



FILE PHOTO

7-Eleven

\$7,125,000 | 4.00% CAP

501 5th Street, Marysville, CA (Sacramento Suburb)

- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods
- ✓ **Just 0.5 Miles from the 2nd Largest Employer in Marysville!** Adventist Health and Rideout employs over 2,000 personnel and is the largest hospital in Marysville with 209 beds.
- ✓ **Close Proximity to Beale Air Force Base** - employing over 5,500 military personnel and 1,200 civilians with an economic impact exceeding \$332 million.
- ✓ **Downtown Marysville Location** - Positioned in a dense infill retail corridor, subject property sees over 64,000+ VPD at the intersection with nearby retailers including McDonald's, Starbucks, Jack in the Box, Taco Bell, CVS, and Walgreens.
- ✓ **Located in the Greater Sacramento Area!** California's state capitol, Sacramento, is the 6th largest city in the state with a population exceeding 500,000 people and is home to UC Davis Health, ranked in the top 1% of US Hospitals.

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 72,000 stores in 18 countries**.



INVESTMENT OVERVIEW

7-ELEVEN MARYSVILLE, CA



FILE PHOTO

CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Cole Williams

Broker Associate
(214) 689-8160

cwilliams@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432

joe@securenetlease.com

\$7,125,000

4.00% CAP

NOI

\$285,000

Building Area

±3,010 SF

Land Area

±0.69 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** May 2022
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease**, with (3) 5-Year Renewal Options and 10% rental increases every 5 years in both the Primary Term and Option Periods.
- ✓ **Ideally Positioned in the Heart of Marysville!** Subject property is located in Downtown Marysville at the Hard Corner of the signalized intersection, E St. & 5th St., with a combined 64,000+ VPD, just across from Mary Covillaud Elementary School (519 students). Nearby national retailers include McDonald's, Starbucks, Jack in the Box, Taco Bell, CVS, and Walgreens.
- ✓ **Just 0.5 miles from Adventist Health and Rideout**, the largest hospital and second largest employer in Marysville with 209 beds and 2,000+ personnel. Adventist Health and Rideout maintains one of the lowest average daily rates for hospital stays in California and provides general medical/surgical care, intensive care, heart care, pain management care, urologic care, neurosurgery, cancer care, extended care services, a senior living/senior services campus and a full range of support and ancillary services.
- ✓ **Close Proximity to Beale Air Force Base!** Sitting on nearly 23,000 acres of land, Beale Air Force Base is home to more than 3,400 Air Force personnel, 1,100 other military personnel, and employs approximately 1,200 civilians. Yuba-Sutter Economic Development Corporation estimates its total economic impact on Yuba County to exceed \$332 million.
- ✓ **Nearby Major Airports** - Subject property is just 4 miles north from Yuba County Airport and 2 miles north from Sutter County Airport. Yuba County Airport is on 1,000+ acres of land with over 35,000 aircraft operations per year serving the Greater Sacramento Area. A majority of Sutter County Airport's aircraft operations serve the agricultural aircraft industry involved in crop dusting.
- ✓ **Located in the Greater Sacramento Area** - Marysville is approximately 40 miles north from the state capitol of Sacramento, the 6th largest city in CA, with a population exceeding 500,000. Sacramento is home to one of the nation's best hospitals, UC Davis Health, which is ranked in the top 1% in the US and generates more than \$3.4B in annual economic output.
- ✓ **California is the World's 5th Largest Economy** boasting a \$3.2T gross domestic product, ahead of India, United Kingdom, and France.

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 MARYSVILLE, CA

7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE
\$36.1 B

CREDIT RATING
AA-

LOCATIONS
72,800+

STOCK TICKER
SVNDY



7-eleven.com

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 72,800 stores in 18 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in 1946 when the stores were **open from 7 a.m. to 11 p.m.** Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 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 more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



FILE PHOTO

IN THE NEWS

7-ELEVEN MARYSVILLE, CA

7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE



7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code**. The company plans to expand Mobile Checkout to all US **stores by the end of 2022**.

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level**."

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN MARYSVILLE, CA

Initial Lease Term	15-Years, Plus (3) 5-Year Renewal Options
Rent Commencement	May 1st, 2022 (Est.)
Lease Expiration	April 30th, 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$285,000.00
Annual Rent YRS 6-10	\$313,500.00
Annual Rent YRS 11-15	\$344,850.00
Option 1	\$379,335.00
Option 2	\$417,268.56
Option 3	\$458,995.44

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 MARYSVILLE, CA

 Year Built | 2022

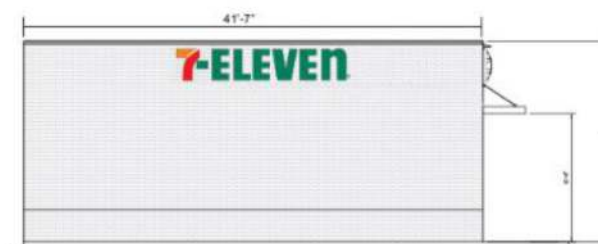
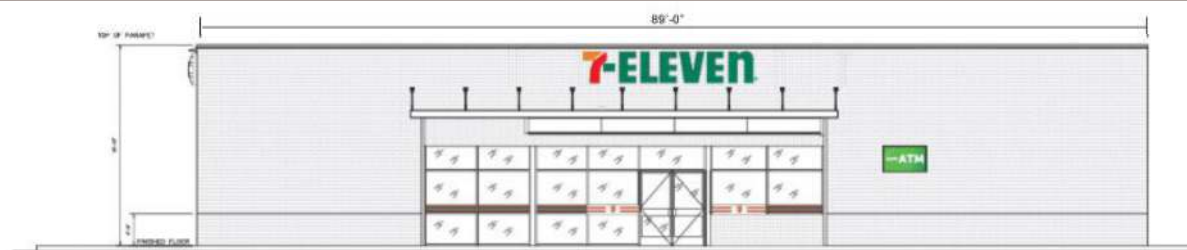
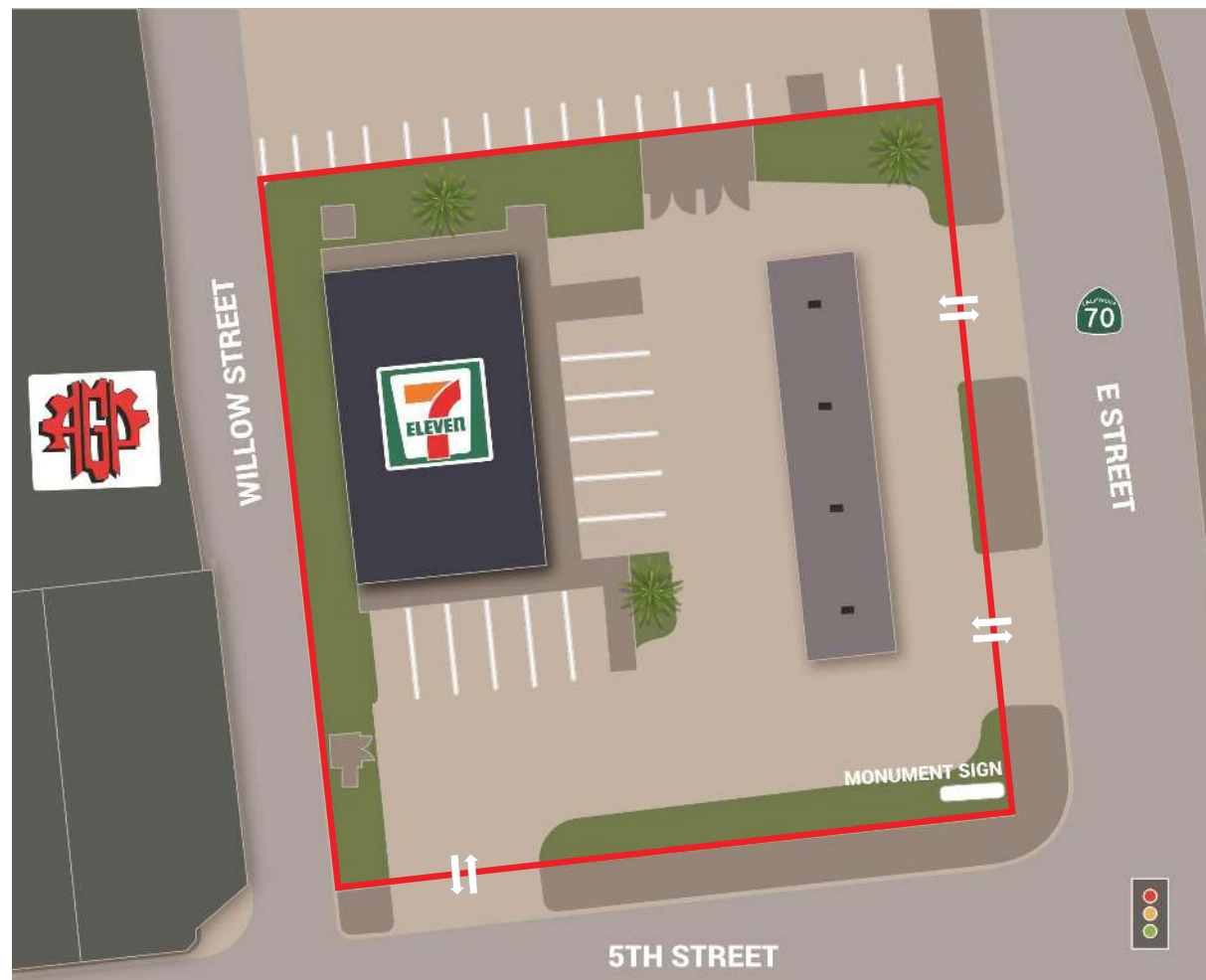
 Building Area | $\pm 3,010$ SF

 Land Area | ± 0.69 AC

 MPD / Hoses | 4

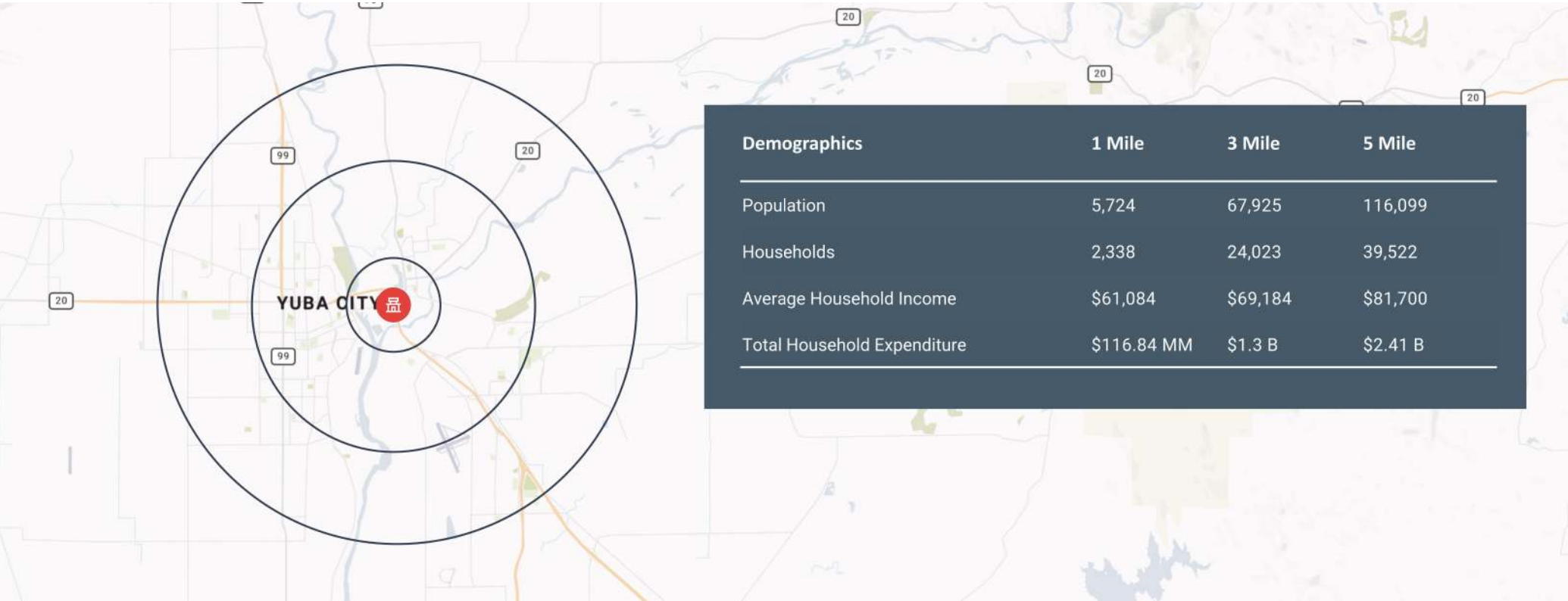
NEIGHBORING RETAILERS

- Walmart Supercenter
- CVS
- Dollar General
- Dollar Tree
- Walgreens
- Food Maxx
- O'Reilly Auto Parts
- Taco Bell
- Jiffy Lube
- AutoZone Auto Parts



LOCATION OVERVIEW

7-ELEVEN MARYSVILLE, CA



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Beale Air Force Base (6,316)

2. Adventist Health + Rideout (2,109)

3. Marysville Joint Unified Schoold District (1,211)

4. Yuba County (1,175)

5. Hard Rock Hotel & Casino (1,135)

6. Caltrans (720)
7. Yuba College (Marysville Campus) (708)

8. Rush Personnel (661)

9. Legend Transportation, Inc (650)

10.Sunsweet Grower's Inc. (632)

11.Sysco Sacramento, Inc. (490)

12.Bishops Pumpkin Farm (450)
- 13.Walmart (418)

14.Express Employment Professionals (375)

15.Frank M. Booth (256)

LOCATION OVERVIEW

7-ELEVEN MARYSVILLE, CA



Marysville
California



12,327

Population



\$56,614

Median Household Income

Yuba County is home to Beale Air Force Base, the largest employer from Sacramento to the Oregon border.

LARGEST
EMPLOYER

One of California's original 27 counties founded.

ORIGINAL

Marysville is a city in and the county seat of Yuba County, California, United States, located at the confluence of two rivers which drain the watersheds containing the most productive gold mining region in Northern California.

Our communities have that small town feel so many people are seeking.

Known as California's "Oldest Little City", Marysville is a premier travel destination in Northern California.

With a population just over 78,200 people, residents enjoy relaxed living and affordable housing, while both ocean beaches and mountain skiing are only a couple of hours away.

One of California's original 27 counties founded on February 18th in 1850, Yuba County is California's gateway to the historic Mother Lode Country, with a diverse landscape that boasts grand rivers, thriving farmland, friendly communities and numerous recreational possibilities that extend into the Sierra foothills. And, amazingly, the county's border is just 30 minutes north of the State Capitol in Sacramento. Yuba County also enjoys an excellent school system and is home for Yuba Community College, which offers opportunities for higher education and personal enrichment. For those seeking an advanced degree, California State Universities at Chico and Sacramento and the University of California at Davis are all within an hour's drive. At the heart of our county is historic Marysville, framed up on two sides by the Yuba and Feather Rivers. To the south of Marysville, you will find communities with their own rich places in history -- including Linda, Olivehurst, and Arboga, as well as our newest community Plumas Lake. This stretch of the county is also where you will find the Toyota Amphitheatre, our state-of-the-art venue for outdoor concerts, and the Yuba-Sutter Gold Sox, a collegiate league baseball team, makes its home in Marysville. And you can always count on encountering numerous local events, active theater and arts groups, social and service clubs and year-round festivals and fairs.

IN THE NEWS

7-ELEVEN MARYSVILLE, CA

Yuba County Gives Nod to Broadband Master Plan

NOVEMBER 02, 2021 (TECHWIRE)

"The chief issue with broadband in Yuba County is a lack of middle-mile broadband infrastructure," Scott said in an email after the board's Oct. 26 vote. "Current networks will need to be expanded to provide reliable service up to the foothills and throughout areas of the valley floor that currently lack high-quality access."

A staff report said current broadband availability in Yuba County is mixed. The federal broadband standard is **25/3 megabytes per second (Mbps)**. An executive summary of the master plan laid out the current situation with broadband in the county. The top four **largest Internet service providers** (ISPs) in Yuba County are Comcast, AT&T, Digital Path and Succeed.Net. About **96 percent** of households have access to only two or fewer ISPs, which indicates a noncompetitive broadband network.

The Yuba County Board of Supervisors has approved a broadband master plan with the goal of improving areas of the county that lack high-quality Internet access.

Six percent of households are unserved at the **25/3 Mbps** standard, **23 percent** are unserved at 100/20 Mbps, and 97 percent of households are unserved at **1,000/500 Mbps**. The most unserved areas are the central and northeast parts of the county. There are middle-mile fiber-optic routes mostly in the west part of the county along Highways **20, 65 and 70**.

Scott said the master plan offers ways to streamline the approval process of new broadband projects, changes to the Yuba County Development Code, commissioning a broadband master **environmental report**, and a master license agreement with ISPs. "If implemented, these policies will **reduce barriers** to the improvement of broadband access and reliability within Yuba County," Scott said. "It also recommends using a public-private partnership model, leveraging state and federal **grant dollars** to stimulate private-sector investment in broadband network expansion."

EXPLORE ARTICLE

Yuba City to annex land for development

JULY 15, 2021 (YAHOO! NEWS)

The annexation was approved by the Sutter Local Agency Formation Commission (LAFCO) on June 8 and is expected to take effect by mid-August. Located east of Highway 99 between Bogue and Stewart roads, the Newkom Ranch development will have a full range of land uses upon full build-out, including 423 single-family residences, 220 multi-family residences, 230,000 square feet of commercial space, and 108,000 square feet of office space, as well as parks and open space.

"The vision for this exciting project began nearly a decade ago," said Yuba City Manager Dave Vaughn in a press release. "It creates a cohesive and **high-quality new** neighborhood, provides a full range of land uses, ensures **new infrastructure** is comprehensive and **efficient** and gives confidence to developers and residents that our growth will be strategic and **well-planned**."

Yuba City's sphere of influence is expected to grow next month when it completes the annexation of 221 acres just south of the city — an area that will be called Newkom Ranch.

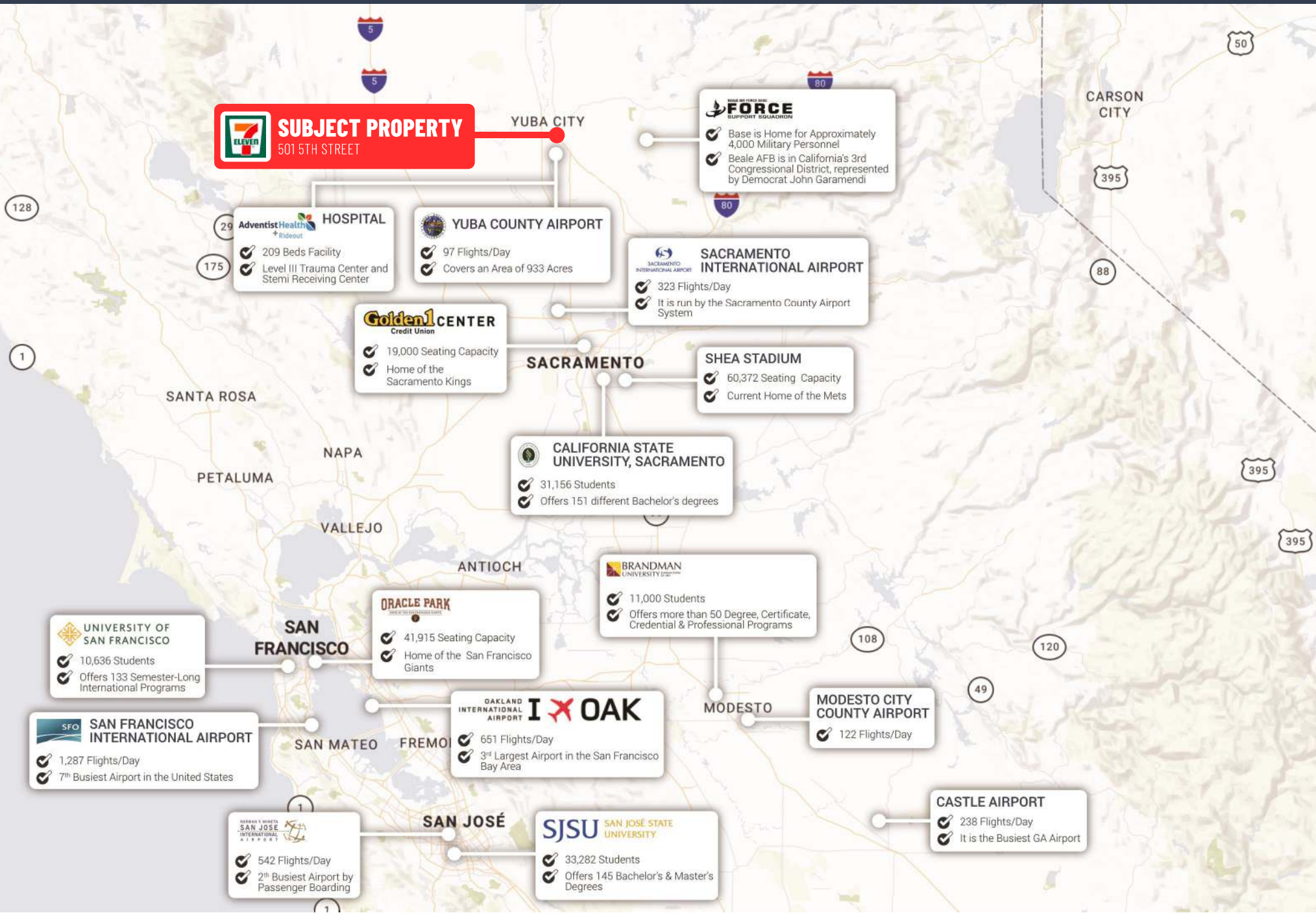
The Newkom Ranch development is the **first phase** of the Bogue-Stewart Master Plan, which was approved in 2019 and is a development guide for a planned community that will include residential, commercial, office/business park, public facilities and recreational sites across approximately **741 acres** just south of the city's current footprint. The project is expected to be split up into three phases, according to Appeal archives.

Vaughn said Sutter County has been a vital partner in making the annexation possible. The Newkom Ranch project is anticipated to take more than a decade to reach full build-out and have a population of about **2,600 people** while supporting nearly **850 employees** — the entire Bogue-Stewart Master Plan area is expected to have enough housing to accommodate **6,700 new residents**.

EXPLORE ARTICLE

YUBA CITY, CA MSA

7-ELEVEN MARYSVILLE, CA



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Cole Williams

Broker Associate
(214) 689-8160

cwilliams@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432

joe@securenetlease.com