

# MASSIVE RETAIL CORRIDOR

± 1.2 MILES AWAY

- DOZENS OF RESTAURANTS
- AUTO MALL
- MALL OF NEW HAMPSHIRE
- MULTITUDE OF BIG NAME RETAIL STORES

# 7-ELEVEN

242 BEECH ST  
MANCHESTER, NH 03103

OFFERING MEMORANDUM



BEECH ST & VALLEY ST  
± 18,000 VPD

## CREMELAND

**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES





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# INVESTMENT HIGHLIGHTS

- » **THREE OPTION PERIODS EXERCISED EARLY:** the tenant recently exercised three option periods early, showing incredible commitment to the location; there are currently ±12 years of term remaining on the lease with three, 5-year options.
- » **ABSOLUTE NNN LEASE WITH STRONG RENT INCREASES:** the lease contains zero Landlord responsibilities and contains 10% rent increases every 5 years, including in each of the three, 5-year option periods.
- » **INCOME TAX-FREE STATE:** New Hampshire is an income tax-free state, providing an opportunity to increase a Buyer's overall return.
- » **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.
- » **ACCELERATED DEPRECIATION ELIGIBILITY:** this investment is eligible for accelerated depreciation (check with your accountant to confirm) which is a significant cash flow advantage from a tax perspective.
- » **OPERATIONAL HISTORY:** the tenant has been open and operating at this location for nearly 20 years, indicating a proven track record.
- » **PROXIMITY TO LOCAL SPORTS STADIUMS AND BALLPARKS:** located across the street from Gill Stadium and within a couple blocks of JFK Memorial Stadium, Ray Cross Field, and Sheehan-Basquil Park.
- » **SIGNALIZED, HARD-CORNER LOCATION:** the asset is ideally positioned at a signalized, hard corner.
- » **PROXIMITY TO LARGE HOSPITALS:** located within about a mile of both Elliot Hospital (296 beds) and the Catholic Medical Center (330-beds).
- » **PROXIMITY TO MANCHESTER-BOSTON INTERNATIONAL AIRPORT:** located about 3 miles North of the Manchester-Boston International Airport which has approximately 1.6MM passengers annually.

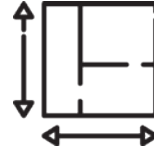
# FINANCIAL OVERVIEW



**\$3,358,000**  
PRICE



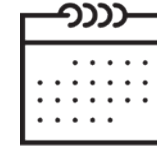
**4.75%**  
CAP RATE



**±2,960 SF**  
GLA



**±1 AC**  
LOT SIZE



**2002**  
YEAR BUILT

## 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	20 Years
Rent Commencement	12/01/01
Lease Expiration Date	11/30/32
Term Remaining	±12 Years
Increases	10% Every 5 Years
Options	Three (3), Five (5) Year Options

## ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 11/30/2026	\$13,292	\$159,500	4.75%
12/1/2026 - 11/30/2032	\$14,621	\$175,450	5.22%
Option 1	\$16,083	\$192,995	5.75%
Option 2	\$17,691	\$212,295	6.32%
Option 3	\$19,460	\$233,524	6.95%

**Please contact a Barrington Capital  
agent for financing options:**

**Brian Krebs**  
(818) 606-9476  
brian.krebs@barringtoncapcorp.com



**BARRINGTON CAPITAL**  
REAL ESTATE FINANCING SERVICES



# TENANT OVERVIEW



## TENANT OVERVIEW

» <b>Company Name</b> 7-Eleven	» <b>Year Founded</b> 1927	» <b>Headquarters</b> Irving, TX
» <b>Ownership</b> Private	» <b>Industry</b> Convenience Store	» <b>Website</b> <a href="http://www.7-eleven.com">www.7-eleven.com</a>

**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





BEECH ST & VALLEY ST  
± 18,000 VPD



CREMELAND





NORTHEAST DELTA DENTAL  
STADIUM

WHISKEY'S  
20  
MANCHESTER  
Bar & Grill  
\*Murphy's\*  
DINER  
MURPHY'S  
TAPROOM

DISTRICT B

see science center  
BOARDS AND BREWS  
THIRSTY TAPRIG MOOSE  
STRANGE BREW Tavern  
THE FARM BAR & GRILL  
The Bridge Café  
DEKA  
STARK BREWING CO.  
Red Apple

Southern  
New Hampshire  
University

Firestone  
COMPLETE AUTO CARE

MARKET BASKET  
"MORE FOR YOUR DOLLAR"

snhu  
ARENA

VETERAN'S  
MEMORIAL PARK

CREMELAND

Advance  
Auto Parts

CITGO

General  
Linen Service

7  
ELEVEN

BEECH ST & VALLEY ST  
± 18,000 VPD

SKITCHEN  
RESTAURANT



# AREA OVERVIEW

## MANCHESTER, NH

Living and working in Manchester is having the best of both worlds; one will always be surrounded by the pro-business atmosphere while also enjoying the culture and entertainment that the city provides. Manchester has assumed the role as the center of transportation of Northern New England. Here, convenient access to east-west and north-south highways is provided, along with a first-class airport, freight rail, and inter-city bus service to Boston and similar destinations. Manchester is an ideal location for businesses and individuals with a desire for efficient and easy modes of transport to other parts of New England, the Northeastern United States, and Canada. In fact, Manchester - Boston Regional Airport is now widely considered the premier airport in Northern New England and a convenient alternative airport serving the Greater Boston area.

Thanks to the eight colleges and universities located near our city, Manchester produces thousands of newly-trained graduates ready to work in the fields of engineering, business, international relations, technical fields, business communications, and product management, among hundreds of others. As the fastest growing population in New England, New Hampshire offers 1.3 million potential employees, with about 63 percent of them living within 30 miles of Manchester.

## ECONOMY

The global economy is extremely well represented in Manchester. Here, highly technological companies, manufacturing firms, and corporations thrive, as do the career paths of the people who keep them running. Some quick facts on Manchester's business and industry:

- » About 150 diversified manufacturing firms call Manchester home.
- » Manchester is a multi-industry city, home to high-tech, communications, financial services, healthcare, and manufacturing firms.
- » The city's largest hospitals include Elliot Hospital and Catholic Medical Center. Manchester is also home to Anthem Blue Cross & Blue Shield.
- » The Mall of New Hampshire is one of the largest malls in the state and encompasses over 1.2 million square feet.
- » Manchester is the business and financial center of northern New England and is home to several key industry clusters, including semiconductors, electronics, aerospace and defense, apparel and textiles, communication services, industrial machinery, and financial services.
- » The Manchester has over 6,600 commercial establishments, including almost 850 retail stores.
- » Businesses are always connected, creating partnerships and vendor relationships that strengthen our local economy.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	29,037	104,476	141,473
2020 Estimate	28,848	103,349	139,275
2010 Census	28,860	102,260	136,059
Growth 2020-2025	0.66%	1.09%	1.58%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	12,256	43,946	58,370
2020 Estimate	12,046	43,175	57,122
2010 Census	11,691	41,857	54,807
Growth 2020-2025	1.74%	1.79%	2.19%
Growth 2010-2020	3.04%	3.15%	4.22%
INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Average Household Income	\$65,001	\$81,872	\$90,801





## MANCHESTER ATTRACTIONS

Kayak along the Merrimack River, ride one's bike downtown, or hike the trails surrounding Lake Massabesic, which is situated squarely in the middle of the city. An hour's drive north leads to the White Mountains or east leads to New Hampshire's miles of Atlantic Coast Line. Living in Manchester allows one to enjoy a Red Sox Game at Fenway Park in Boston, just fifty miles south of the city. One will even be able to experience a world-class concert at the SNHU Arena right in the center of Manchester. The Amoskeag Millyard is home to The Millyard Museum, which tracks the history of what is now Manchester back 11,000 years. The Currier Museum of Art focuses on paintings by big names like Picasso and O'Keeffe. Head to the nearby town of Merrimack and visit the Anheuser-Busch Brewery, where guests can taste seasonal beers and see the famous Budweiser Clydesdale horses.



## A COLLEGE TOWN

Manchester has been named one of "The 5 Coolest College Towns in New England". Manchester boasts 11 area colleges and universities as well as numerous vocation programs. Manchester is home to the largest undergraduate population in the greater Boston area and is composed of five major colleges and universities. Manchester is also home to Southern New Hampshire University. The city is known by locals as "ManchVegas" for its endless strip of bars.







## SOUTHERN NEW HAMPSHIRE UNIVERSITY

Southern New Hampshire University is a private, nonprofit, accredited institution with more than 3,000 on campus students, over 135,000 online students and an alumni network of over 100,000, making it one of the fastest growing universities in the nation. Since its founding in 1932, the University has transformed from a school of accounting and secretarial science into an institution offering over 200 programs, from certificates to doctoral level degrees including business, education, liberal arts, social sciences and STEM. By reinventing higher education to fit the needs of today's students and workforce, SNHU ensures that students are keeping pace with new technologies and professional requirements. SNHU provides unparalleled support and service to help students achieve their dreams and transform their lives and the lives of those around them. SNHU is proud to offer you an exceptional student experience with nationally recognized academic programs.

Southern New Hampshire University transforms the lives of learners. Our success is defined by our learners' success. By relentlessly challenging the status quo and providing the best support in higher education, Southern New Hampshire University expands access to education by creating high quality, affordable and innovative pathways to meet the unique needs of each and every learner.



### ENROLLMENT

- ±3,000 On Campus Students
- ±135,000 Online Students
- 100,000 Alumni



### QUICK FACTS

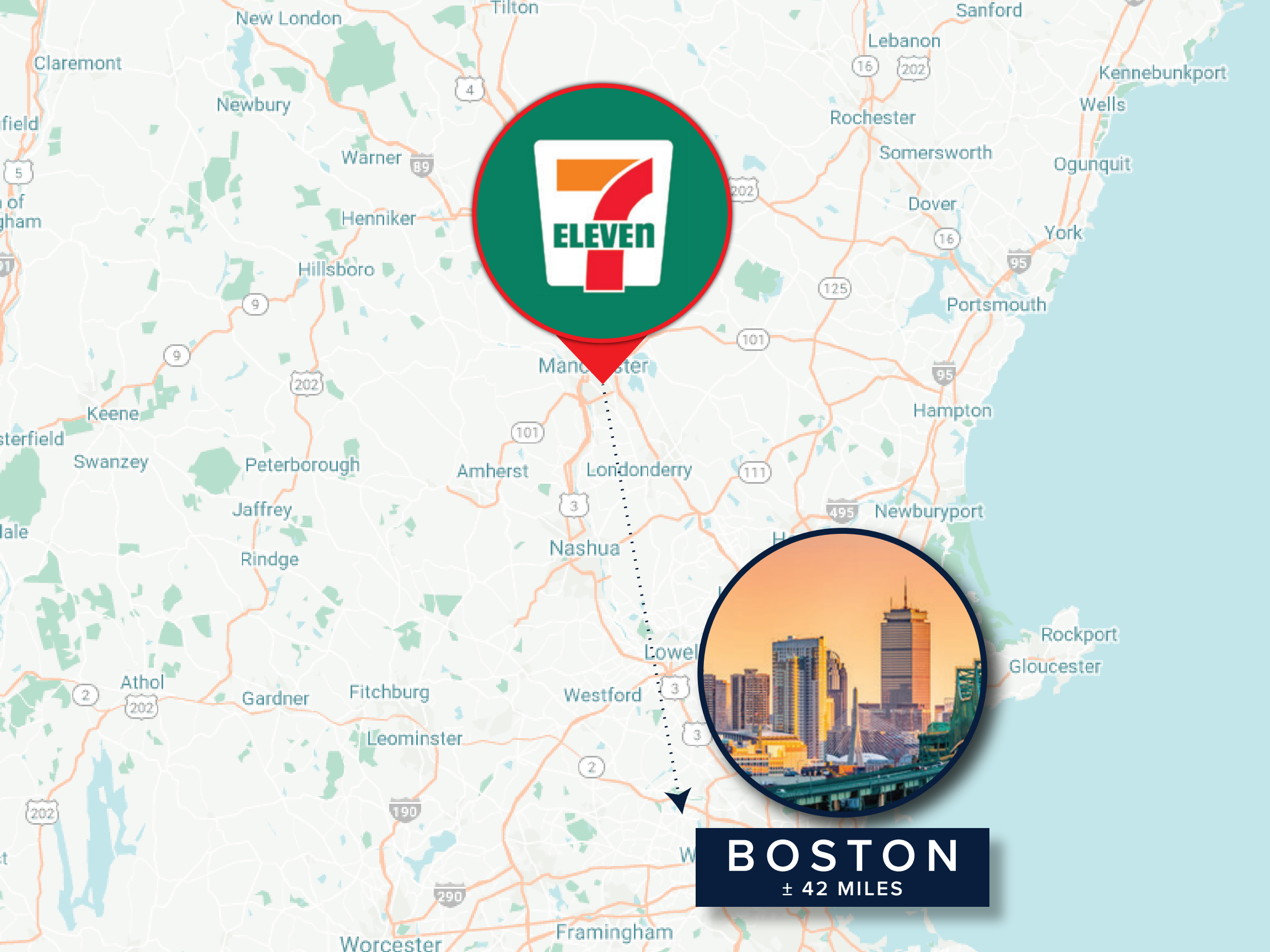
- Established in 1932
- Over 200 programs offered
- 300 Acre Campus



### RANKINGS

- One of the lowest tuition rates in the nation
- "Best Regional Universities" in US News & World Report
- Most Innovative University in the North - 2020





**BOSTON**  
± 42 MILES







# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **242 Beech St, Manchester, NH 03103** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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

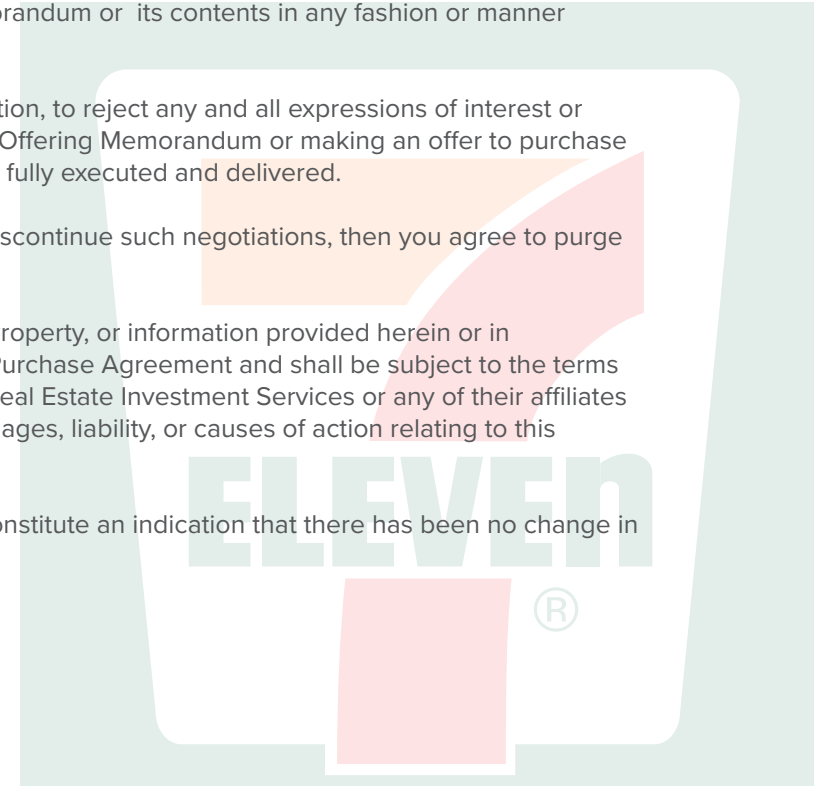
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest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

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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