



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



7-ELEVEN

2012 HARRISON BOULEVARD
OGDEN, UTAH 84401

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CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 2012 Harrison Boulevard, Ogden, Utah 84401. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY & HIGHLIGHTS

PRICING

PURCHASE PRICE	\$2,903,226
NET OPERATING INCOME	\$135,000
CAP RATE	4.65%

LEASE INFORMATION

TENANT TRADE NAME	7-Eleven
LESSEE	7-Eleven, Inc. (Corporate)
RENT COMMENCEMENT	Aug- 20
LEASE TYPE	NNN
LEASE TERM	15 Years
RENTAL INCREASES	10% Every 5-Years
EXTENSION OPTIONS	Four, 5-Year Options
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant/Landlord Responsible

PROPERTY INFORMATION

PROPERTY ADDRESS	2012 Harrison Blvd, Ogden, UT
# OF PUMPS (MPD'S)	3
GROSS LEASABLE AREA (SF)	2,975
LAND SIZE (AC)	0.42
YEAR BUILT	2020

- New 2020 construction with a new 15-year NNN lease with 7-Eleven, Inc (S&P: AA-)
- 10% bumps every 5-years in both the primary and option terms
- Rare price point with low replaceable rent starting at \$135,000/year
- Located on the corner of a Fresh Market Grocery-Anchored Shopping Center
- Store is already open for business and doing well
- Located on Harrison Blvd. with traffic counts of 28,907 ADT
- Near Weber State University with 26,681 Students

OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	% INCREASE
INITIAL TERM	8/1/2020	7/31/2025	\$11,250	\$135,000	0.00%
INITIAL TERM	8/1/2025	7/31/2030	\$12,375	\$148,500	10.00%
INITIAL TERM	8/1/2030	7/31/2035	\$13,613	\$163,350	10.00%
OPTION 1	8/1/2035	7/31/2040	\$14,974	\$179,685	10.00%
OPTION 2	8/1/2040	7/31/2045	\$16,471	\$197,654	10.00%
OPTION 3	8/1/2045	7/31/2050	\$18,118	\$217,419	10.00%
OPTION 4	8/1/2050	7/31/2055	\$19,930	\$239,161	10.00%

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY DESCRIPTION

Location:

SEC of Harrison Boulevard and 20th Street in Ogden, UT

Land Area:

Consists of 0.46 Acres or 20,037 SF of land area.

Building Area:

The subject property consists of 1 retail building totaling approximately 2,976 SF of gross leasable area.

Parking:

7 Standard Spaces
1 ADA Space
8 Total Spaces
2.68/1,000 SF parking ratio
10 Additional Parking Stalls available through cross-access agreement.

Frontage & Access:

The subject property has approximately 162 feet of frontage along Harrison Blvd, and approximately 117 feet along 20th Street. The subject property has a total of two (2) access points: one (1) access point along Harrison Blvd and one (1) access point along 20th Street.

Traffic Counts 2017:

Harrison Blvd - 29,000 AADT

Year Built:

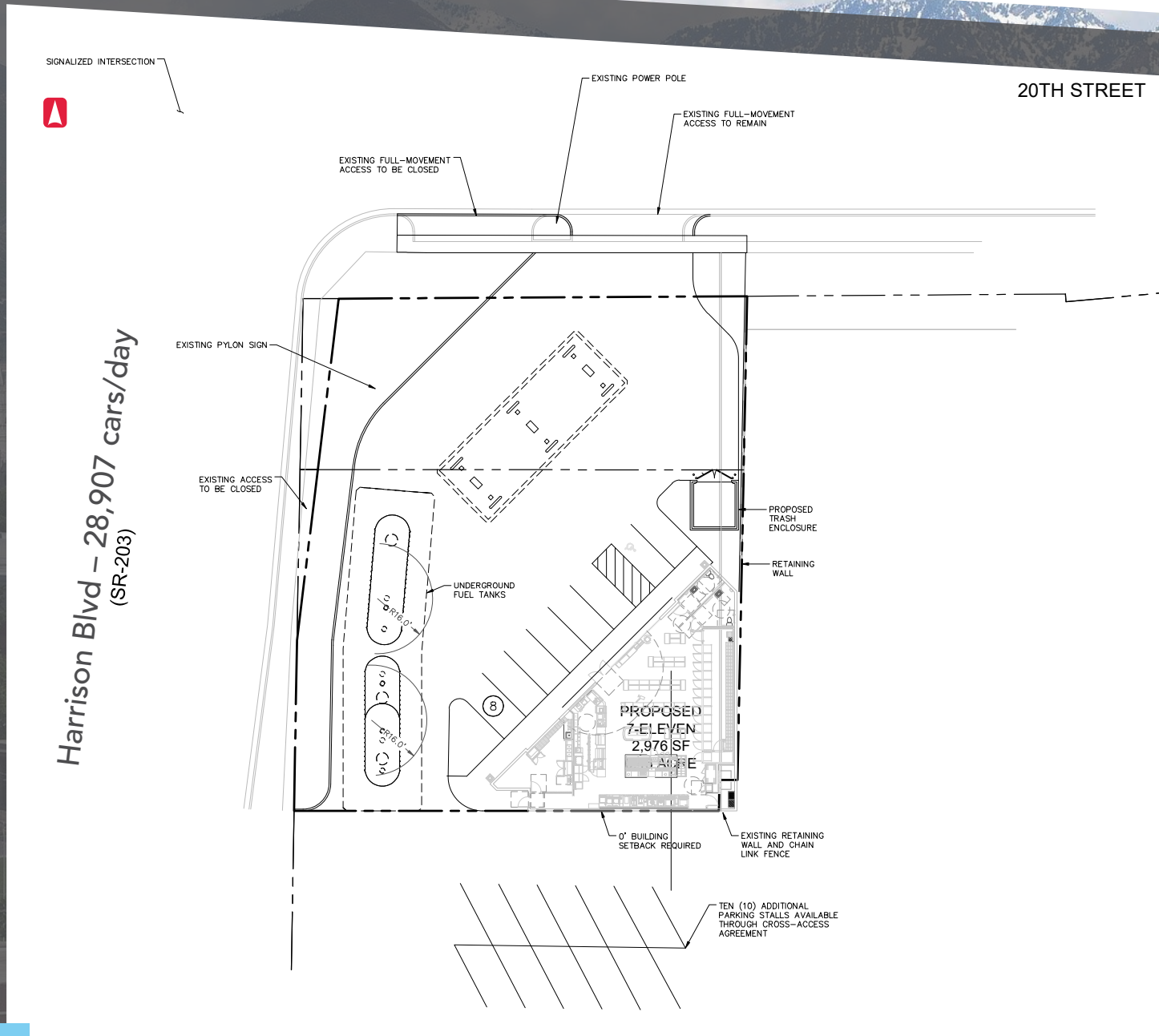
2019

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
131140005	2012 Harrison Blvd	0.46 Acres	20,037

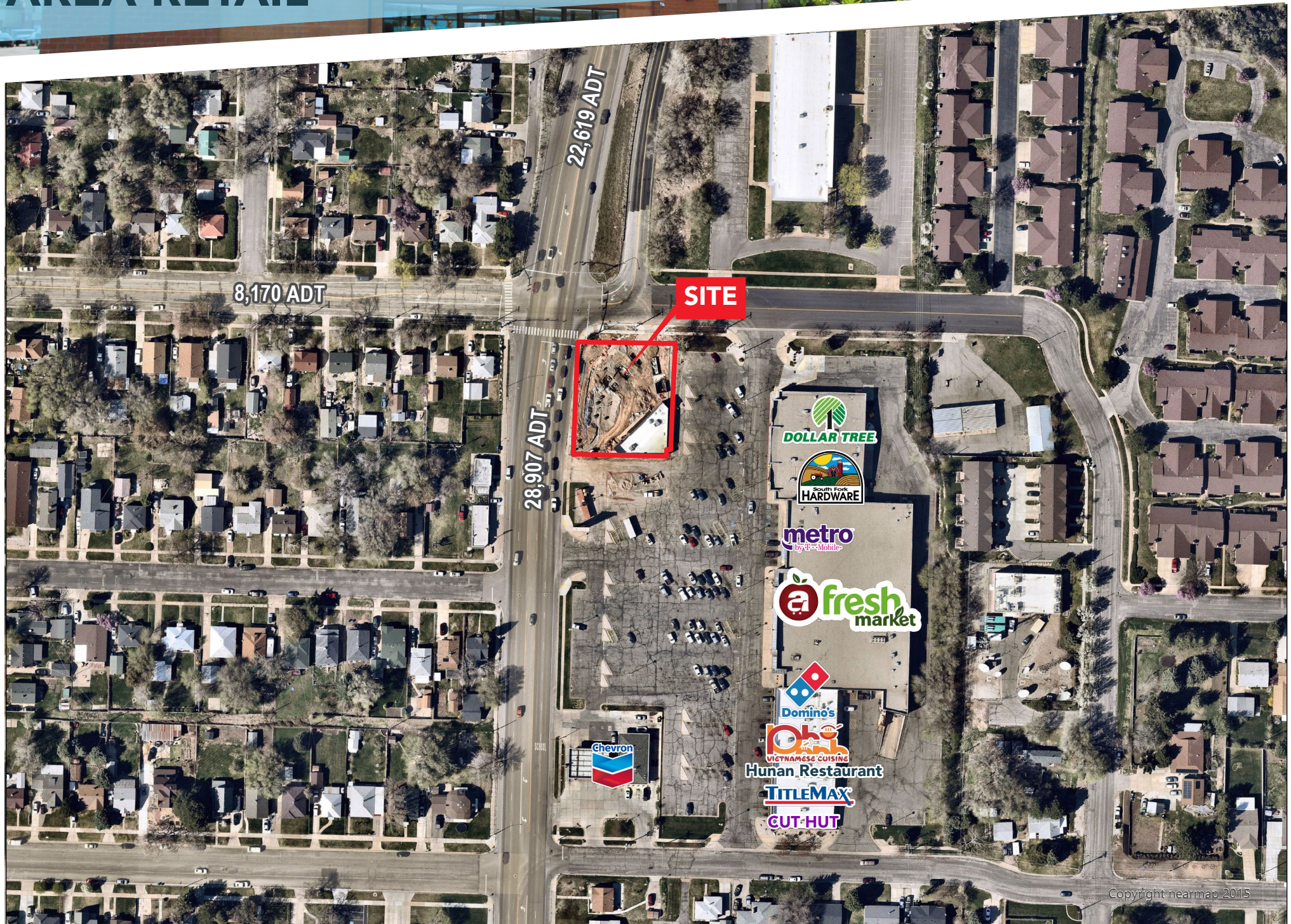


SITE PLAN

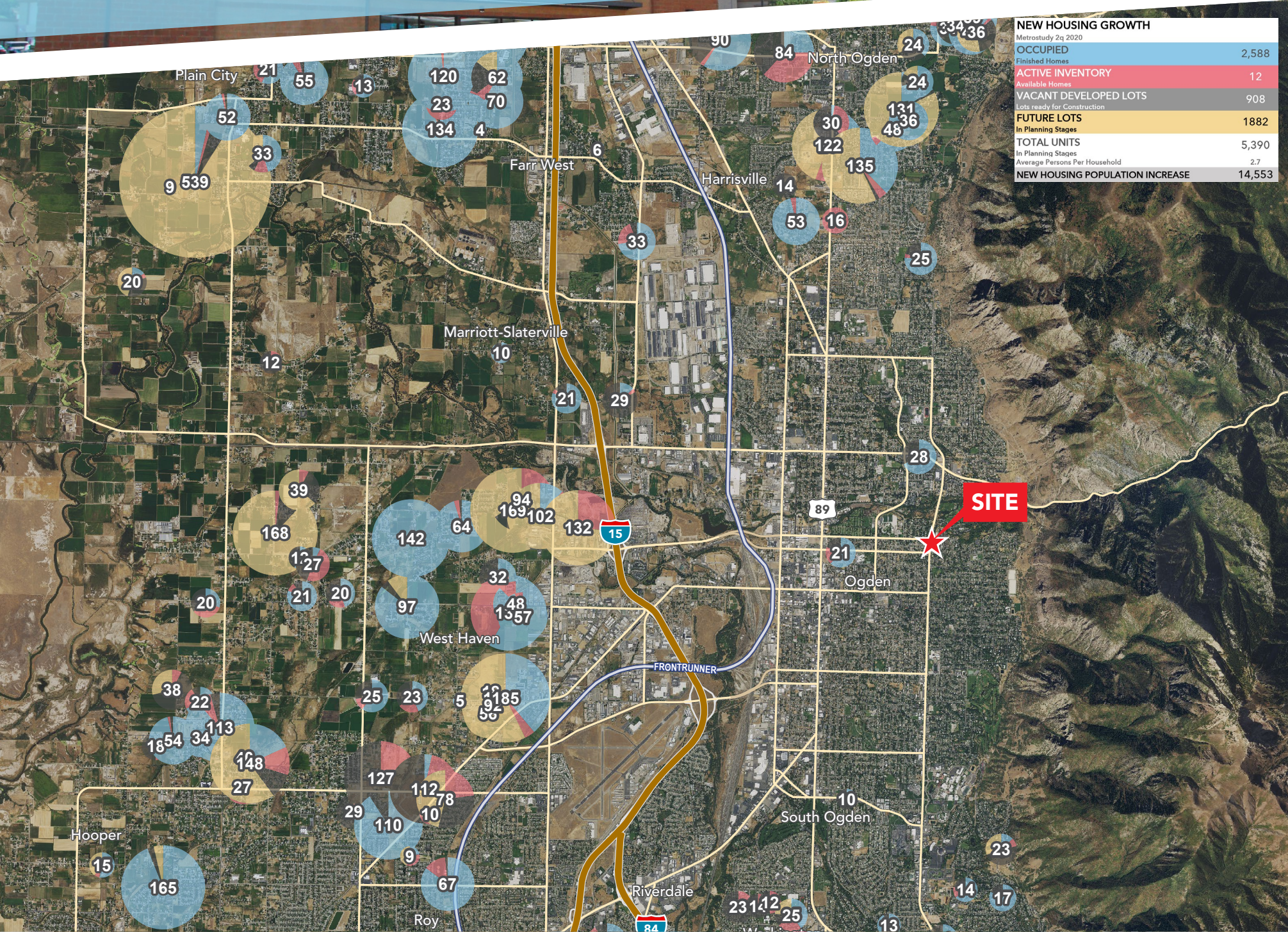




AREA RETAIL



HOUSING GROWTH

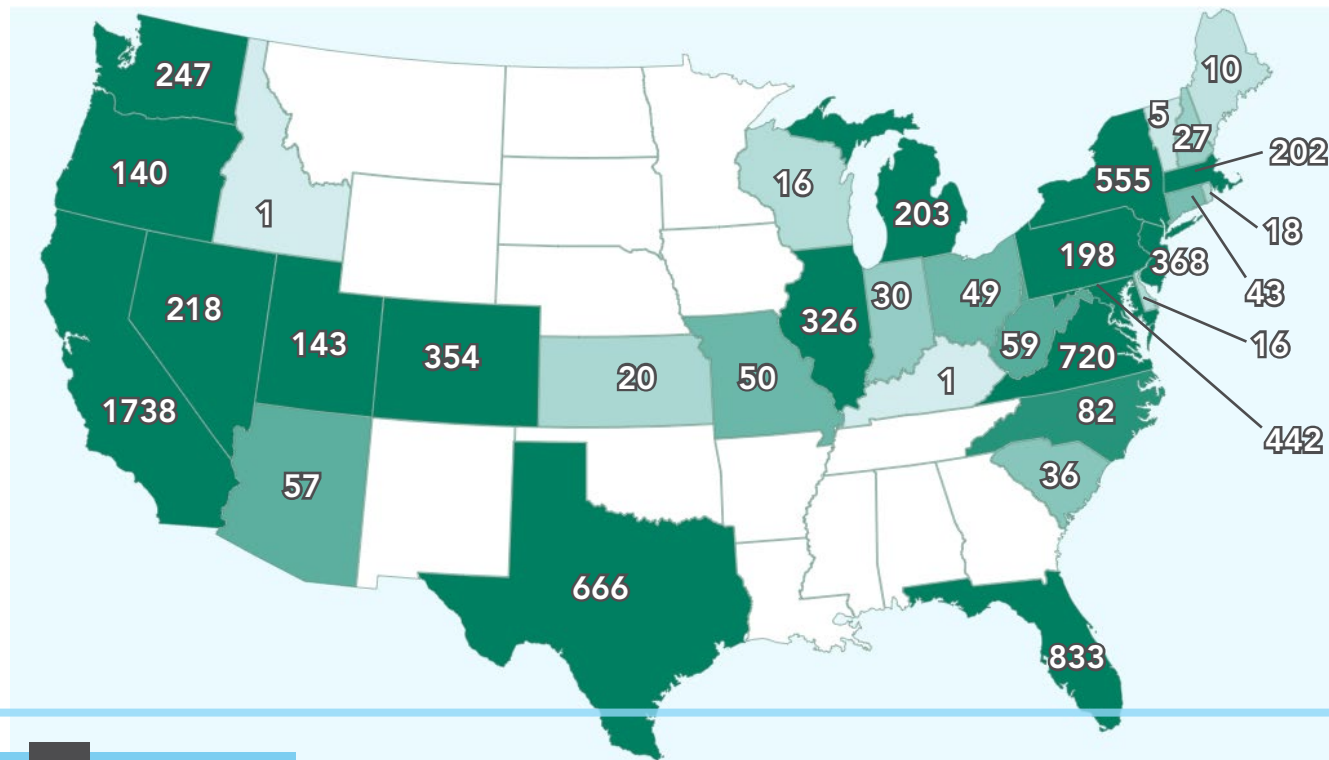


TENANT PROFILE



7-Eleven is an international chain of convenience stores, that started out as an icehouse in Dallas, Texas in 1927. Since then, they have grown and evolved into the world's largest operator, franchisor and licensor of convenience stores. They were the first convenience concept and the first convenience store to start selling gas and use ATM services. Today, there are 70,000+ stores located in 18 countries, with over 10,000 locations in North America. 7-Eleven has more outlets worldwide than any other retailer or food service provider. They offer approximately 2,500 different products and services, which includes their private label, 7-Select, which added a healthy alternative to the convenience store options by adding high-quality salads, side dishes, cut fruit, and protein boxes. The outstanding prices and fresh quality of the 7-Select products have led to double-digit sale increases, outselling many national brands.

LOCATIONS IN THE UNITED STATES



COMPANY
7-ELEVEN, INC

TYPE
SUBSIDIARY

CREDIT RATING
AA-(S&P)

OF LOCATIONS WORLDWIDE
70,000+

OF LOCATIONS IN NORTH AMERICA
10,000 +

HEADQUARTERS
IRVING, TEXAS

YEAR FOUNDED
1927

OWNER
SEVEN & I HOLDINGS CO

RANKING
#1 IN C-STORES

DEMOGRAPHICS

POPULATION



1 MILE
17,163
2020 EST.
POPULATION

3 MILES
76,048
2020 EST.
POPULATION

5 MILES
133,751
2020 EST.
POPULATION



1 MILE
19,122
2025 EST.
POPULATION

3 MILES
83,927
2025 EST.
POPULATION

5 MILES
146,421
2025 EST.
POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
6,840
2020 EST.
HOUSEHOLDS

3 MILES
28,351
2020 EST.
HOUSEHOLDS

5 MILES
49,026
2020 EST.
HOUSEHOLDS

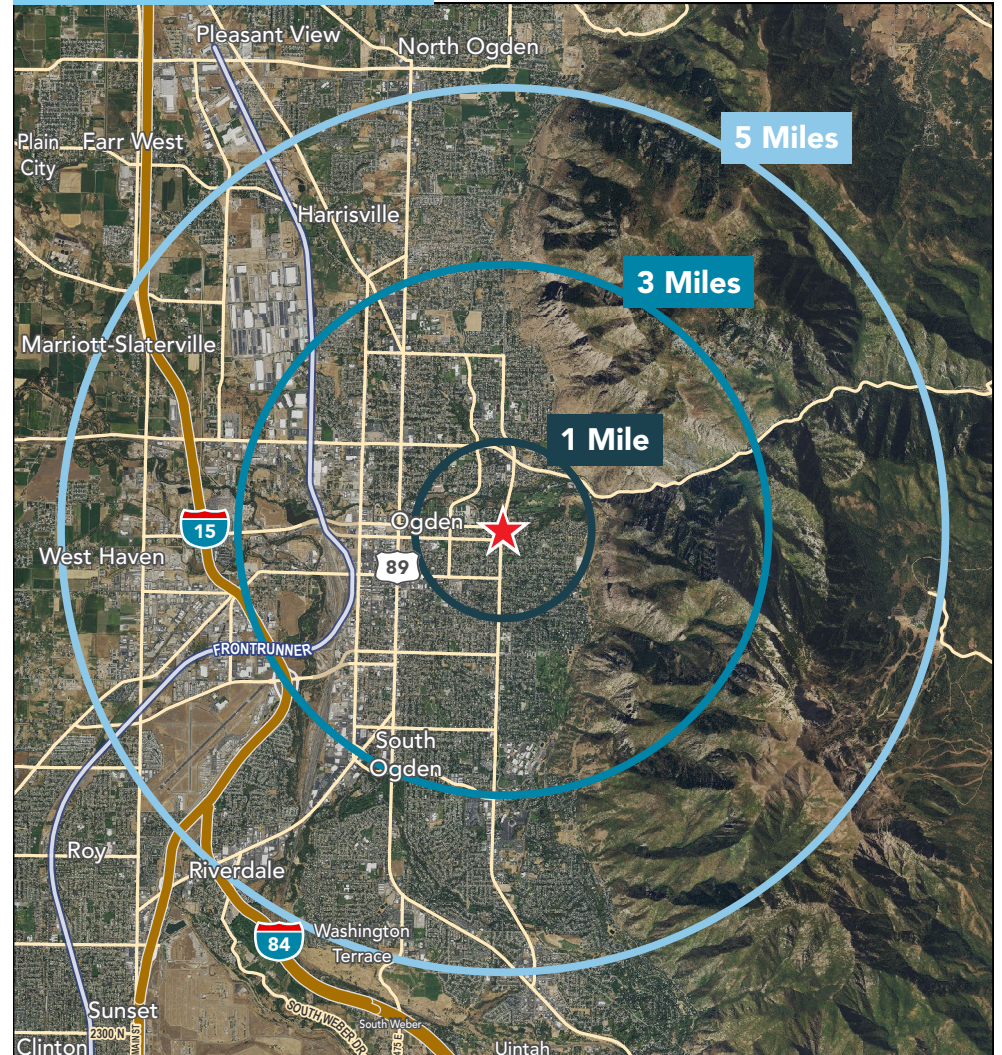


1 MILE
\$49,318
2020 EST.
INCOME

3 MILES
\$48,997
2020 EST.
INCOME

5 MILES
\$58,884
2020 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



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