



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



7-ELEVEN

7269 SOUTH UNION PARK AVENUE
MIDVALE, UTAH 84047

BEN BROWN

bbrown@mtnwest.com
direct 801.456.8802

[View Profile](#)

BRETT PALMER

bpalmer@mtnwest.com
direct 801.578.5510

[View Profile](#)

BRANDON GOODMAN

bgoodman@mtnwest.com
direct 801.746.4708

[View Profile](#)

CHAD MOORE

cmoore@mtnwest.com
direct 801.456.8801

[View Profile](#)

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PREPARED BY

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direct 801.456.8802
[View Profile](#)

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bpalmer@mtnwest.com
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MOUNTAIN WEST
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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 7269 South Union Park Avenue, Midvale, Utah 84047. 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	\$3,750,000
NET OPERATING INCOME	\$165,000
CAP RATE	4.40%

LEASE INFORMATION

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

PROPERTY INFORMATION

PROPERTY ADDRESS	7269 S Union Park Ave, Midvale, UT
# OF PUMPS (MPD'S)	3
GROSS LEASABLE AREA (SF)	2,976
LAND SIZE (AC)	0.62
LAND SIZE (SF)	27,007
YEAR BUILT	2020

- Brand New 2020 Construction – Projected 3rd Quarter Opening
- New Corporately Guaranteed 15-year NNN Lease with 7-Eleven, Inc (S&P: AA-)
- 10% Rent Increases Every 5-Years in Both the Primary Term & Options
- 7-Eleven, Inc is an Investment Grade Tenant with 70,000+ Locations Worldwide
- Dominate Trade Area that Includes the Following Within 3-Miles of the Property:
 - 11.2 Million SF of Retail
 - 8.1 Million SF of Office
 - 11,744 Units of Multi-Family
- High Traffic Counts with 44,021 AADT on South Union Park Avenue
- On the morning commute side of the road headed to I-215
- Located at a large retail, office and apartment hub
- Nearby retailers include: WalMart, Target, Home Depot, Dick's Sporting Goods, Barnes & Noble, Trader Joe's, Sierra Trading Post, Old Navy, Bed Bath & Beyond, TJ Maxx, Ross, World Market, and more

OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	% INCREASE
INITIAL TERM	Year 1	Year 5	\$13,750	\$165,000	0.00%
INITIAL TERM	Year 6	Year 10	\$15,125	\$181,500	10.00%
INITIAL TERM	Year 11	Year 15	\$16,638	\$199,650	10.00%
OPTION 1	Year 16	Year 20	\$18,301	\$219,615	10.00%
OPTION 2	Year 21	Year 25	\$20,135	\$241,577	10.00%
OPTION 3	Year 26	Year 30	\$22,145	\$265,734	10.00%

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY DESCRIPTION

Location:

7269 South Union Park Avenue,
Midvale, UT

Land Area:

Consists of 0.62 Acres or 27,007 SF
of land area.

Building Area:

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

Parking:

9 Standard Spaces
1 ADA Spaces
10 Total Spaces
3.36 /1,000 SF parking ratio

Frontage & Access:

The subject property has
approximately 157 feet of frontage
along Union Park Avenue. The
subject property has one (1) access
point along Union Park Avenue.

Traffic Counts 2018:

Union Park Ave - 44,021 AADT

Year Built:

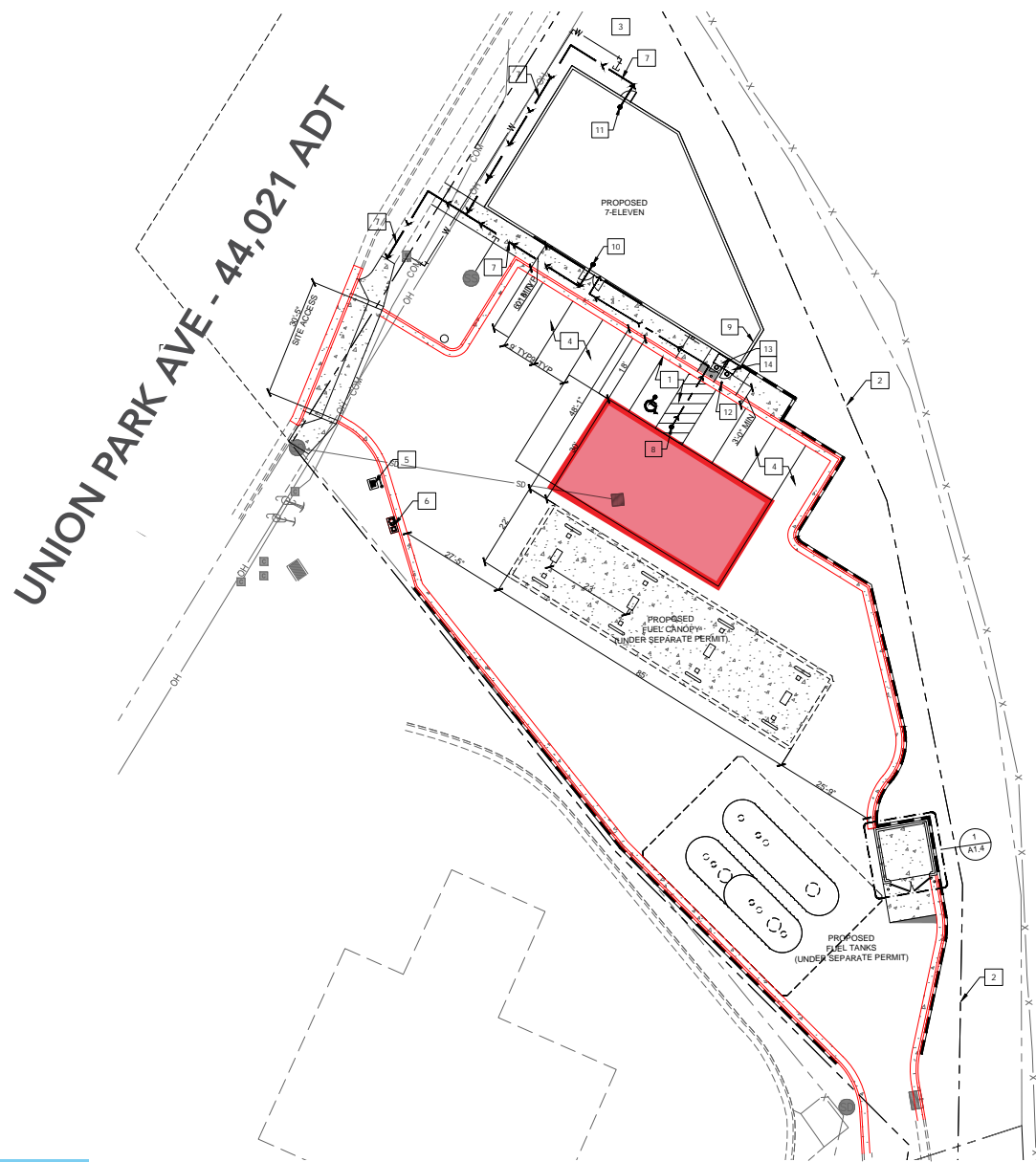
2020

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
22292760020000	7269 S Union Park Ave	0.62 Acres	27,007 SF



SITE PLAN



ELEVATIONS



PROGRESS PHOTOS



TT MAP



NORTH FACING



SOUTH EAST FACING



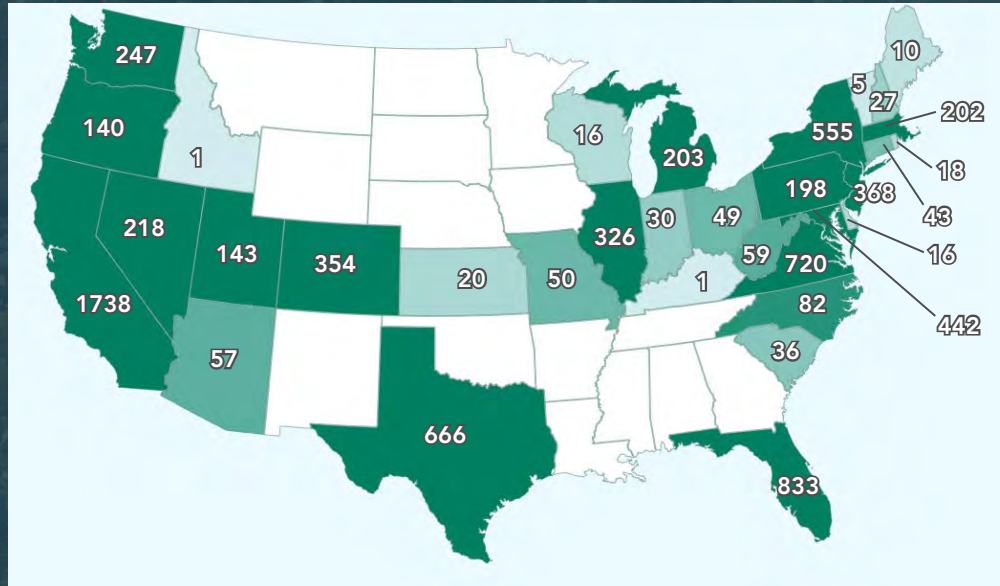


ANCHOR TENANT PROFILE



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 N. AMERICA
10,000 +

**HEADQUARTERS
IRVING, TEXAS**

YEAR FOUNDED
1927

OWNER
SEVEN & I HOLDINGS CO

RANKING
#1 IN C-STORES

DEMOGRAPHICS

POPULATION



1 MILE
16,502
2019 EST.
POPULATION

3 MILES
128,902
2019 EST.
POPULATION

5 MILES
310,445
2019 EST.
POPULATION



1 MILE
17,606
2024 EST.
POPULATION

3 MILES
137,435
2024 EST.
POPULATION

5 MILES
330,658
2024 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME



1 MILE
7,355
2019 EST.
HOUSEHOLDS

3 MILES
51,557
2019 EST.
HOUSEHOLDS

5 MILES
118,913
2019 EST.
HOUSEHOLDS

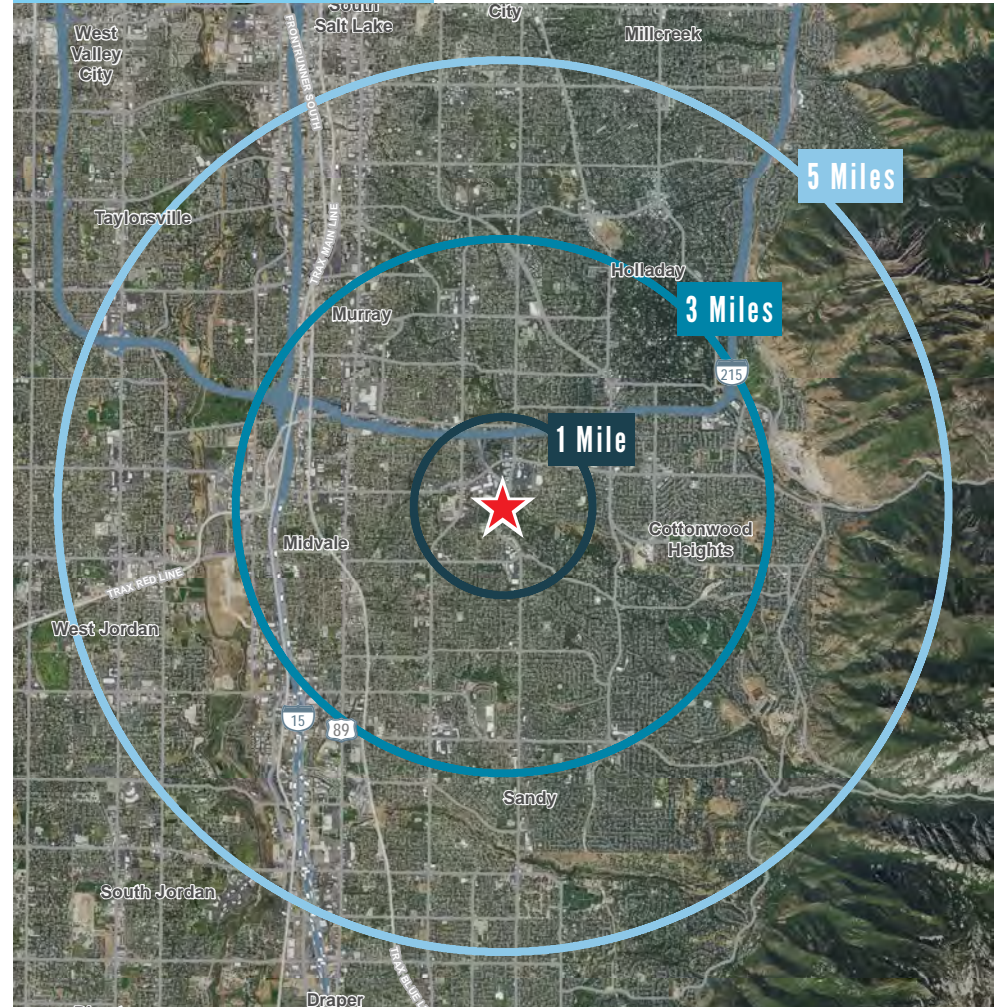


1 MILE
\$92,781
2019 EST.
INCOME

3 MILES
\$103,090
2019 EST.
INCOME

5 MILES
\$104,712
2019 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



2020 UTAH OUTLOOK

"The Utah economy continues to prosper. Like the nation, the state's decade-long economic expansion became the longest on record in 2019. Every major industrial sector expanded over the last year, adding 45,600 new jobs to the economy. The annual employment growth rate of 3.0 percent in 2019 was at the state's long-term average and among the strongest in the nation.

Fueled by record-level residential and near-record commercial activity, Utah's construction sector added 4,500 jobs and posted the state's fastest pace of job growth in 2019, 4.3 percent. The boom in the multifamily sector, primarily apartment construction, drove a 10.9 percent increase in the value of all permit-authorized residential construction to \$5.7 billion. The value of permit-authorized nonresidential construction grew 6.2 percent in 2019 to \$2.3 billion, the highest posting since 2016's \$2.7 billion.

Low unemployment and rising wages for Utahns, along with an increase in travel and tourism activity, supported strong job growth of 4.1 percent in the state's leisure and hospitality sector over the past year. Above-average snowfall and an extended 2018-2019 ski season led to a record \$1.4 billion in skier spending. With increased marketing emphasis on places to visit in addition to the Mighty 5® national parks, Utah's state parks hosted a record number of visitors in 2019.

Utah's population grew by 53,600 to reach 3.2 million in 2019. About 47 percent of this growth came from net in-migration as people moved to the state to take advantage of economic opportunity. Natural increase continued to generate the majority of growth, 53 percent, despite births dropping to the lowest level since 2000.

The consensus forecast predicts increasing uncertainty and moderation, but still healthy growth for the Utah economy. Internal risks in 2020 and beyond include a tight labor market, increasing costs, housing affordability, declining fertility rates, and air quality. Externally, a late U.S. business cycle, trade tensions, and geopolitical instability add risk to the forecast.

State tax cuts and infrastructure spending present an upside risk for the 2020 Utah economy. Favorable demographics, a supportive business climate, and economic diversity will continue to advantage the economy. As long as major risks to the national expansion are not realized, Utah's economy will once again be one of the top performing economies in the nation in 2020."

Source: 2020 Economic Report to the Governor by the Utah Economic Council

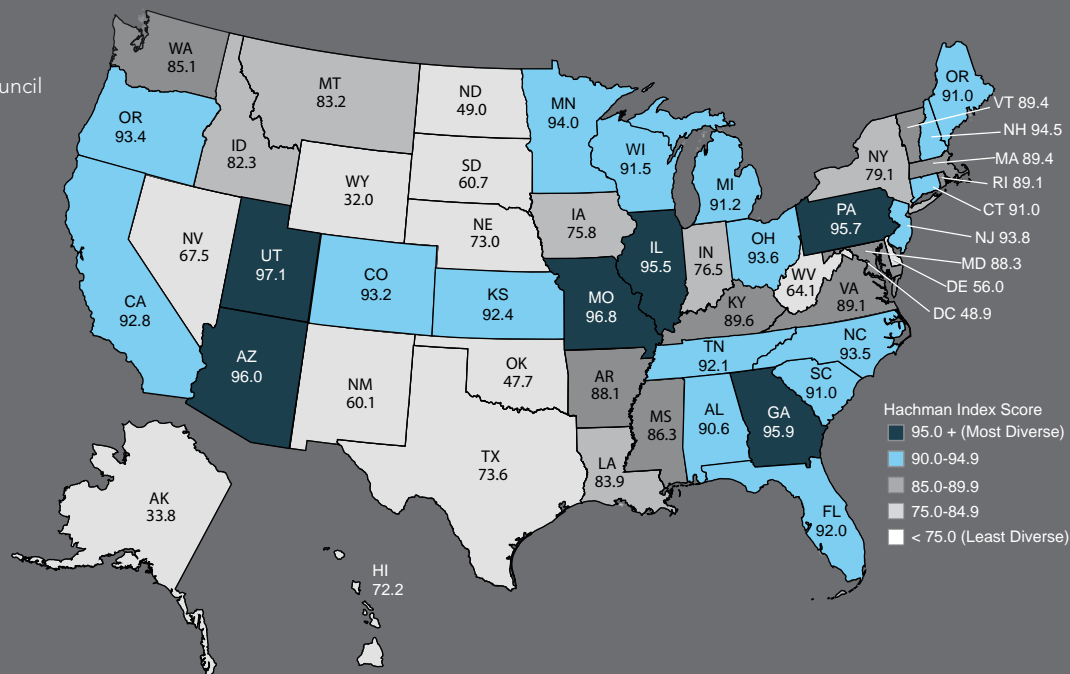




HACHMAN INDEX OF ECONOMIC DIVERSITY

According to the Hachman Index, a measure of economic diversity, Utah and Missouri led the nation in economic diversity in 2018 with scores of 97.1 and 96.8, respectively, based on gross domestic product by industry. A higher score, closer to 100, indicates more economic diversity. A timely example of the advantage of diversity is the impact of globalization and tariffs on state economies. Those states with employment concentrations in auto, textiles, or steel production experienced severe job losses. In contrast, Utah's economic diversity provided added protection from the negative impacts of tariffs.

Source:
2020 Economic Report
to the Governor by
the Utah Economic Council



UTAH RANKINGS

Demographic	State Rank ₃	Value	Year
Population Growth Rate	3rd	1.9%	2018
Total Fertility Rate	2nd	2.12	2017
Life Expectancy	10th	80.2	2010
Median Age	1st	31.0	2018
Household Size	1st	3.13	2017
Social Indicators			
Poverty Rate	6th	9.7%	2017
Educational Attainment			
Persons 25+ w/high school degree	10th	92.1%	2017
Persons 25+ w/high school degree	12th	34.6%	2017

Economic	State Rank ₃	Value	Period
Employment Change _{1,2,4}	2nd	2.7%	August -19 Annual
Unemployment Rate _{1,2}	8th	2.8%	August -19
Median Household Income	7th	\$77,067	2018
Per Capita Personal Income	41st	\$45,340	2018
Total Personal Income (% Change)	14th	4.4%	Q1-19 Annual

Notes:

1. Rankings are based on the most recent data available for all states; may differ from other data.
2. Job growth and unemployment rates are based on seasonally adjusted data from the Bureau of Labor Statistics and may differ from estimates published by other sources.
3. Rank is most favorable to least favorable.
4. Employment change based on nonfarm employment totals.

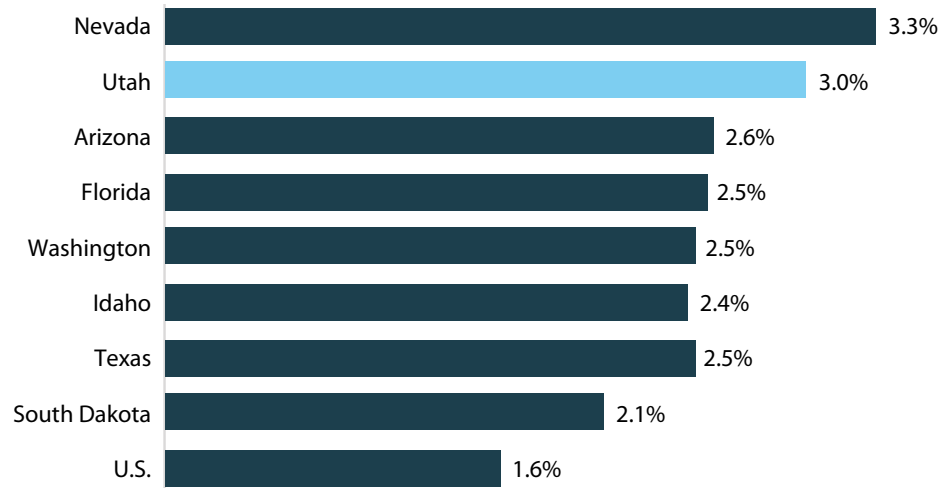
Source: 2019 September Economic Summary by the Kem C. Gardner Policy Institute at the University of Utah

2019 JOB GROWTH

"Utah's economy continued to grow in 2019. While national gains were modest, Utah remained among the fastest-growing states. The state posted yearover-year job growth at 3.0%, near double the national increase of 1.6%. This corresponds to more than 45,600 jobs added to Utah's economy. In 2019 the Economic Development Corporation of Utah and the Utah Governor's Office of Economic Development worked together to support 42 companies to relocate or expand in Utah, adding over 9,500 jobs to the state's economy and retaining over 3,500 additional jobs. These companies made capital investments in Utah totaling more than \$500 million."

Source: 2020 Economic Report to the Governor by the Utah Economic Council

STATES WITH THE STRONGEST JOB GROWTH 2018-2019



2019 BUSINESS CLIMATE

"Utah's young, educated workforce continues to grow, state and local governments remain fiscally responsible and stable, and the cost of doing business remains lower than the national average. Utah continues to receive recognition as a leading global business destination, enjoying accolades from national sources like Forbes, which has ranked Utah the #1 Best State for Business in six of the past nine years and second in 2018. In November, Forbes also named Utah the Best State for Entrepreneurs in 2020. Utah also ranked fourth on CNBC's "America's Top States for Business 2019." Factors that contribute to this ranking include the economy, high quality of life, business friendliness, and quality infrastructure."

Source: 2020 Economic Report to the Governor by the Utah Economic Council



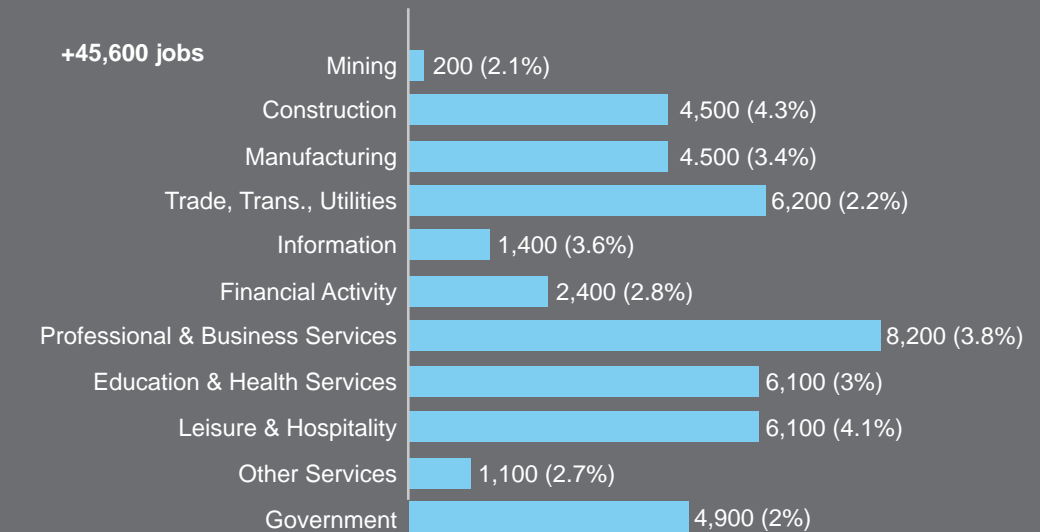


2019 TRENDS

Utah's strategic industry clusters employed over 258,000 Utahns in 2019, up from 247,000 in 2018, demonstrating 4.2% growth. Utah's industry clusters include aerospace and defense, energy and natural resources, financial services, life sciences, outdoor products, and software development and information technology. Utah-based companies raised \$998 million in venture capital in 2018. Strong investment activity continued in 2019, with companies raising over \$1.2 billion as of November 19th. Utah also saw nearly \$9.3 billion worth of mergers and acquisitions by November 19, 2019.

*Source: 2020 Economic Report to the Governor by the Utah Economic Council

UTAH EMPLOYMENT GROWTH, LEVEL AND PERCENT 2018-2019



*Source: 2020 Economic Report to the Governor by the Utah Economic Council

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