



**7-ELEVEN®**

**STNL INVESTMENT | \$4,333,000 | 4.50% CAP**

5011 KINGS CANYON RD | FRESNO, CA 93727



FRESNO, CALIFORNIA

## EXECUTIVE SUMMARY 3

Investment Highlights  
Investment Summary  
Property Description

## TENANT INFORMATION 5

Tenant Profile

## FINANCIAL INFORMATION 6

Rent Roll

## LOCATION MAP 7

Area Map

## AREA OVERVIEW 8

Demographics  
City Overview



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## INVESTMENT SUMMARY

### TERMS

**\$4,333,000**

CAP RATE	SF	PRICE PSF	NOI
4.50%	3,010	\$1,524	\$195,000



### BRAND NEW CONSTRUCTION

7-Eleven is expected to open in July 2020 at this location.



### MINIMAL LANDLORD RESPONSIBILITIES

The new construction allows an investor comfort of little maintenance for many years into the lease as the landlord is responsible for the foundation, roof, and structure.



### INVESTMENT GRADE TENANT WITH CORPORATE GUARANTEED LEASE

7-Eleven has a Standard & Poor Rating of AA- giving an investor stable cash flow.



### LONG-TERM LEASE WITH INCREASES

7-Eleven signed a 15-year lease with 10% increases every 5 years.



### HIGH VISIBILITY

High traffic counts along Kings Canyon Boulevard with over 32,000 VPD



## PROPERTY DESCRIPTION



### ADDRESS

5011 Kings Canyon Rd | Fresno, CA 93727

### APN

463-232-07

### TENANT

7-Eleven, Inc.

### NUMBER OF GAS PUMPS

8

### RENTABLE AREA

3,010 SF

### LAND AREA

24,500 SF

### LEASE TERM

15 Years

### S & P RATING

AA-

### LANDLORD RESPONSIBILITIES

Foundation, Roof, Structure

### TENANT RESPONSIBILITIES

Taxes, Utilities, Insurance, HVAC

### YEAR BUILT

2020



**OPENING JULY 2020**



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2020



**OPENING JULY 2020**





## RENT ROLL

YEAR	ANNUAL	MONTHLY	MONTHLY PSF
1-5	\$195,000.00	\$16,250.00	\$5.40
6-10	\$214,500.00	\$17,875.00	\$5.94
11-15	\$235,950.00	\$19,662.50	\$6.53
16-20 (Option 1)	\$259,545.00	\$21,628.75	\$7.19
21-25 (Option 2)	\$285,500.04	\$23,791.67	\$7.90
26-30 (Option 3)	\$314,049.96	\$26,170.83	\$8.69
31-35 (Option 4)	\$345,455.04	\$28,787.92	\$9.56

**7-ELEVEN®**  
OPENING JULY 2020







-  SUBJECT PROPERTY
-  RETAILERS
-  EATERIES





## DEMOGRAPHICS THREE MILE RADIUS FROM SUBJECT PROPERTY

### TOTAL POPULATION



	1 MILE	2 MILES	3 MILES
2019	26,355	86,360	147,294
2024 Projection	26,820	88,787	151,836
Annual Growth Rate	0.35%	0.56%	0.61%

### HOUSEHOLDS (HH)



	1 MILE	2 MILES	3 MILES
2019	7,723	23,387	39,388
2024 Projection	7,856	24,004	40,515
Annual Growth Rate	0.34%	0.52%	0.57%

### MEDIAN AGE

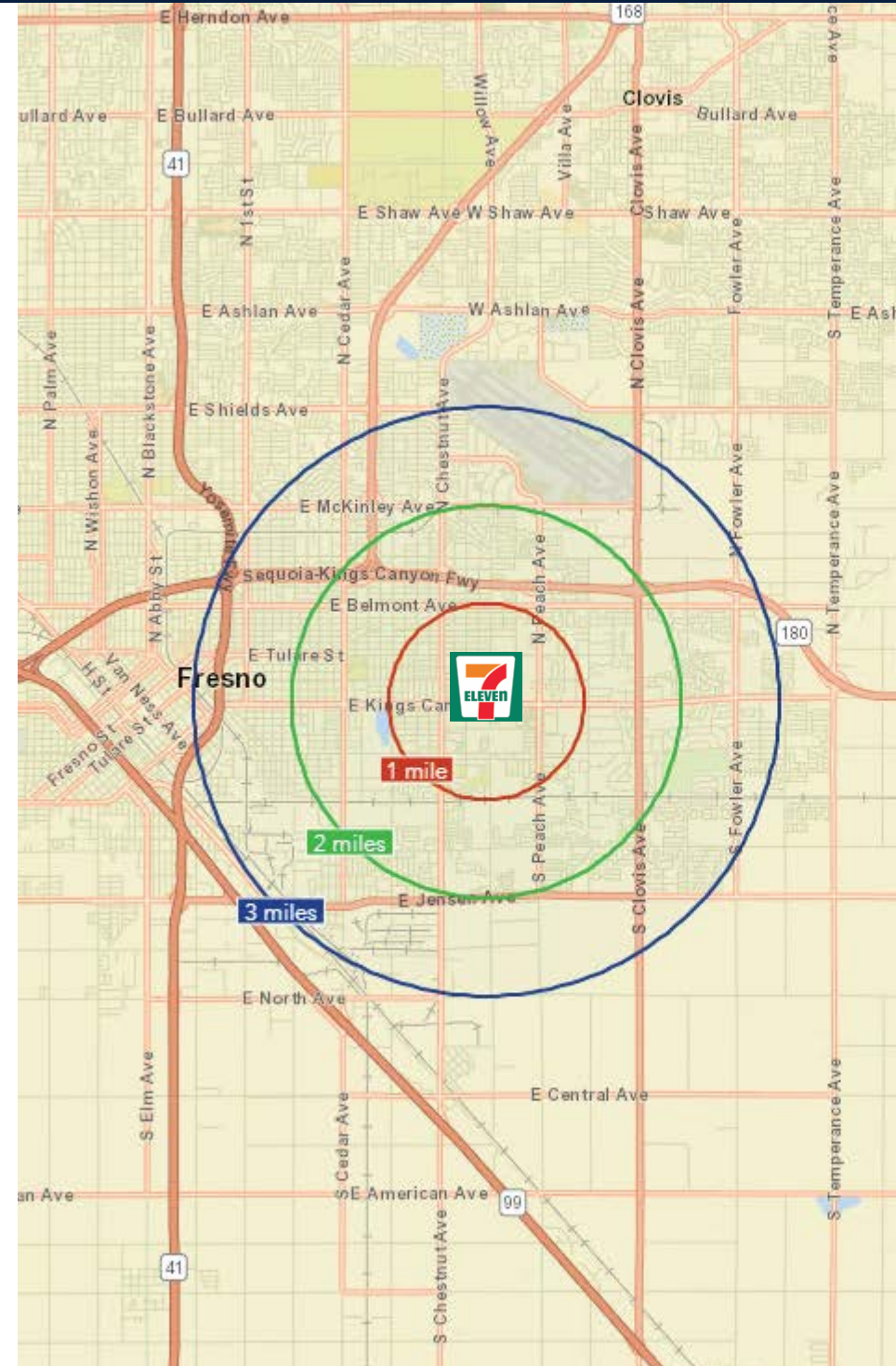


	1 MILE	2 MILES	3 MILES
2019	28.6	27.8	27.9
2024 Projection	30.0	28.9	29.0

### AVERAGE HH INCOME



	1 MILE	2 MILES	3 MILES
2019	\$44,041	\$50,017	\$53,287
2024 Projection	\$52,266	\$59,097	\$62,959





# FRESNO | CALIFORNIA

Fresno is the 5th largest city in California with a population of 527,438

200 miles north of Los Angeles and 170 miles south of Sacramento

California State University, Fresno was listed on Forbes "America's Best College List of 2018"

As of 2018 the enrollment is 24,995 for undergraduates, graduates, and post-baccalaureate

Home of the Washington Nationals AAA affiliate, the Fresno Grizzlies

Southern entrance to Yosemite National Park - 65 miles to the north

Richest and most productive agricultural county in the world, grossing over \$7 billion from 350 crops+ (2017)

Fresno boasts a diverse food service economy that has been a test market for several years complementing the culinary industry with locally grown food products

500+ trucking & warehousing firms operate in the area due to the central location in the state of California

Some of the top businesses in Fresno recognized worldwide are:

Quickie Design – Largest wheelchair manufacturer worldwide

Pelco – Worldwide distributor of surveillance equipment

Duncan Enterprises – World's largest ceramics manufacturer





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