



7-ELEVEN

UNSUBORDINATED CORPORATE GROUND LEASE IN HIGH GROWTH BAY AREA SUBURB

BRENTWOOD, CA (SAN FRANCISCO BAY AREA)



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**326 SINGLE FAMILY HOMES
UNDER CONSTRUCTION**

SAND CREEK ROAD

**PREMIUM QSR DEVELOPMENTS
COMING SOON**

BRENTWOOD BOULEVARD



COMING SOON





REPRESENTATIVE PHOTO

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7-ELEVEN

BRENTWOOD BLVD & SAND CREEK RD, BRENTWOOD CA 94513 

\$3,200,000

PRICE

3.75%

CAP

NOI:

\$120,000

LEASE TYPE:

GROUND LEASE

LEASE TERM:

15-YEARS

LEASABLE AREA:

3,845 SF

LAND AREA:

1.13 AC

EXPECTED OPENING DATE:

JANUARY 2021

**NEW 7-ELEVEN GROUND LEASE W/ 15 YEARS
OF INITIAL TERM**

Investment Highlights



CONSTRUCTION UPDATE
PHOTO TAKEN 12/2/20

THE OFFERING

The offering is a new construction 7-Eleven corporate ground lease located at the under-served hard corner of Sand Creek Rd and Brentwood Boulevard, which benefits from over 45,000 VPD. 7-Eleven is located next to a master planned development of 326 homes which is approximately 40% constructed and should be complete mid-2021. A new construction, modern prototype corporate tunnel car wash facility is under construction on the adjacent parcel. Across the street, a new Grocery Outlet anchored shopping center is under construction with a portfolio of tier-one, corporate single tenant QSRs shortly to follow.

Brentwood remains one of the fastest growing suburbs in the Bay Area. Contra Costa County continues to experience strong year-over-year population growth, and the county's median household income increased by 7% from 2017 to 2018. Additionally, the county saw a robust retail sales figure of \$4.5 Billion in 2019.

HIGHLIGHTS

- **15 year Unsubordinated Corporate (AA- Rated) Ground Lease**
- **Passive Investment - Zero Landlord Maintenance or Expense Responsibilities**
- **Average cost of new construction C-Store/Gas Station improvements in California is over \$4M**
- **10% increases every five years for primary term and four (5) year options**
- **Under-served area of Brentwood with average incomes of \$137K In a 3-mile radius**

Income & Expense

PRICE		\$3,200,000
Price Per Square Foot:		\$832.25
Capitalization Rate:		3.75%
Total C-Store Area (SF):		3,845
Lot Size (AC):		1.13
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent		\$31.21 \$120,000
Effective Gross Income		\$31.21 \$120,000
LESS		PER SQUARE FOOT
Taxes		NNN \$0.00
Insurance		NNN \$0.00
Total Operating Expenses		NNN \$0.00
EQUALS NET OPERATING INCOME		\$120,000

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Rent Roll

Tenant Info		Lease Terms	Rent Summary				
Tenant Name	Improvements Sq. Ft.	Years	Current Rent	Monthly Rent	Yearly Rent	Improvements Monthly Rent/Ft	Improvements Yearly Rent/Ft
7-Eleven	3,845	Years 1-5	\$120,000	\$10,000	\$120,000	\$2.60	\$31.21
		Years 6-10		\$11,000	\$132,000	\$2.86	\$34.33
		Years 11-15		\$12,100	\$145,200	\$3.15	\$37.76
		Option 1 Years 16-20		\$13,310	\$159,720	\$3.46	\$41.54
		Option 2 Years 21-25		\$14,641	\$175,692	\$3.81	\$45.69
		Option 3 Years 26-30		\$16,105	\$193,261	\$4.19	\$50.26
		Option 4* Years 31-35		\$17,716	\$212,587	\$4.61	\$55.29
TOTALS:	3,845		\$120,000	\$10,000	\$120,000	\$2.60	\$31.21

**4 years and 11 month option.*

Lease Abstract



RENT ROLL

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$10,000	\$120,000
Years 6-10	\$11,000	\$132,000
Years 11-15	\$12,100	\$145,200

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. Years 21-25	\$13,310	\$159,720
#2. Years 26-30	\$14,641	\$175,692
#3. Years 31-35	\$16,105	\$193,261
#4. Years 36-40*	\$17,716	\$212,587

*4 year and 11 month option

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT	7-Eleven, Inc.
LEASE TYPE	Ground lease
REMAINING LEASE TERM	15-Years
LEASE COMMENCEMENT	January 1, 2021
LEASE TERMINATION	December 31, 2035
EST. RENT COMMENCEMENT	January 1, 2021

EXPENSES

LANDLORD'S OBLIGATIONS	None
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
CAM	Tenant Responsible

LEASE PROVISIONS

ASSIGNMENT/SUBLETTING	Needs Landlord's consent
EARLY TERMINATION	None
RIGHT OF REFUSAL/OFFER	None
EXPANSION OPTION	None

Site Plan



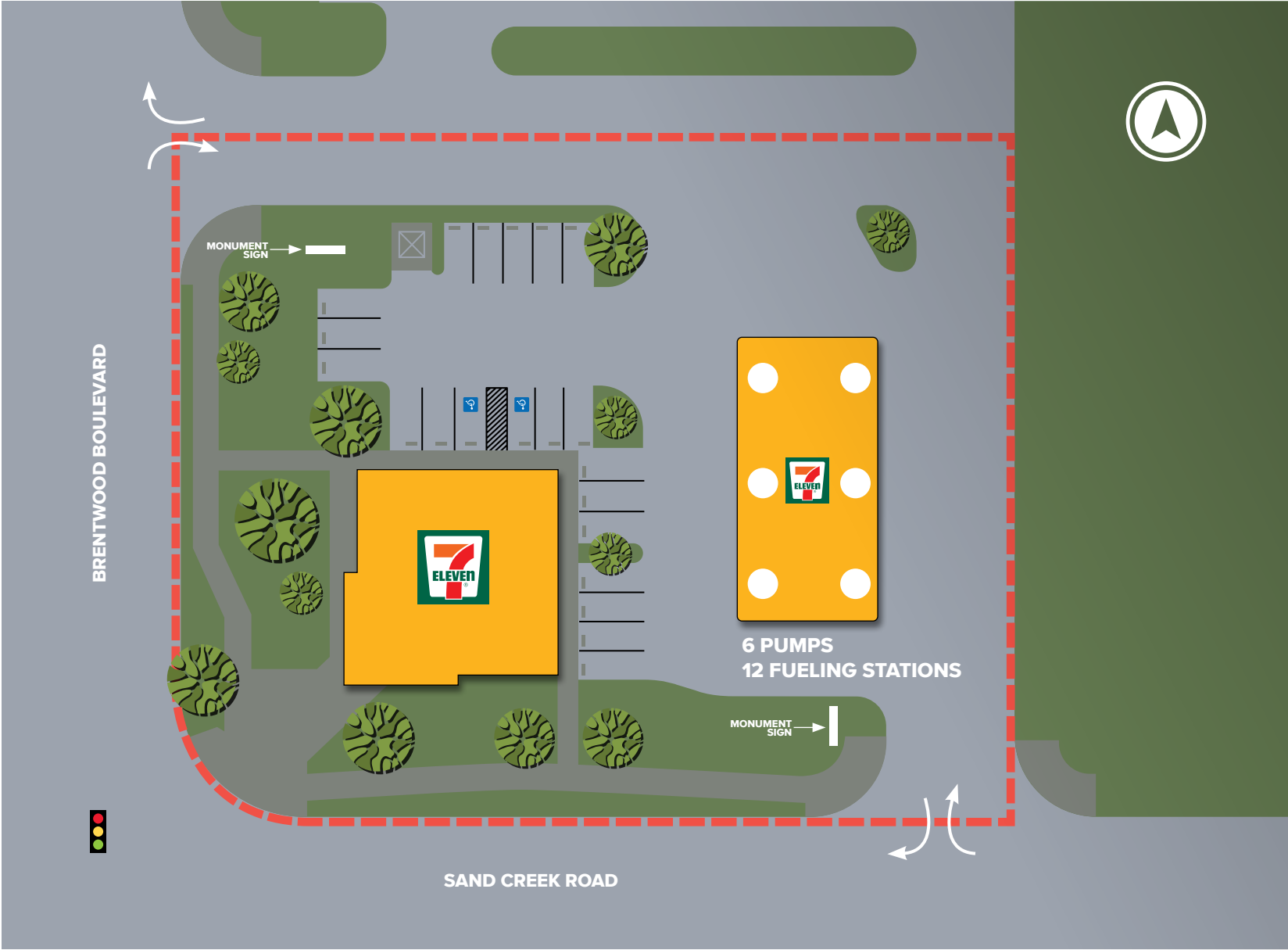
3,845
RENTABLE SF
OF IMPROVEMENTS



1.13
ACRES



21
SPACES



Tenant Overview



REPRESENTATIVE PHOTO

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ABOUT 7-ELEVEN

7-Eleven, Inc. is the premier name and largest chain in the convenience retail industry. Based in Irving, Texas, 7-Eleven operates, franchises, or licenses more than 66,000 stores in 18 countries, including 12,000 in North America.

Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches.

7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for payment services, self-service lockers and other convenient services.

7-Eleven corporate recently announced it expects as many as 20,000 new store employees will be hired by 7-Eleven, Inc. or by independent 7-Eleven franchised business owners in the near future to meet increased demand for 7-Eleven products and services. For more information [click here](#).

70,000

LOCATIONS IN 17
COUNTRIES

S&P CREDIT RATING: AA-

Construction Photos

PHOTOS TAKEN 10/10/20



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Retail Aerial



SAFeway
CVS pharmacy
Papa Murphy's
Baskin Robbins
Burger King
Wells Fargo
Dad's BBQ
Brazier
Mountain Mike's
Willy's
Togo's
usbank
ups

Hertz

Brentwood
TRANSMISSIONS &
AUTO CARE CENTER

TOWN CENTRE

DOLLAR GENERAL
AZUCAR CANDIES
AND MORE
BRENTWOOD
LAUNDROMAT
GORGEOUS NAILS
& SPA

enterprise

Ford

NAPA

Big Tires

KFC

TACO BELL

Jack
in the box

AutoZone

FRESENIUS
MEDICAL CARE

GLASER
FARMS

U-HAUL

FREMONT BANK
OLD REPUBLIC TITLE
PARAGON GROUP
MORTGAGE INC

metro
ANYTIME FITNESS
BYH
TULIP NAILS & SPA
UNITEDCLIPS

GROCERY OUTLET
UNDER CONSTRUCTION

7 ELEVEN

Hampton Inn

BRENTWOOD
SELF STORAGE

MABUHAY
LOS MEXICANOS
MARKET
OCEAN CLUB
LIMOUSINE
NENAS TACOS

McDonald's

Speedee
S AUTO SERVICE

UNIFY
FINANCIAL CREDIT UNION

CISS INC

LOS MEDANOS
COLLEGE/
BRENTWOOD

cleaners
STUDIO 71 TATTOO
LA HACIENDA
GRILL

DOLLAR TREE

Brentwoodtech
TIPS N TOES
NAIL SPA

Quick Quack
GAR WASH
UNDER CONSTRUCTION

24,500
VPD

SAND CREEK ROAD

BRENTWOOD BOULEVARD



Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	9,845	63,831	118,443
2019	14,977	75,904	143,692
2024	16,245	80,514	153,321

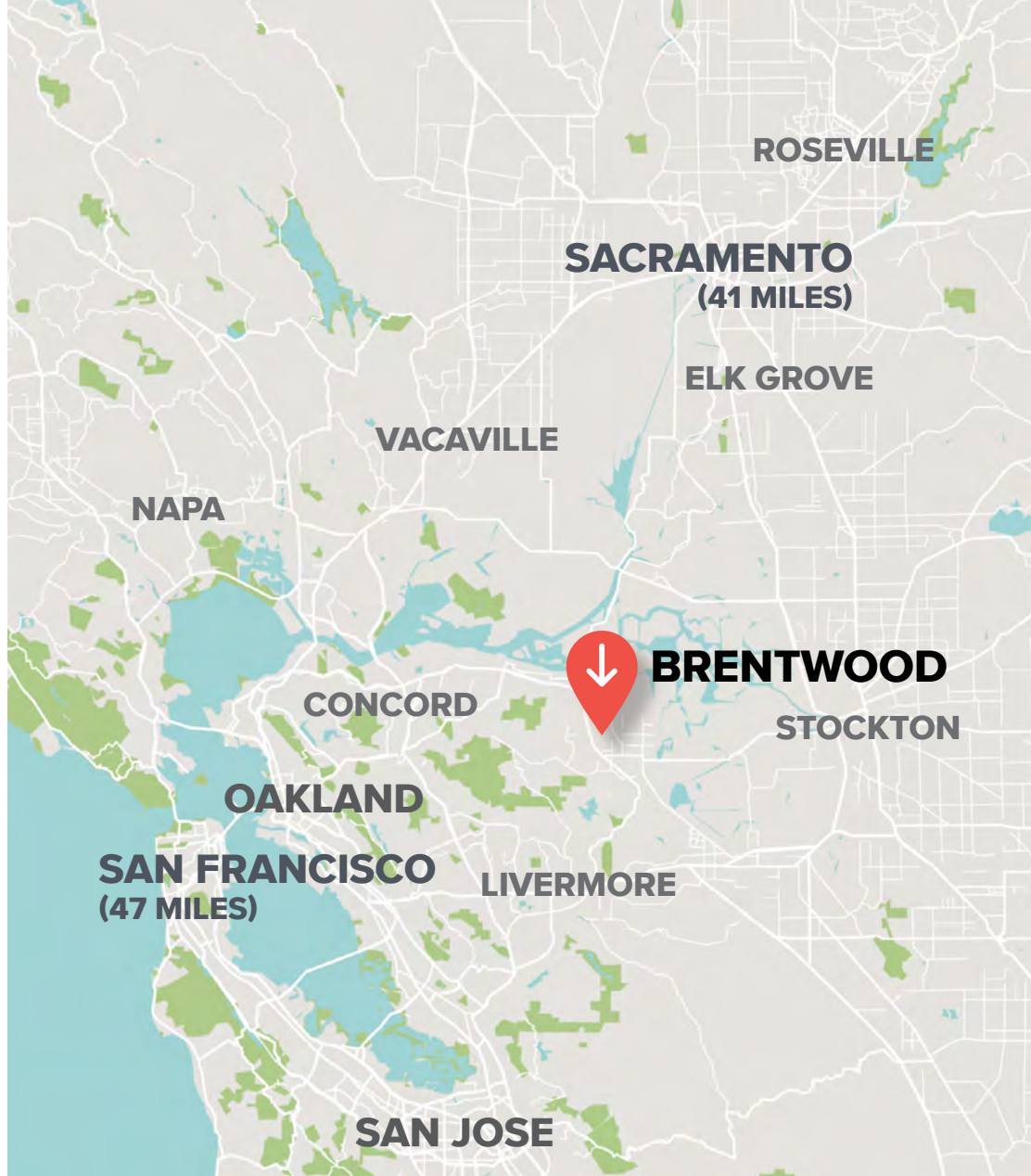


2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$115,720	\$137,182	\$133,924
Median	\$94,487	\$113,664	\$110,167

TOP EMPLOYERS IN BRENTWOOD

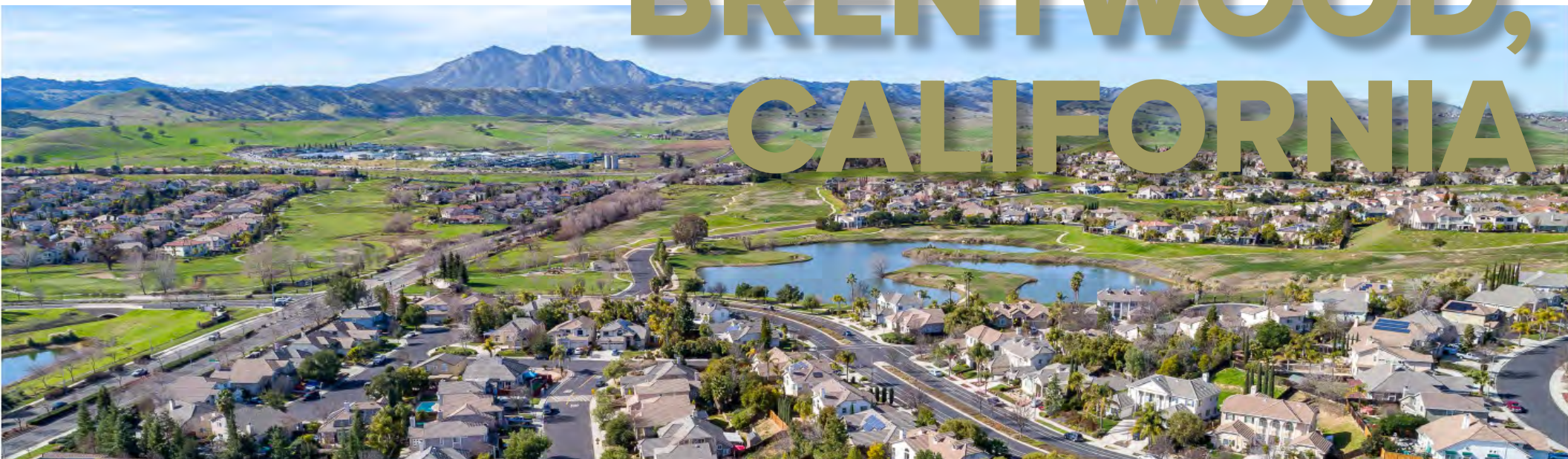
EMPLOYER	# OF EMPLOYEES
Comdata	1,107
HCA	985
Tractor Supply Company	854
AT&T	515
DaVita	500



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE RADIUS
IS OVER \$137K**



BRENTWOOD, CALIFORNIA



BRENTWOOD, located approximately 55 miles east of San Francisco, is a charming and desirable community for residents and businesses alike. The community has a long and storied history in agriculture and farming production. Brentwood is situated in far eastern Contra Costa County with an estimated population of 60,446.

CONTRA COSTA COUNTY, primarily a suburban region, is the ninth most populous county in the state. The county's population is expected to grow by 29% by 2040. Contra Costa County has the highest home ownership rate in the Bay Area with approximately two-thirds of all homes in the county being occupied by their owners. Additionally, many well-known companies are headquartered or have their West Coast base of operations within the county, including Safeway, 24 Hour Fitness, Chevron, GE, and Kaiser Permanente.

SAN FRANCISCO BAY AREA is located along the California coast and consists of nine diverse counties in Northern California stretching from wine country to Silicon Valley and centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. The Bay Area is often divided into five sub-regions: the East Bay, North Bay, South Bay, Peninsula, and the city of San Francisco. Two of the region's metros – San Francisco-Oakland-Hayward and San Jose-Sunnyvale-Santa Clara – ranked as the best economies in the county.

1.1 MILLION



**CONTRA COSTA
COUNTY POPULATION**
(ESTIMATED)



Contact us.

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