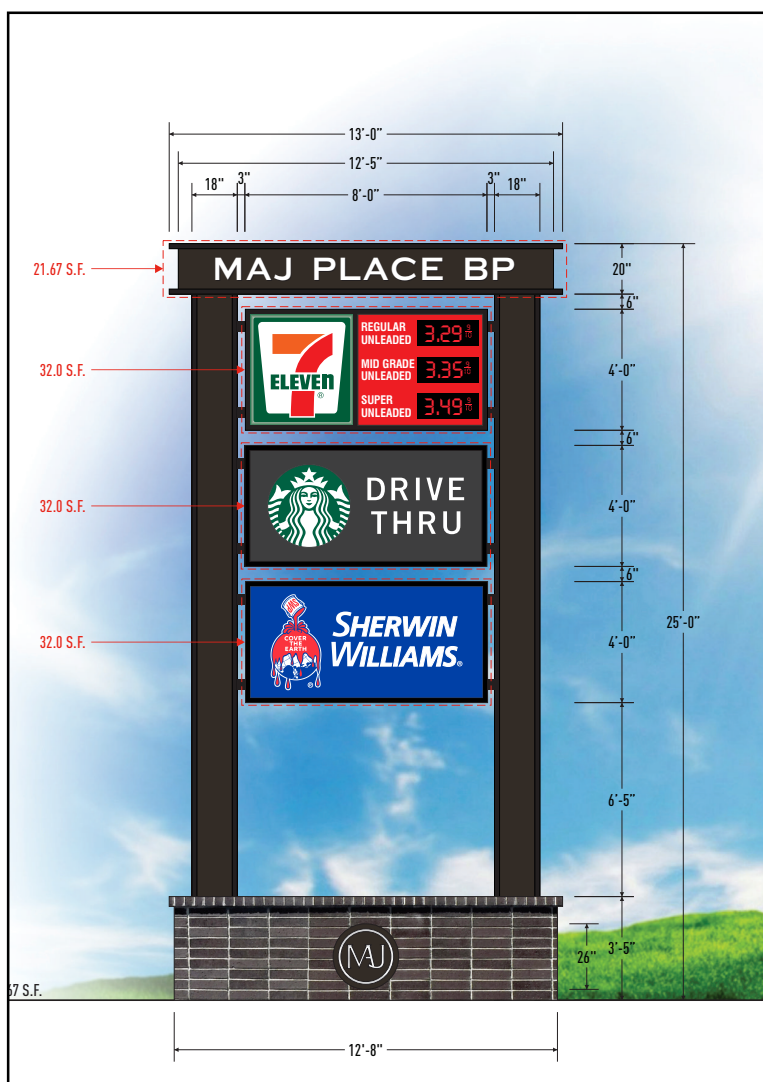


4 EAST ELEVATION



3 SOUTH ELEVATION











Median Age



36.4 Years Old

Gender



Male 48.7%

Female 51.3%

2018 Avg. Income



1 Mile 72,593

3 Mile 68,443

5 Mile 69,352

Population

1 Mile

3 Mile

5 Mile



Est. 2019

15,431

77,939

188,756

Proj. 2024

17,245

85,497

205,561

Pop. Growth

11.76%

9.70%

8.90%

VANCOUVER, WA

Vancouver, Washington sits on the north bank of the Columbia River directly across from Portland, Oregon. Incorporated in 1857, it is the fourth-largest city in the state. The Pacific Coast is less than 90 miles to the west. The Cascade Mountain Range rises on the east. Mount St. Helens National Volcanic Monument and Mt. Hood are less than two hours away. The spectacular Columbia River Gorge National Scenic Area lies 30 minutes to the east. Vancouver combines the excitement of a major metropolitan area with small-town charm and abundant recreational opportunities.

The 5 largest employers are:

PeaceHealth Southwest Medical Center	2841 Employees
Evergreen Public Schools	2455 Employees
Vancouver Public Schools	2203 Employees
County of Clark	1561 Employees
Fred Meyer	1500 Employees



THE WATERFRONT

VANCOUVER • WASHINGTON

Vancouver Washington's Waterfront opens for everyone to enjoy. Situated along one half mile of south-facing riverfront, this unrivaled location will provide Vancouver with a dynamic reconnection to its waterfront.

At the heart of the development:

- a state-of-the-art cable stay pier will help create a spectacular waterfront entrance way along with parks, fountains and open spaces.
- At full build-out, the master plan proposes:
 - 3,300 new residential units,
 - over 1.25 million square feet of Class A creative office space,
 - a boutique hotel,
 - flagship restaurants,
 - and unique retail spaces.

This \$1.5 billion mixed-use development will transform and usher in the next chapter for the entire metropolitan Vancouver/Portland area. A unique, public/private collaborative partnership between the City of Vancouver, Columbia Waterfront LLC and Gramor Development, Inc. created the opportunity to transform the Columbia Waterfront west of the I-5 Interstate Bridge.





300 WEST 15TH STREET, SUITE 201
VANCOUVER, WA 98660
360.699.4494
WWW.MAJCRE.COM

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