

JAMESCAPITAL



7-ELEVEN

1509 E. EISENHOWER BLVD, LOVELAND, CO 80537

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CONTACT INFORMATION



REED MELILLO
Senior Director
(424) 325-2608



INVESTMENT SUMMARY



Tenant	7-Eleven
Street Address	1509 E. Eisenhower Blvd
City	Loveland
State	CO
Zip	80537
GLA	1,890 SF
Lot Size	0.69 AC
Year Built	1990



\$4,156,000
List Price

1,890 SF
GLA



6.15%
Cap Rate

0.69 AC
Lot Size



\$255,647
NOI



Triple Net (NNN) Lease - The subject property features a Triple Net (NNN) Lease. Tenant is responsible for taxes, insurance, and all maintenance on the property. LL responsible for roof & structure.

Excellent Site-Level Visibility - The subject property has frontage on E. Eisenhower Blvd, which has daily traffic counts exceeding 51,000 vehicles per day.

Strategically Located in Dominant Retail Corridor - The subject property is strategically located along a dense retail corridor featuring prominent retailers including Walmart Supercenter, Sam's Club, Lowe's, The Home Depot, Planet Fitness, and many other national tenants.

Corporate Guarantee - The lease is corporately backed by 7-Eleven, Inc., a subsidiary of Seven & I Holdings Co (S&P rated AA-), which produced over \$113 billion in revenue last year and is the largest retailer in the world.

Globally Recognized Brand - 7-Eleven has become the premier brand in the convenience store space, with 71,000+ locations across 17 countries. 7-Eleven is currently headquartered in Dallas, TX and boasts a Standard & Poor's credit rating of AA-.



LOCATION OVERVIEW



Centerra

Centerra blends a community that is thoughtfully designed with a natural environment that intrigues in a wonderful location. With over 3,000 acres and 5 million square feet of opportunity, Centerra is an environment where communities and businesses, culture and wildlife all thrive. No other master-planned community in Colorado has what this community has, that perfect balance between thoughtful development and an incomparable natural environment of wetlands, lakes and high plains.

Centerra has more than 275 acres of open space surrounding Houts Reservoir and Equalizer Lake. Surrounding the community, there are more than 4 miles of hiking and biking trails and a large opportunity to interact with the wilderness. The sustainable manner in which Centerra was designed and developed to protect nature differs from that of other master-planned communities. It was rated #1 in “Best Places to Live” according to Money Magazine. There are over 150 business, retailers & restaurants located in Centerra with 30 Elementary, Middle and High Schools within the nearby area and only 1 hour from Metro Denver & Denver International Airport. Centerra is located less than 4 miles from the subject property, positioning the 7-Eleven as a prime location for Centerra residents and employees.



LEASE SUMMARY



Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	09/01/2009
Lease Expiration	08/31/2024
Term Remaining	3+ Years
Increases	12% Every 5 Years
Options	Four (4), 5-year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate
Company Name	7-Eleven, Inc.
Ownership	Public
Years in Business	94
Number of Locations	71,000



Located on a Hard, Signalized Corner - The subject property is located on a hard, signalized corner of Boise Avenue and Eisenhower Blvd (US-34), the main thoroughfare of the city of Loveland.

Affluent Demographics - The average household income within a three-mile radius of the subject property has surpassed \$85,000 while the average household income within a five-mile radius has surpassed \$91,000.

Adjacent to McKee Medical Center - The subject property lies just a half mile South of the McKee Medical Campus, which is host to a number of health care facilities, including the McKee Medical Center, a 550,000+ SF, 132-bed acute care hospital that has served the Loveland community since 1976.

Explosive Population Growth - The population within a one-mile radius of the subject property has grown by 16% since 2010, with an additional 7% growth projected by 2025.

Centerra - Northern Colorado's Most Successful Live-Work-Play Community - The subject property is located down the street from Centerra, a vibrant, 3,000-Acre Master-Planned Community with Over 2.8 Million SF of Retail, 1.3 Million SF of Office, 2.6 Million SF of Industrial and 1,570 Apartment Units.



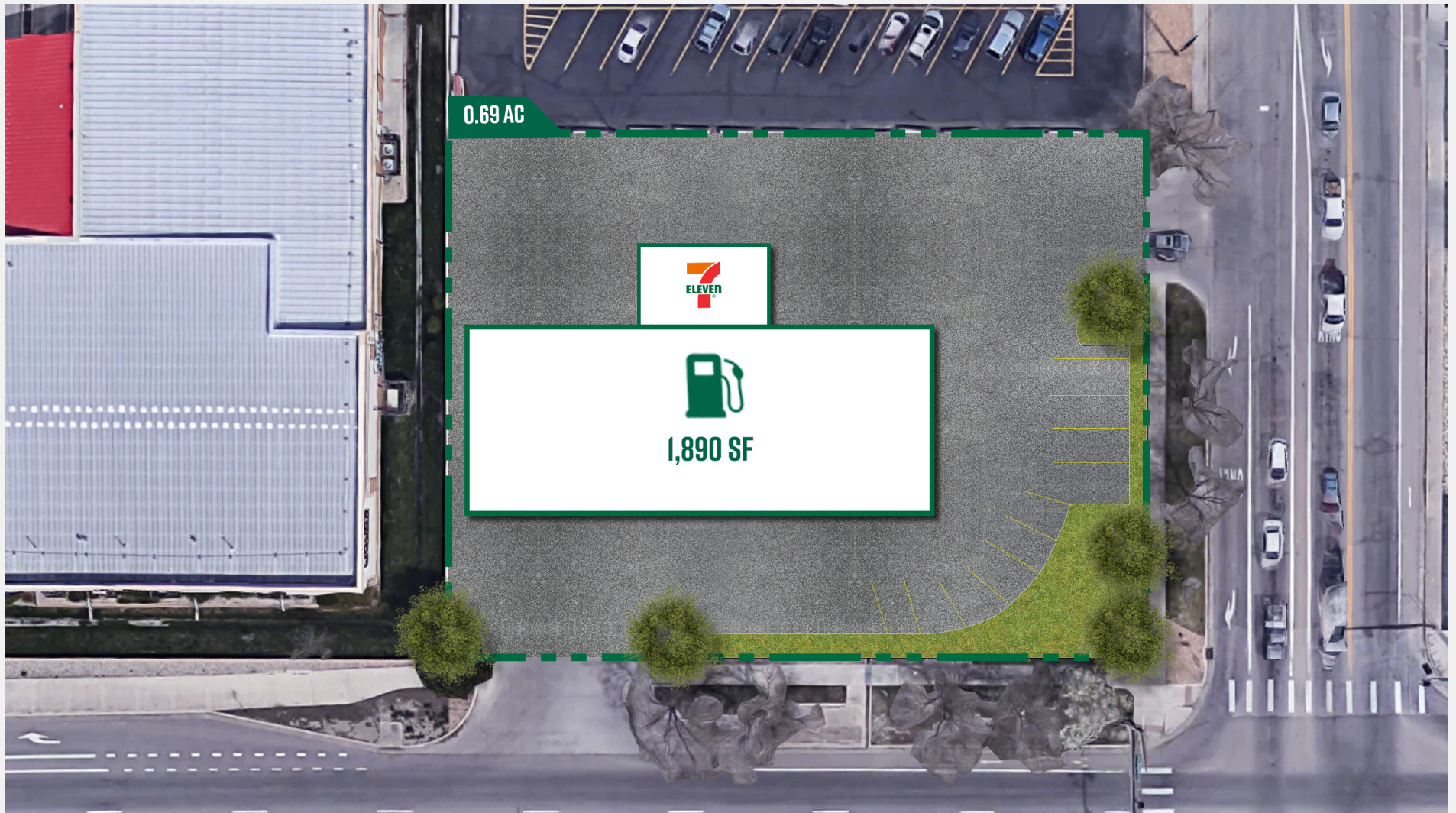
RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 08/31/2024	Base Term	\$255,647.00	\$21,303.92	-	6.15%
09/01/2024 - 08/31/2029	1st Option	\$286,324.64	\$23,860.39	12%	6.89%
09/01/2029 - 08/31/2034	2nd Option	\$320,683.60	\$26,723.63	12%	7.72%
09/01/2034 - 08/31/2039	3rd Option	\$359,165.63	\$29,930.47	12%	8.64%
09/01/2039 - 08/31/2044	4th Option	\$402,265.50	\$33,522.13	12%	9.68%







ABOUT THE BRAND



7-Eleven

7-Eleven is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 70,000+ stores in 17 countries as of January, 2020. 7-Eleven stores are extended-hour retail convenience stores that emphasize convenience to the guest.



70,000+
Number of Locations



AA-
Credit Rating



\$61 BILLION
Annual Revenue



#178
Fortune Ranking



7-Eleven, Inc Purchases Speedway

7-Eleven purchased more than 3,900 Speedway Stores across 35 states.

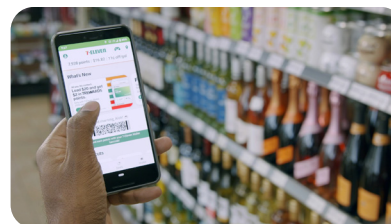
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7-Eleven to Hire More than 50,000

To meet continued demand, 7-Eleven looks to hire more than 50,000.

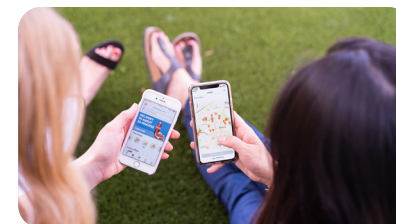
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7-Eleven Introduces In-App Wallet

The innovative in-app wallet is a true contactless way to pay in-store.

[Read More >](#)



7-Eleven Adds More Ordering Platforms

7-Eleven adds Uber Eats, Grubhub & Instacart to their delivery portfolio.

[Read More >](#)

LOCATION OVERVIEW

**Loveland, CO**

Standing as Northern Colorado's third largest city, Loveland, Colorado is located at the base of the Rocky Mountains on the border of Rocky Mountain National Park and Arapahoe Roosevelt National Forest, between Denver and Fort Collins. Loveland is nestled against the foothills of the Rocky Mountains, 46 miles north of Denver on the I-25 Corridor. Its population of about 67,000 makes it the second most populous city in Larimer County and the 14th most populous in Colorado. To the east, residents and travelers have easy access to Pawnee National Grassland to explore the mountains and plains all in one day.

Nicknamed the Sweetheart City, it's home to many things locale: one of the largest sculpture gardens in the country, local art at the Rialto Theater, food, and craft beer. Along with the perfect location comes low unemployment rates and high affordability, making Loveland an ideal location to raise a family. The "Sweetheart City" is the largest municipality in Larimer County. It's currently known for its high-tech industries, vibrant city, and a thriving local community.

**Denver MSA**

Denver, CO is a short 46 miles south of Loveland, CO. Denver is the central city of a conurbation region in the U.S. state of Colorado. The conurbation includes one continuous region consisting of the six central counties of Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson. The United States Census Bureau estimates that the population was 2,888,227 as of July 1, 2020, an increase of +13.55% since the 2010 United States Census, and ranking as the 19th most populous metropolitan statistical area of the United States.

The central part of the metropolitan statistical area (MSA) includes Denver and three immediately adjacent counties: Jefferson County to the west, Adams County to the north and east, and Arapahoe County to the south and east. The continuously urbanized area extends northwest into the City and County of Broomfield, bordering Jefferson and Adams counties, and south into Douglas County, adjoining Arapahoe County. Also included in the federally defined MSA are four rural counties: Elbert County on the southeastern prairie and Clear Creek, Gilpin, and Park counties in the Rocky Mountains

LOCATION OVERVIEW



1. **Boyd Lake State Park**
06 Min Drive
2.2 Miles From Subject Property

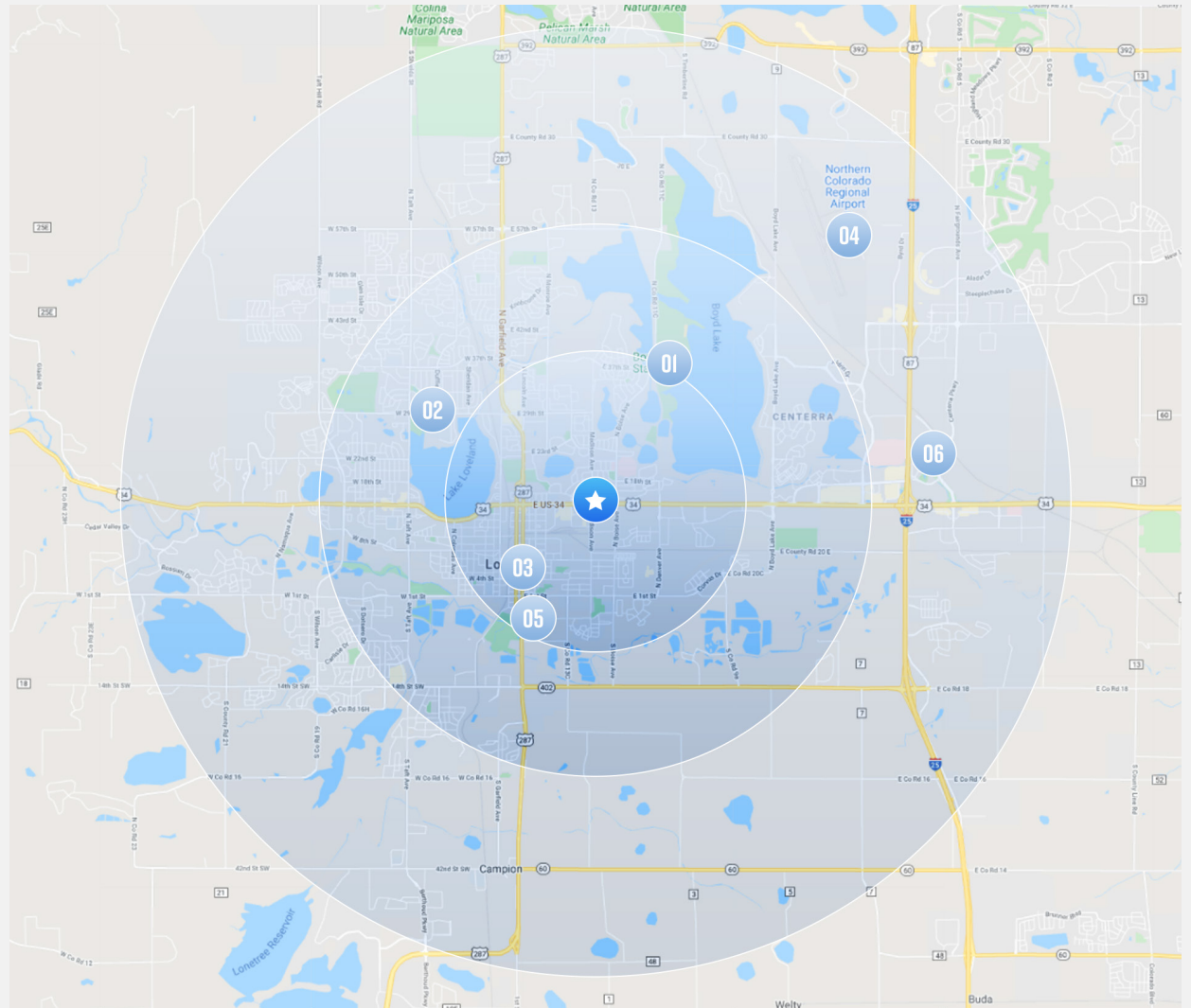
2. **Benson Sculpture Garden**
08 Min Drive
3.0 Miles From Subject Property

3. **Loveland Museum Gallery**
07 Min Drive
1.9 Miles From Subject Property

4. **Northern Colorado Regional Airport**
15 Min Drive
9.0 Miles From Subject Property

5. **Rialto Theater Center**
07 Min Drive
1.9 Miles From Subject Property

6. **Chapungu Sculpture Park**
12 Min Drive
4.7 Miles From Subject Property



LOCATION OVERVIEW



01

Boyd Lake State Park

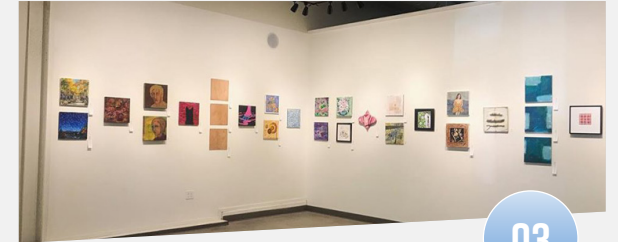
Boyd Lake State Park is located just north of Loveland and is a wonderful place to take the family for a day on the lake, including water sports, boating, fishing, picnicking, swimming, hiking, biking, and hunting.



02

Benson Sculpture Garden

This charming 10 acre sculpture garden is a beautiful green field with trees, bushes and flowers, showcasing 154 eclectic, charming sculptures to stroll through on the walkway.



03

Loveland Museum Gallery

The Loveland Museum is home to a variety of history exhibits, hosts world-class art exhibitions, and provides family events; adult and youth classes and other programming opportunities.



04

Northern Colorado Regional Airport

Northern Colorado Regional Airport is a public use airport located nine nautical miles southeast of the central business district of Fort Collins. The airport sees around 32,000 annual passengers.



05

Rialto Theater Center

The historic theater is one of north-central Colorado's premier venues offering a variety of entertainment options, it can seat more than 400 visitors in comfort, and is over 100 years old.



06

Chapungu Sculpture Park

The Chapungu Sculpture Park at Centerra is a one-of-a-kind outdoor exhibit, displaying 82 monumental stone sculptures from Zimbabwean artisans traversing 26-acres of natural and landscaped gardens.



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	11,076	58,507	99,825
2020 Estimate	10,376	54,608	93,337
2010 Census	8,976	45,947	79,680
Growth '20 - '25	6.75%	7.14%	6.95%
Growth '10 - '20	15.6%	18.85%	17.14%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	4,530	24,177	39,975
2020 Estimate	4,242	22,554	37,347
2010 Census	3,671	18,981	31,818
Growth '20 - '25	6.79%	7.20%	7.04%
Growth '10 - '20	15.55%	18.82%	17.38%
Average Income	\$79,444	\$83,435	\$90,683
Median Income	\$59,727	\$65,258	\$72,200

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CONTACT INFORMATION



Broker of Record



**REED
MELILLO**
Senior Director

(424) 325-2608
colorado@jamescapitaladvisors.com
CO RE Lic #: IR. 100089405
CORP. Lic #: I.C. 100089640

