



7-ELEVEN[®]

3708 W Slauson Ave
Los Angeles, CA 90043



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INVESTMENT HIGHLIGHTS

- » **NEW 15-YEAR, NNN LEASE WITH FULL REMODEL SCHEDULED:** Tenant to begin a full remodel in the near future. The new, 15-year term with 10% rent increases every 5 years will commence once the store remodel is complete and the store re-opens. The current Landlord is paying the Tenant a large T.I. package to improve the building and premises.
- » **TOP-RATED TENANT:** 7-Eleven has investment-grade credit, rated 'AA-' by Standard and Poor's which is stronger than an overwhelming majority of national retail tenants. 7-Eleven is one of the nation's largest independent gasoline retailers and has well over 70,000 stores worldwide throughout 18 countries.
- » **PROXIMITY TO BRAND-NEW, STATE-OF-THE-ART, SOFI STADIUM:** The site resides less than 2.5 miles north of SoFi Stadium, which is home of the NFL franchises Los Angeles Rams and Los Angeles Chargers. This arena is set to host Super Bowl LVI in February 2022 as well as the College Football Playoff National Championship in January 2023.
- » **PROXIMITY TO UNIVERSITY OF SOUTHERN CALIFORNIA:** The site is less than 3.5 miles from USC, the home of the Trojans, which has 46,000 students enrolled and is one of the most renowned Universities in the country.
- » **STRONG, LOS ANGELES AREA:** The property is located in Windsor Hills of the Los Angeles area. The area is incredibly dense, with over 1,000,000 residents in the 5-mile radius
- » **STRONG TRAFFIC COUNTS:** Asset holds a corner location off W Slauson Ave which boasts 30,000+ VPD daily traffic counts.
- » **ACCELERATED DEPRECIATION ELIGIBILITY:** This investment is eligible for depreciation (check with your accountant to confirm) which is a significant cash flow advantage from a tax perspective.
- » **PROXIMITY TO LAX INTERNATIONAL AIRPORT:** The site is less than 5 miles from LAX Airport which is a main hub airport for the Western United States, serving 63,000,000 passengers annually.
- » **COMPETITION:** 7-Eleven is the only gas station for over a 1-mile stretch when traveling west from the site, which is a long distance to go without a gas station in the dense, Los Angeles area.

FINANCIAL OVERVIEW

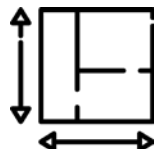




\$8,433,000
PRICE



4.35%
CAP RATE



±2,350 SF
GLA



0.34 AC
LOT SIZE

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Years 1-5	\$30,569.42	\$366,833	\$78.89	4.35%
Years 6-10	\$33,626.36	\$403,516	\$86.78	4.78%
Years 11-15	\$36,989.00	\$443,868	\$95.46	5.26%
Option 1	\$40,687.90	\$488,255	\$105.00	5.79%
Option 2	\$44,756.69	\$537,080	\$115.50	6.37%
Option 3	\$49,232.36	\$590,788	\$127.05	7.01%

**7-Eleven is currently paying "interim" monthly rent until the remodel begins. Once the remodel begins, 7-Eleven will have up to 3-months rent free while the store is closed down for the remodel. Once the remodel is complete and the store reopens (projected 3 months or sooner), the 15-year term shall commence.*

TENANT SUMMARY

» TENANT TRADE NAME	7-Eleven
» TYPE OF OWNERSHIP	Fee Simple
» LEASE GUARANTOR	Corporate
» LEASE TYPE	NNN
» ROOF AND STRUCTURE	Tenant Responsible
» ORIGINAL LEASE TERM	15 Years
» RENT COMMENCEMENT	9/8/20
» LEASE EXPIRATION DATE	15 Years from Store Re-Opening Post Remodel
» TERM REMAINING	±15 Years
» INCREASES	10% Every 5 Years
» OPTIONS	Three, Five (5) Year Options



LTV: 65%

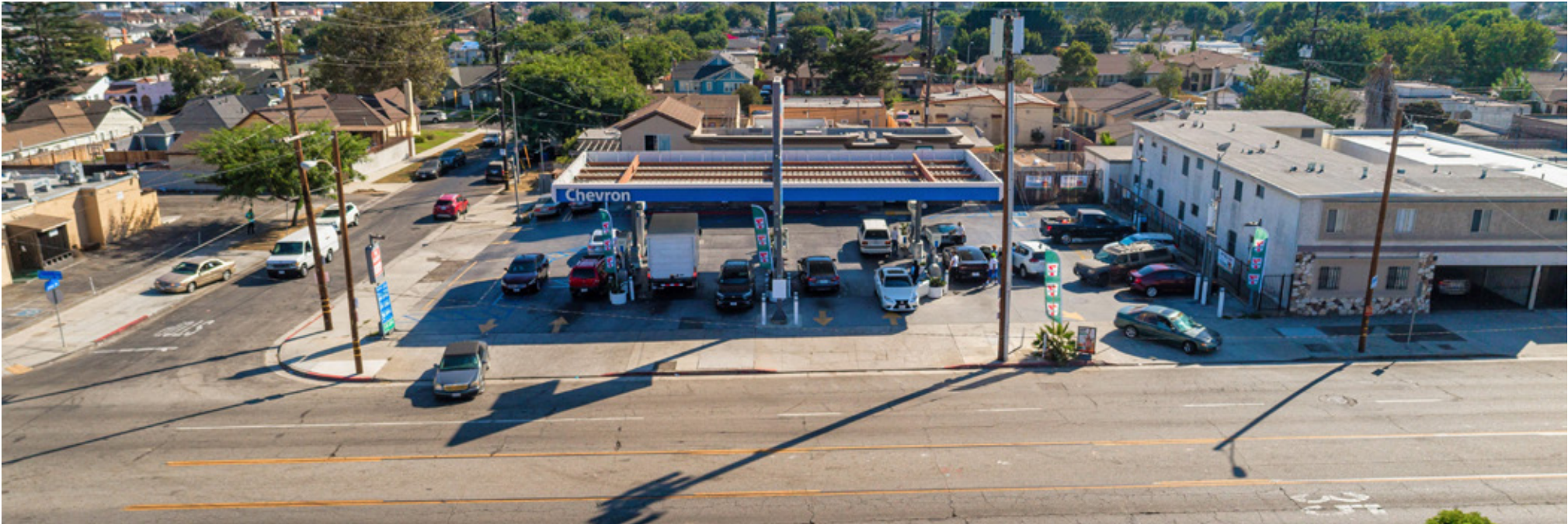
RATE: 3.85%

AMORTIZATION: 25 Years

TERM: 10 Years

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:

Brian Krebs
(818) 606-9476
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THE OFFERING

PROPERTY NAME	
7-Eleven	
Property Address	3708 W Slauson Ave Los Angeles, CA
SITE DESCRIPTION	
Number of Stories	One
GLA	±2,350 SF
Lot Size	±0.34 AC
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

TENANT OVERVIEW

» Company Name	» Year Founded	» Headquarters
7-Eleven	1927	Irving, TX
» Ownership	» Industry	» Website
Private	Convenience Store	www.7-eleven.com

AA-
Credit Rating (S&P)

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 20 Franchises
to Start



SoFi Stadium
NEW \$5 BILLION
LA RAMS/CHARGERS STADIUM

± 2 MILES AWAY

dd's DISCOUNTS
O'Reilly AUTO PARTS
KAISER PERMANENTE
CVS pharmacy
Walgreens
Buy Low MARKET
Always Buy Low!

SHATTO BANQUET HALL

SoLA
contemporary

W. SLAUSON AVE
± 30,000 VPD

BUDDHA MARKET

BROWN NOSE AUTO SALES



USC University of Southern California
± 46,000 STUDENTS

CRENSHAW
HIGH SCHOOL
± 750 STUDENTS

CRENSHAW BLVD
± 30,800 VPD

**VIEW PARK PRERATORY
ACCELERATED CHARTER SCHOOL**

BANK OF AMERICA

WEST BLVD
± 11,200 VPD

**NCM
CAR WASH**

W. SLAUSON AVE
± 30,000 VPD

**VAN NESS
REC CENTER**

**BIG
LOTS!**

FAMILY DOLLAR

IHOP
FOOD 4 LESS
GameStop
Walgreens

**Jack
in the box**

usbank

DOLLAR TREE

Rainbow SUBWAY
POPEYES
BUFFALO

**Ralphs
Auto
Zone**

BURGER KING

FATBURGER

Grilled Fresh

StopBye

**DEE'S DIVA STYLES
HAIR CARE SALON**

**7
ELEVEN**





Smart & Final.

ROSS *Marshall's*
DRESS FOR LESS

Food 4 Less

Michael's

COSTCO WHOLESALE

OLD NAVY

SHERWIN WILLIAMS

ALDI



± 751 STUDENTS



HOLLYWOOD
PARK CASINO



Walgreens



LA FITNESS

TARGET

STAPLES



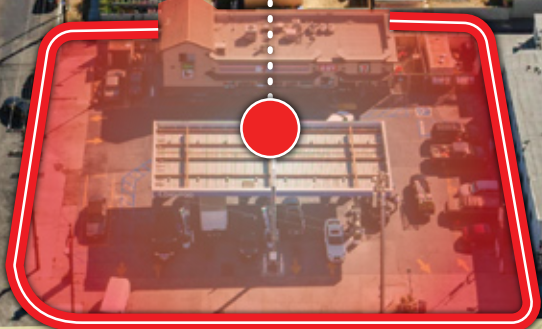
SoFi Stadium

NEW \$5 BILLION
LA RAMS/CHARGERS STADIUM

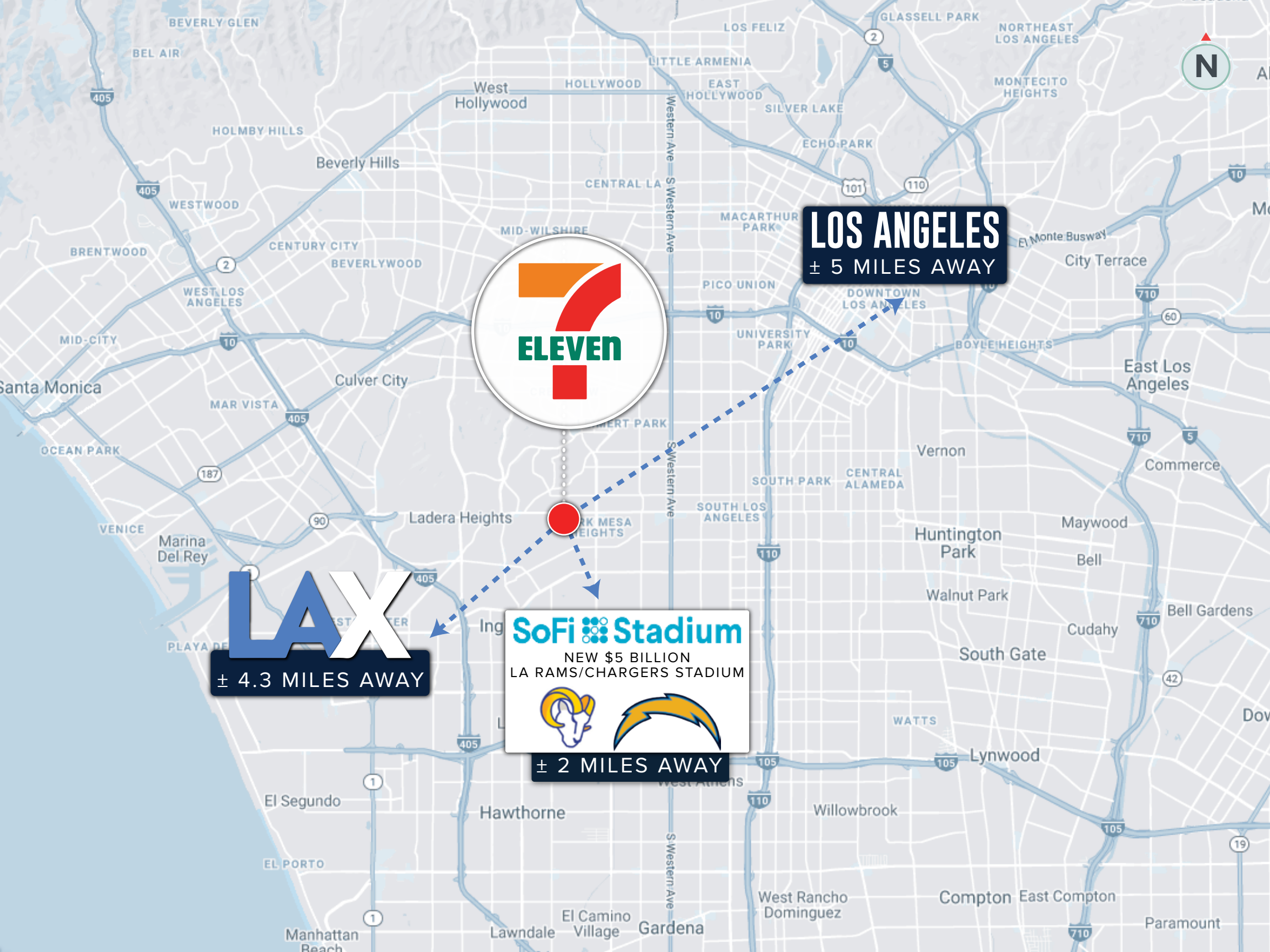


FORUM

PRESENTED BY **CHASE**



W. SLAUSON AVE
± 30,000 VPD



LOS ANGELES
± 5 MILES AWAY



LAX
± 4.3 MILES AWAY

SoFi Stadium
NEW \$5 BILLION
LA RAMS/CHARGERS STADIUM
 
± 2 MILES AWAY

LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California. The city is known for its Mediterranean climate, ethnic diversity, the entertainment industry, and its sprawling metropolis.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is

the only city in North America to have hosted the Summer Olympics twice - and by 2028 the third time. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



Los Angeles County employs over 100,000 people alone



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.

LOS ANGELES ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy.

LA STADIUM AND ENTERTAINMENT DISTRICT

SoFi Stadium and Hollywood Park, currently under construction in Inglewood, CA, is a 298-acre sports and entertainment destination being developed by Los Angeles Rams Owner/Chairman E. Stanley Kroenke. This unprecedented mixed-use development will feature retail, commercial office space, a hotel, residential units, and outdoor park spaces. The LA Stadium is a massive, sprawling \$5 billion project that will host year-round sports and entertainment events. It's also slated to host the opening and closing ceremonies for the 2028 Olympics.

In August 2019, the stadium landed its first official sponsor: American Airlines. The company will sponsor the American Airlines Plaza, which will serve as a two-level, 2.5-acre entrance to the stadium. According to a report by Bloomberg, the airline will pay \$90 million over 10 years to sponsor the stadium.

The stadium is rising out of a giant 300-acre property that once housed the Hollywood Park racetrack. Also planned for the project site is a whole new neighborhood that will hold shops, restaurants, a hotel, parks, an artificial lake, and 2,500 housing units. In addition to hosting the 2022 Super Bowl, the stadium, whose capacity can be stretched to 100,000 for mega-events, will host the 2023 College Football Playoff championship and the 2028 Olympics' Opening and Closing ceremonies and is vying to hold 2026 World Cup matches.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	35,671	326,292	1,034,080
2020 Estimate	35,797	326,740	1,036,596
2010 Census	35,681	321,930	1,027,186

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	12,126	112,191	329,058
2020 Estimate	12,202	112,502	330,137
2010 Census	12,316	111,706	328,708

INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$77,253	\$70,675	\$72,785



TOURISM

Tourism accelerated Los Angeles County's economic prosperity in 2018 as visitors pumped an all-time high \$23.9 billion directly into the L.A. economy, generating a record \$36.6 billion in total economic impact. A new economic impact report released today by Los Angeles Tourism & Convention Board demonstrates the power of tourism in Los Angeles during National Travel & Tourism Week, an annual event established by Congress and organized by the U.S. Travel Association to celebrate the impact of travel.

Tourism supported 534,258 jobs in L.A. County's Leisure & Hospitality sector, its highest total on record, employing 1 in every 8.5 workers in the county. Reaffirming the strength of the sector, tourism added 9,700 new jobs last year.



50 MILLION

50 Million People who traveled to Los Angeles last year



\$22 BILLION

LA visitors spent \$22 billion on hotels, restaurants, shopping, attractions and more



525,000

There are 525,000 jobs supported by the Los Angeles tourism industry



8 YEARS

LA has celebrated 8 consecutive years of record growth

ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.

SPORTS

With famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.

ARTS & CULTURE

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theaters, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually. The city also has one of the premier contemporary art museums in the world, the Broad, located in Downtown L.A., and also one of the largest collections of cars in the nation at the Peterson Automotive Museum.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **3708 W Slauson Ave, Los Angeles, CA 90043** ("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.

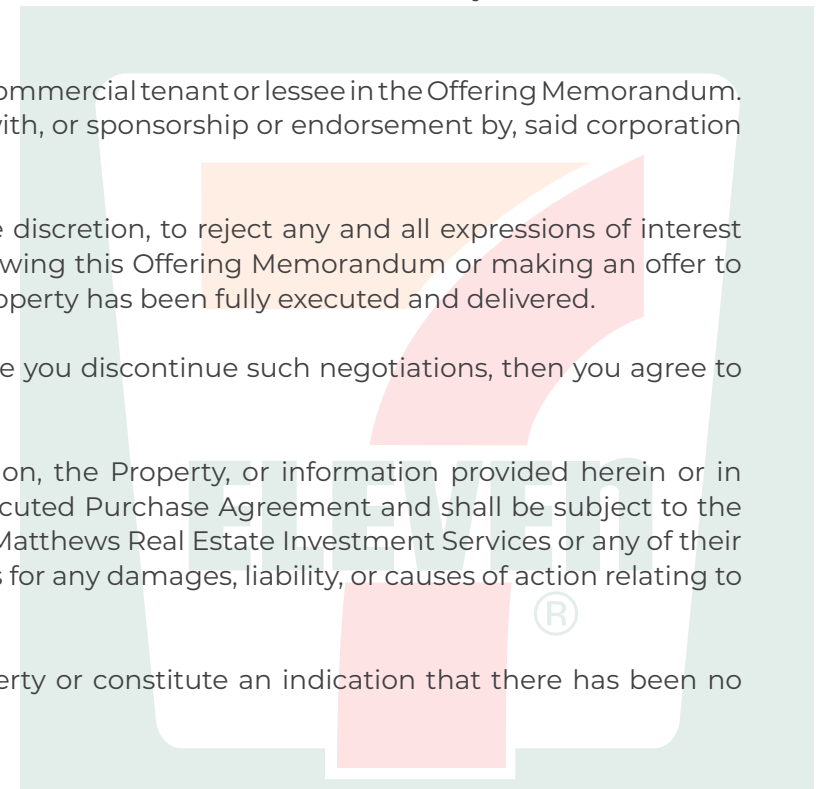
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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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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