



**1435 COTTMAN AVE**  
**PHILADELPHIA, PA 19111**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES





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- **Absolute NNN Investment** - ZERO Landlord responsibilities, perfect for a passive investor.
- **Investment Grade Credit and Best-in-Class Tenant** - 7-Eleven is considered the premier tenant in the net-lease industry with nearly 70,000 locations, more than McDonald's and Starbucks combined. 7-Eleven has one of the strongest credit ratings in the industry with an investment-grade credit rating of AA- by Standard & Poor's; similar to the United States Federal Government.
- **Ideal Real Estate Location** - The property is ideally positioned on a hard corner on Cottman Avenue which sees  $\pm 25,200$  VPD and is one of the main retail thoroughfares in Northeast Philadelphia, with proximity to Roosevelt Boulevard which sees  $\pm 40,000$  VPD. Easy access and high visibility from all directions. A stone's throw away is Northeast High School home to well over 3,300 students.
- **The property is located 11 miles from Downtown Philadelphia and 1 mile from the Roosevelt Mall** - Retailers in the area include Target, Pizza Hut, Starbucks, Party City, Sherwin Williams, Wendy's, Dollar General, AutoZone, Jiffy Lube, Burger King, Domino's Pizza, Dunkin' Donuts, Verizon, McDonald's, Chipotle, Five Below, PetSmart and much more.
- **Recent Lease Extension with a Long Operating History** - 7-Eleven recently signed a new 6-year lease extension, showing their commitment to the location. They have operated at the site since 1987.
- **Strong Demographics in a Dense Infill Area** - The site is surrounded by dense residential neighborhoods with over 300,000 residents living within a 3-mile radius. 1 and 5 miles have 43,383 and 677,438 people respectively.





COTTMAN AVE

PENNWAY ST







COTTMAN & CASTOR MALL



ROOSEVELT MALL



RETAIL



RETAIL



HEALTHCARE



FAST FOOD



AUTO CARE



DEALERSHIP

NORTHEAST HIGH SCHOOL

± 3,308 STUDENTS



RETAIL



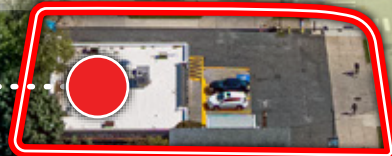
GREAT N.E. PLAZA



AUTO CARE

COTTMAN AVE  
±25,000 VPD

PENNWAY ST





# DOWNTOWN PHILADELPHIA



NORTHEAST TOWN CENTER



DEALERSHIP



RISING SUN PLAZA  
SHOPPING CENTER

PENNWAY ST

COTTMAN AVE  
±25,000 VPD





# FINANCIAL OVERVIEW



## PROPERTY SUMMARY

List Price	\$1,523,077
Gross Leasable Area	±3,009 SF
CAP Rate - Current	5.20%
Year Built	1986
Lot Size	±11,761 SF (0.27 AC)

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT/SF
Current - 11/30/2027	\$6,600	\$79,200	\$26.32
Option 1	\$7,260	\$87,120	\$28.95
Option 2	\$7,986	\$95,832	\$31.85

## TENANT SUMMARY

Tenant Trade Name	7-Eleven Inc.
Type of Ownership	Fee Simple
Lease Guarantor	7-Eleven
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	10 Years
Lease Commencement	1/1/1987
Rent Commencement	1/1/1987
Lease Expiration	11/30/2027
Term Remaining	±7.3 Years
Increases	10%
Options	Two, 5-Year Options

## DEBT QUOTE

LTV	65%
Interest Rate	3.75%
Amortization	30

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:



Jesse Lillard  
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# TENANT OVERVIEW



## TENANT OVERVIEW

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1 ENTREPRENEUR'S MAGAZINE  
TOP GLOBAL FRANCHISES LIST**

**TOP C-STORE  
TEAM MEMBERS**

**#3 FORBES' TOP  
FRANCHISES TO START**

**AA-  
CREDIT RATING (S&P)**



## PHILADELPHIA, PA

Philadelphia is the largest city in Pennsylvania, and the sixth-most populous U.S. city, with a 2017 census-estimated population of 1,580,863. Since 1854, the city has been coterminous with Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area, with over 6 million residents as of 2017. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.2 million ranks it as the eighth-largest combined statistical area in the United States.

Philadelphia is the birthplace of the United States Marine Corps, and is also the home of many U.S. firsts, including the first library (1731), hospital (1751), medical school (1765), national capital (1774), stock exchange (1790), zoo (1874), and business school (1881). Philadelphia contains 67 National Historic Landmarks and the World Heritage Site of Independence Hall. The city became a member of the Organization of World Heritage Cities in 2015, as the first World Heritage City in the United States. Although Philadelphia is rapidly undergoing gentrification, the city actively maintains mitigation strategies to minimize displacement of homeowners in gentrifying neighborhoods.



**#16**  
**BEST CITY IN THE WORLD**



**6,102,434**  
**MSA RESIDENTS**



**OVER 40 MILLION**  
**ANNUAL VISITORS**



**12**  
**FORTUNE 500 COMPANIES**

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	50,724	341,488	718,330
2020 Estimate	49,927	337,321	711,602
2010 Census	48,010	327,407	695,373
Growth: 2020 - 2025	1.60%	1.24%	0.94%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	18,326	125,036	262,468
2020 Estimate	18,127	123,805	260,053
2010 Census	17,721	121,232	254,513
Growth: 2020 - 2025	1.10%	0.99%	0.93%
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$65,152	\$65,127	\$65,524





## TOURISM

The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub. According to the Bureau of Economic Analysis, the Philadelphia area had a gross domestic product of US\$431 billion in 2016, the eighth-largest metropolitan economy in the United States. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies. The Philadelphia skyline is expanding, with a market of almost 81,900 commercial properties in 2016, including several nationally prominent skyscrapers. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 42 million domestic tourists in 2016 who spent US\$6.8 billion, generating an estimated \$11 billion in total economic impact in the city and surrounding four counties of Pennsylvania. Philadelphia has also emerged as a biotechnology hub.

## ECONOMY

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors – leisure, business, and convention – traveling to Philadelphia. In 2017, this industry generated more than \$11.5 billion in economic impact in the region. The money visitors spend supports local businesses, creates jobs and generates taxes, helping to build quality of life in Philadelphia.





## THE LIBERTY BELL

“Proclaim liberty throughout all the land unto all the inhabitants thereof.” This inscription on the cracked but mighty bell is one reason it became a symbol to abolitionists, suffragists and other freedom-seekers around the world. The bell draws people from around the nation to snag a photo in front of the soaring glass walls overlooking Independence Hall.



## INDEPENDENCE HALL

While historical attractions abound in Philly, Independence Hall holds monumental significance to the development of the nation. In 1776, the Founding Fathers signed the Declaration of Independence in the building’s Assembly Room. Just 11 years later, representatives from a dozen states met here to lay the framework for the U.S. Constitution. Today, the UNESCO World Heritage Site is the centerpiece of Independence National Historical Park, and guided tours are available year-round.



## ROCKY STEPS

Since Rocky’s first triumphant run on the silver screen in 1976, the steps of the Philadelphia Museum of Art have become an international destination. Travelers from around the world embark on their own jog up the stairs, pumping their fists in the air as they cherish the spectacular view of the Benjamin Franklin Parkway and the city skyline.



## READING TERMINAL MARKET

Center City’s 126-year-old Reading Terminal Market serves as both a dazzling tourist destination and a source for fresh produce, seafood, meats and cheese for locals. The public space also provides open seating where customers can enjoy meals from dozens of restaurants, including Pennsylvania Dutch cuisine and acclaimed DiNic’s hot roast pork sandwiches. Retail merchants sell housewares, jewelry, linens and more.



## PHILLY CHEESESTEAK

The Philly cheesesteak is inarguably the city’s most famous food. These awesome sandwiches consist of chopped (or thinly sliced) steak and a choice of cheeses and/or fried onions on a hoagie roll. Those in the know order their cheesesteak with two words only: cheese selection (provolone, American or Whiz) and “wit” or “without” onions.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **1435 Cottman Ave, Philadelphia, PA 19111** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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