



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



7-Eleven

5700 Martin Luther King Jr Way S
Seattle, WA 98118

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7-Eleven Located at the Signalized Corner of Martin Luther King Jr Way S & S Orcas St in the Heart of Seattle, WA. 7-Eleven Recently Extended Its Lease For an Additional 12 Years Demonstrating Its Confidence in This Location. This Property Features a 10% Increase in Year 7 as Well as Each of the 5 Option Periods Providing a Hedge Against Inflation. With a Population of Over 108,505 People Within 3-Miles and Household Incomes of Over \$120,677, This Location is Irreplaceable. The Investment Grade Corporate Guarantee, Long Term Lease, Strong Increases and Trophy Location of This Asset Make it a Safe Opportunity With Upside Well Into the Future For an Investor.

OFFERING SUMMARY

PRICE	\$4,000,000
CAP	3.75%
NOI	\$150,000
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5700 Martin Luther King Jr Way S Seattle, WA 98118
COUNTY	King
BUILDING AREA	3,700 SF
LAND AREA	0.41 AC
BUILT	1979

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

BEST IN CLASS INVESTMENT

- Brand New 12 Year Lease Extension - Demonstrating Confidence in the Location
- Strong Rental Increases - 10% Increase in Year 7 and at Each Option Period Providing Hedge Against Inflation
- Corporate Guaranteed Lease - Investment Grade Security (S&P: AA-)
- 24 Hour Store With Above Average Building Size of 3,700 SF
- Beer and Wine Sales at This Location

PANDEMIC, RECESSION & INTERNET RESISTANT TENANT

- A New Lease Extension Commenced During the Pandemic Demonstrating Strength of Tenant and Location
- As an Essential Retailer 7-Eleven Remained Open Throughout the Shelter in Place and Paid Rents in Full and on Time
- 7-Eleven Continued to Expand Despite COVID-19 Including Completing the Acquisition of Speedway Featuring the Addition of 3,800 Convenience Stores
- Currently 7-Eleven Has Over 77,000 Locations Around the World

CORE INFILL SEATTLE LOCATION

- Prime Infill Seattle Location - Over 108,505 People Within 3-Miles
- Located on the Signalized Intersection of Martin Luther King Jr Way S & S Orcas St With More Than 42,867 Vehicles Per Day
- Affluent Trade Area With Average Household Income of Over \$120,677 Within 3-Miles
- High Barriers to Entry Within the Seattle Market and Immediate Retail Corridor Creates Minimum Potential Future Development Ensuring the Long-Term Success of 7-Eleven
- Less Than 3-Miles From King County International Airport
- Tech Giants Microsoft and Amazon Are Both Headquartered in the City of Seattle in Addition to Other Large Tech Companies
- Washington State is Income Tax Free Making it a Business-Friendly Place For Tenants
- There is a Significant Increase in Mixed-Use and "Vertical" Development Happening in the Near Future For the Immediate Trade Area
- Adjacent to the Newly Developed Filipino Community Center Featuring a New 5-Story Building With 95 Apartment Homes



LEASE SUMMARY

TENANT	7-Eleven
PREMISES	A Building of Approximately 3,700 SF
LEASE COMMENCEMENT	December 1, 2014
LEASE EXPIRATION	July 30, 2033
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% on July 1, 2028 and at Option Periods
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

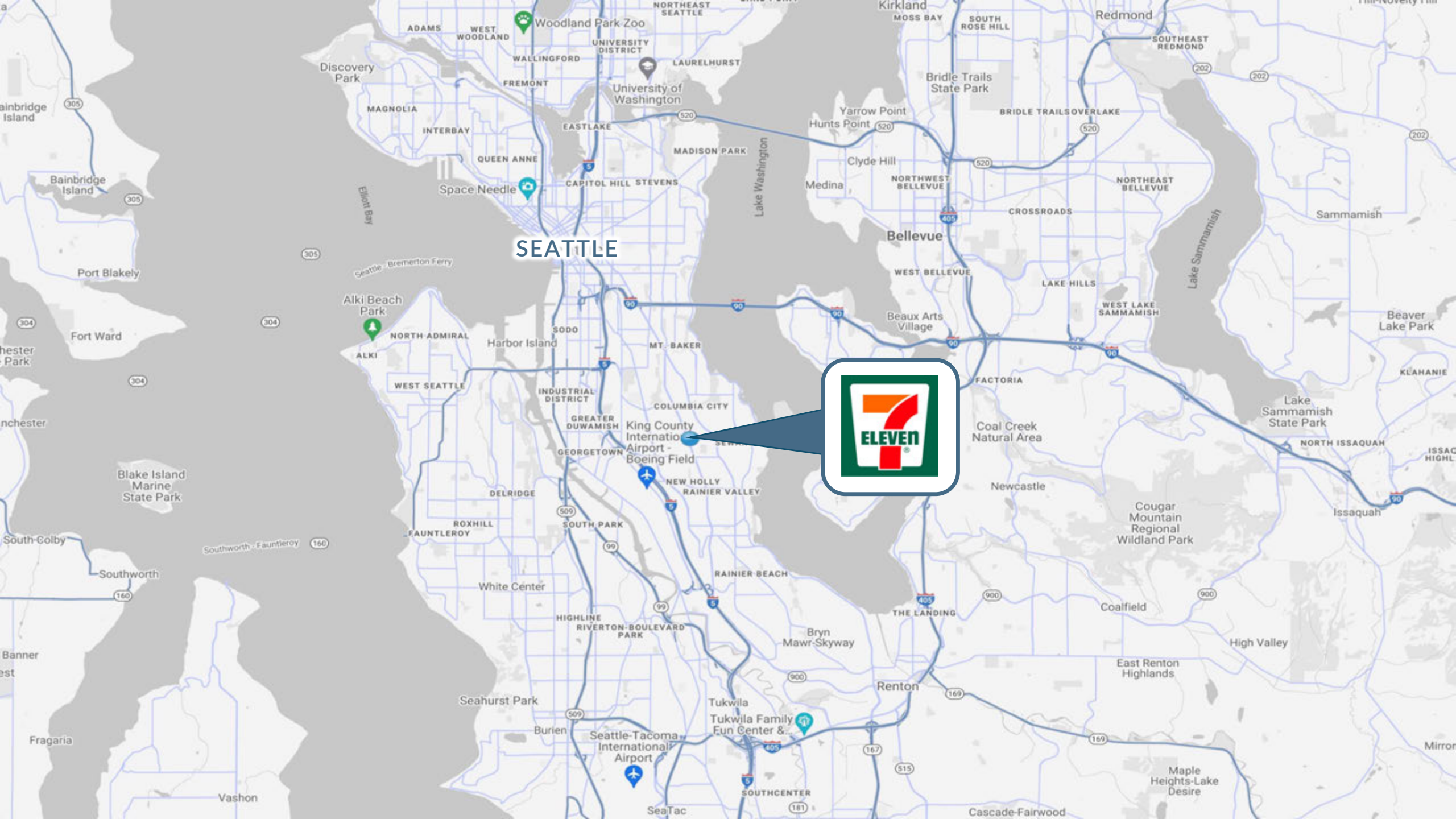
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,700 SF

\$150,000

\$40.54







Aki Kurose Middle School

IDS Center

International Community Health Service



SAFeway



U-HAUL



FARMERS INSURANCE

Allstate



Co Lam Pagoda

DSHS

Steppin' N Style

King County International Airport - Boeing Field

Filipino Community Center
(Newly Developed 5-Story Bldg
Featuring 95 Apartment Units)

Amara

Katharine's Place

FirstCash



Martin Luther King Jr Way S

S Orcas St

amprn

VA Puget Sound
Health Care System

DOWNTOWN SEATTLE

Asmara
Shikor Llc

Ata Farm
Foods

Billiard
Hoang

CITYLINE

Vina Dental &
Dentures Clinic

Diamond
Detail Pro

Family Affair
Catering

Vu Auto
Services & Sales

Triple T
Auto Repair

Ababukar
Mosque

Dur Dur
Groceries

Firestone



Westerly

ARCO

ampm



S Orcas St

Katharine's
Place

Martin Luther King Jr Way S



FirstCash

Logos in callout bubble (top left): Jany Fitness, Wells Fargo, Chase, Chevron, McDonald's, Jack in the Box, 7-Eleven, Safeway, Starbucks, Walgreens, Great Clips, Bank of America, men's health, and a red diamond logo.

Logos in callout bubble (top center): Jack in the Box, Wells Fargo, Starbucks, Office Depot, OfficeMax, Kentucky Fried Chicken, McDonald's, 9 Goodwill, Taco Bell, ARCO, usbank, KeyBank, and a red diamond logo.

Logos in callout bubble (center left): Burger King, The Home Depot, Subway, Bank of America, and Denny's.

Logos in callout bubble (center): Costco Wholesale, Starbucks, and T-Mobile.

Logos in callout bubble (center bottom): NAPA, Jack in the Box, Chevron, and Subway.

Logos in callout bubble (bottom center): Kelly-Moore Paints, Wells Fargo, Shell, Harbor Freight Tools, Bank of America, Sur La Table, and Deville's Schwab.

Logos in callout bubble (top right): Bank of America, Washington Federal, Shell, 76, and Sinclair.

Logos in callout bubble (far top right): Wells Fargo, ACE, Lowe's, O'Reilly, Rite Aid, usbank, QFC, Burger King, 7-Eleven, BR, Starbucks, Subway, Grease Monkey, AAMCO, U-Haul, ARCO, metro, 76, and a green wing logo.

Logos in callout bubble (middle right): Ross Dress for Less, Safeway, Mod, Starbucks, and Chase.

Logos in callout bubble (middle right): Walgreens, Bank of America, Washington Federal, Shell, and a red diamond logo.

Logos in callout bubble (middle right): Firestone and ARCO.

Large 7-Eleven logo with a blue arrow pointing towards the center of the map.

Logos in callout bubble (bottom right): Bank of America, Chase, Starbucks, T-Mobile, metro, and Safeway.

Logos in callout bubble (bottom right): McDonald's, Starbucks, 7-Eleven, U-Haul, 76, and Chevron.

Logos in callout bubble (bottom left): Chase, Thriftway, McDonald's, Starbucks, Subway, Shell, Washington Federal, Vitamins Shopper, and AT&T.

Logos in callout bubble (bottom center): 7-Eleven, Starbucks, Safeway, True Value, petco, Whole Foods Market, Rite Aid, Trader Joe's, Bank of America, LA Fitness, Orangetheory Fitness, Supercuts, Jiffy Lube, KeyBank, and usbank.



Martin Luther King Jr Way



SEATTLE | KING COUNTY | WASHINGTON

The City of Seattle was incorporated on December 2, 1869. Seattle, Washington is a multi-faceted city located in the Pacific Northwest, an area that has grown increasingly popular over the last two decades. In addition to its reputation as the espresso cart capital of the world, Seattle also has a dining scene that features acclaimed local chefs and internationally recognized cuisine. The city is extremely multicultural and is influenced by the Pacific Rim in art and architecture. The city offers residents a pace of life that can be either relaxed or fast paced and entrepreneurial. The City of Seattle is the largest city in Washington with a population of 746,668 as of July 1, 2021.

Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Electronics-based industries, notably those connected with software development and manufacturing, became significant in the 1980s and are now the most productive component of the economy. Biomedical manufactures are of growing importance, while agricultural products grown in the so-called Inland Empire of the interior Northwest remain an economic mainstay. Numerous federal agencies have offices in Seattle. Washington state ranks among the highest in the country in per capita exports, and the vast majority of these exports are manufactured, processed, or shipped from Seattle. International trade is the most dynamic sector of the state and city economy, symbolized by the construction of the World Trade Center Seattle complex.

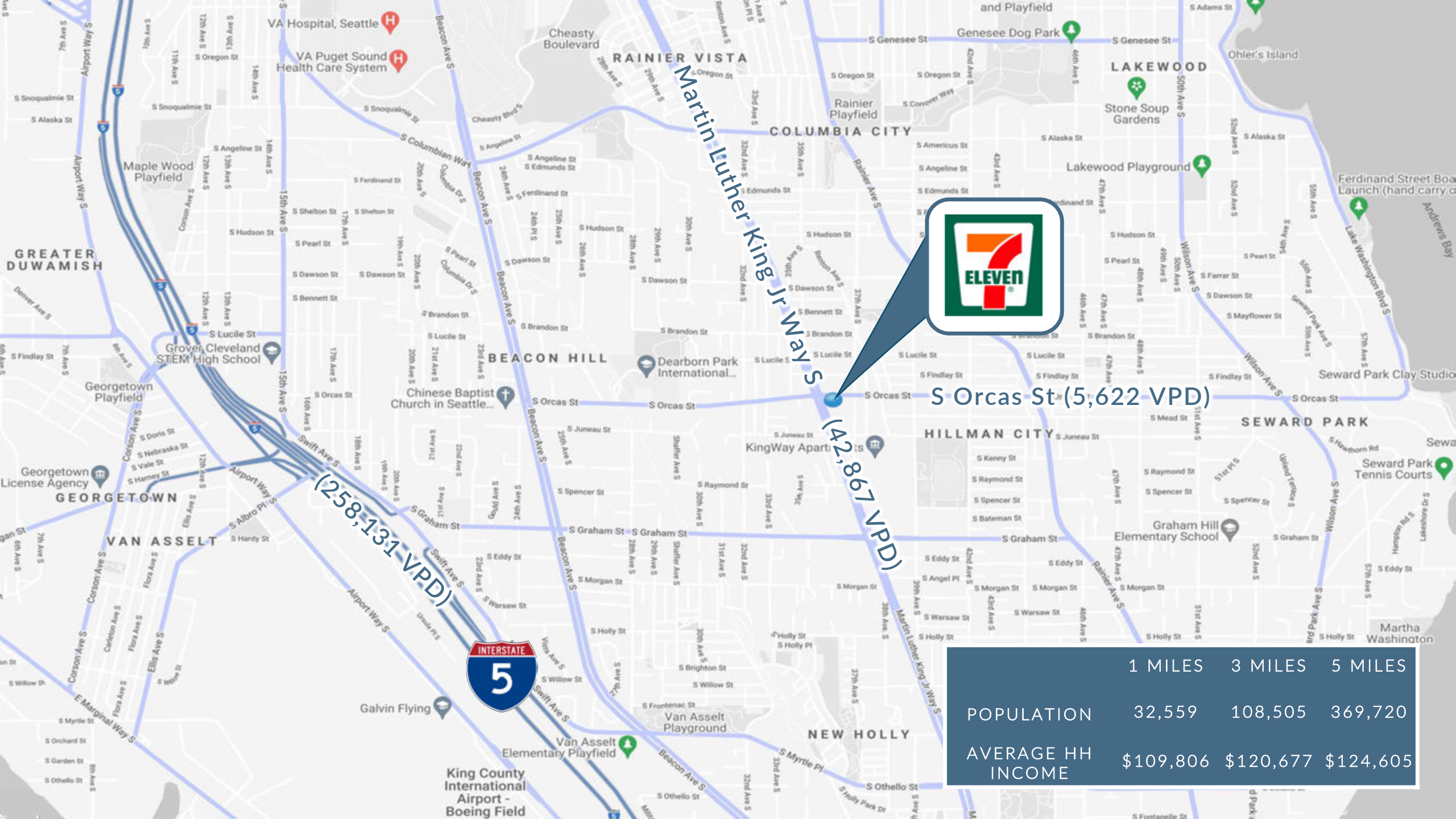
Seattle is host to a wide variety of cultural events and fairs, including the Seattle International Film Festival, Northwest Folklife, Seafair, the Bite of Seattle, Bumbershoot, Hempfest, and Independence Day celebrations. Neighborhood street fairs are common throughout the city in the summer months, with the largest of them including hundreds of craft and food booths. The performing arts take center stage in Seattle, with such institutions as the Seattle Symphony Orchestra, Seattle Opera, Pacific Northwest Ballet, and the Seattle Youth Symphony. Notable art galleries include the Henry Art Gallery, Seattle Art Museum, Frye Art Museum, and the Seattle Asian Art Museum. The city also has a variety of regional history museums like the Museum of History and Industry, the Burke Museum of Natural History and Culture, The Center for Wooden Boats, and the Museum of Flight. Safeco Field, the new home of the Mariners, opened in 1999, and the stadium hosted the 2001 All-Star Game. Seahawks Stadium opened in 2002, offering both football and soccer fans a world-class venue.



AMAZON HEADQUARTERS CAMPUS



SAFECO FIELD



Martin Luther King Jr Way S

S Orcas St (5,622 VPD)

(42,867 VPD)

(258,131 VPD)

	1 MILES	3 MILES	5 MILES
POPULATION	32,559	108,505	369,720
AVERAGE HH INCOME	\$109,806	\$120,677	\$124,605

TENANT PROFILE

7-Eleven, Inc. is an American international chain of convenience stores, headquartered in Dallas, Texas. 7-Eleven operates, franchises and/or licenses more than 77,000 stores in 16 countries and regions, including nearly 16,000 in North America. 7-Eleven, Inc. operates Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. Mmmmm, tacos.

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 can earn and redeem points on various items in stores nationwide through its 7Rewards loyalty program with 50 million members. The 7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. And although they've grown significantly over the years, their focus stays fixed on making life easier for customers.



COMPANY TYPE
Subsidiary



FOUNDED
1927



OF LOCATIONS
77,000+



HEADQUARTERS
Dallas, TX



WEBSITE
[7-eleven.com](https://www.7-eleven.com)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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