



**1021 SANTA BARBARA BLVD
CAPE CORAL, FL 33991**

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REPRESENTATIVE PHOTO

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INVESTMENT HIGHLIGHTS



LEASE & PROPERTY DETAILS

- **Strong Site Commitment:** Newly extended 10-Year lease with over 11.5 years remaining in the base term.
- **Rental Increases:** Upcoming rent bump to \$20,500/month in 2024, then 9.75% 5 years after | 12% Increases in Options.
- **Phenomenal Store Traffic:** Per Placer.ai, this store ranks amongst the 87th percentile nationwide in terms of annual visitation.
- **Zero Landlord Responsibility:** Absolute NNN with Fee Simple Ownership.
- **Investment Grade Credit:** 7-Eleven is an Investment Grade Tenant – "A" Rating from Standard & Poor.
- **Qualifies for Bonus Depreciation:** Gas stations qualify for bonus depreciation which allows you to write off the majority of the purchase in year one – consult a CPA to further discuss.
- **Strong Real Estate Fundamentals:** The station is positioned on a signalized hard corner with a four-way intersection and sits on ±1.18 AC.

LOCATION HIGHLIGHTS

- **The Cape Coral-Fort Myers Metro** is one of the fastest growing metro markets in the U.S as the population in Cape Coral is fore-casted to double in the next 20 years.
- **The property** sits on the corner of Santa Barbara Blvd and Nicholas Pkwy which sees combined traffic of ±36,000 VPD (±24,000 on Santa Barbara and ±12,000 on Nicholas Pkwy).
- Directly across the street from a CVS and is embedded between two multi-tenant retail strip centers, which further drive additional traffic to the location. Other surrounding National Credit Tenant's include Publix, Target, Lowe's, Taco Bell, McDonald's, Wendy's, Arby's and Walgreens.
- **Cape Coral's housing development** pipeline is very strong with projects such as The Waters, The Strand at Judd Creek, The Club M-F Development, Bimini Square, Civitas Apartments, and The Cove on 47th on the near horizon. [Read more about these upcoming development plans here.](#)

FINANCIAL OVERVIEW



LIST PRICE

\$4,920,000



*CAP RATE

5.00%



YEAR BUILT

2001



GLA

±2,880 SF



LOT SIZE

±1.18 AC

7-ELEVEN TENANT SUMMARY

TENANT TRADE NAME	7-Eleven
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant
LEASE EXPIRATION DATE	10/31/2034
TERM REMAINING ON LEASE	±11.5 Years
INCREASE	3.67% in 2024 9.75% in 2029 12% in Options
OPTIONS	Three-5 Year Options



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 10/31/2024	\$19,775	\$237,300	-	4.82%
11/1/2024- 10/31/2029	\$20,500	\$246,000	3.67%	5.00%
11/1/2029 - 10/31/2034	\$22,500	\$270,000	9.75%	5.49%
Options				
11/1/2034 - 10/31/2039	\$25,200	\$302,400	12.00%	6.15%
11/1/2039 - 10/31/2044	\$27,720	\$332,640	12.00%	6.76%
11/1/2044 - 10/31-2049	\$30,492	\$365,904	12.00%	7.44%

**Additional Rent Will Be Credited Upon Closing*



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FINANCING

For financing please reach out to:

CHAD PLUMLY
 (404) 580-0093
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PINE ISLAND RD
± 45,000 VPD



KENNEDY COMMUNITY PARK
OUTDOOR FITNESS CENTER

NICHOLAS PKWY
± 12,000 VPD



SANTA BARBARA BLVD ± 24,000 VPD



SUBJECT PROPERTY



FLAWLESS
BARBER SHOP





KOHL'S
Walmart DOLLAR TREE
Neighborhood Market
Office DEPOT FAMOUS footwear
QDOBA MEXICAN EATS

PINE ISLAND RD
± 45,000 VPD

sam's club
AspenDental
Culver's

McDonald's
TACO BELL
Popeyes
Arby's
Wendy's



CRUNCH FITNESS
DUNKIN'

Publix
JET'S PIZZA
T Mobile
RibCity

CAPE CORAL HOSPITAL
291 BEDS

CAPE CORAL MUSEUM OF HISTORY



CVS pharmacy



BURGER KING
DUNKIN'



7-Eleven
SUBJECT PROPERTY

STRAUSSER BMX SPORTS COMPLEX

FLAWLESS BARBER SHOP

AD BUNGEE STUDIOS
Studio 8 DANCE

10 TWENTY FIVE
Hershey's Ice Cream
of Cape Coral
and Sunset Beach

planet fitness
CiCi's PIZZA
T.J. maxx



DEL PRADO BLVD ± 47,000 VPD



SKYLINE ELEMENTARY
572 STUDENTS



Publix
McDonald's
target



Walgreens
Publix
Staples
McDonald's
ROSS DRESS FOR LESS
DOLLAR TREE

HomeGoods
ULTA BEAUTY
HOBBO LOBBY
Starbucks
ESPORTA FITNESS
bealls OUTLET
ALDI



verizon
WINGS-TOYS
ALDI

VETERANS PKWY
± 53,000 VPD

TENANT OVERVIEW



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» COMPANY NAME	» YEAR FOUNDED	» HEADQUARTERS
7-Eleven	1927	Irving, TX
» OWNERSHIP	» INDUSTRY	» WEBSITE
Private	Convenience Store	www.7-eleven.com

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.

#1

ENTREPRENEUR’S
MAGAZINE TOP GLOBAL
FRANCHISES LIST

TOP C-STORE

TEAM MEMBERS

#3

FORBES’ TOP 20
FRANCHISES TO START

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,610	82,081	195,164
2023 Estimate	9,379	72,263	171,077
2010 Census	7,914	58,620	132,852
Growth 2023-2028	2.6%	2.7%	2.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,025	31,005	75,086
2023 Estimate	3,582	27,494	66,304
2010 Census	3,017	22,412	51,920
Growth 2022-2027	2.5%	2.6%	2.7%
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg HH Income	\$78,790	\$78,193	\$79,271

CAPE CORAL, FL

Overlooking the mouth of the Caloosahatchee River as it flows into the Gulf of Mexico, Cape Coral is a city in Lee County on the southwest side of Florida, known for its many canals. Cape Coral is the largest city between Tampa and Miami in both population and area. It is also the largest and principal city in the Cape Coral – Fort Myers metroplex.

Renowned for its Gulf Coast beaches, golf courses and family attractions like the popular Sun Splash Family Waterpark, Cape Coral is a very appealing destination for visitors and offers residents a gorgeous natural environment complemented by a laidback atmosphere.

ATTRACTIONS

The local economy of Cape Coral is based on health care services, retail, and real estate/ construction. The city's Economic Development Office promotes and incentivizes business relocation to Cape Coral. In 2020, the city's top ten employers were Lee County School District, Lee Memorial Health System, City of Cape Coral, Publix Super Market, Sam's/Wal-Mart, Home Depot, Regional VA Clinic, Gulf Coast Village, Lowes Home Improvement Center, and Cape Coral Charter School.



RECREATION

Cape Coral is a vibrant and friendly community with all the natural beauty expected from Southwest Florida. The commercial cores of Fort Myers and Cape Coral both lie within easy commuting distance with Fort Meyers sitting on the opposite side of the Caloosahatchee River. Thanks to the beautiful weather, there are endless opportunities to spend time outdoors. With more than 400 miles of canals, boating, fishing and water sports are a significant enhancement to the quality of life in Cape Coral. The golf courses, tennis courts, over 30 recreational parks, and athletic parks are the city's leisure bonuses. Additionally, the Four Mile Cove Ecological Preserve is one of the largest preserved green spaces in the area offering a walking trail and kayaking.

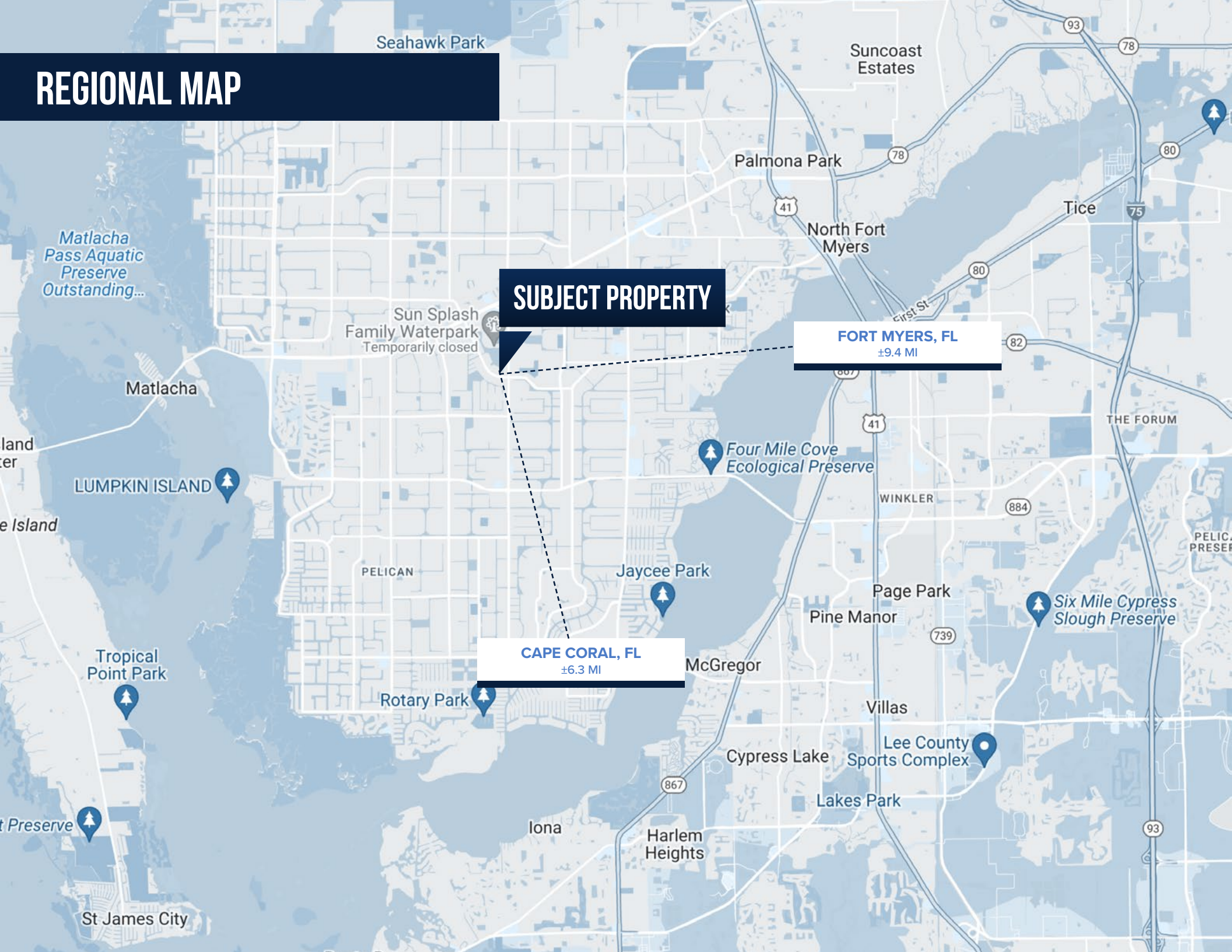
The area supports waterfowl, wading birds, migrant songbirds, gopher tortoises, dolphins and reptiles. Rotary Park is home to wading birds, raptors, butterflies, foxes and other wildlife. Nature enthusiasts can track exotic birds and native fish from the boardwalk at Lake Kennedy and watch the West Indian manatees at Sirenia Vista Park. Cape Coral is home to the largest population of burrowing owls in Florida.



ART & CULTURE

Cape Coral also puts a wealth of cultural activities and events at its disposal. The Cape Coral Historical Society Museum offers a unique collection of historical treasures, offering a glimpse of the area's past. Other great cultural assets include the Cultural Park Theatre Company, the Railroad Museum, Bob Rauschenberg Gallery, and Vavrina Art Gallery. The Southwest Florida Military Museum located in downtown Cape Coral, features a wide collection of military artifacts from all points of the United States history.

REGIONAL MAP



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1021 Santa Barbara Blvd, Cape Coral, FL 33991** ("Property"). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 Retail Group Inc.

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 Owner 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 of this Offering Memorandum.

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