



7-ELEVEN

44046 N JACKSON STREET
COACHELLA VALLEY, CA 92201

®



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INVESTMENT HIGHLIGHTS

- » **Early Extension, Corporate Guarantee:** 7-Eleven recently extended their corporately guaranteed lease early by 5 years, bringing the total base term to over 7 years. There are two, 5-year options remaining.
- » **Absolute NNN Lease:** the investment has zero landlord responsibilities.
- » **Top-Rated Tenant:** 7-Eleven has investment grade credit, rated 'AA-' by Standard and Poor's which is stronger than McDonald's, Bank of America, Walgreens, CVS and many more.
- » **Ideal Location:** the asset is located on a signalized, hard corner at the first major intersection off I-10, which boasts over 66,000 VPD. The site is in the heart of Coachella Valley, which is 20 miles East of Palm Springs and 15 miles West of Joshua Tree National Park. It is also less than 1.5 miles from the Fantasy Springs Resort Casino.
- » **Home of Major Music Festivals:** Indio is home to the Coachella Valley Music and Arts Festival (±100,000 attendees per day for the 6-day event) as well as Stagecoach California's Country Music Festival (±70,000 attendees per day for the 3-day event). It is ranked as the #1 City in the US for Live Music by Matador Network.
- » **Tons of New Development:** the area has seen tremendous amounts of new developments in the works. You can see a full list of them [HERE](#)
- » **Strong Population Growth:** the area has seen ideal growth since 2010 with the population having grown ±15% in the 3 and 5-mile radius. The population is projected to grow an additional 5%+ by 2025.



FINANCIAL OVERVIEW

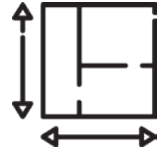




\$1,945,680*
PRICE



5.00%*
CAP RATE



±2,943 SF
GLA



0.36 AC
LOT SIZE

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 12/31/27	\$8,107.00	\$97,284	\$33.06	5.00%
Option 1	\$8,917.70	\$107,012	\$36.36	5.50%
Option 2	\$9,809.47	\$117,714	\$40.00	6.05%

*Current annual rent is \$88,440 until 12/31/2022. Seller is willing to credit the buyer the rent difference between the close of escrow and when the rent increase takes place on 12/31/2022.

TENANT SUMMARY

» TENANT TRADE NAME	7-Eleven, Inc.
» TYPE OF OWNERSHIP	Fee Simple
» LEASE GUARANTOR	Corporate
» LEASE TYPE	NNN
» ROOF AND STRUCTURE	Tenant Responsible
» LEASE EXPIRATION DATE	12/31/27
» TERM REMAINING	±7.25 Years
» INCREASES	10% in Options
» OPTIONS	Two (2), Five (5) Year Options

DEBT QUOTE



LTV: 65%
RATE: 3.75%
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
brian.krebs@barringtoncapcorp.com

PROPERTY OVERVIEW



THE OFFERING

PROPERTY NAME 7-Eleven

Property Address 44046 Jackson Street
Coachella Valley, CA

SITE DESCRIPTION

Number of Stories One

GLA ±2,943 SF

Lot Size ±15,680 SF (0.36 Acres)

Type of Ownership Fee Simple

Landscaping Professional

Topography Generally Level

TENANT OVERVIEW

» **Company Name**
7-Eleven

» **Year Founded**
1927

» **Headquarters**
Irving, TX

» **Ownership**
Private

» **Industry**
Convenience Store

» **Website**
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**



SURROUNDING TENANTS



AREA OVERVIEW



COACHELLA VALLEY, CA

The Coachella Valley is an arid rift valley in the Colorado Desert of Southern California's Riverside County. The valley extends approximately 45 mi southeast from the San Geronio Pass to the northern shore of the Salton Sea, and is approximately 15 mi wide along most of its length. It is bounded on the northeast by the San Bernardino and Little San Bernardino Mountains, and on the southwest by the San Jacinto and Santa Rosa Mountains.

The Valley is best known as the location of several wintertime resort cities, especially Palm Springs, that are popular destinations for snowbirds during the winter. The valley is also known for a number of annual events, including the Coachella Valley Music and Arts Festival, the Stagecoach Country Music Festival, and the Riverside County Fair and National Date Festival, all held in Indio. Other events include the Palm Springs Modernism Week, Palm Springs International Film Festival, the ANA Inspiration and Desert Classic golf tournaments, and the Indian Wells Masters tennis tournament.

In addition to Palm Springs and the area's largest city Indio, the valley is home to the resort cities of Cathedral City, Indian Wells, La Quinta, Palm Desert, and Rancho Mirage. Because it is a major winter destination, the valley's population fluctuates from almost 500,000 in April to around 200,000 in July and around 800,000 by January. It is estimated that 3.5 million conventioners and tourists visit the valley each year.

The Coachella Valley connects with the core of the Greater Los Angeles area to the west via the San Geronio Pass, a major transportation corridor that includes Interstate 10 and the Union Pacific Railroad. The Coachella Valley is sometimes called the "Desert Empire" to differentiate it from the broader Inland Empire.



DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	14,440	95,555	169,387
2020 Estimate	13,944	90,725	160,197
2010 Census	12,932	78,941	137,921
Growth 2020-2025	3.56%	5.32%	5.74%
Growth 2010-2020	7.83%	14.93%	16.15%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	3,692	27,712	50,312
2020 Estimate	3,551	26,334	47,683
2010 Census	3,241	22,988	41,364
Growth 2020-2025	3.97%	5.23%	5.51%
Growth 2010-2020	9.56%	14.55%	15.28%
INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est. Average Household Income	\$63,096	\$72,391	\$82,043

KEY INDUSTRIES GROWING THE COACHELLA VALLEY



TOURISM

Millions of visitors travel to the Coachella Valley every year, making tourism the largest employer and the number one contributor to the local economy.



AGRICULTURE

Coachella Valley's agricultural industry is the second largest contributor to the local economy. It employs approximately 12,000 people and produces nearly a billion dollars in agricultural products each year.



HEALTHCARE

The healthcare industry is the second largest employer in the Coachella Valley. As the demand for medical services increases, the industry continues to emerge as a major contributor to the region's economy.



REAL ESTATE DEVELOPMENT

Housing, commercial and renewable power developments are on the rise in Coachella Valley, increasing the economic impact from the construction industry.

POINTS OF INTEREST



Palm Springs Aerial Tramway

World's largest rotating Tram car. Opened in 1963, the Tram's 80-passenger cars travel along the beautiful cliffs of Chino Canyon from the Valley Station (elevation 2,643 ft.) to the Mountain Station (elevation 8,516 ft.) in approximately 10 minutes. At the top enjoy breathtaking views, Peaks Restaurant, Pines Cafe, a gift shop, nature exhibits, educational documentary theaters, and over 50 miles of hiking trails in the Mt. San Jacinto State Park Wilderness.



Coachella

The most well-known and heavily attended music festival in the US, the Coachella Music and Arts festival has been luring music lovers to Indio, CA since 1999. Celebrity sightings, non-stop sunshine, and bohemian chic summer fashions are as much a signifier of the festival as the eclectic lineup of music itself, making it the perfect homage to the golden state. Coachella has become so popular with fans that it has extended from one two-day weekend to two successive three-day weekends.



Palm Springs Air Museum

Rated by CNN as one of the top 14 Air Museums in the World. This facility Gives visitors an up-close look at the legendary fighters and bombers of WWII, Korea, and Vietnam.



VillageFest

The place to meet new friends is at this old-fashioned street fair with sidewalk performers, musicians, farmer's market, gifts and lots of food.



Old Town La Quinta

Get ready to experience Main Street in Old Town La Quinta. Where the spirit and architecture of Old California is brought to life in a chic outdoor shopping and dining village. With sophisticated boutiques and curated fashion, delicious dining and exciting nightlife, wine tastings, art shows, live weekend music and a multitude of seasonal events, including Art Under the Umbrellas, Taste of La Quinta and the Sunday Certified Farmers' Market.



The Street Fair at College of the Desert

Located on the College of the Desert campus in Palm Desert CA this year round weekend event sponsors over 200 merchants offering a wide variety of unique gifts, gadgets, tools, clothing, outstanding food, original art, housewares, yard/patio furniture and décor and much much more.

PROXIMITY MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **44046 N Jackson Street, Coachella Valley, CA 92201** ("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.

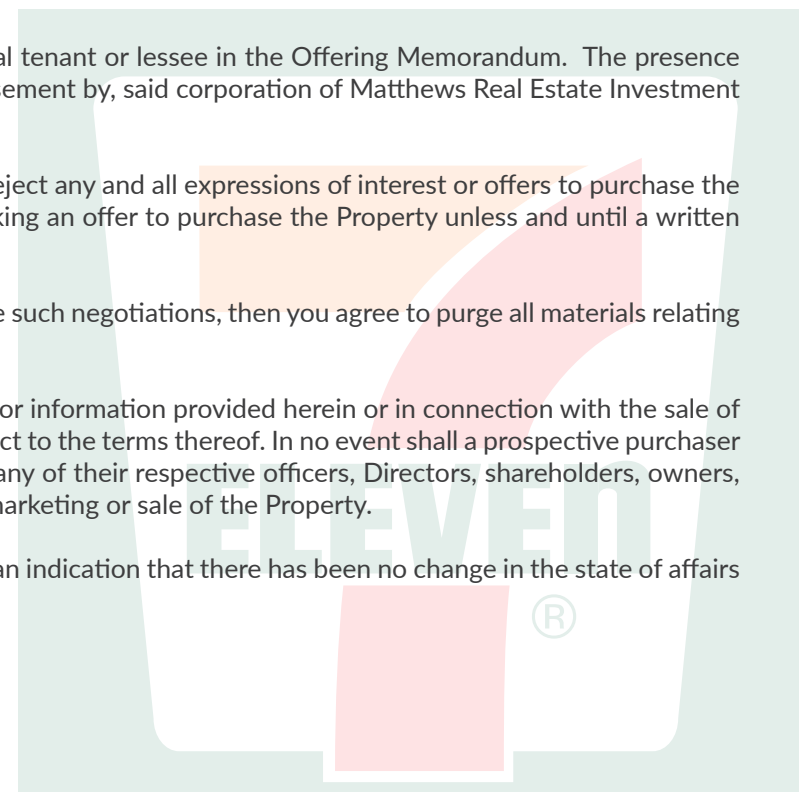
Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation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