

# SINGLE TENANT ABSOLUTE NNN LEASED

Investment Opportunity

**7-ELEVEN®**  
(S&P: AA-)



9401 NW 17TH AVE  
**MIAMI** FLORIDA

ACTUAL SITE

 **SRS**  
NATIONAL NET LEASE GROUP





PRESENTED BY

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

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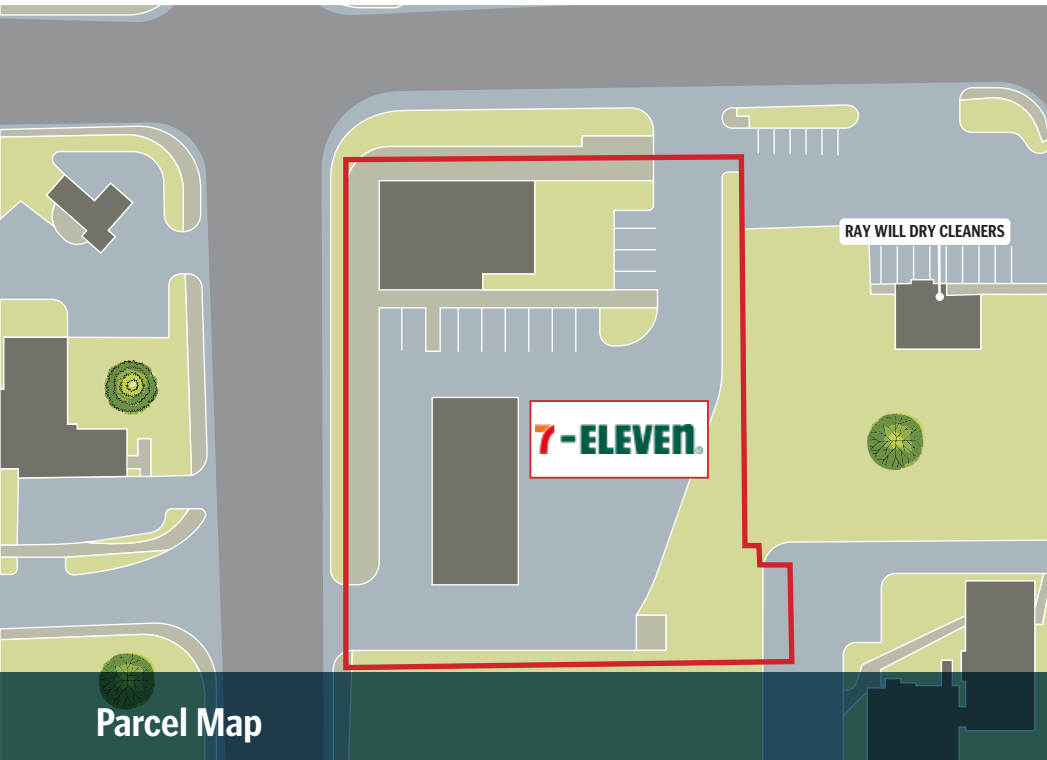








## OFFERING SUMMARY



Parcel Map

### Offering

ASKING PRICE	\$7,507,000
CAP RATE	4.00%
NET OPERATING INCOME	\$300,298

### Property Specifications

PROPERTY ADDRESS	9401 NW 17th Ave, Miami, FL 33147
RENTABLE AREA	3,408 SF
LAND AREA	43,076 SF (0.99 Acres)
YEAR BUILT	2020
OWNERSHIP	Fee Simple (Land & Building Ownership)
TENANT	7-Eleven, Inc.
GUARANTY	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM REMAINING	13 Years
INCREASES	10% Every 5 Years & Beg. of Each Option
OPTIONS	4 (5-Year)
RENT COMMENCEMENT	May 6, 2020
LEASE EXPIRATION	May 31, 2035



## RENT ROLL & INVESTMENT HIGHLIGHTS

## For financing options and loan quotes:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).

TENANT NAME	SQUARE FEET	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
7-Eleven, Inc.	3,408	5/6/2020	5/31/2035	Current	-	\$25,025	\$300,298	4 (5-Year)
				5/6/2025	10%	\$27,527	\$330,328	10% Incr. at Beg.
				5/6/2030	10%	\$30,280	\$363,361	of Each Option

Note: Tenant has the Right of First Refusal (ROFR) and has 20 days to respond to LL's notice of bona fide offer.



### Corporate Guaranteed Lease | Options To Extend | 10% Rental Increase

- 7-Eleven, Inc., corporate guaranteed lease
- 13 years remaining on the initial 15-year lease with 4 (5-year) option periods to extend
- Scheduled 10% rental increases every 5 years throughout the initial term and options

### Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Fee simple ownership of improvements allows for **accelerated depreciation**
- Tenant pays 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

### Signalized Hard Corner Location | Brand New 2020 Construction | Excellent Visibility & Access | Prime Location Near High School & Miami-Dade College

- The subject property is currently under construction at the signalized hard corner intersection of NW 95th Street and NW 17th Ave (combined 42,000 VPD), with an opening date of May 6, 2020
- The property will feature brand new 2020 construction with high quality materials used
- 7-Eleven has excellent visibility and points of access from both adjacent roads
- The convenience store/gas station is ideally located across the street from Miami Central High School (1,800+ students) and is also nearby Miami Dade College - North Campus (41,000+ students) and North Shore Medical Center Miami a 760-bed hospital serving the greater Miami area

### Strong Demographics In Dense 5-mile Trade Area

- More than 536,000 residents and 215,520 employees support the trade area
- \$57,092 average household income





## BRAND PROFILE



COMPANY TYPE

**Subsidiary**

PARENT

**Seven & I Holdings Co.**

2019 REVENUE

**\$5.51 T**

2019 NET INCOME

**\$203.01 B**

2019 ASSETS

**\$5.80 T**

2019 EQUITY

**\$2.52 T**

CREDIT RATING

**S&P: AA-**

## 7-Eleven

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 67,000 stores in 17 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 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.



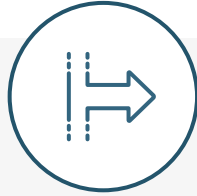


## PROPERTY OVERVIEW



### Location

Located in  
Miami-Dade County



### Access

NW. 17th Avenue  
1 Access Point

NW. 95th Street  
1 Access Point



### Traffic Counts

NW. 17th Avenue  
18,900 Cars Per Day

NW. 95th Street  
27,500 Cars Per Day



### Improvements

There is approximately 3,408 SF  
of existing building area



### Parking

There are approximately  
13 parking spaces on the  
owned parcel.

The parking ratio is  
approximately 1.08 stalls per  
1,000 SF of leasable area.



### Parcel

Parcel Number:  
30-3102-002-0060

Acres: 0.99

Square Feet: 43,076 SF



### Year Built

2020



### Zoning

Commercial





5 Mile	209,282
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MIAMI CENTRAL SENIOR  
HIGH SCHOOL  
(1,800+ STUDENTS)

27,500  
CARS PER DAY



NW. 94TH ST.

NW. 93RD TERRACE

NW. 93RD ST.

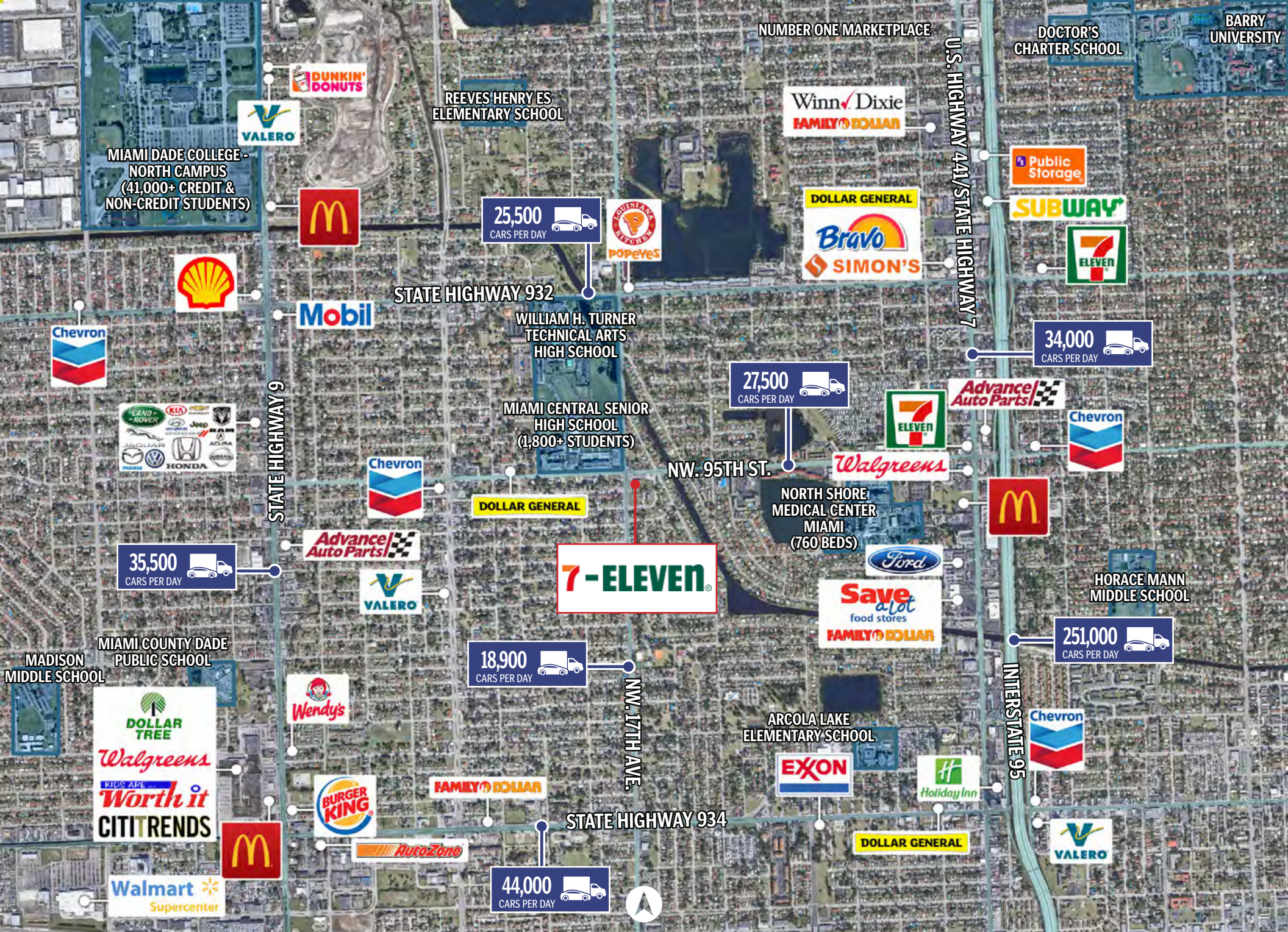
NW. 92ND ST.

NW. 17TH AVE.

18,900  
CARS PER DAY















## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2021 Estimated Population</b>	21,766	199,799	536,645
<b>2026 Projected Population</b>	22,277	205,086	557,298
<b>Projected Annual Growth 2021 to 2026</b>	0.47%	0.52%	0.76%
<b>2021 Estimated Households</b>	7,097	62,382	175,798
<b>2026 Projected Households</b>	7,215	63,709	182,560
<b>Projected Annual Growth 2021 to 2026</b>	0.33%	0.42%	0.76%
<b>2021 Estimated Average Household Income</b>	\$46,990	\$51,256	\$57,092
<b>2021 Estimated Median Household Income</b>	\$37,100	\$35,363	\$38,671
<b>2021 Estimated Per Capita Income</b>	\$15,266	\$16,061	\$18,752
<b>2021 Estimated Total Businesses</b>	373	7,855	27,339
<b>2021 Estimated Total Employees</b>	3,616	56,465	215,520







## AREA OVERVIEW



### Miami, Florida

Miami, officially the City of Miami, is the cultural, economic and financial center of South Florida. Miami is the seat of Miami-Dade County, the most populous county in Florida. The city covers an area of about 56.6 square, between the Everglades to the west and Biscayne Bay on the east. The City of Miami is the 2nd largest city in Florida with a population of 458,376 as of July 1, 2019. Miami's metro area is the second-most populous metropolis in the south-eastern United States and fourth-largest urban area in the U.S. Miami has the third tallest skyline in the United States with over 300 high-rises, 80 of which stand taller than 400 feet.

Miami is a major center, and a leader in finance, commerce, culture, media, entertainment, the arts, and international trade. The Miami Metropolitan Area is by far the largest urban economy in Florida and the 12th largest in the United States.

Miami is a leading resort and Atlantic Ocean port situated on Biscayne Bay at the mouth of the Miami River. The Everglades area is a short distance to the west. Greater Miami, the state's largest urban concentration, comprises all of the county, which includes the cities of Miami Beach (across the bay), Coral Gables, Hialeah, North Miami, and many smaller municipalities and unincorporated areas; together, these make up the southern section of Florida's "Gold Coast."

Greater Downtown Miami has one of the largest concentrations of international banks in the United States, and is home to many large national and international companies. The Civic Center is a major center for hospitals, research institutes, medical centers, and biotechnology industries. For more than two decades, the Port of Miami, known as the "Cruise Capital of the World", has been the number one cruise passenger port in the world. It accommodates some of the world's largest cruise ships and operations, and is the busiest port in both passenger traffic and cruise lines. Metropolitan Miami is also a major tourism hub in the southeastern U.S. for international visitors, ranking number two in the country after New York City.

Tourism is one of the city's largest private-sector industries. Some of the most popular tourist destinations in Miami include the beaches, South Beach, Lincoln Road, Bayside Marketplace and Downtown Miami. The Art Deco District in South Beach, is reputed as one of the most glamorous in the world for its nightclubs, beaches, historical buildings, and shopping. Annual events such as the Sony Ericsson Open, Art Basel, Winter Music Conference, South Beach Wine & Food Festival, and Mercedes-Benz Fashion Week Miami attract millions to the metropolis every year.





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**1500+**

**RETAIL LISTINGS**  
in 2018

**\$2.6B**

**TRANSACTION  
VALUE**  
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

\*Statistics are for 2018

**[SRSRE.COM/NNLG](http://SRSRE.COM/NNLG)**