



REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM

7-ELEVEN (FEATURING LAREDO TACO + 20 PUMPS)

FORT LUPTON, CO (DENVER MSA)

(NEW CONSTRUCTION - AUGUST 2021 DELIVERY)





7-ELEVEN
641 14th Street
Fort Lupton, CO 80621

**BLUE
WEST**
CAPITAL

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INVESTMENT HIGHLIGHTS

- Trophy opportunity to acquire one of Colorado's first 7-Elevens featuring a Laredo Taco restaurant
- Long-term lease with 15 years remaining
- Highway location featuring twenty pumping stations, including three high-flow diesel bays
- Corporate lease to an investment grade rated company (S&P: AA-)
- Brand-new construction build-to-suit (opening August 2021)
- Located 25 miles north of Downtown Denver
- 7.5% rental increases every five years in the primary term and renewal options
- Large 2.34-acre parcel on the heavily trafficked signalized intersection of Highway 85 & 14th Street
- Eligible for 100% bonus depreciation in year one
- Superior visibility from Highway 85, the area's primary north-south thoroughfare



INVESTMENT OVERVIEW



ADDRESS

641 14th Street
Fort Lupton, CO 80621



PRICE

\$10,525,000



CAP RATE

4.35%



TENANT

7-Eleven, Inc



LEASE TERM

15 Years



PURCHASE PRICE

\$10,525,000

CAP RATE

4.35%

NET OPERATING INCOME

\$457,815

LEASE COMMENCEMENT DATE

August 1, 2021

LEASE EXPIRATION

July 31, 2036

RENTAL ESCALATIONS

7.50% Every Five Years

RENEWAL OPTIONS

Four 5-Year

NOI SCHEDULE

Years	NOI	Period	Increase
1-5	\$457,815	Primary Term	-
6-10	\$492,151	Primary Term	7.50%
11-15	\$529,062	Primary Term	7.50%
16-20	\$568,742	Option 1	7.50%
21-25	\$611,398	Option 2	7.50%
26-30	\$657,253	Option 3	7.50%
31-35	\$706,547	Option 4	7.50%

7-ELEVEN | FORT LUPTON, CO



TENET

7-Eleven, Inc

CREDIT RATING

Investment Grade (S&P: AA-)

LEASE TYPE

NNN*

BUILDING SIZE

4,650 SF

LAND SIZE

2.34 Acres

YEAR BUILT

2021

*Landlord is only responsible for the structure & foundation

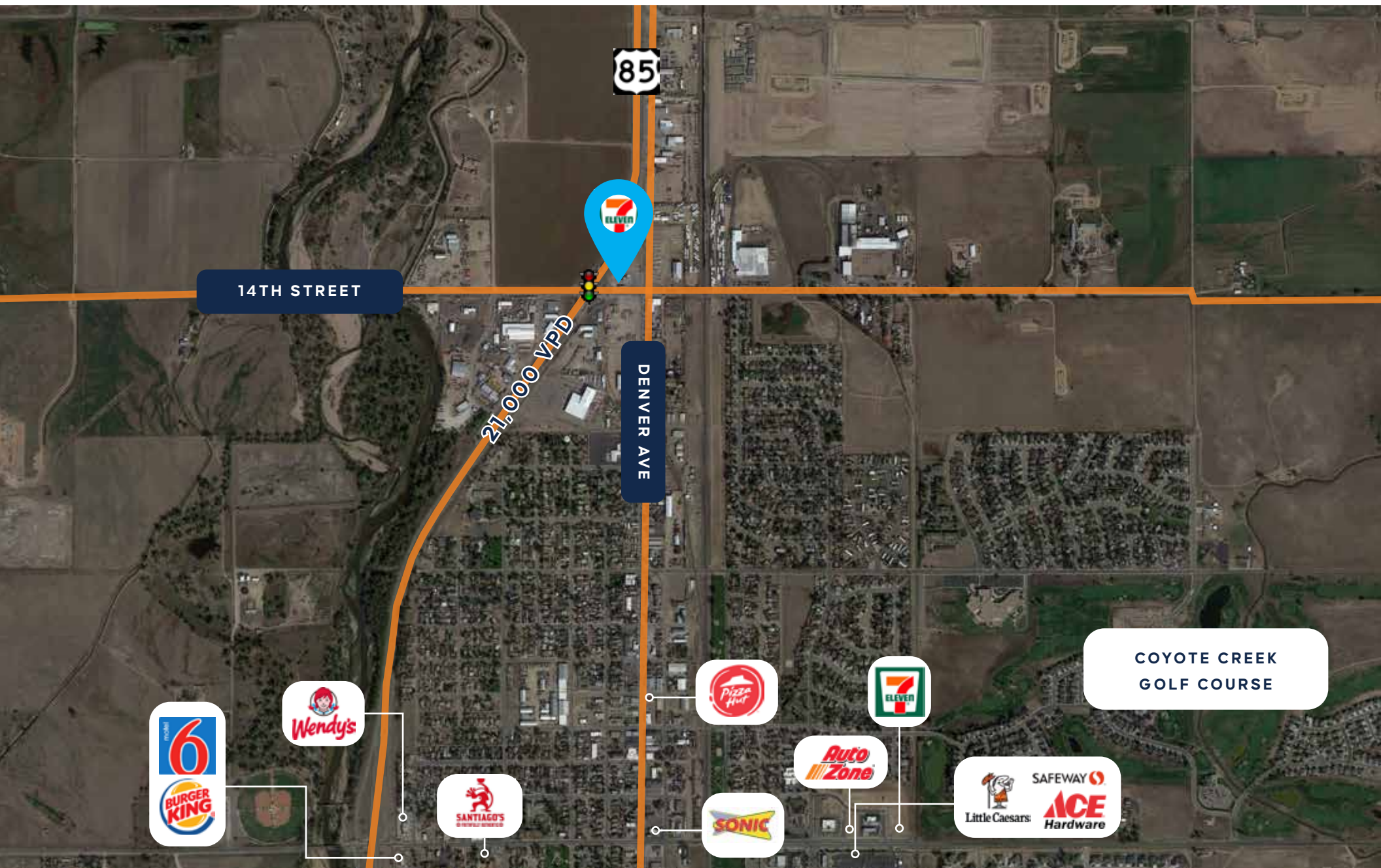
AERIAL

7-ELEVEN | FORT LUPTON, CO





AERIAL



14TH STREET

85

DENVER AVE

21,000 VPD

COYOTE CREEK
GOLF COURSE



SAFeway

PROPERTY PHOTOS



CONSTRUCTION PHOTOS TAKEN ON MAY 12, 2021

SITE PLAN

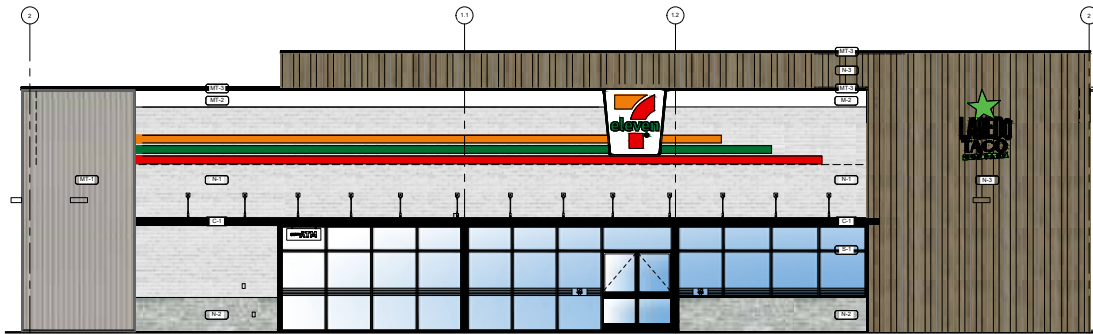
KEY FEATURES:

- 7-Eleven's newest large format convenience store (4,650 SF)
- Location features a Laredo Taco restaurant
- 20 pumping stations, including three high-flow diesel bays
- Large 2.34-acre parcel
- Upgraded construction
- Semi/truck parking

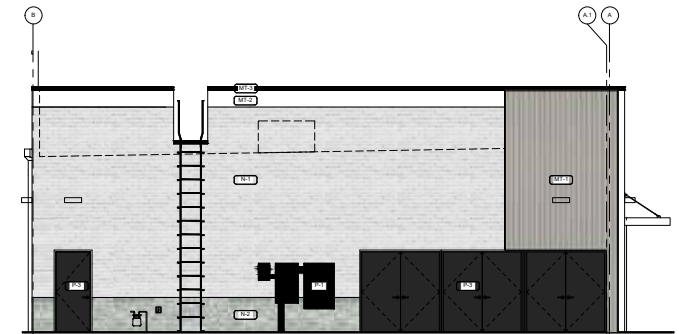




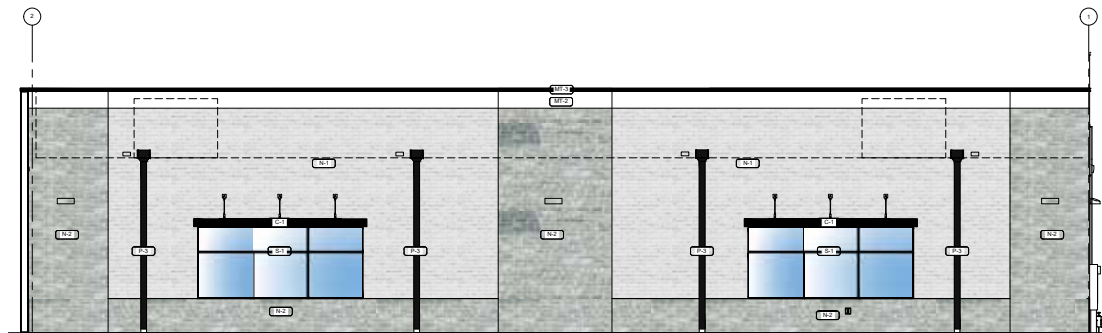
SITE ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	5,212
3 miles	10,504
5 miles	13,237



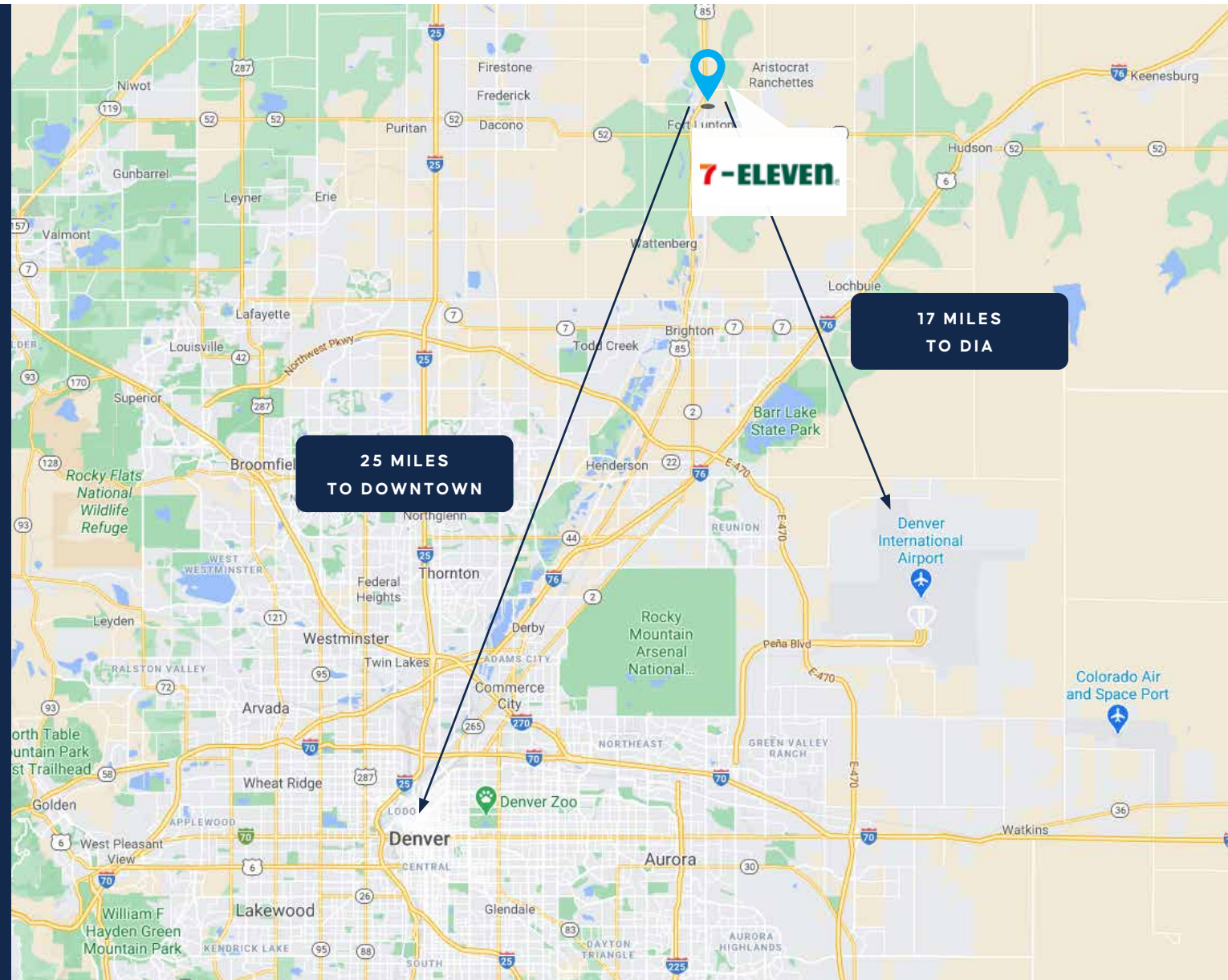
TOTAL HOUSEHOLDS

1 mile	1,651
3 miles	3,469
5 miles	4,379



AVERAGE HH INCOME

1 mile	\$78,911
3 miles	\$89,370
5 miles	\$95,488





TENANT OVERVIEW



7-Eleven is an American-Japanese international chain of convenience stores. They are the world's largest operator, franchisor, and licensor of convenience stores with more than 70,000 locations across 17 countries. In 2007, 7-Eleven surpassed McDonald's as the world largest retailer. The company's largest markets include the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia, and Thailand. In 2019, 7-Eleven opened one store approximately every 3.5 hours.

Founded in Dallas, Texas in 1927, 7-Eleven was the pioneer of the convenience concept and was the first convenience store to sell gas and use ATM services. The company's most iconic products include the Slurpee, Big Gulp, and fresh-made coffee. Always evolving their product mix to better serve their customers, 7-Eleven now serves high-quality sandwiches, salads, cut fruit, protein boxes, pizza, and chicken wings.

Website:	www.7-eleven.com
Credit Rating:	Investment Grade (S&P: AA-)
Number of Locations:	70,000+
Headquarters:	Dallas, TX
Year Founded:	1927



Laredo Taco Company is famous for its authentic tacos served on handmade flour tortillas that are made from scratch in its restaurants every day and fresh salsa bar with a wide selection of salsas and pico de gallo. Tacos and meals include specialties not always seen in quick-serve Mexican restaurants such as authentic beef barbacoa, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs. Each restaurant also has a salsa bar where customers can spice up their meal, including a wide selection of on-site, daily prepared salsas and pico de gallo. Every item on the Laredo Taco Company menu is available in stores or via contactless delivery through Postmates.



7 ELEVEN-LAREDO TACO STORE OVERVIEW

Each **7 Eleven-Laredo Taco Store** is an experiential testing ground, where customers can try and buy the retailer's latest innovations in a pioneering store format. **All include a restaurant concept**, and the retailer continues to tweak the design and product mix based on customer feedback and shopping habits. The most popular features have become staples that knowing customers seek out. Some of the other innovative platforms customers will see at the newest 7 Eleven-Laredo Taco Store include:

- **Expanded self-serve hot beverage bar**, with bean-to-cup coffee and espresso, brewed after being ordered from a touch screen.
- Customizable, self-serve novelty **beverages on tap such as nitro cold brew, premium teas, aguas frescas, frozen coffee Slurpee® Nitro drinks, blended smoothies with real fruit and flavored sparkling water.**
- Cookies, croissants and more **baked in store daily.**
- Digital initiatives that enhance the shopping experience. Mobile checkout technology allows customers to skip the checkout line and pay for their (non-age-restricted) purchases on their smartphones. And the 7NOW® delivery app allows customers to have their favorite items like fresh food, beverages, snacks, groceries, and household products delivered straight to their door or available for pickup by ordering and paying ahead of time.



RECENT NEWS

SN SUPERMARKET NEWS



7-Eleven currently operates more than 9,800 stores in the United States. The addition of the Speedway locations will bring that total to 14,000 units.

NEWS > RETAIL & FINANCIAL

7-Eleven buying 3,900 Speedway stores in \$21 billion deal

Acquisition will build a network of 14,000 convenience stores in the United States

Michael Browne | Aug 03, 2020

Convenience store giant 7-Eleven has entered into an agreement with Enon, Ohio-based Marathon Petroleum Corp. to acquire the Speedway convenience store chain for \$21 billion in cash. 7-Eleven will acquire approximately 3,900 Speedway stores and gas stations located in 35 states.

7-Eleven currently operates more than 9,800 stores in the United States. The addition of the Speedway locations will bring that total to 14,000 units.

Related: 7-Eleven pilots cashierless store format

[CLICK FOR ARTICLE](#)



CORPORATE

Monday, Sep 21, 2020

7-Eleven® Stores Hire More Than 50,000 Amid Pandemic, Expects to Add 20,000 Additional Jobs This Year



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.

World's Largest Convenience Retailer and Independent Franchise Owners Continue to Hire to Meet Demand

IRVING, Texas (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.

[CLICK FOR ARTICLE](#)

WHY DENVER COLORADO?

#2 BEST PLACE TO LIVE IN THE USA

- U.S. NEWS & WORLD REPORT 2019

#7 HEALTHIEST CITIES IN AMERICA

- WALLETHUB 2019

#4 BEST CITY TO START A BUSINESS

- INC. MAGAZINE 2019

#9 TOP TECH TOWNS

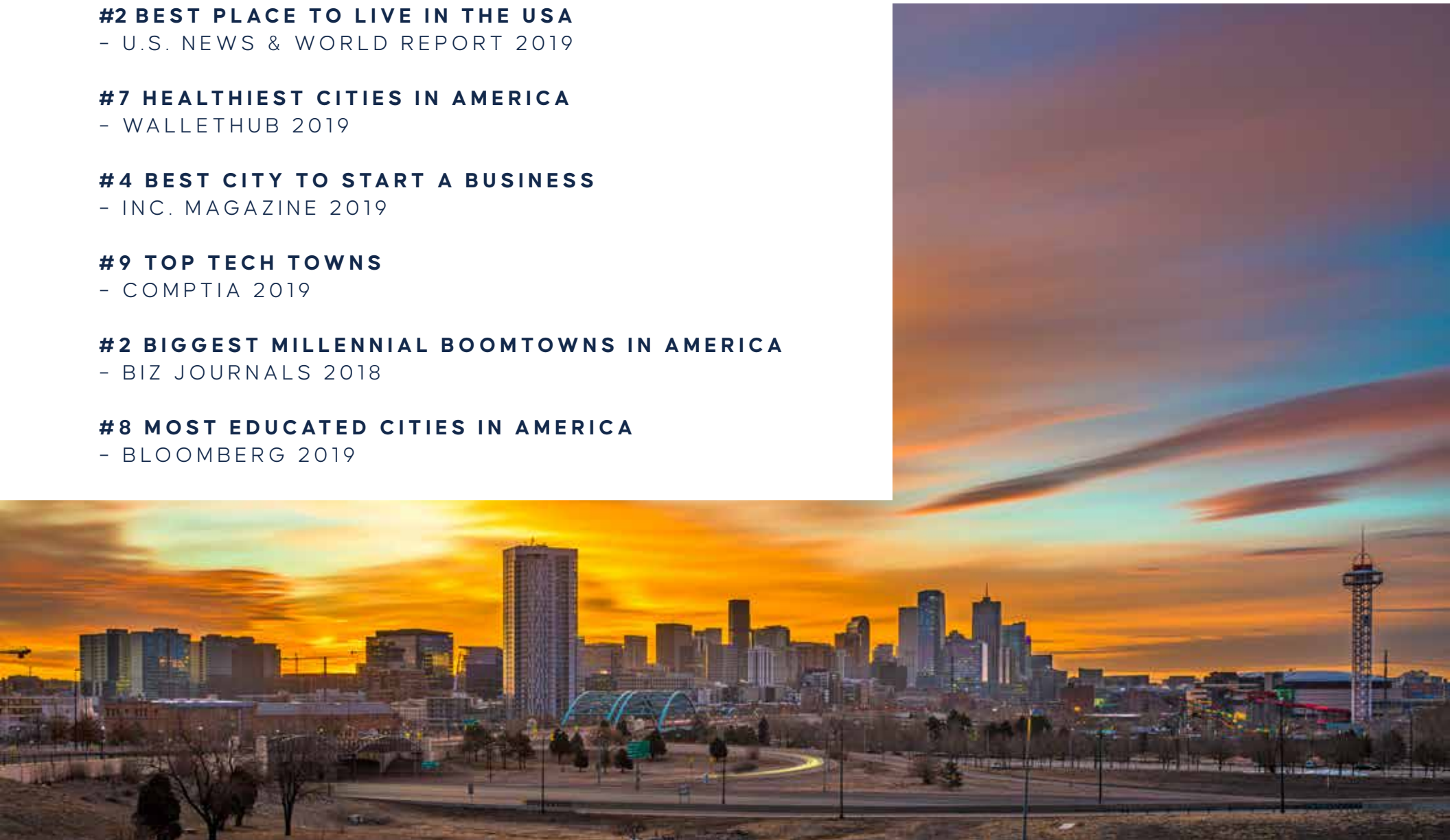
- COMPTIA 2019

#2 BIGGEST MILLENNIAL BOOMTOWNS IN AMERICA

- BIZ JOURNALS 2018

#8 MOST EDUCATED CITIES IN AMERICA

- BLOOMBERG 2019



LOCATION OVERVIEW

DENVER is the capital and the most populous city of Colorado and is located just east of the front range of the Rocky Mountains. Denver is nicknamed the Mile High City because its elevation is exactly one mile above sea level, making it the highest city in the United States. Denver is ranked as a Beta-world city by the Globalization and World Cities Research Network. With an estimated population of 734,134 in 2018. Denver is the 19th-most populous U.S. city. The Denver MSA had an estimated 2018 population of 2,932,415. In 2016, Denver was named the best place to live in the United States by U.S. News & World Report.

Denver is home to the Denver International Airport which is 7th busiest airport in the world. Denver serves as a major hub for United Airlines, is the headquarters for Frontier Airlines, and is the fastest-growing focus city for Southwest Airlines. Denver is served by five interstates which include I-25, I-225, I-70, and I-76. Denver is home to four professional sports teams which include the Denver Broncos, Colorado Avalanche, Colorado Rockies and Denver Nuggets.

Denver is the largest city within 500 miles which has made it a natural location for storage and distribution of goods and services to the Mountain states, Southwestern states, as well as Western states. Denver also has a thriving tourism industry due to its proximity to the Rocky Mountains and eleven world-class ski resorts located nearby.



FORTUNE 500 DENVER COMPANIES



TOP EDUCATIONAL INSTITUTIONS



University of Colorado
Denver



University of Colorado
Boulder



LOCATION OVERVIEW (NORTHERN COLORADO)

FORT LUPTON is located 25 miles north of downtown Denver at the hub of U.S. 85 and Highway 52, providing access to the entire Front Range. Fort Lupton is located in Weld County which is the epicenter of oil and gas development in Colorado. The county has 20,532 active wells, more than any other county in Colorado. Weld County remains the state's leading producer of oil and gas, accounting for 90 percent of the oil production and 43 percent of the natural gas output.

Weld County's major industries are oil and gas exploration and production, agriculture, manufacturing, and renewable energy. Of the 2.5 million acres that comprise Weld County, 75% are devoted to agriculture in the form of farming, raising livestock, grain storage, and processing and shipment. Weld County is Colorado's top producer of grain, beef cattle, dairy products, and sugar beets. Weld County is home to JBS Swift, the largest meat producer in North America.

Weld County is home to a diverse set of industries and companies – from Fortune 500 It corporations and burgeoning startups to world leaders in food and agriculture, energy, and advanced manufacturing.

TOP EMPLOYERS



TOP EDUCATIONAL INSTITUTIONS



ABOUT US OUR TEAM

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



Nationwide Reach
Net lease investors across the US



70+ Years
Experienced team of dedicated net lease professionals



Unparalleled Broker Cooperation
Split fees 50-50 with all cooperating brokers



Shared Database
Collaborative proprietary national database



Rocky Mountain Region Leader
A year-over-year investment sales leader in the region



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