

**SECURE**  
NET LEASE



# 7-Eleven, Inc.

S&P: AA-

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**\$3,915,000 | 5.00% CAP**

1740 W. Army Trail Road, Addison, IL (Chicago) 60101

- ✓ Brand New 15-Year Corporate Net Lease
- ✓ 7.5% Rental Increases Every 5-Years
- ✓ Signalized Hard Corner Location
- ✓ Intersection Features a Combined 51,900 VPD
- ✓ Eligible for Bonus Depreciation



7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest retailer in the world.





# INVESTMENT OVERVIEW

7-ELEVEN ADDISON, IL



## CONTACT FOR DETAILS

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IL Broker of Record: Matt Chambers  
License #: 481.000413

# \$3,915,000

## 5.00% CAP

NOI

\$195,750

Building Area

±3,062 SF

Land Area

±0.54 AC

Year Built

2021

Lease Type

Corporate Net  
Lease

Occupancy

100%

- ✓ Brand new build-to-suit with 7-Eleven, Inc. 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.
- ✓ Corporate Net Lease, with 7.5% rental increases every 5-years, making it an excellent passive investment that will hedge against inflation.
- ✓ Immediate Trade Area Features 275,000+ Estimated Population. Within a 5-mile radius of the subject property, the dense residential surroundings feature an estimated population of 275,111.
- ✓ The Subject Property is Strategically Located Just Off I-355 (130,395 VPD). I-355 (Veterans Memorial Tollway) is a primary North/South interstate featuring over 32 miles of direct access to Chicago's suburbs.
- ✓ Located near UPS' Addison, IL Hub & Several Million SF of Industrial/Retail Businesses. UPS' Addison, IL Hub features 300,000+ SF and the immediate trade area is home to several million square feet of Industrial/Commercial business.

\*Roof and Structure Landlord Responsibility (with 10-Year Warranty)

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

7-ELEVEN ADDISON, IL

## 7-Eleven

**Lessee:** 7-Eleven, Inc.

REVENUE

\$5.1 B

CREDIT RATING

AA-

TOTAL LOCATIONS

70,000



[7-eleven.com](http://7-eleven.com)

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer.

7-Eleven is also one of the nation's largest independent gasoline retailers. The company's largest markets are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand.

7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's Top Global Franchises List; #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies, and #2 in Forbes magazine's Top 20 Franchises to Start; No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.



## IN THE NEWS

7-ELEVEN ADDISON, IL

## 7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21, 2020 (FOX BUSINESS)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across more than 9,000 U.S. stores, will also help with orders through the company's 7NOW delivery app, which has seen an uptick in orders since the pandemic hit the country earlier this month, the company announced Monday.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to "continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra safety protocols to protect employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than 50,000 workers to assist in its operations during the course of the pandemic.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to "continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."

EXPLORE ARTICLE



## 7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 2020 (RETAIL CUSTOMER EXPERIENCE)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock 200 California stores with 84 exclusive items from 25 up-and-coming brands, according to a press release.

The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego.

"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release. "7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products. We are excited to help boost emerging brands' growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the 7NOW delivery app for customers located in the Los Angeles and San Diego areas.

More than 750 companies applied to be invited to present their brand at the company's second annual emerging brands showcase, and 65 were invited to participate in the two-day "show and taste" expo, according to the release.

EXPLORE ARTICLE





# LEASE OVERVIEW

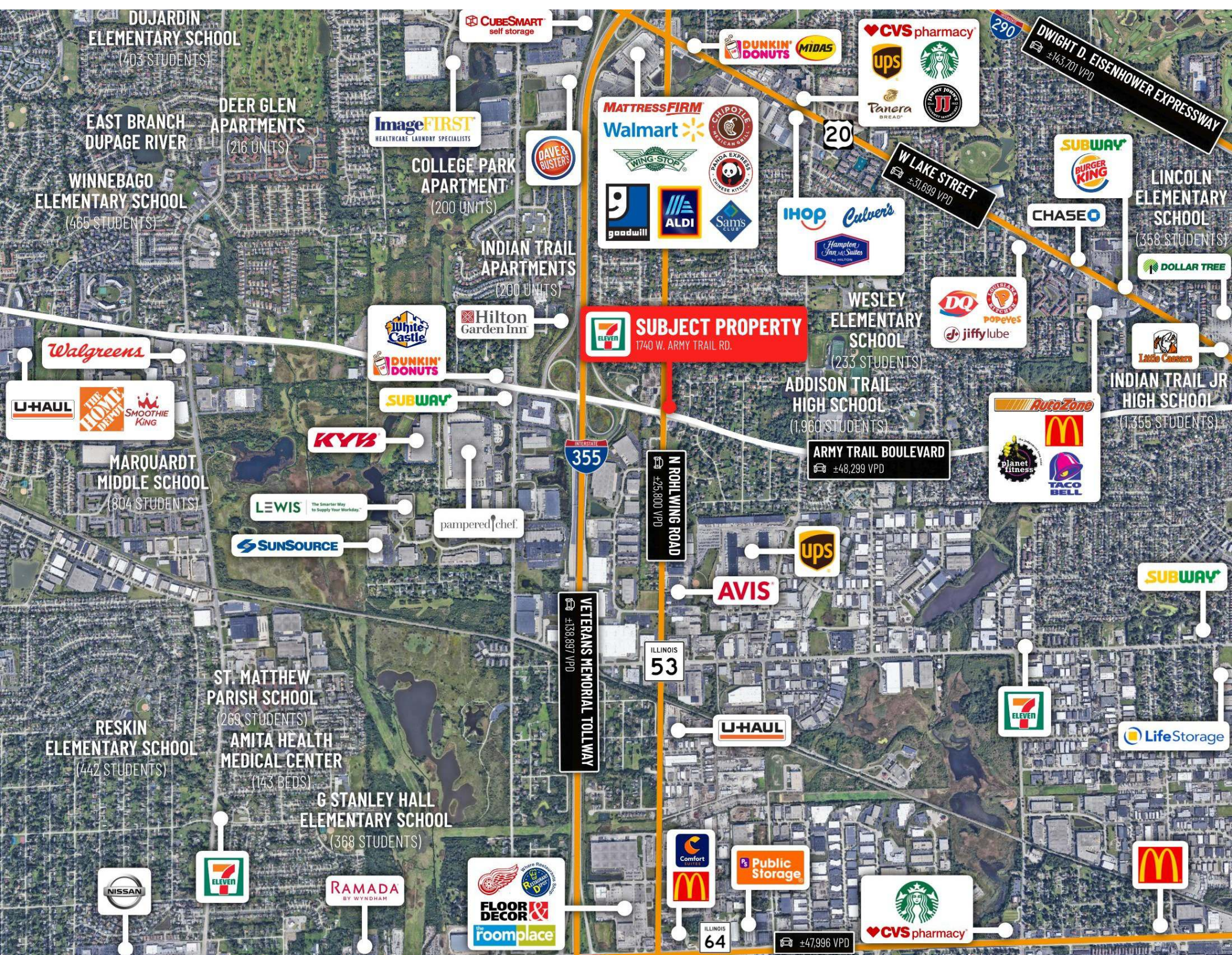
7-ELEVEN ADDISON, IL

Initial Lease Term	15-Years
Rent Commencement	February 2021
Lease Expiration	February 2036
Lease Type	Corporate Net Lease
Rent Increases	7.5% Every 5-Years, Including Option Periods
Annual Rent Years 1-5	US\$195,750
Annual Rent Years 6-10	US\$210,431
Annual Rent Years 11-15	US\$226,214
Option 1	US\$243,180
Option 2	US\$261,417
Option 3	US\$281,024
Option 4	US\$302,100

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.









# SITE OVERVIEW

7-ELEVEN ADDISON, IL



Year Built

2021



Building Area

±3,062 SF



Land Area

±0.54 AC

## NEIGHBORING RETAILERS

- Aldi
- Planet Fitness
- Sam's Club
- Goodwill
- Walmart
- Subway
- Taco Bell
- Panda Express
- Home Depot
- Walgreens







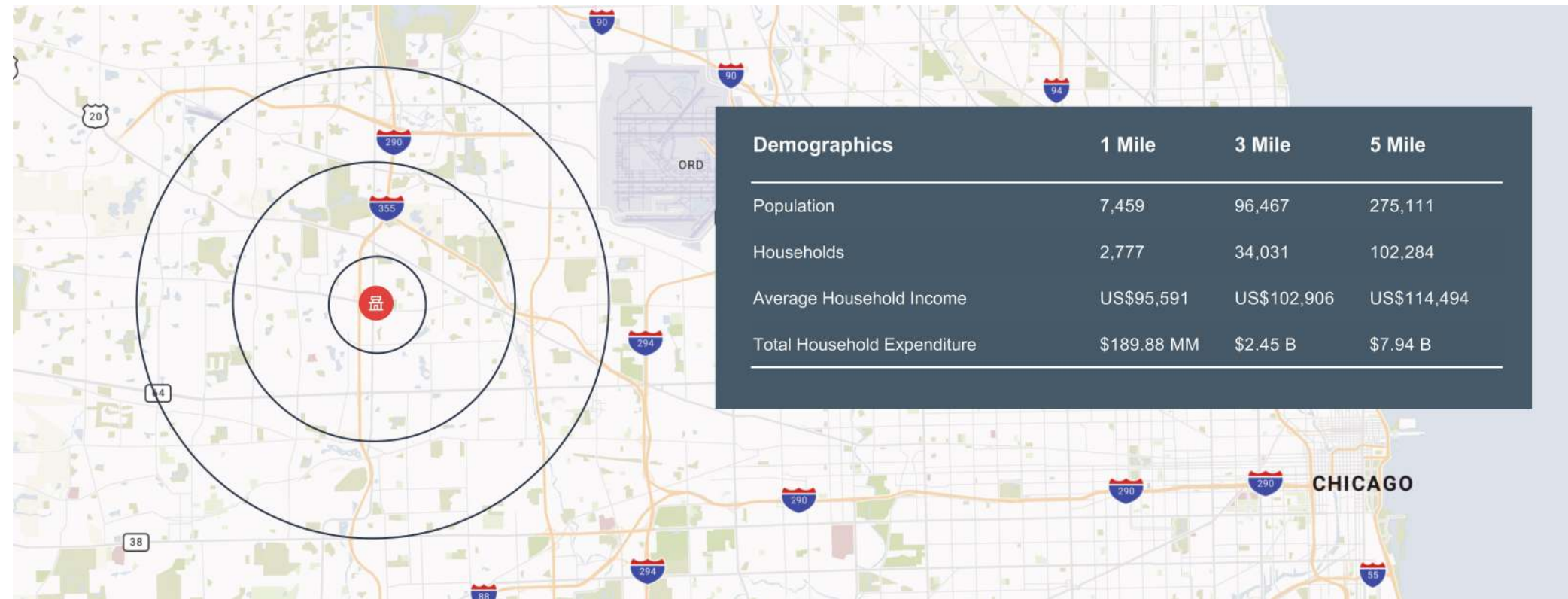






# LOCATION OVERVIEW

7-ELEVEN ADDISON, IL



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. U.S. Government (49,860)
2. Chicago Public Schools (39,094)
3. City of Chicago (30,340)
4. Cook County, Illinois (21,482)
5. Advocate Health System (18,512)
6. JP Morgan Chase (16,045)
7. University of Chicago (15,452)
8. State of Illinois (14,731)
9. United Continental Holdings (14,000)
10. AT&T Illinois (14,000)
11. Walgreens (12,000)
12. Presence Health (11,959)
13. Chicago Transit Authority (11,100)
14. University of Illinois at Chicago (9,900)
15. Northwestern Memorial Healthcare (9,614)



# LOCATION OVERVIEW

7-ELEVEN ADDISON, IL

## Addison Illinois



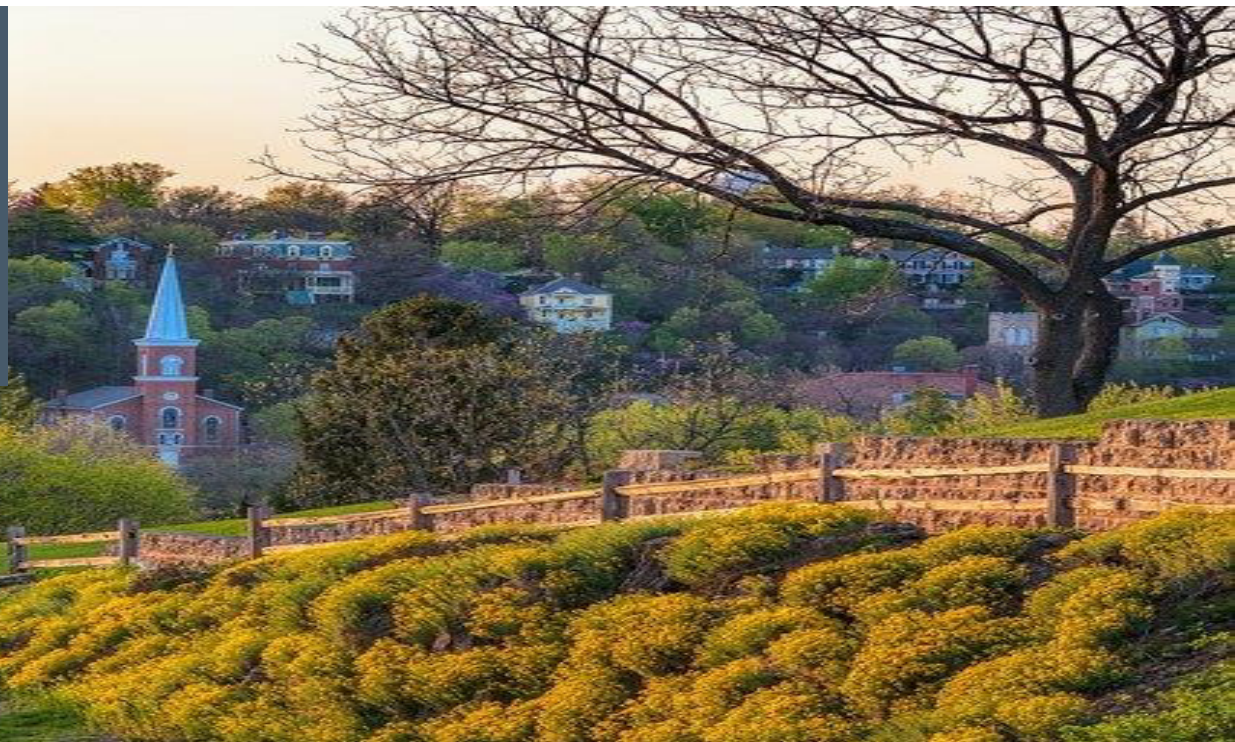
36,724

Population



\$64,377

Median Household Income



145K annual  
graduates from 138  
colleges and  
universities

145 K

4.5 Million employees  
3rd largest labor pool in  
the U.S.

4.5 Million

Addison is a village located in the Chicago Metropolitan Area, in DuPage County, Illinois.

The Chicago metropolitan area has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity by Moody's Investor Services.

DuPage County has a population of 916,925, making it Illinois' second-most populous county.

Chicagoland, the metropolitan area of Chicago and its suburbs, covers 14 counties in the states of Illinois, Indiana and Wisconsin.

The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Chicago was ranked the #1 "City for Having it All" by Time Out. The city is known for its unparalleled culture, diversity and quality of life. With over 26 miles of lakefront and 600 parks, it boasts a wide variety of outdoor activities. Chicago is also home to 62 museums, including The Art Institute of Chicago, The Field Museum of Natural History and The Shedd Aquarium. The city's cost of living is well below its urban peers and remains an attractive location for corporations due to its accessibility and convenience. Chicago's attractive labor pool is in large part driven by the depth of college and university offerings located in the city. Chicago is ranked as having the 3rd largest population of college students with over a half a million students attending school in the metro area.



## IN THE NEWS

7-ELEVEN ADDISON, IL

## Why We Love Chicago, the Best Large City in America

JOSEPH HERNANDEZ, OCTOBER 21, 2019 (CONDÉ NAST TRAVELER)

What can be written about the city of Chicago that hasn't already been said? In the past, Chicago was a hub connecting the country's coasts, but it became a destination in its own right long ago—which is no surprise to our readers, who voted it the number one large U.S. city in our annual Readers' Choice Awards—for the third year in a row.

Sometimes known as the **Third Coast**, Chicago's **26 miles of Lake Michigan** shoreline can rival some of **California's best**. Don't take our word for it: During the summer, two dozen free beaches double as the city's living room, with locals and travellers coming to cool off, bike, and run—with friends, kids, and dogs in tow.

It was named the best large U.S. city for the third year in a row.

Rising from the former plains of **Illinois** much like L. Frank Baum's Emerald City—indeed, Baum was partly inspired by the White City of the World Columbian Exposition of 1893—**Chicago's skyline is notably iconic**. Closer to downtown's Loop district, you can take in that skyline from the water on the lake itself, or in the skyscraper canyons located along the placid **Chicago River**.

Beyond its curb appeal, the city also is known for its food. Since 2015, it's hosted the **James Beard Foundation Awards**—and will for the next half-decade—for good reason. Factor in the proximity to Midwest farms, a **multicultural milieu**, and boundary-pushing talent, and you've barely touched the surface of the city's food scene. At any time of day, you can find high-end art on a plate at Alinea and Yugen, or grab gut-busting street food like the iconic hotdog or Chicago beef.

EXPLORE ARTICLE



## Chicago ranked number 3 city in world by Time Out

MARCH 14, 2019 (ABC 7 CHICAGO)

Chicago has just been ranked number 3 when it comes to the best cities around the world.

The Time Out Index 2019 survey shows Chicago is just behind **New York and Melbourne**. The survey found **86 percent** of Chicagoans said the city is fun.

The survey found that Chicago is ranked number one for eating and drinking and Chicagoans were found to be the happiest people in the world

The Time Out Index surveyed more than **34,000 people** about food, drink, culture, nightlife, community, neighborhoods, overall happiness as well as their **city's beauty**, affordability and convenience.

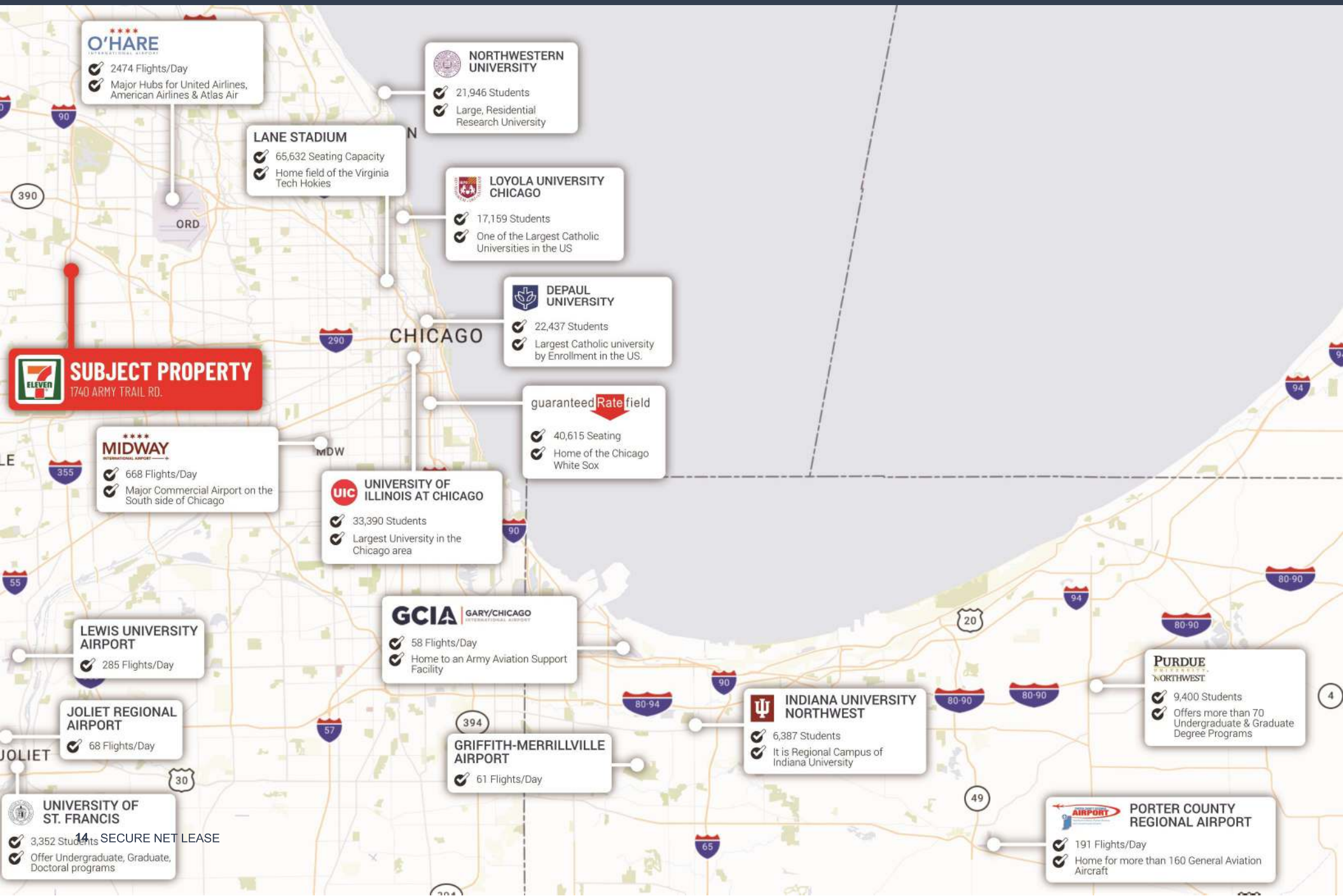
EXPLORE ARTICLE





# CHICAGO-NAPERVILLE-ELGIN

7-ELEVEN ADDISON, IL





# SECURE

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## NET LEASE

CALL FOR ADDITIONAL INFORMATION

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### Office

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