



7-Eleven

\$7,714,000 | 5.00% CAP

3798 S. Western Ave, Chicago, IL 60609

- ✓ **15 Year Corporate Absolute NNN Lease** 2023 Open
- ✓ **Signalized, Hard Corner Location** (53K+ VPD Combined)
- ✓ **High Growth Trade Area** 356K Residents within 3-mile radius
- ✓ **5-Miles to Chicago Midway International** (15M+ Annual Travelers)
- ✓ **2023 Bonus Depreciation Opportunity**



Subject Property



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 19 countries**.

INVESTMENT OVERVIEW

7-ELEVEN CHICAGO, IL

\$7,714,000

5.00% CAP

NOI

\$385,700

Building Area

±4,650 SF

Land Area

±0.96 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement** in January of 2023
- ✓ **15 Years Remaining on** Corporate Absolute NNN Lease with 7.5% Rental Increases Every 5 Years
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of S Archer Ave and S Western Ave (53,000 Combined VPD). These two streets are primary regional thoroughfares.
- ✓ **High Growth Trade Area in the Heart of Chicago.** Subject Property is surrounded by over 356,000 residents living within a 3 mile radius, providing a large and consistent consumer base.
- ✓ **Strong Income Demographics Within the Immediate Trade Area.** The median household income is over \$77,000 within five miles of the subject property, which is above the median household income for the city.
- ✓ **Subject Property Located Directly Across from McKinley Park,** a 69 acre park boasting an ice skating rink, ball fields, gymnastics area, and a splash pad.
- ✓ **7-Eleven is the World's Largest Convenience Store Chain.** The company recently opened their 77,711th store and continues to develop new stores year-round. They are constantly thinking of innovative ways to increase consumer engagement and just recently released a brand new Evolution store model.

CONTACT FOR DETAILS

Alex Tower

Vice President
(214) 915-8892

atower@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

IL Broker of Record: Matt Chambers

License #: 481.000413

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

Subject Property – 1/5/23

TENANT OVERVIEW

7-ELEVEN CHICAGO, IL

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
A

LOCATIONS
77,000+

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 77,000 stores in 19 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.



Construction Progress 12.1.22

IN THE NEWS

7-ELEVEN CHICAGO, IL

7-Eleven Opens 77,711th Store

JANUARY 21, 2022 (7-ELEVEN CORPORATE)

7 Eleven, Inc., the company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 77,711 7-Eleven® stores open and ready to serve customers worldwide.

As the **world's largest convenience** chain, 7-Eleven is committed to using its global scale to make a difference. "Since the inception of convenience retailing with the first 7-Eleven store in Dallas, Texas, a lot has changed in how, when and where we do business," said Joe DePinto, 7-Eleven, Inc. President and Chief Executive Officer. "As customers continue to **redefine convenience**, we redefine our approach to ensure that we are exceeding their expectations. Today, that means **accelerating our sustainability efforts** to address social and environmental issues that are important to our customers and the communities in which they live and work."

In addition to the sustainability initiatives already taking place at the local level, 7-Eleven collaborated with Plastic Bank to extract 140 metric tons of ocean-bound plastic from the environment in December 2021 – that's equivalent to 7 million single-use plastic bottles. Founded in 2013, Plastic Bank builds recycling ecosystems in under-developed communities to fight both plastic pollution in oceans and high poverty levels in developing countries. People who gather ocean-bound plastics receive bonuses which help them purchase basic family necessities such as groceries, cooking fuel, school tuition and health insurance.

"We're excited to work with 7-Eleven – a company that **shares our vision** of creating regenerative impact," said David Katz, Founder and CEO of Plastic Bank. "Together, we have a **unique opportunity** to make a direct impact on the volume of plastic waste in our oceans, as well as the **improvement** of the livelihoods of collectors living in vulnerable communities."

EXPLORE ARTICLE



7-Eleven Unveils Latest Evolution Store in Dallas

JUNE 06, 2022 (SUPERMARKET NEWS)

7-Eleven's next-generation Evolution Stores have always included a restaurant component, and the newest location in Dallas is no different.

Laredo Taco Company serves tacos on fresh-made flour tortillas, and its signature salsa bar with a **wide selection of salsas** and toppings, such as salsa roja, salsa verde, creamy cilantro and habanero. **Specialty dishes** include fajitas, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs

The Irving, Texas-based convenience store giant on Friday unveiled its fifth Evolution Store in the Dallas-Fort Worth area, located at the corner of Preston Road and Alpha Road in Dallas. The new store boasts a Laredo Taco Company restaurant, the popular south Texas concept known for its authentic flavors of the Texas and Mexico border, and features customizable beverage options, a premium cigar humidor and the latest digital innovations, according to the company.

"We're excited to unveil the next iteration of the 7-Eleven Evolution Store in Dallas, **offering an assortment** of curated products, services and features that are customized to the neighborhood and customers we serve," Molly Long, vice president of store evolution and design at 7-Eleven, said in a statement. "The customer is getting the **convenience** they expect from 7-Eleven coupled with a delicious, **restaurant-quality** dining option and unique and innovative beverages."

Customers of the new 7-Eleven Evolution Store also will find The Celler, an area offering an expanded selection of wine and craft beer, plus a **second self-serve** espresso machine, which will test specialty items such as Cold Foam, Caramel Macchiato, Dirty Chai (a Chai Tea Latte with added double shot of espresso), White Mocha and Horchata Latte. Organic smoothies and shakes and **vitamin-infused** sparkling water are also available.

EXPLORE ARTICLE



LEASE OVERVIEW

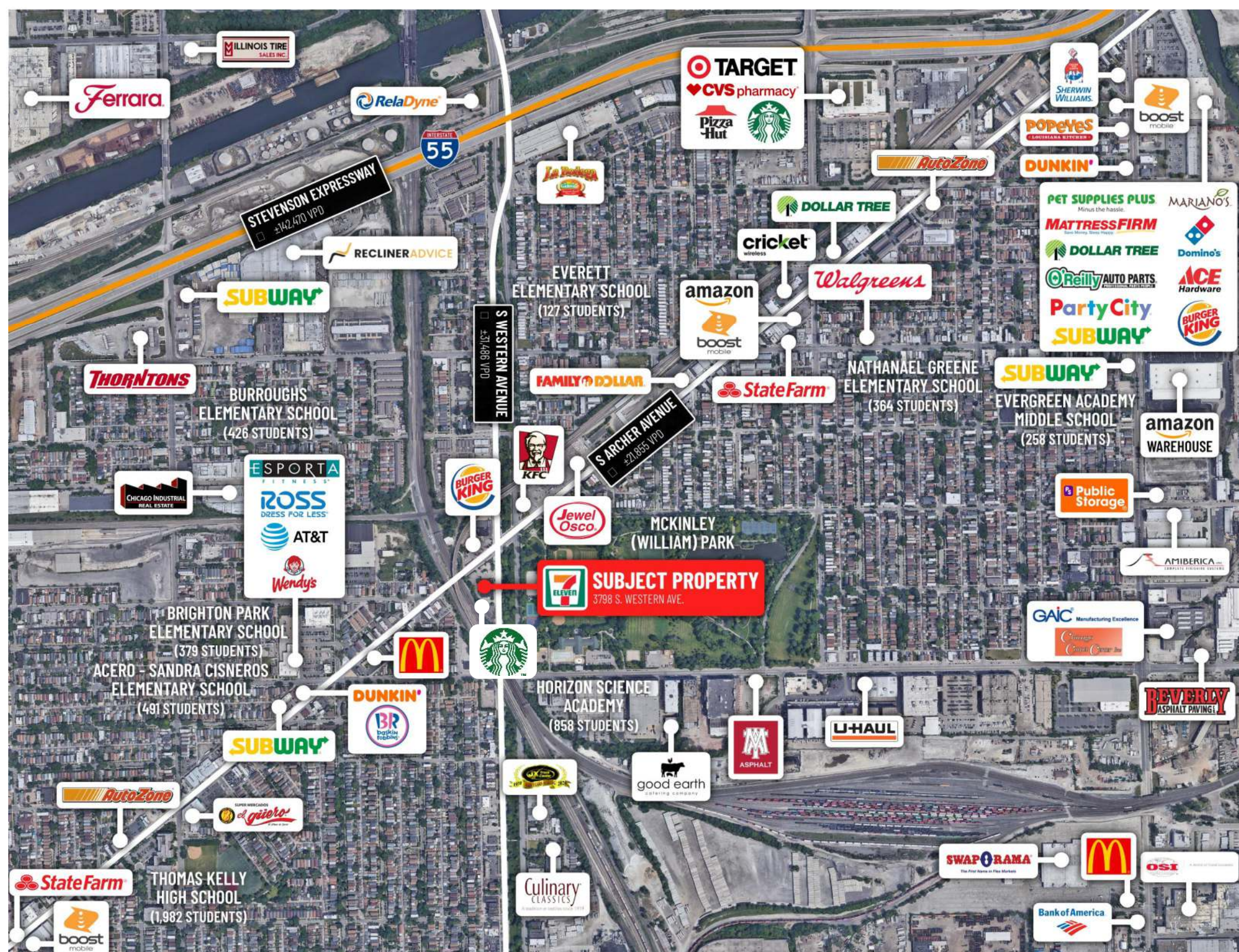
7-ELEVEN CHICAGO, IL

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	Est. January 2023
Lease Expiration	Est. January 2038
Lease Type	Absolute NNN Lease
Rent Increases	7.5% Every 5 Years, Primary Term & Options
Annual Rent YRS 1-5	\$385,700.04
Annual Rent YRS 6-10	\$414,627.96
Annual Rent YRS 11-15	\$445,725.00
Option 1	\$479,154.00
Option 2	\$515,090.04
Option 3	\$553,722.00
Option 4	\$595,251.00

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.



Construction Progress 12.1.22



SITE OVERVIEW

7-ELEVEN CHICAGO, IL



Year Built

2022



Building Area

±4,650 SF



Land Area

±0.96 AC



Pumps

5

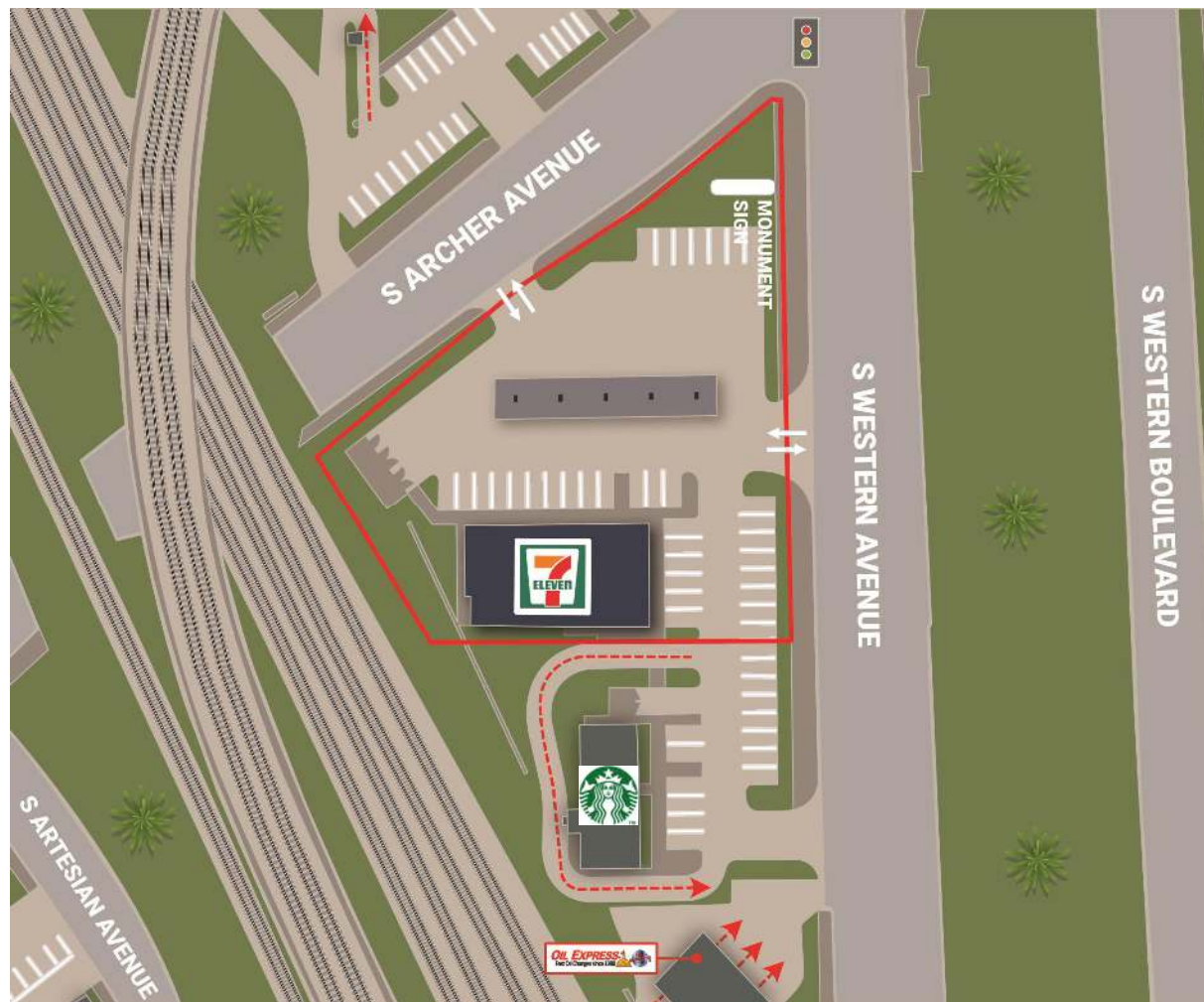


Fueling Positions

10

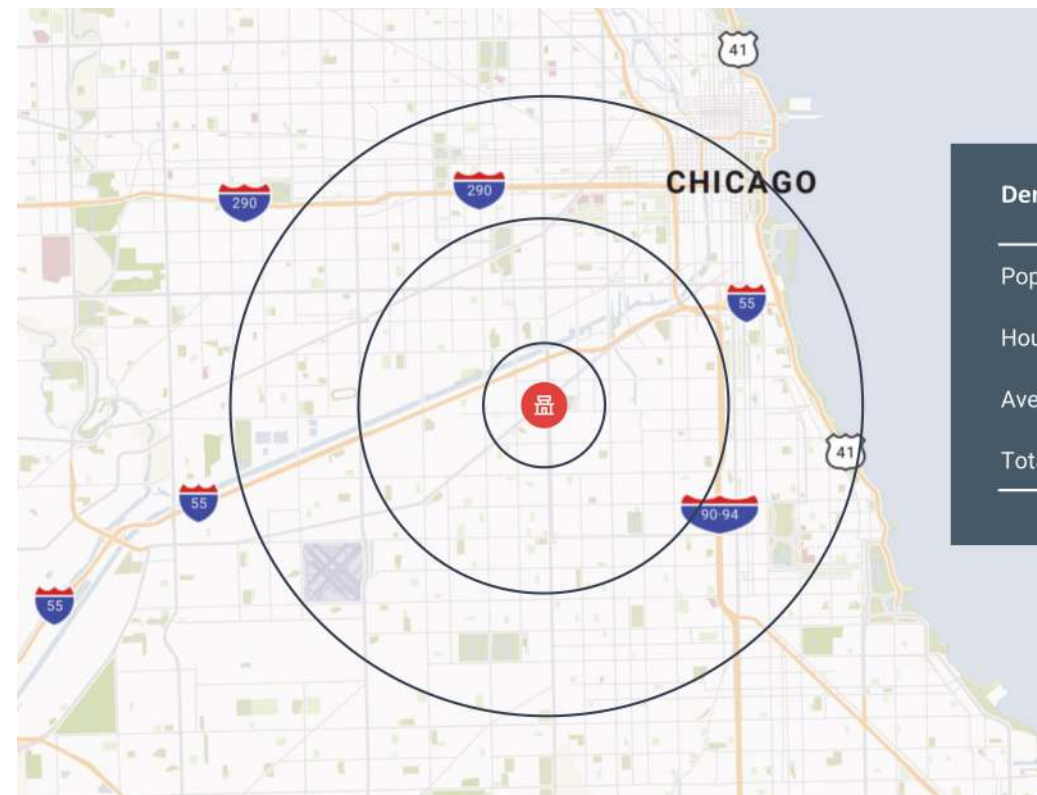
NEIGHBORING RETAILERS

- Target
- ROSS Dress For Less
- Party City
- O'Reilly Auto Parts
- CVS
- Dollar Tree
- Wendy's
- AutoZone Auto Parts
- KFC
- Walgreens



LOCATION OVERVIEW

7-ELEVEN CHICAGO, IL



Demographics

	1 Mile	3 Mile	5 Mile
Population	40,936	356,368	894,856
Households	12,301	109,375	321,633
Average Household Income	\$68,831	\$63,052	\$77,660
Total Household Expenditure	\$663.98 MM	\$5.55 B	\$18.67 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Amazon.com Inc (27,050)
2. Advocate Aurora Health (25,906)
3. Northwestern Memorial Healthcare (24,053)
4. University of Chicago (20,781)
5. Walmart, Inc. (18,500)
6. JPMorgan Chase (14,583)
7. United Continental Holdings, Inc. (13,171)
8. Amita Health (13,051)
9. Jewel-Osco (10,892)

LOCATION OVERVIEW

7-ELEVEN CHICAGO, IL

Chicago
Illinois

2.697 M

Population



62,097

Median Household Income



Chicago is the US
Railroad Capital with the
Most Railroads Serving a
City

RAILROAD
CAPITAL

Largest Municipal Park
Manager in the Nation

CHICAGO PARK
DISTRICT

Chicago is the most populous city in the U.S. state of Illinois and the third-most populous in the United States, after New York City and Los Angeles.

Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation.

It is the most populous city in the Midwestern United States. As the seat of Cook County (the second-most populous U.S. county), the city is the center of the Chicago metropolitan area, one of the largest in the world

It is the site of the creation of the first standardized futures contracts, issued by the Chicago Board of Trade, which today is part of the largest and most diverse derivatives market in the world, generating 20% of all volume in commodities and financial futures alone.

O'Hare International Airport is routinely ranked among the world's top six busiest airports according to tracked data by the Airports Council International. The region also has the largest number of federal highways and is the nation's railroad hub. The Chicago area has one of the highest gross domestic products (GDP) in the world, generating \$689 billion in 2018. The economy of Chicago is diverse, with no single industry employing more than 14% of the workforce. It is home to several Fortune 500 companies, including Archer Daniels Midland, Conagra Brands, Exelon, JLL, Kraft Heinz, McDonald's, Mondelez International, Motorola Solutions, Sears, and United Airlines Holdings. Chicago's 58 million tourist visitors in 2018 set a new record. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, Grant Park, the Museum of Science and Industry, and Lincoln Park Zoo. Chicago is also home to the Barack Obama Presidential Center being built in Hyde Park on the city's South Side. Chicago's culture includes the visual arts, literature, film, theater, comedy, food, dance, and music. Chicago is also the location of the Chicago Symphony Orchestra and the Lyric Opera of Chicago. Of the area's colleges and universities, the University of Chicago, Northwestern University, and the University of Illinois at Chicago are classified as "highest research" doctoral universities. Chicago has professional sports teams in each of the major professional leagues, including two Major League Baseball teams.

IN THE NEWS

7-ELEVEN CHICAGO, IL

UIC, Council Project Proposes New Neighborhood Developments

KEVIN ONEIL, JULY 2, 2022 (MCKINLEY PARK NEWS)

Residents of Chicago's McKinley Park neighborhood are dreaming big with their visions of what the neighborhood could look like in the future.

This spring, the McKinley Park Development Council **engaged** with the University of Illinois - Chicago's (UIC's) College of Urban Planning and **Public Affairs** to ask residents about their **development** preferences and **priorities** and create a McKinley Park Plan document.

A meeting on June 10, 2022, at Aquinas Literacy Center unveiled three visions for neighborhood projects: a gateway at West 35th and South Paulina streets, a cultural center at the Central Manufacturing District's historic clock tower, and new, transit-friendly housing and public space surrounding the 35th/Archer Orange Line El.

"The plan is intended to guide future development in a way that aligns with the wishes of **current neighborhood** residents and users," said UIC Professor Sanjeev Vidyarthi, director of the Master of City Design program studying McKinley Park.

Residents wanted an area to welcome visitors to the neighborhood, Vidyarthi said, and the **intersection of 35th** and **Paulina** stood out as a prime spot.

The program's recommendations for this gateway include reactivating vacant retail spaces and improving the streetscape: widening sidewalks, adding planters and lighting, and adding parking on South Paulina Street for visitors. Outdoor dining and street activities would further add to the gateway's vibrancy.

"**35th Street** has the **potential** to be a walkable, beautiful, shared neighborhood space," Vidyarthi said. "[It's] an iconic, but underutilized, neighborhood corridor."

The Gateway would be split between the **11th and 12th** wards in the new, redistricted Chicago ward map, set to go into effect in **2023**. Kate Eakin, the development council's vice president, said local stakeholders, including related aldermen and alderwomen, would be engaged in project development.

EXPLORE ARTICLE

Illinois' economy reportedly hits a rare milestone, boosted by Chicago

OCTOBER 04, 2022 (CRAIN'S CHICAGO BUSINESS)

Lou Malnati's and Portillo's are apparently teaming up for a pizza that could not be more Chicago if it wore an old, beat-up puffy Bears hat, practiced dubs and swore on its mother's grave it would never call the stadium anything but "Comiskey."

Whatever its woes, Illinois' **economy** remains a national leader and stands above that of any other Midwest state thanks to a **boost** from the Chicago area.

That's the bottom line of a new report by the Illinois Economic Policy Institute, a left-leaning research group, and the **Project** for Middle Class Renewal at the University of Illinois at **Urbana-Champaign**.

Using new federal data, the report says the size of Illinois' total economy has passed the \$1 trillion mark in annualized GDP. The state first crossed that threshold in the first quarter of 2022, according to quarterly estimates from the U.S. Department of Commerce, and hit \$1.024 trillion in the second quarter of this year. Illinois is just the fifth state to top \$1 trillion in annualized GDP, joining California, Texas, New York and Florida.

One note, though: those figures are in nominal, non-inflation-adjusted dollars. And the authors concede that Illinois, "has been growing more slowly than the rest of the U.S."

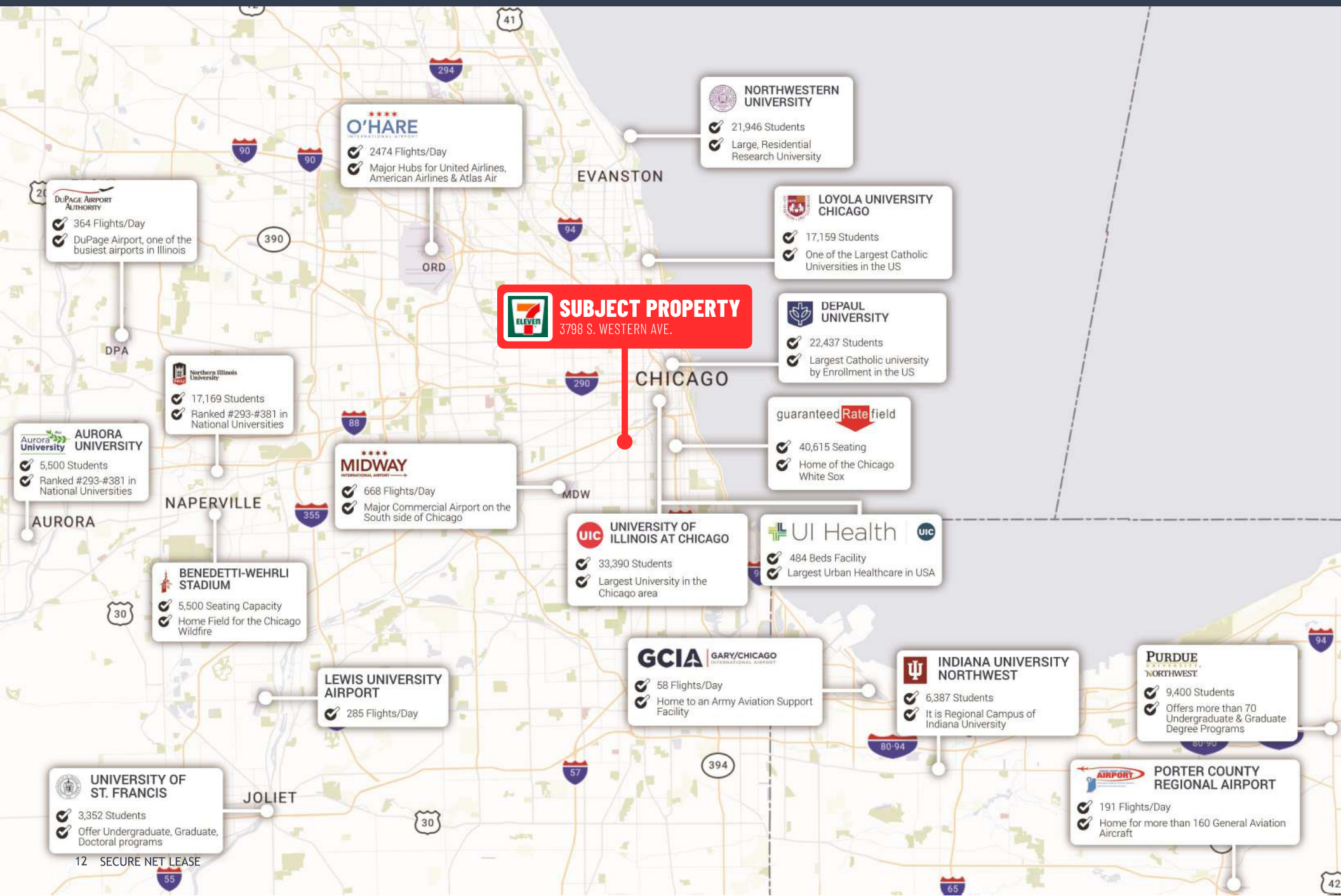
That being said, Illinois' Q2 number is **20% higher** than the closest Midwest state, Ohio (\$818 billion), and more than double that of Indiana (**\$452 billion**). The state's annualized GDP per non-farm worker (**\$170,298**) is higher than the national average (**\$166,538**), the report says. And if Illinois were its own country, its economy would be better than that of Poland, Turkey or Sweden.

The report suggests that it's downstate that is holding back the state's overall growth. From **2010 to 2019**, Illinois' overall annualized growth rate was **3.3%** but downstate's annualized growth rate was only **2.1%**, half the national average of 4%.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN CHICAGO, IL



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) 320-2321

CALL FOR ADDITIONAL INFORMATION

Alex Tower

Vice President
(214) 915-8892

atower@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com