



OFFERING MEMORANDUM



10418 RUSHING RD | EL PASO, TX

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pay for CAM, Taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities • Ideal, management-free investment for an out-of-state, passive investor

TOP-RATED TENANT

- 7-Eleven has investment-grade credit, rated 'A' by Standard and Poor's.
- Iconic Brand: 71,000+ Locations Worldwide, 9,500+ in the United States, headquartered in Dallas, TX.
- Corporate Guaranteed Lease: 7-Eleven has a market cap of \$39.95 Billion.

ECONOMY

- Sixth-largest city in Texas, El Paso is a top 20% U.S. performing economy and continues to experience positive economic growth by attracting new businesses and helping existing companies to grow.
- 20th largest city in the United States
- El Paso supports a thriving retail economy and is currently home to 53 million square feet of retail space and 171 major retail centers. The largest centers in the city include the 1.2 million square foot Cielo Vista Mall, the 927,000-square foot Sunland Park Mall, and the 738,000-square foot Bassett Place Center

FINANCIAL OVERVIEW



\$450,000
LIST PRICE



\$12,000
NOI

BUILDING INFO

Address	10418 Rushing Rd, El Paso, TX 79924
Year Built	1978
GLA of Building	±2,640 SF
Lot Size	±0.33 ACRES

FINANCIAL OVERVIEW



TENANT SUMMARY

[Redacted]	
Tenant Name	7-Eleven
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Lease Expiration Date	2025-09-30
Options	2, 5 Year Option

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent
Current - 09/30/25	\$1,000	\$12,000
5- Year Option	\$1,000	\$12,000
5- Year Option	\$1,000	\$12,000

TENANT OVERVIEW



#1 ENTREPRENEUR'S MAGAZINE TOP GLOBAL FRANCHISES LIST

71,000+
LOCATIONS

AA-
CREDIT RATING (S&P)

±18.6 B
ANNUAL REVENUE

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet 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 maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**TOP C-STORE
TEAM MEMBERS**

**#3 FORBES' TOP
FRANCHISES TO START**



PATRIOT FWY
± 23,956 VPD



53

± 14,000 VPD



375

AREA OVERVIEW

EL PASO, TX

With a population of over 600,000 residents, El Paso is situated in the far western corner of the US state of Texas. El Paso stands on the Rio Grande river across the Mexico-United States border from Ciudad Juarez, the largest city in the Mexican state of Chihuahua. The two cities along with Las Cruces in the neighboring state of New Mexico, form a combined international metropolitan area sometimes referred to as the Paso del Norte region. The region of over 2.7 million people constitutes the largest bilingual and binational workforce in the Western Hemisphere.

The city is home to the Medical Center of the Americas, the only medical research and care provider complex in West Texas and Southern New Mexico, and the University of Texas at El Paso, the city's primary university. The city hosts the annual Sun Bowl college football postseason game, the second oldest bowl game in the country. According to Forbes, El Paso has a gross metro product of \$37.4 billion.

There is plenty to see and do in the city of El Paso. Experience walking tours of Downtown to get a taste of history that spans 400 years, shopping, outdoor concerts at the Chamizal National Memorial, museums of every kind, the Zoo, and nature hikes through state parks.

POPULATION	3-MILE	5-MILE	10-MILE
Five Year Projection	77,355	109,929	326,851
Current Year Estimate	76,261	108,220	321,379
2010 Census	73,928	102,003	307,386
Growth Current Year-Five Year	1.43%	1.58%	1.70%
Growth 2010-Current Year	3.16%	6.09%	4.55%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	28,186	39,954	119,755
Current Year Estimate	27,798	39,342	117,777
2010 Census	25,036	34,467	105,542
Growth Current Year-Five Year	1.40%	1.56%	1.68%
Growth 2010-Current Year	11.03%	14.14%	11.59%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$65,111	\$60,278	\$66,165



ECONOMY

El Paso has a diversified local economy with international trade, defense, oil and gas, health care, tourism, and education as its major industries. Companies headquartered in the city include Western Refining, Helen of Troy Limited, and El Paso Electric. Other companies with major operations in the city include ADP, Charles Schwab, Delphi Corporation, and many more. El Paso is also home to three school districts and a university, all of which are major employers of the city. The University of Texas at El Paso provides highly skilled workers to join the labor force.

El Paso has a strong federal and military presence. William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss call the city home. Fort Bliss is one of the largest military complexes of the United States Army and the largest training area in the United States. Also headquartered in El Paso are the DEA domestic field division 7, El Paso Intelligence Center, Joint Task Force North, U.S. Border Patrol El Paso Sector, and U.S. Border Patrol Special Operations Group (SOG).

MAJOR EMPLOYERS

Employers	# of Employees
Fort Bliss	135,610
El Paso Independent School District	8,000
City of El Paso	6,698
Ysleta Independent School District	6,388
T&T Staffing	6,187
Socorro Independent School District	5,664
County of El Paso	3,387
Hospitals of Providence	3,300
University Medical Center	2,619
GC Services	2,250
Source: City of El Paso, TX	



#2 ZOOMTOWN USA: AMERICA’S BEST CITIES FOR REMOTE WORKERS
- OWNERLY, 2021

#4 BEST PLACE TO LIVE WHEN YOU CAN WORK FROM ANYWHERE
-BANK RATE, 2021

5TH SAFEST LARGE US CITY
-ADVISOR SMITH, 2020

#8 IN BEST PLACES TO LIVE IN TEXAS
-U.S. NEWS & WORLD REPORT, 2020-2021

EL PASO POINTS OF INTEREST

SUN BOWL

The Sun Bowl is a college football bowl game that has been played since 1935 in the southwestern United States at El Paso. Along with the Sugar Bowl and Orange Bowl, it is the second-oldest bowl game in the country, behind the Rose Bowl. Usually held near the end of December, games are played at the Sun Bowl stadium on the campus of the University of Texas at El Paso; since 2011, it has featured teams from the Atlantic Coast Conference and the Pac-12 Conference. Since 2019, the game has been sponsored by Kellogg's and is officially known as the Tony the Tiger Sun Bowl, after the mascot for the company's Frosted Flakes cereal.



FRANKLIN MOUNTAINS STATE PARK

Towering above the city and covering 24,247 acres of desert, the Franklin Mountains State Park is the largest in an urban setting. The park offers 37 square miles of desert wilderness, scrub vegetation and open space, and 125 miles of multi-use trails. Outdoor enthusiasts take advantage of this vast park by engaging in outdoor activities such as camping, hiking, mountain biking, and many more.



EL PASO MUSEUM OF ART (EPMA)

Situated at the center of the city, the El Paso Museum of Art is made up of 5 galleries containing a collection of more than 7,000 works of art with American, Mexican, and European roots from the Byzantine era to the present day. Featured artists include Botticelli, Canaletto, and Van Dyck, as well as 20th-century works by notable natives like Tom Lea. The museum also features classes, workshops, and camps for adults and children.



UNIVERSITY OF TEXAS AT EL PASO

The University of Texas at El Paso is a member of the University of Texas system and is the fifth-largest university in the United States to have a majority Mexican American student population (83%). The university is comprised of 10 schools and colleges offering 73 bachelor's, 71 master's, and 22 doctoral programs. With over \$100 million in total annual research expenditures, UTEP is ranked in the top 5% of research institutions nationally and fifth in Texas for federal research expenditures at public universities. Currently, over 24,879 students attend the university. Aside from its 16 Division I sports teams that have collectively achieved 110 NCAA championship titles, UTEP is popular for being the home of the Sun Bowl stadium. The University of Texas at El Paso has an annual economic impact of \$1.4 billion to El Paso County.



24,879
STUDENTS



11,000+
ALUMNI



1914
ESTABLISHED



\$1.4B
ECONOMIC IMPACT

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7 ELEVEN** located at **10418 RUSHING RD | EL PASO, TX** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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LIC # 9005919 (TX)



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date