

# SECURE

NET LEASE

FILE PHOTO




## 7-ELEVEN

**\$3,668,000 | 5.00% CAP**

7500 W. Janes Avenue, Woodridge, IL (Chicago) 60517

- ✓ Brand New 15-Year Corporate Net Lease
- ✓ 7.5% Rent Bumps Every 5-Years
- ✓ Tenant Use is Considered an Essential Business
- ✓ Signalized Hard Corner Location
- ✓ Dense Retail Trade Area with high avg HH Income
- ✓ 16-miles from Chicago O'hare International Airport



A photograph of a 7-Eleven convenience store and gas station at night. The building is illuminated by interior and exterior lights, with the 7-Eleven logo prominently displayed on the roof and signage. Several gas pumps are visible in the foreground, and a white SUV is parked in the lot. The sky is dark, and the overall scene is well-lit by the store's artificial lighting.

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 convenience retailer in the world.

# INVESTMENT OVERVIEW

7-ELEVEN | WOODRIDGE, ILLINOIS

## \$3,668,000 | 5.00% CAP



**\$183,400**

NOI



**±3,062 SF**

BUILDING AREA



**±0.51 ACRES**

LAND AREA



**2020**

YR BUILT



**100%**

OCCUPANCY



**NET LEASE**

LEASE TYPE

\*Landlord Responsible for Structure & Foundation



**Prime Location.** The subject property is strategically located along 75th Street and Janes Avenue with a cumulative VPD of approximately 40,000.



**Centerpointe of Woodridge.** Located less than 1-mile from 7-Eleven is the Centerpointe of Woodridge shopping center, which includes The Home Depot, Office Max, Agile Jewelry, Hobby Lobby, and the U.S Social Security Administration.



**Woodgrove Festival.** 1.5-miles from the subject property is the Woodgrove Festival Shopping Center which includes stores such as Hollywood Blvd Cinema, Kohl's, Shell, Carrabba's Italian Grill, Chase Bank, Starbucks, Orange Theory, Panera Bread and Five Below.



**Dense Retail Trade Area.** Other retailers such as Costco, IKEA, Walgreens, Jewel Osco, Papa's Pizza Place, ARC Athletics Center, and community family aquatics center.



**O'Hare International Airport.** Located less than 16-miles from 7-Eleven is the O'Hare International Airport which sees approximately 83.4 million passengers.

## SECURE

### NET LEASE

CONTACT FOR DETAILS

**BOB MOORHEAD**

MANAGING PARTNER

(214) 522-7200

[bob@securenetlease.com](mailto:bob@securenetlease.com)

**ALEX TOWER**

SENIOR ASSOCIATE

(214) 915-8892

[atower@securenetlease.com](mailto:atower@securenetlease.com)

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FILE PHOTO



SECURE NET LEASE | 3



# TENANT OVERVIEW

7-ELEVEN | WOODRIDGE, ILLINOIS



## 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.



**67,000+**  
TOTAL LOCATIONS

**\$5.1B**

REVENUE

**S&P : AA-**

CREDIT RATING

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

**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.

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 Flirty). 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.



[CLICK HERE TO READ MORE](#)



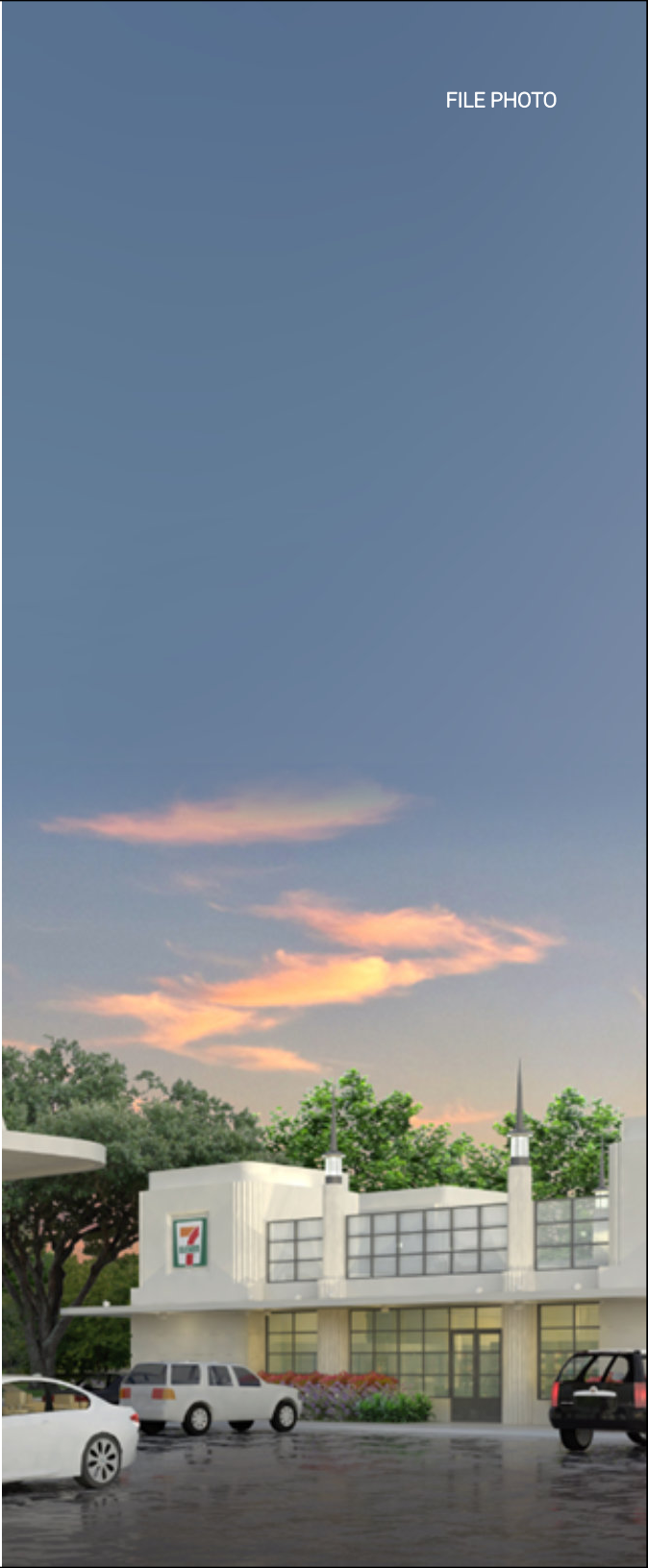
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# LEASE OVERVIEW

7-ELEVEN | WOODRIDGE, ILLINOIS

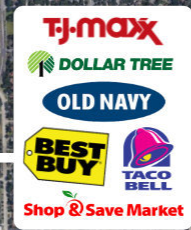
INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Renew
RENT COMMENCEMENT	June 2020
LEASE EXPIRATION	June 2035
LEASE TYPE	Corporate Net Lease
RENT INCREASES	7.5% Increase Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5:	\$183,400
ANNUAL RENT YRS 6-10:	\$197,155
ANNUAL RENT YRS 11-15:	\$211,941
OPTION 1:	\$227,837
OPTION 2:	\$244,925
OPTION 3:	\$263,294

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**SUBJECT PROPERTY**  
7500 W. JAMES AVENUE



EL SIERRA SCHOOL  
(274 STUDENTS)

EISENHOWER JUNIOR  
HIGH SCHOOL  
(576 STUDENTS)



JOHN L SPLEY  
ELEMENTARY SCHOOL  
(397 STUDENTS)

CONCORD  
ELEMENTARY SCHOOL  
(229 STUDENTS)

PRAIRIEVIEW  
ELEMENTARY SCHOOL  
(336 STUDENTS)



WOODVIEW  
ELEMENTARY SCHOOL  
(367 STUDENTS)

JONAS E SALK  
ELEMENTARY SCHOOL  
(670 STUDENTS)

HUBERT H HUMPHREY  
MIDDLE SCHOOL  
(650 STUDENTS)

HISTOTIC U.S. 66  
± 132,535 VPD

VETERANS MEMORIAL TOLLWAY S (TOLL ROAD)  
± 133,942 VPD

ILLINOIS  
53  
HWY 53  
± 29,358 VPD

INTERSTATE  
55



# SITE OVERVIEW

7-ELEVEN | WOODRIDGE, ILLINOIS



**2020**  
YR BUILT



**±3,062 SF**  
BUILDING AREA



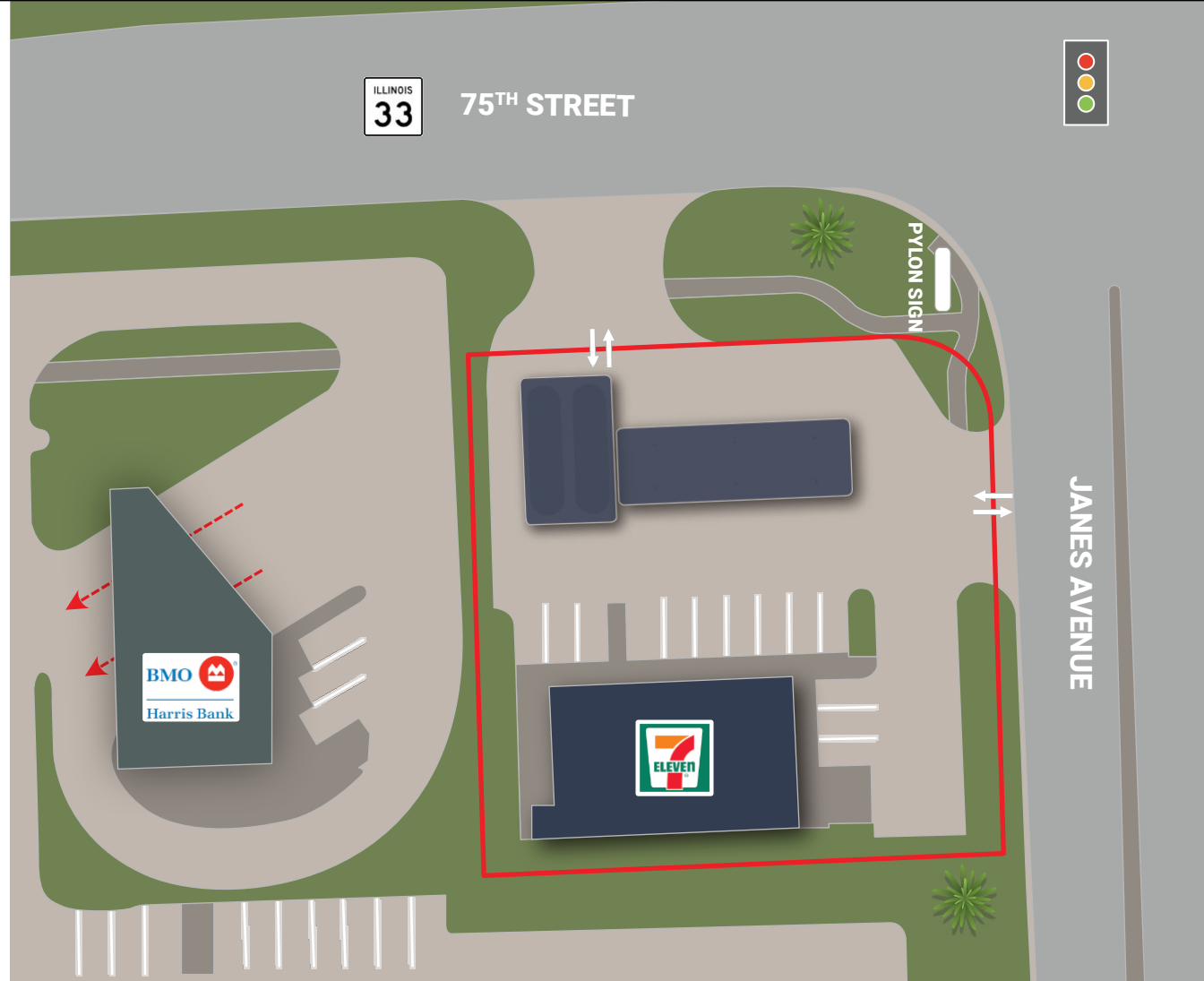
**±0.51 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

Walgreens	Old Navy
Shilk Inc	Enterprise Rent-A-Car
The Home Depot	Best Buy
OfficeMax	Dollar Tree
Hobby Lobby	The UPS Store
Woodcraft	Advance Auto Parts
Midas	Target
Harbor Freight Tools	AutoZone Auto Parts
Kohl's	Starbucks
McDonald's	Walmart Supercenter
ALDI	O'Reilly Auto Parts

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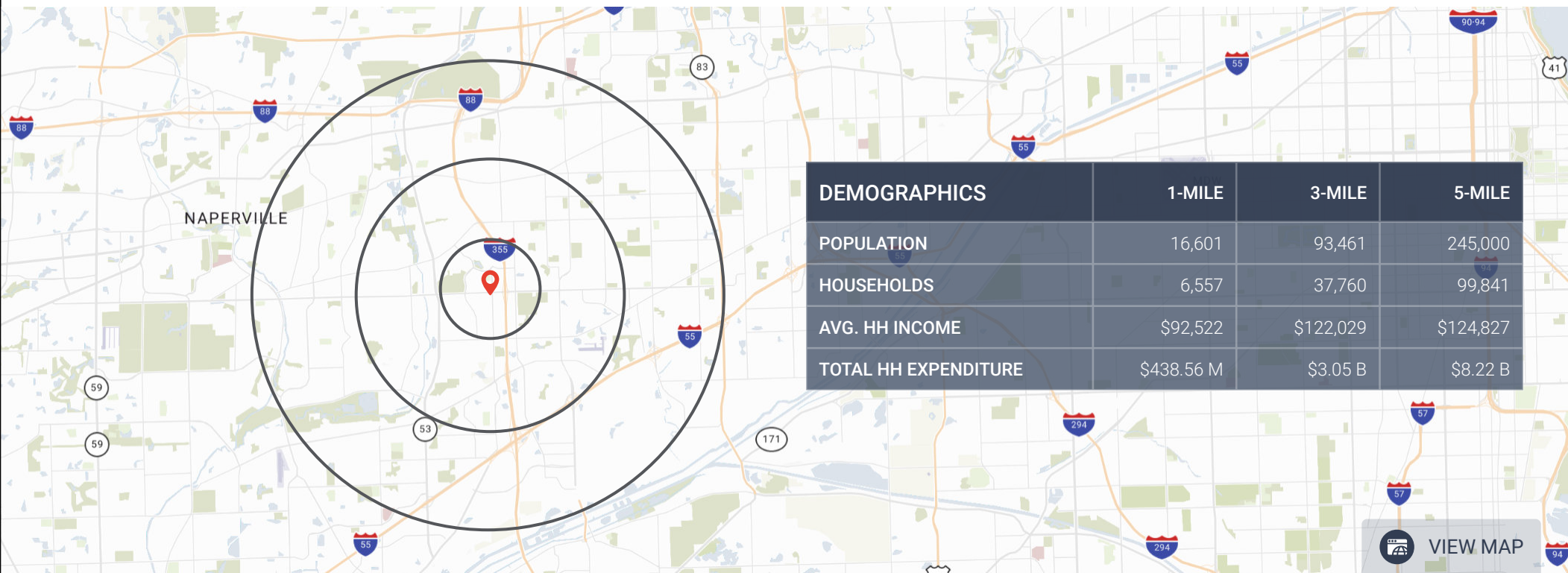
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# LOCATION OVERVIEW

7-ELEVEN | WOODRIDGE, ILLINOIS



## ECONOMIC DRIVER'S (# of Employees)

Samuel Holdings (3,500)

Wilton Holdings (2,400)

Building Services of America LLC (400)

Chemed Corporation (352)

Arbor Home Health Inc. (352)

Follet School Solutions (318)

The Plus Group (275)

Intelligrated Systems (264)

Rjw Transport (250)

Rjw Logistics (250)

Cupcake Holdings (250)

Hollywood Boulevard Cinemas (200)

Target Stores (200)

Kohl's Department Stores (200)

Champion Packaging (150)

# LOCATION OVERVIEW

7-ELEVEN | WOODRIDGE, ILLINOIS



## WOODRIDGE ILLINOIS



**33,447**  
POPULATION



**\$80,757**  
MEDIAN HOUSEHOLD INCOME

Woodridge is a suburb of Chicago that is partially located in Cook, DuPage and Will counties in northeast Illinois. Located roughly 30 miles southwest of downtown Chicago, the village is surrounded by some of the most-densely populated and highly affluent communities of Chicagoland, including Naperville, Bolingbrook and Downers Grove. Woodridge was incorporated in 1959, situated at the time on the high ground overlooking the DuPage River and populated by heavy

As of the 2010 U.S. Census, *the population of Woodridge was 32,971, a 6.6% increase from 2000 and up nearly 52% over the last 30 years.*

stands of oak and maple trees. Today, residents have access to numerous amenities, a thriving business environment, a vast parks department and easy access to Chicago and the surrounding area via two major interstates that cross through the village – Veterans Memorial Tollway (I-355) and Stevenson Expressway (I-55). In 2015, Woodridge was highlighted in Crain's Chicago

Business as the number one community with the most pronounced home sales growth in the Chicago metro region year-over-year – 36% as compared to 2014. As such, the village intends to capitalize on its post-recession housing boom and city officials have issued permits to for nearly 300 new single-family homes to be constructed by 2019. The business climate in Woodridge also continues to strengthen. Home to both the Home Run Inn pizzeria chain and Pabst Brewing Company, the village offers competitive sales tax rates compared to surrounding communities, a trade area population of over 268,000 residents and a pro-business environment that fosters commercial development. The economic wellbeing of the community has not gone unnoticed. Woodridge continues to maintain both their AAA rating with Fitch and their Aa1 rating with Moody's.

**33.5%**

FUTURE JOB GROWTH OVER THE NEXT TEN YEARS IF PREDICTED TO BE 29.5%, WHICH IS LOW THAN THE U.S. AVERAGE OF 33.5%



# IN THE NEWS

7-ELEVEN | WOODRIDGE, ILLINOIS

## WOODRIDGE BUSINESS PARKS GROWING IN POPULARITY

Darren McRoy, May 7, 2013 (*Patch*)

According to the paper, Woodridge village officials have noticed several of the Village's other companies expanding their presence in the Village as well. The Village's industrial-park vacancy rate is just 7 percent, compared to 9.6 in the Chicago area at large, the paper said.

"We're very excited about the GKN's expansion and strengthening of our industrial base in the village," outgoing Village Mayor William Murphy told the paper. "When internationally recognized businesses such as GKN grow and prosper, so, too, does the Village of Woodridge."

*The Village of Woodridge is seeing a strong and growing business presence in its 10 business and industrial parks*, a major source of tax revenue for the Village, with the latest boon coming from manufacturing company GKN Walterscheid consolidating its operations in the Village and renewing a 10-year leads in Wood Hill Crossing, the Chicago Tribune reports.



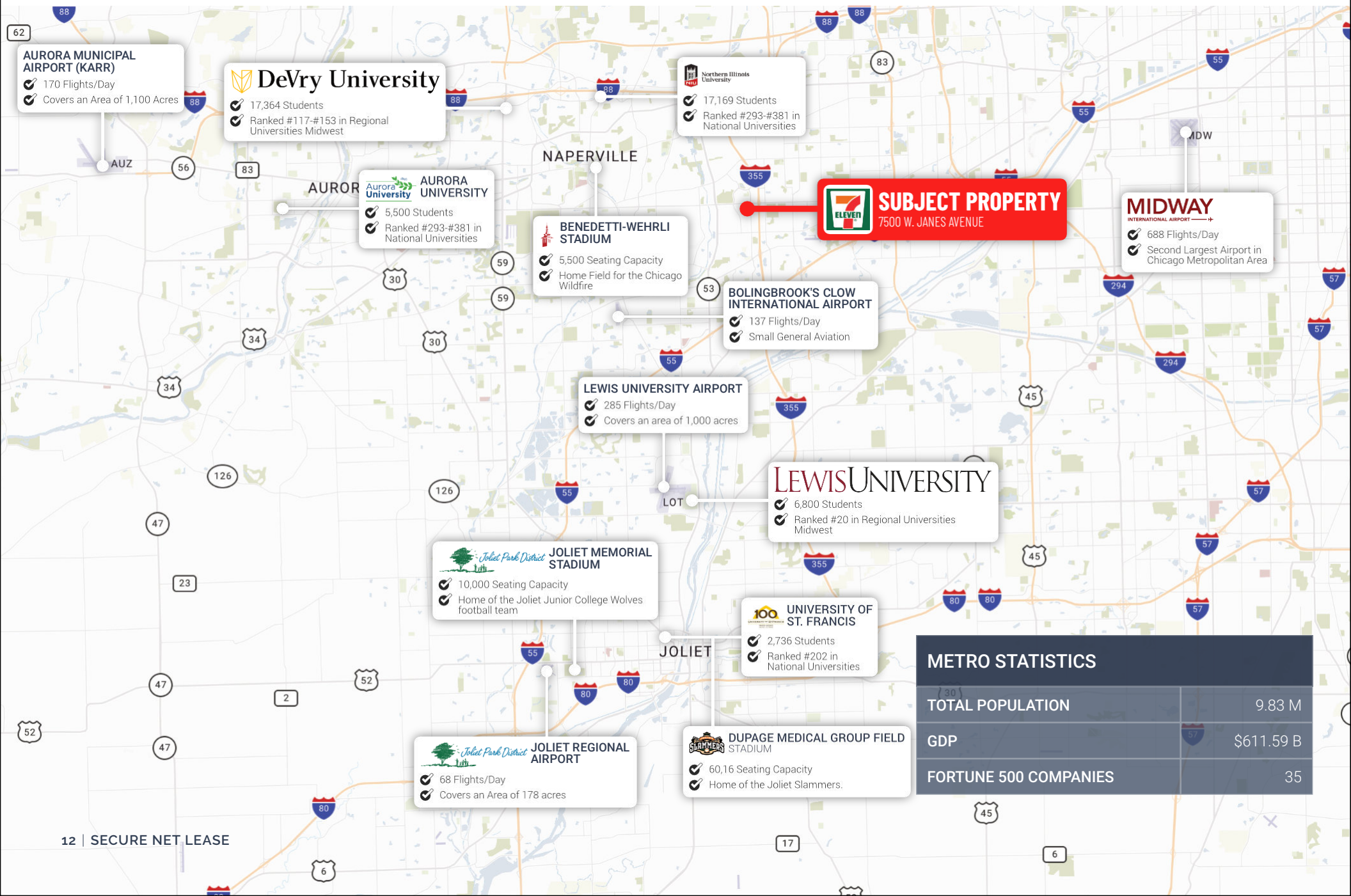
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# CHICAGO MSA

7-ELEVEN | WOODRIDGE, ILLINOIS





# SECURE

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NET LEASE

*WE LOOK FORWARD TO HEARING FROM YOU*

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**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

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