



7-Eleven

\$5,916,000 | 4.25% CAP

NWC 4th and 35th, Greeley, CO (DENVER MSA)

- ✓ Brand New 15-Year NNN Lease
- ✓ 2022 Construction - Eligible for Accelerated Depreciation
- ✓ Greeley is Located 35 Miles North of Denver
- ✓ Subject Property is Located 3 miles from the University of Northern Colorado
- ✓ Located within 2 miles of North Colorado Medical Center

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 77,000 stores in 18 countries**.



INVESTMENT OVERVIEW

7-ELEVEN GREELEY, CO (DENVER MSA)



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\$5,916,000

4.25% CAP

NOI	✓ 7-Eleven is the Largest Convenience Store Chain in the World. With over 77,000 locations, worldwide, 14,000+ of those in the US.
Building Area	✓ Located Near Many Other National, and Regional, Credit Tenants. Food King, Safeway, Harbor Freight Tools, McDonalds, UPS Store, FedEx, Applebee's, NAPA Auto Parts, Wal-Mart, Taco Bell, Wendy's, Walgreen's, Starbucks, Bank of the West, Chili's and Many More.
Land Area	✓ Strategically Located at the Corner of 35th and 4th Streets, which sees over 22,000 vehicles per day.
Year Built	✓ Subject Property is Located 3 miles from the University of Northern Colorado. Approximately 12,000 students are enrolled in six colleges.
Lease Type	✓ Located within 2 miles of North Colorado Medical Center. The hospital is managed by Banner Health and has 223 beds.
Occupancy	✓ Greeley is one of the fastest growing "boomtowns" in the US. Conveniently located at the intersection of US Highways 85 & 34, Greeley offers a small town feel with big city attractions.
	✓ Greeley is a major city of the Front Range Urban Corridor, and is situated 49 miles northeast of Denver, CO. Denver - The Mile High City - is where urban sophistication meets outdoor adventure.

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.

TENANT OVERVIEW

7-ELEVEN GREELEY, CO (DENVER MSA)

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$36.1 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
77,000+



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

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.

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 77,000 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 **50 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.



IN THE NEWS

7-ELEVEN GREELEY, CO (DENVER MSA)

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21 (FOX BUSINESS)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across **more than 9,000 U.S. stores**, will also help with orders through the company's **7NOW delivery app**, which has seen an **uptick in orders** since the pandemic hit the country earlier this month, the company announced Monday.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to "continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra **safety protocols to protect** employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than **50,000 workers** to assist in its operations during the course of the pandemic.

The company also acknowledged that the hiring spree comes amid a time when **millions of Americans** are still looking to work after many industries underwent mass layoffs to better weather the pandemic.

Interest applicants for both corporate and franchised stores can apply online or in person.

The Texas-based company operates, franchises and/or licenses more than **71,100 stores** in **17 countries**, including **11,800 in North America**.

EXPLORE ARTICLE



7-Eleven's New Service Offers Free Slurpees & Free Delivery

DUSTIN NELSON, JANUARY 26, 2022 (THRILLIST)

You can now subscribe to a delivery service from 7-Eleven and get free delivery and other perks.

The last couple of years have made everyone **pretty comfortable** having just about anything you buy delivered straight to your door. That, of course, has led companies to find more and more ways to get you to spend money with them, which has led to **monthly subscriptions** that allow you to bypass the sometimes exorbitant **delivery fees**.

7-Eleven is joining those ranks with its new 7NOW Gold Pass. It'll run you \$5.95 a month to join. It's yet another subscription you have to manage with your Prime and Netflix and so on.

But if you order from the convenience store at **least three times a month**, it'll pay for itself just in waived delivery fees.

You can join through the 7NOW app, where you order 7-Eleven products right to your door. For the launch, it's **offering a free trial** like any good streaming service. You'll get 14 days of free deliveries to try it out.

The Gold Pass gets you more than free deliveries, though. If you have **at least \$10** in your cart when you order, you'll get perks like the option to add a small Slurpee onto the order for free. Also, if you're a 7Rewards member, which you probably are if you're buying a subscription to 7-Eleven deliveries, you'll get double points as a **Gold Pass member**.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN GREELEY, CO (DENVER MSA)

Initial Lease Term	15-Years
Rent Commencement	July 2022
Lease Expiration	July 2037
Lease Type	Absolute NNN
Rent Increases	7.50% Every 5-Years
Annual Rent Years 1-5	\$251,428.80
Annual Rent Years 6-10	\$270,285.96
Annual Rent Years 11-15	\$290,557.44
Option 1	\$312,349.20
Option 2	\$335,775.36
Option 3	\$360,958.56
Option 4	\$388,030.44

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.



McCreery & Sun
The Finest in Meats & Casing Since 1974

Store
it WISE

ISLAND GROVE
REGIONAL PARK

 **SUBJECT PROPERTY**
NWC 4TH AND 35TH ST.

PINE MEADOWS
APARTMENTS
(110 UNITS)

ISLAND GROVE
VILLAGE
APARTMENTS
(108 UNITS)

BILLIE MARTINEZ
ELEMENTARY SCHOOL
(559 STUDENTS)

S. CHRISTA
MCAULIFFE
STEM ACADEMY
(720 STUDENTS)

Walmart
Supercenter

SHAWSHEEN
ELEMENTARY SCHOOL
(445 STUDENTS)

W 4TH STREET
±12,246 VPD

Domino's
TACO BELL

Little Caesars
O'Reilly AUTO PARTS

MADISON
ELEMENTARY SCHOOL
(502 STUDENTS)

Aaron's
SUBWAY
Burger King
FAMILY DOLLAR

ACE
Hardware

BUSINESS
34

10TH STREET
±29,455 VPD

AutoZone

ANYTIME
FITNESS

U-HAUL

Starbucks

UNITED STATES
POSTAL SERVICE

Food King
Cost Plus Food

FRANKLIN
MIDDLE SCHOOL
(536 STUDENTS)

Pizza
Hut

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

MAPLEWOOD
ELEMENTARY SCHOOL
(611 STUDENTS)

SUBWAY

PIZZA
PAPA JOHN'S

Applebee's

Walgreens
chili's

SAFEWAY
ACE Hardware
PARTY AMERICA
Kenny's STEAK HOUSE
metro by T-Mobile

Advance/
Auto Parts
SCOTT
ELEMENTARY
SCHOOL
(551 STUDENTS)

DOLLAR TREE
Ben's FURNITURE
SHERWIN WILLIAMS
KFC
McDonald's

HEATH
MIDDLE
SCHOOL
(713 STUDENTS)

NORTH COLORADO
MEDICAL CENTER
(223 BEDS)

JEFFERSON JUNIOR
HIGH SCHOOL

GREELEY CENTRAL
HIGH SCHOOL
(1,487 STUDENTS)

AIMS
COMMUNITY
COLLEGE

FedEx

State Farm

35TH AVENUE
±21,780 VPD

State Farm

WOODBRIAR
PARK

Walgreens

MONFORT
ELEMENTARY SCHOOL
(469 STUDENTS)

GREELEY WEST
HIGH SCHOOL
(1,694 STUDENTS)

KING
Scoopery
Hallmark
SUBWAY
WELLS FARGO
marco's
Pizza



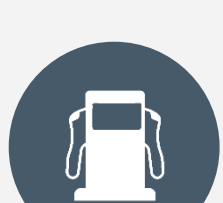
MEEKER
ELEMENTARY SCHOOL
(522 STUDENTS)

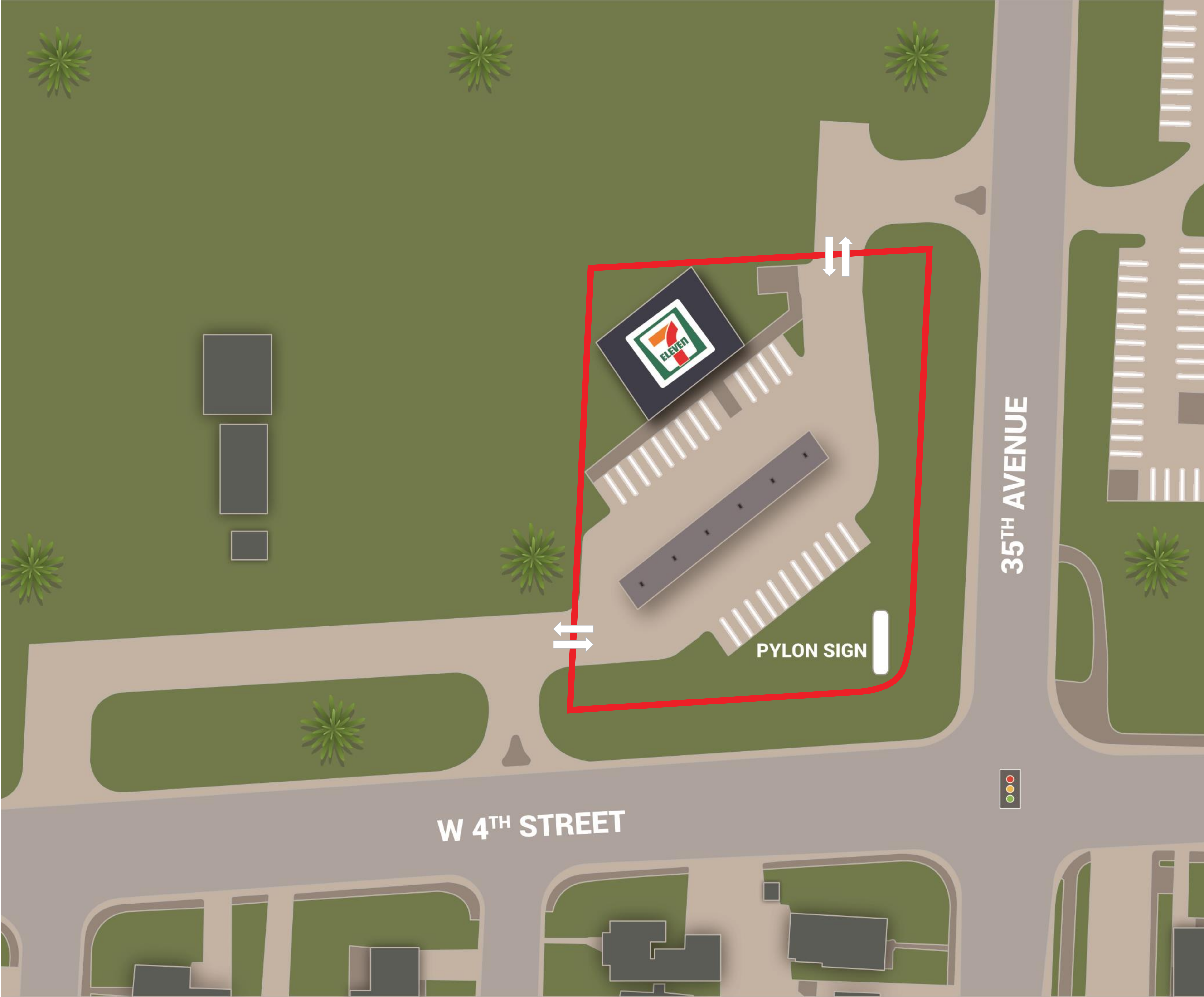
CENTENNIAL
PARK

UNIVERSITY OF
NORTHERN COLORADO

SITE OVERVIEW

7-ELEVEN GREELEY, CO (DENVER MSA)

	Year Built	2022
	Building Area	±4,030 SF
	Land Area	±1.2 AC
	Pumps	6
	Fueling Positions	12



NEIGHBORING RETAILERS

- Food King
- Domino's Pizza
- Taco Bell
- Safeway
- Walgreens
- Harbor Freight Tools
- Dollar Tree
- McDonald's
- Aaron's
- Family Dollar

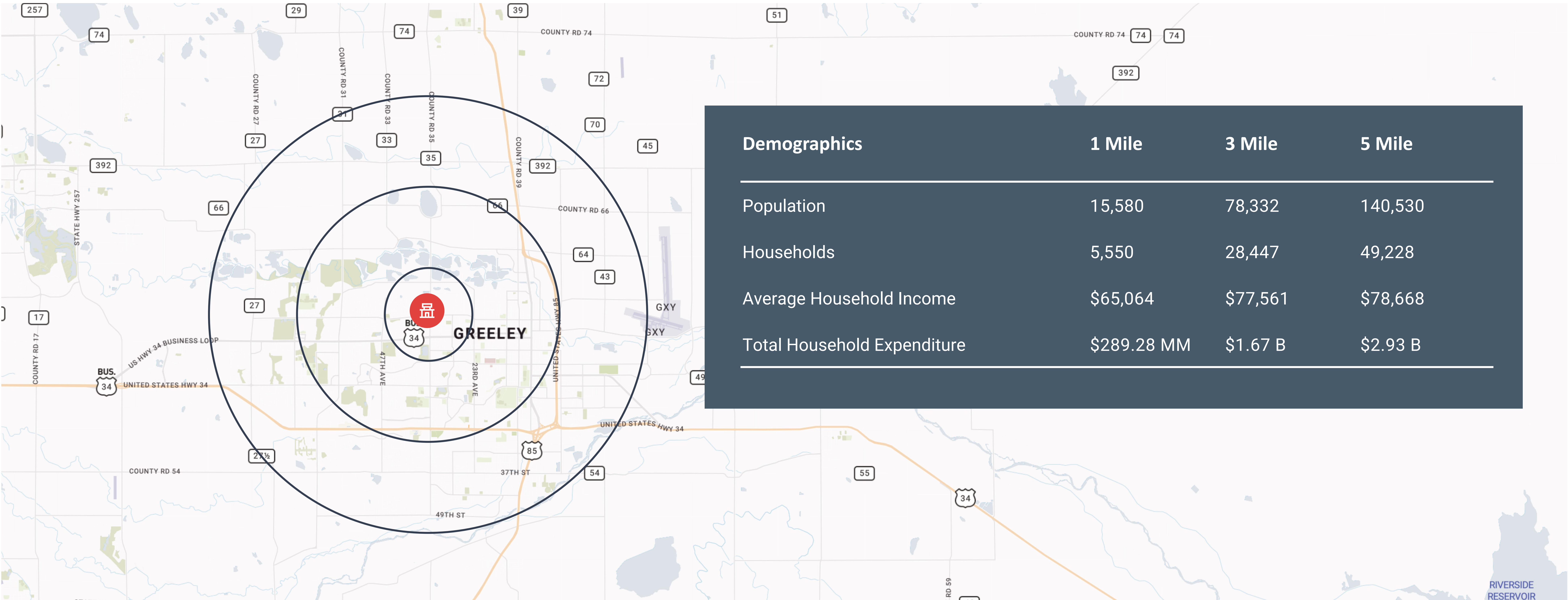


FILE PHOTO

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LOCATION OVERVIEW

7-ELEVEN GREELEY, CO (DENVER MSA)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. JBS Swift & Company (4,341)

2. Banner Health (3,710)

3. Greeley School District 6 (2,200)

4. University of Northern Colorado (1,717)

5. Weld County (1,615)

6. City of Greeley (1,100)
7. University of Colorado Health Systems (1,030)

8. State Farm Insurance (948)

9. Aims Community College (797)

10. Colorado Premium Foods (550)

11. Sartek USA, Inc. (400)

12. Walmart Inc. (400)
13. The Evangelical Lutheran Good Samaritan Society (339)

14. Bighorn Construction (257)

15. Leprino Foods Company (250)

LOCATION OVERVIEW

7-ELEVEN GREELEY, CO (DENVER MSA)

Greeley

Colorado

 **112,171**
Population

 **\$57,586**
Median Household Income



GREELEY

#6 fastest 'Job Growth'
market in the country -
Forbes Magazine

#6

Top 10 agricultural
producing counties in the
nation

Top 10

The City of Greeley, incorporated in 1886, lies thirty miles east of the front range of the majestic Rocky Mountains near the junction of the Cache la Poudre and South Platte rivers and fifty-two miles north of Denver, Colorado.

Greeley is a city that has grown to over 112,000 residents and is one of the fastest growing "boomtowns" in the U.S.

Approximately 9 out of every 10 barrels of all oil production in Colorado is concentrated in Weld County, and the county became the largest producer of natural gas in the state in 2017.

Conveniently located at the intersection of U.S. Highways 85 and 34, Greeley offers

a small town feel with big city attractions and entertainment. Greeley is the business center for Weld County, is the county seat and is the second largest community in Northern Colorado. The leading industries in Weld County have remained consistent; the top five are agriculture, manufacturing, energy production, health and wellness, and business services.

Greeley supports a thriving retail economy and is currently home to 11.9 million square feet of retail space and 77 retail centers. The largest centers in the city include the 573,000-square foot Center place of Greeley, the 541,000-square foot Greeley Mall, and the 291,000-square foot Firestone City Centre.

IN THE NEWS

7-ELEVEN GREELEY, CO (DENVER MSA)

What's Great About Greeley: August 2021

(GREELEYGOV.COM)

Greeley Ranked #1 in Colorado Fastest Growing City.

For comparison, the population of Colorado grew by **15.5%**, and the U.S. population increased by **6.7%**. To determine the fastest growing city, 24/7 Wall St. reviewed population data from the U.S. Census Bureau's Population and Housing Estimates Program.

The University of Northern Colorado has been awarded more than **\$497,000** by the National Park Service's African American Civil Right Grants Program to go towards the **Dearfield Dream Project**. The project is a collaborative research effort to learn more about Dearfield, formerly located east of Greeley and a pre-eminent Black agricultural community established in 1910.

The Greeley metro area has been ranked as the fastest growing "city" in Colorado by 24/7 Wall Street with a population growth of 32.1% from 2010-2020.

Northridge High School's STEM Academy is one of two **academies** in the U.S. to win a Sanford I. Weill Award for **Excellence** by the National Academy Foundation. The annual award recognizes a select number of NAF academies exhibiting the highest standards for **public-private partnerships** for the benefit of students.

Hudson for being selected as the Colorado Small Business Development Center Network State Star. Her hard work has made the East Colorado **Small Business Development Center**, located within the UNC Monfort College of Business, one of the top locations in the state. The East Colorado SBDC offers **no-cost business consulting** and training for existing and **emerging businesses**.

EXPLORE ARTICLE



What Allowed Greeley to Become One of the Fastest-Growing Metro Areas in the Country?

JENNY MCCOY, SEPTEMBER 07, 2021 (5280.COM)

Greeley is an agriculture-based community that many people further south associate with the scent of cow manure, which wafts Denver's direction every time snow is on the way. But the area is much more than a "smelly town," says Julie Jensen, CEO of the Greeley Area Realtor Association.

The **30.1 percent** increase makes it the fastest-growing metro area in Colorado and the fourth **fastest-growing metro area** in the country, according to 2020 census data released last month. The Greeley MSA encompasses the entirety of Weld County, which spans **3,987 miles** and is the **third largest county in land mass**. Colorado's demographer, Elizabeth Garner, believes the area's growth, in part, is because it is in "a perfect location." Greeley, the county seat of Weld, sits 30 miles southeast of Fort Collins, about 53 miles east of Rocky Mountain National Park, and some **55 miles northeast of Denver**. "It's got some great transportation corridors," says Garner..

It's a growing city that's attracting droves of new residents from around the state—and country. From 2010 to 2020, the population of the Greeley metropolitan statistical area (MSA) expanded from 252,825 to 328,981.

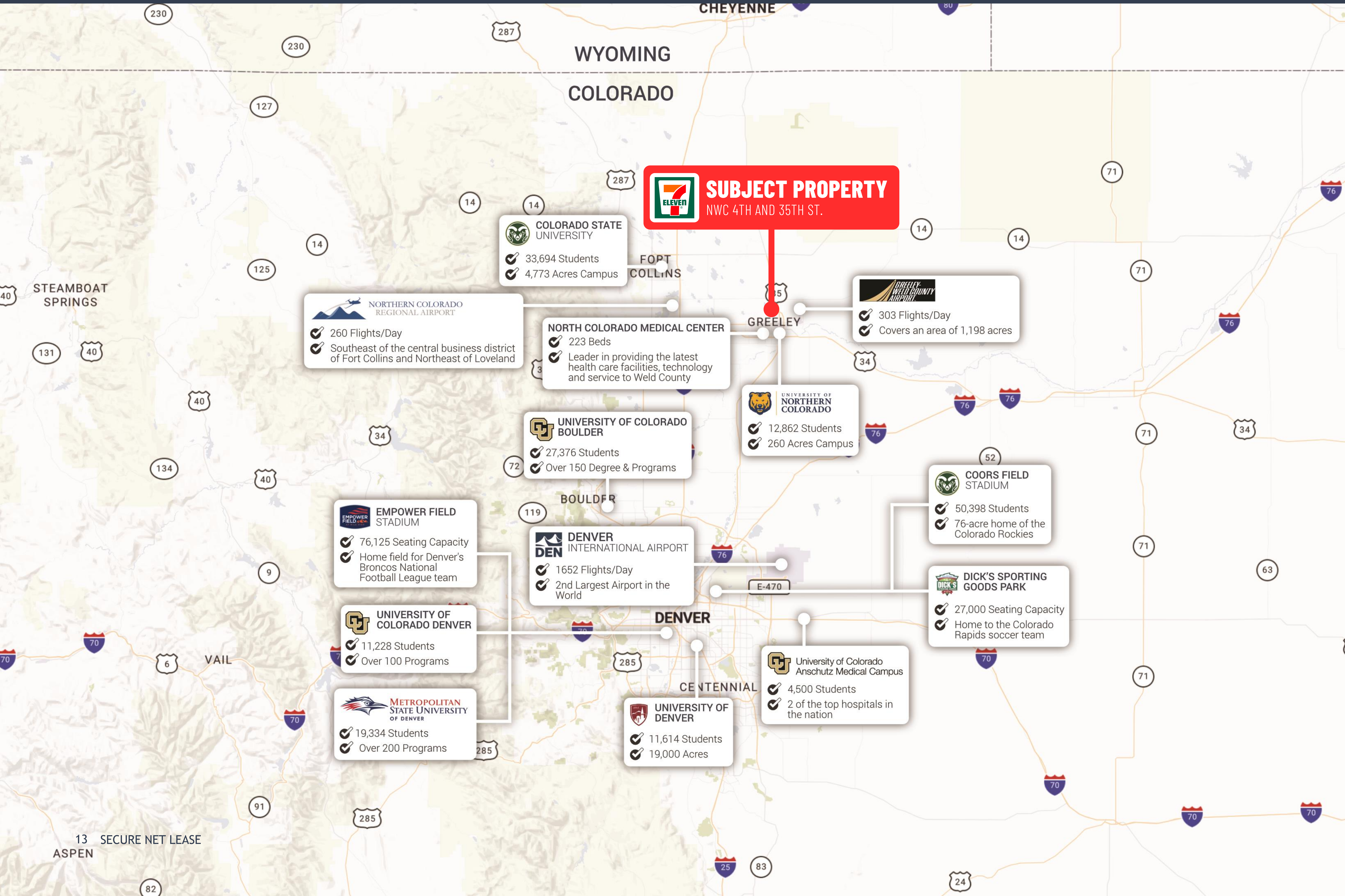
A large share of Weld County residents work in the **Denver metro area**, according to Garner. And she believes that Weld's **proximity** to Larimer County, which also has strong job and **population growth**, has fueled growth as well. Weld and Larimer are "really able to kind of build off of each other," says Garner. Greeley Mayor John Gates also wasn't "terribly **surprised**" to hear about the population boom. "We knew that we were growing rapidly," he says. The **biggest factor** spurring development, Gates believes, is that Greeley's median home price is significantly less than in **surrounding communities**.

EXPLORE ARTICLE



GREELEY, CO MSA

7-ELEVEN GREELEY, CO (DENVER MSA)



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