



7-ELEVEN

INFILL BAY AREA CORPORATE 7-ELEVEN GROUND LEASE

525 WILLIAMS ST, SAN LEANDRO, CA 94577

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Investment Overview



REPRESENTATIVE PHOTO

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7-ELEVEN

525 WILLIAMS ST, SAN LEANDRO, CA 94577

\$4,125,000
PRICE

4.00%
CAP RATE

LEASE TYPE:	CORPORATE GROUND LEASE
LEASE TERM:	15 YEARS
BUILDING SF:	3,060 SF
LAND AREA:	0.46 ACRES
NOI:	\$165,000
YEAR BUILT:	2021

- **7-Eleven investing millions to construct their own building - zero landlord maintenance or expense obligations**
- **Prime location 2 blocks from the BART train station**
- **Strong demographics – 351K residents and an average HH income over \$98K in a 5-mile radius**
- **Nearby national retailers include Safeway, Target, Home Depot, Walmart, and Costco**

Investment Highlights



CPSF is pleased to present the opportunity to acquire a corporate 7-Eleven ground lease convenience store (no gas pumps) in San Leandro, CA (San Francisco-Oakland MSA). The tenant will construct the building at its own expense on a 15-year lease with rental increases in the base term and at each option period. 7-Eleven is the largest convenience store chain in the world with over 70,000 stores in 17 countries, including 11,800 locations in North America.

THE PROPERTY features standalone visibility at a signalized, hard corner intersection. The property benefits from high daytime traffic, its location 2 blocks from a BART station, and adjacent residential neighborhoods. San Leandro boasts strong residential demographics, with over 351,000 residents and average household incomes over \$98,000 within a 5-mile radius.

**STORE OPENING AND RENT
COMMENCEMENT ESTIMATED
FOR APRIL 1, 2021**

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Income & Expense

PRICE		\$4,125,000
Capitalization Rate:		4.00%
Total Building Area (SF):		3,060
Lot Size (AC):		0.46
STABILIZED INCOME		
Ground Rent		\$165,000
LESS	PER SF	
Common Area	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
NET OPERATING INCOME		\$165,000



SURROUNDING RETAIL

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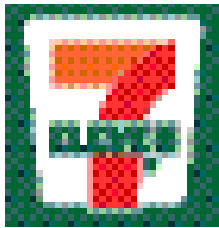
Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	BUILDING SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
7-Eleven (Ground Lease)	3,060	4/1/2021	3/31/2026	\$165,000	\$13,750	\$165,000	\$4.49	\$53.92
		4/1/2026	3/31/2031		\$15,125	\$181,500	\$4.94	\$59.31
		4/1/2031	3/31/2036		\$16,638	\$199,650	\$5.44	\$65.25
	Option 1	4/1/2036	3/31/2041		\$18,301	\$219,615	\$5.98	\$71.77
	Option 2	4/1/2041	3/31/2046		\$20,131	\$241,577	\$6.58	\$78.95
	Option 3	4/1/2046	3/31/2051		\$22,145	\$265,734	\$7.24	\$86.84
TOTALS:				\$165,000	\$13,750	\$165,000	\$4.49	\$53.92

*Rent commencement is projected to be April 1st, 2021.

**Landlord owns the land parcel, tenant is constructing the building at its own expense.

Lease Abstract



RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
4/1/2021 - 3/31/2026	\$13,750	\$165,000
4/1/2026 - 3/31/2031	\$15,125	\$181,500
4/1/2031 - 3/31/2036	\$16,638	\$199,650

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
4/1/2036 - 3/31/2041	\$18,301	\$219,615
4/1/2041 - 3/31/2046	\$20,131	\$241,577
4/1/2046 - 3/31/2051	\$22,145	\$265,734

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).

PREMISE & TERM

TENANT	7-Eleven
LEASE SIGNED BY	7-Eleven, Inc.
LEASE TYPE	Ground Lease
TERM	15 Years
RENT COMMENCEMENT	April 2021
OPTIONS	Three, 5-year options
YEAR BUILT	2021
PARKING SPACES	15

EXPENSES

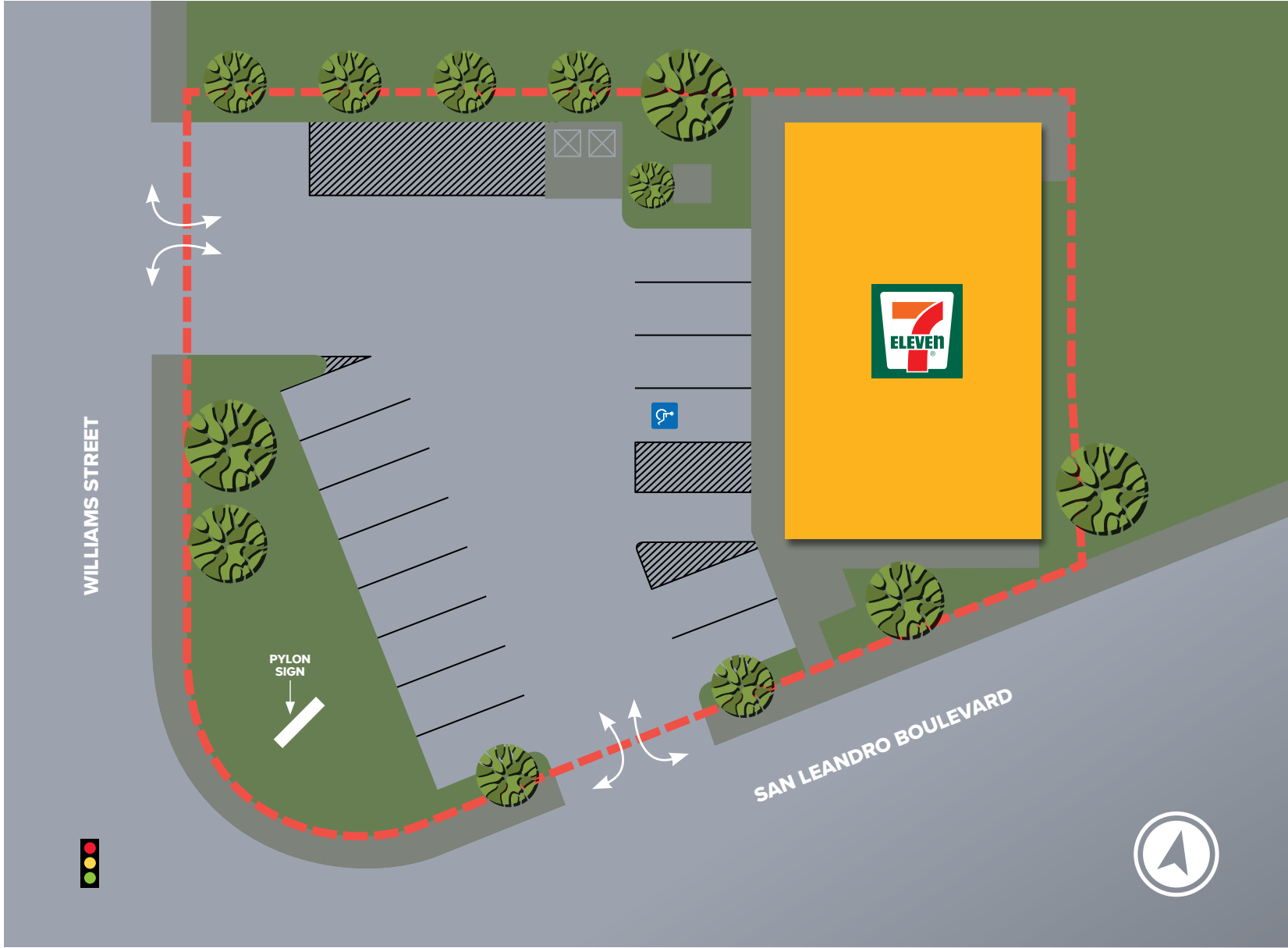
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility

Site Plan

sf
3,060
BUILDING SF

ac
0.46
ACRES

15
SPACES



Tenant Overview



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 70,000 stores in 17 countries, including 11,800 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, car washes and other convenient services.

S&P CREDIT RATING: AA-

70,000+

**STORES IN
17 COUNTRIES**

REPRESENTATIVE PHOTO

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7-ELEVEN® STORES HIRE MORE THAN 50,000 AMID PANDEMIC, EXPECTS TO ADD 20,000 ADDITIONAL JOBS THIS YEAR

(Sept. 21, 2020) In March, 7-Eleven, Inc. made the call to employ 20,000 new store employees. Since then, the company estimates the organization and independent 7-Eleven franchise owners have hired more than twice that many – over 50,000. And they’re recruiting 20,000 more to work in its 9,000+ U.S. stores to meet continued demand for 7-Eleven products and services amid the COVID-19 pandemic.

Classified as an essential retailer, 7-Eleven kept its doors open all year long, adding enhanced cleaning procedures and extra safety protocols such as acrylic shields at checkout, floor distance markers, sanitizing stations and offering employees masks and gloves. Additionally, the company gives customers the opportunity to utilize disposable tissues and gloves as they shop for essential pantry items, their morning coffee or an indulgent afternoon snack to recharge.

Also during the COVID-19 pandemic, the world’s largest convenience retail chain has scaled frictionless mobile checkout technology to new markets, expanded delivery from 400 to 1,300 cities, added in-store pick-up through its 7NOW delivery app and increased its U.S. store base by more than 300 stores this year.

“I am constantly inspired by our 7-Eleven Heroes – franchisees and employees alike – who have stepped up to serve communities as we continue to navigate through the complexities of the COVID-19 pandemic,” said 7-Eleven President and Chief Executive Officer Joe DePinto. “Hiring 20,000 more store employees allows us to continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home.”

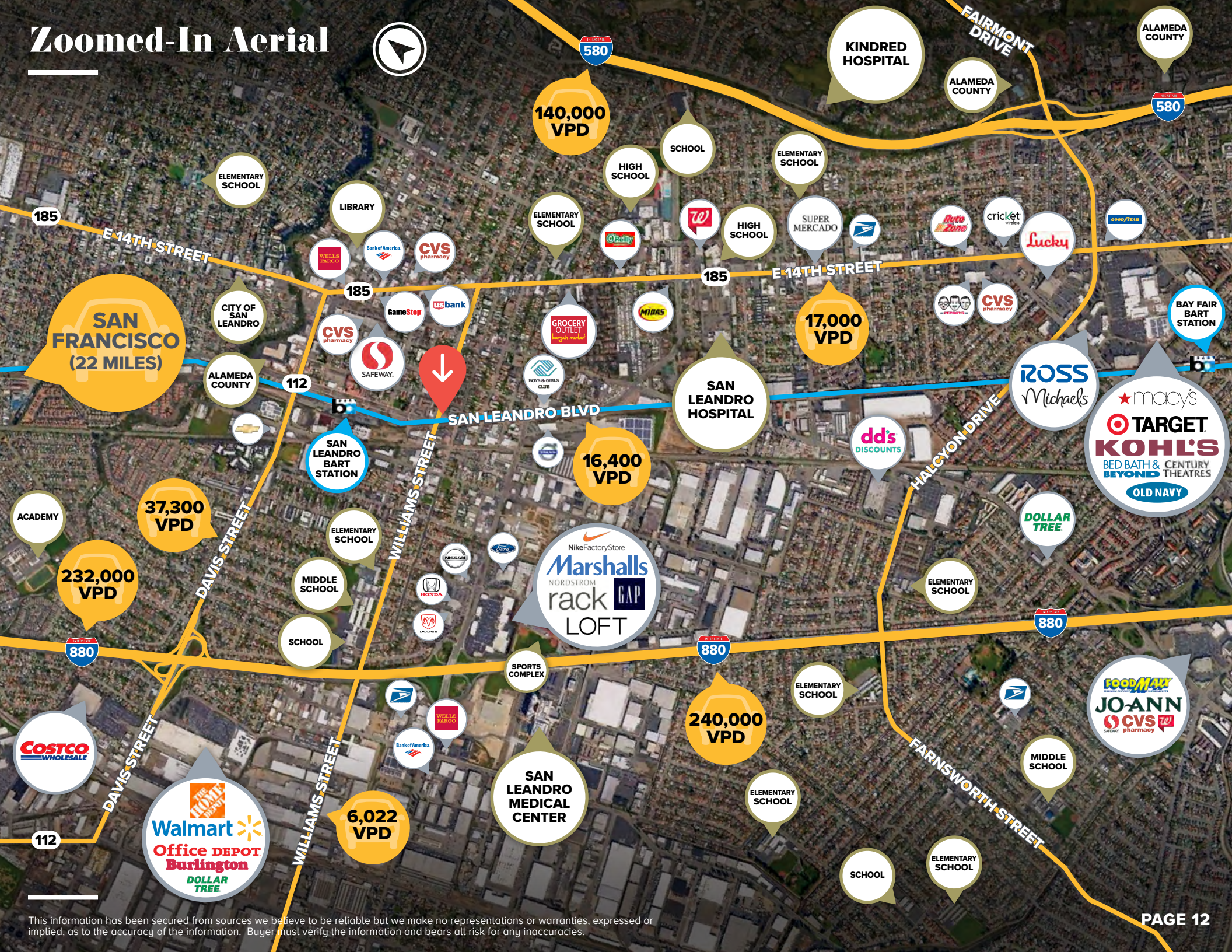
[READ THE FULL ARTICLE](#)



REPRESENTATIVE PHOTO

Surrounding Retail





Zoomed-Out Aerial



Demographics

POPULATION



	1-MILE	3-MILES	5-MILES
2010	25,409	161,166	332,146
2019	26,884	170,172	351,779
2024	27,517	174,410	361,391

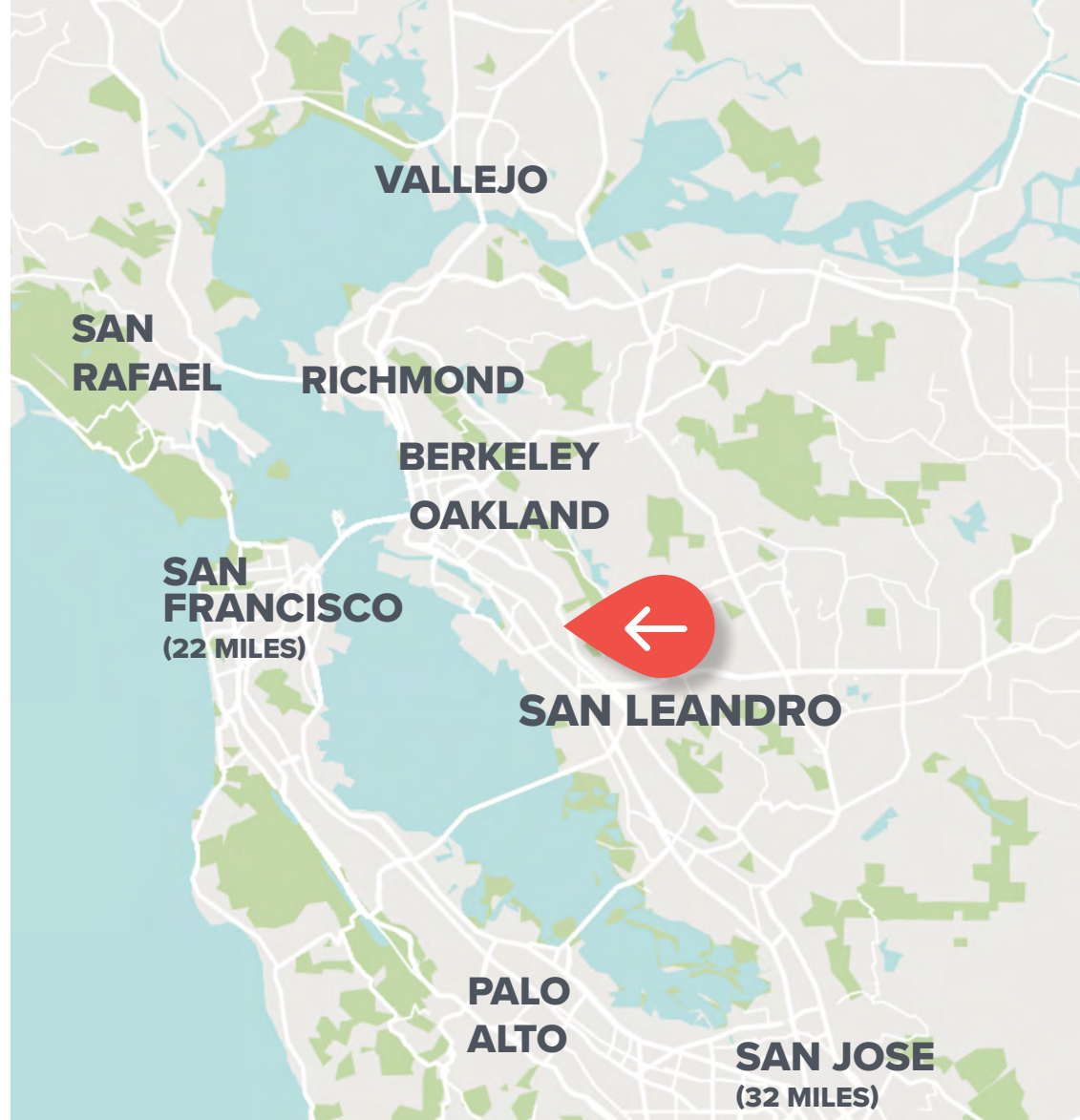
2019 HH INCOME



	1-MILE	3-MILES	5-MILES
Average	\$91,905	\$92,375	\$98,497

TOP EMPLOYERS IN ALAMEDA COUNTY

EMPLOYER	# OF EMPLOYEES
Kaiser Permanente	12,150
Alameda County	4,500
City of Oakland	3,500
BART	3,300
UCSF Children's Hospital Oakland	2,675



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 5-MILE RADIUS
IS OVER \$98K**

SAN LEANDRO, CALIFORNIA

BAY BRIDGE

SAN LEANDRO is located in Alameda County in the East Bay region of the San Francisco Bay Area. It is 22 miles southeast of San Francisco and 32 miles northwest of San Jose. San Leandro has an estimated population of 88,965 residents.

Oakland International Airport is located at the edge of San Leandro's city limits. OAK is operated by the Port of Oakland, which also oversees the Oakland seaport and 20 miles of waterfront. Together with its business partners, the Port supports more than 84,000 jobs in the region with a \$130 Billion Economic Impact.

The San Leandro Marina is a full service marina with 455 berths, two yacht clubs, three restaurants, a waterfront hotel, two golf courses, a golf driving range, a par course, picnic areas, parks, wetlands, and a shoreline trail.

ALAMEDA COUNTY is the seventh most populous county in California. The county is included in the San Francisco Bay Area, occupying much of the East Bay region and includes Alameda, Berkeley, Emeryville, Fremont, Hayward, Livermore, Emeryville, Pleasanton, and Union City. Oakland is the county seat and largest city in within the county. Alameda County has a population of 1.66 million people and 770,400 jobs.

Like most of the Bay Area, the Alameda County economy is creating jobs at a rapid rate, with a below average unemployment rate of 3.0%.

1.66 MILLION



**ALAMEDA COUNTY
POPULATION
(ESTIMATED)**

Bay Area Overview



THE 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. The Bay Area's annual economic growth rate of 4.3% over the past three years was nearly double that of the U.S. as a whole, bringing the region's gross domestic product to \$748 billion, behind only 18 countries.

GENERAL STATS

2ND LARGEST METRO AREA IN CALIFORNIA

3RD LARGEST METRO ECONOMY IN THE

7.6 MILLION RESIDENTS

19TH LARGEST ECONOMY IN THE WORLD BY GDP

50+ BAY AREA COLLEGES AND UNIVERSITIES

BAY AREA CITIES REPRESENT 10% OF THE COUNTRY'S MOST LIVABLE CITIES

121 MILES BART TRACK CONNECTING THE BAY AREA

SAN FRANCISCO





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