

SECURE
NET LEASE

FILE PHOTO



7-Eleven w/ 10% Rent Bumps

\$6,427,000 | 5.00% CAP

1947 Richmond Hwy, Stafford, VA 22554

- ✓ Brand New Build to Suit, Opening October 2023
- ✓ Absolute NNN Lease with 10% Rent Bumps Every 5-Years
- ✓ Marine Base Quantico, FBI Academy and NCIS are in Stafford
- ✓ Located Across from Stafford Hospital (100+ Beds)
- ✓ 60% of the Nation's Workforce Lives Within One Day's Drive

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 83,000 stores in 19 countries**.



INVESTMENT OVERVIEW

7-ELEVEN STAFFORD, VA

FILE PHOTO



CONTACT FOR DETAILS

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License #:22516590

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Managing Partner
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\$6,427,000

5.00% CAP

NOI

\$321,338

Building Area

±4,650 SF

Land Area

±1.37 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Absolute NNN Lease, with 10% Rental Increases Every 5-Years**, making it an excellent passive investment that will hedge against inflation.
- ✓ **Brand New Build-to-Suit with 7-Eleven, Inc.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North America.
- ✓ **Strong Tenant** - The company is ranked #178 on Fortune Global 500 list with a S&P Investment Grade Credit Rating of AA- and an annual revenue of more than \$80.83 Billion.
- ✓ **Excellent Access and Visibility** - Property is strategically situated at the signalized intersection of Richmond Highway (Jefferson Davis Hwy) & Hospital Center Blvd (19,700+ Combined VPD).
- ✓ **Located Across From Stafford Hospital.** Stafford Hospital is a 100-bed, Joint Commission-accredited community hospital in the heart of Stafford County
- ✓ **GEICO is the Largest Private Sector Employer in Stafford, with More than 4,000+ Employees.** Other top employers in Stafford County with more than 1,000 employees include the Federal Bureau of Investigation and U.S. Department of Defense. High-tech firms such as Davis Defense, Intuit, Patricio Enterprises, and SimVentions are among other top employers in Stafford County. The high-technology industry generally creates jobs with wages that are much higher than average; employment in the industry is also expected to grow faster in Stafford compared to non-high-tech industries.

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

TENANT OVERVIEW

7-ELEVEN STAFFORD, VA

7-Eleven

Lessee: 7-Eleven

Guarantor: 7-Eleven, Inc.

REVENUE

\$86.83+ B

CREDIT RATING

A

LOCATIONS

83,000+

STOCK TICKER

SVNDY



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

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada, while also serving over 83,000 stores in 18 countries & regions.

7-Eleven won several awards in 2022, including being named the **#1 C-Store Chain** by Convenience Store News. Their annual list compiles the industry's top performing chains throughout the year and acts as a tool that highlights trends in the industry. As the **largest chain** in the C-Store industry, 7-Eleven continued to lead in 2022. 7-Eleven also earned the **number one spot** in 2019 and 2020.

As proud founders of the world's first convenience store, 7-Eleven's **top priority** has always been to give customers the **most convenient experience** possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to deliver what they want, when, where and how they want it. This **goal continues** to shape 7-Eleven's ethos, driving **7-Eleven's expansion** into operating Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits, with locations, as well as proprietary products and services including 7NOW®, 7Rewards®, Speedy Rewards® and 7-Eleven Fleet™, throughout the U.S.

FILE PHOTO



IN THE NEWS

7-ELEVEN STAFFORD, VA

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**. And there’s another reason the **new location** inside 7-Eleven should appeal to customers who can’t get enough Tex-Mex cuisine: Unlike other Laredo Taco Company restaurants, this one offers an **extended** covered patio for customers who like outdoor seating, frozen margaritas and beer on tap.

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**.”

The 7NOW delivery app lets customers order from more than **3,000 products** to be delivered to their door.

EXPLORE ARTICLE

7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAILWIRE)

These days, the favorite grocery store in the U.S. is not even a supermarket, a new survey says. Based on research from YouGov, Convenience store chain 7-Eleven is the most popular place for people in the U.S. to get their groceries, according to Eat This, Not That.

With a **62 percent popularity rating**, the retailer beat out discounter Aldi and supermarket giant Kroger (which both had a **61 percent** rating). Trader Joe’s and Whole Foods came in **fourth and fifth** on the list (at 58 percent and 53 percent, respectively). Albertsons and Piggly Wiggly also made an appearance, as well as other **convenience stores** including Circle K and 7-Eleven-owned Speedway.

Convenience stores have become a more popular meal destination at a time when inflation is driving people to be more cost conscious, as a PYMNTS article explores. Low-income consumers have been turning to food pickup from c-stores rather than pricier delivery.

Foodservice is a point of emphasis at 7-Eleven, but has not been its sole focus. The chain recently opened its ninth “Evolution” store in the country and **fifth in the Dallas-Fort Worth** area. This particular location features an in-store Laredo Taco Company restaurant, custom beverages and even a premium cigar humidor. 7-Eleven Evolution stores are meant as testing grounds for **new technologies** and offerings, and gives the retailer an **opportunity** to tweak product and design in response to customer feedback.

The convenience store giant has also improved its technological positioning, introducing features like **app-based home delivery** as well as delivery through DoorDash and Instacart. These features have become table stakes in the convenience vertical, with 57 percent of operators having some sort of last-mile fulfillment solution in place.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN STAFFORD, VA

Initial Lease Term	15-Years
Rent Commencement	October 2023
Lease Expiration	September 2038
Lease Type	Absolute NNN
Rent Increases	10% Every 5-Years
Annual Rent YRS 1-5	\$321,338
Annual Rent YRS 6-10	\$353,471
Annual Rent YRS 11-15	\$388,819
Option 1	\$427,701
Option 2	\$470,471
Option 3	\$517,518
Option 4	\$569,270

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.

FILE PHOTO



Publix

EMBREY MILL Dental Care

Pristine Water

630

COURTHOUSE ROAD
±23,883 VPD

ULTRIS COURTHOUSE SQUARE
(390 UNITS)

BELLS HILL ROAD
±3,800 VPD

ups

631

stafford
Multiservices

687

HOPE ROAD
±7,383 VPD

STAFFORD COUNTY PUBLIC SCHOOLS
(30,086 STUDENTS)

VALERO

STAFFORD ELEMENTARY SCHOOL
(719 STUDENTS)

DOLLAR GENERAL

CHAMPS
SPORTS

JEFFERSON DAVIS HIGHWAY
±17,701 VPD

Vulcan
Materials Company

Budget
Truck Rental

STAFFORD HOSPITAL
(100 BEDS)

HOSPITAL CENTER BOULEVARD
±1,599 VPD

**COMING SOON
BURNS CORNER (780K SF)**

Chick-fil-A
Starbucks
Wendy's
Arby's

Extreme Rhino
VEHICLE PROTECTION

Skate's
Auto Body

ESTES

CHANEY
ENTERPRISES

TACO BELL

Cavalier
Family Skating Centers On Ice

INTERSTATE 95

±64,953 VPD

DHL
**700,000 SF
DIST. CENTER**

7 ELEVEN **SUBJECT PROPERTY**
NWC JEFFERSON DAVIS HWY. & HOSPITAL CENTER BLVD.

1

**ABBERLY WATERSTONE
APARTMENT HOMES**
(288 UNITS)

**STAFFORD
MIDDLE SCHOOL**
(869 STUDENTS)

COMING SOON
BURNS CORNER (780K SF)

Chick-fil-A
Starbucks
Wendy's
Arby's

DHL
700,000 SF
DIST. CENTER

7-Eleven
SUBJECT PROPERTY
NWC JEFFERSON DAVIS HWY. & HOSPITAL CENTER BLVD.

HOSPITAL CENTER BOULEVARD
±1,599 VPD

630

COURTHOUSE ROAD
±23,883 VPD

JEFFERSON DAVIS HIGHWAY
±17,701 VPD

95



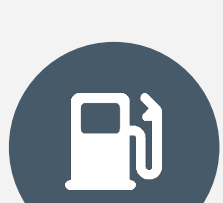
1

amazon
DIST. CENTER
- 630,000 SF

DOWNTOWN
FREDERICKSBURG
8 MILES

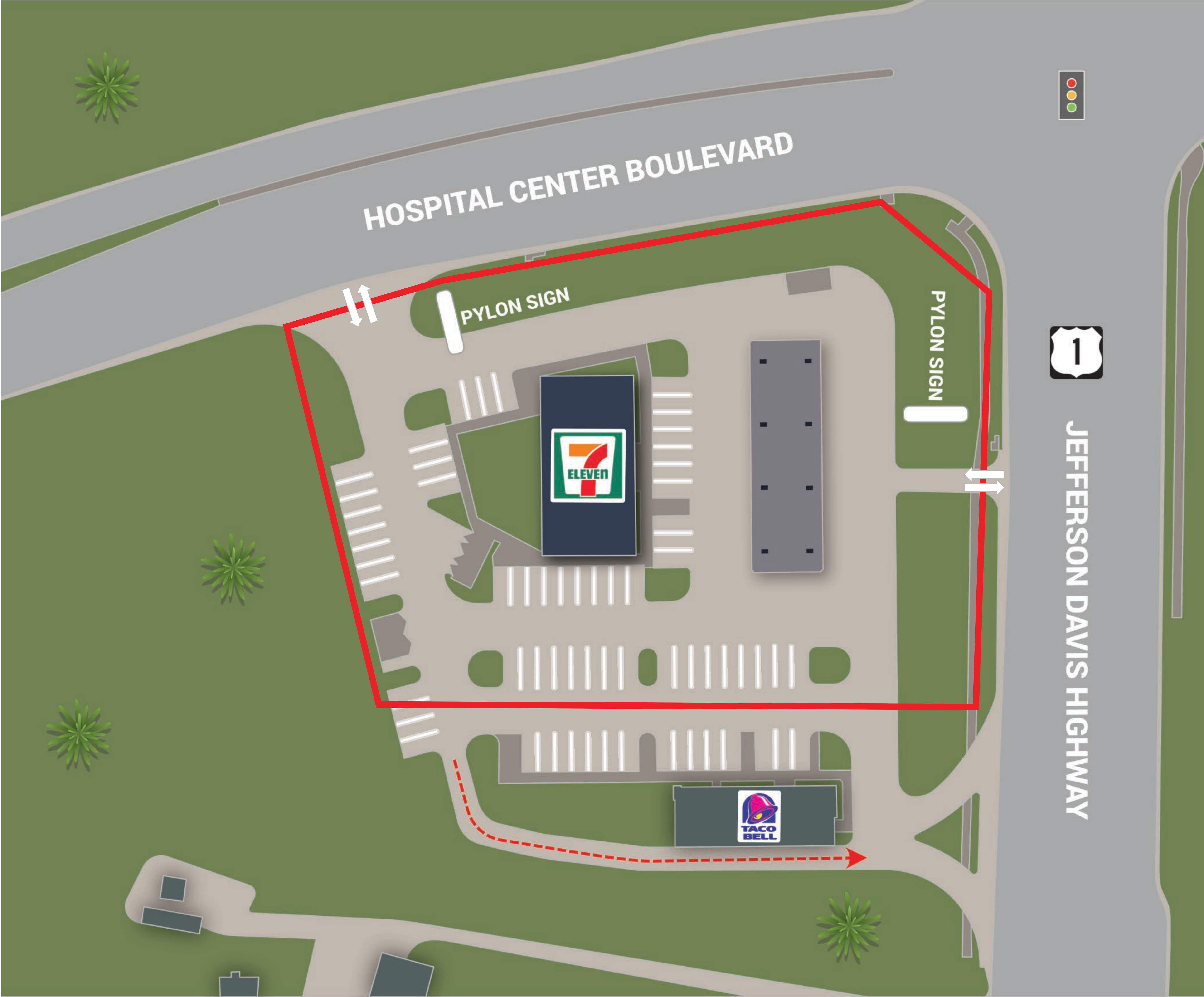
SITE OVERVIEW

7-ELEVEN STAFFORD, VA

	Year Built		2023
	Building Area		±4,650 SF
	Land Area		±1.37 AC
	MPD / Pumps		8 / 16

NEIGHBORING RETAILERS

- Publix
- UPS
- Dollar General
- Budget
- Champs Sports
- Taco Bell
- FedEx
- Valero
- Vulcan Materials Company
- Cavalier



ELEVATIONS

7-ELEVEN STAFFORD, VA



4 FRONT ELEVATION

PROPOSED: 37 SQ. FT.
ALLOWED: 186 SQ. FT.



3 REAR ELEVATION

PROPOSED: 37 SQ. FT.
ALLOWED: 186 SQ. FT.



1 LEFT ELEVATION

PROPOSED: 37 SQ. FT.
ALLOWED: 100 SQ. FT.

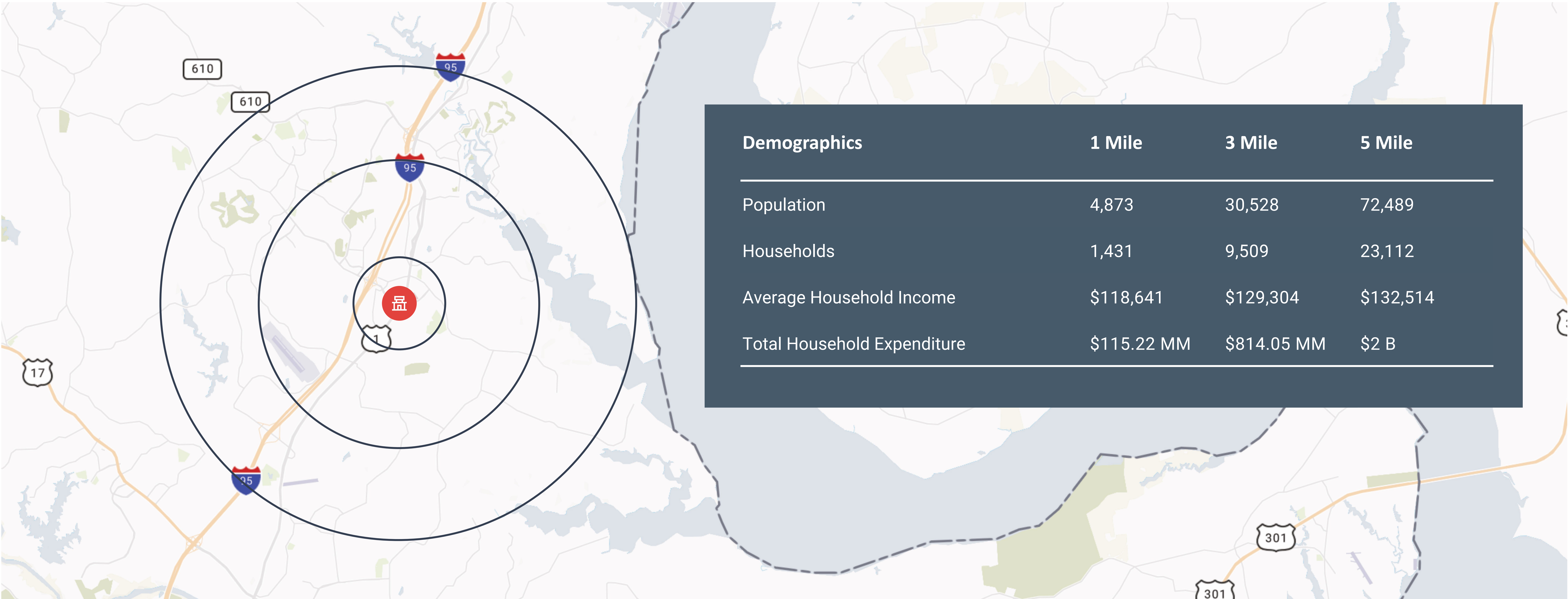


2 RIGHT ELEVATION

PROPOSED: 37 SQ. FT.
ALLOWED: 100 SQ. FT.

LOCATION OVERVIEW

7-ELEVEN STAFFORD, VA



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Stafford County School System (4,429)
2.

GEICO (3,800)
3.

U.S. FBI (2,000)
4.

Walmart (1,000)
5.

Stafford County Government (971)
6.

McLane Mid Atlantic (680)
7.

Man Tech International (570)
8.

Hilldrup (500)
9.

Stafford Hospital Center (500)
10.

Intuit (350)
11.

Patricio Enterprises, Inc. (305)
12.

Greencore USA (300)
13.

Booz, Allen and Hamilton (300)
14.

Simventions Inc (270)
15.

Target (250)

LOCATION OVERVIEW

7-ELEVEN STAFFORD, VA

Stafford

Virginia

 163,380
Population

 \$125,153
Median Household Income



Nearly 40% population growth in the last decade.

40%

Stafford is ranked one of Virginia's healthiest counties.

HEALTHIEST

Stafford County is a flourishing community that continues to achieve all that our residents, businesses and visitors have come to imagine.

From its early beginnings that are deep-rooted in our nation's history to the evolution into a progressive and well-designed locality, Stafford is a great place to call home.

Stafford is one of the fastest growing, and highest-income counties in America.

It places its citizens first, ensuring that our heart never changes, our home is always welcoming and our businesses continue to prosper.

Stafford's smart growth strategy leads with a comprehensive transportation system resulting in safe and efficient travel for residents, businesses and visitors. This approach also includes efforts to preserve and provide access to the county's vast inventory of natural and historic resources including distinctive historic sites, forests and wetlands along the Potomac River, Potomac Creek, Aquia Creek and the Rappahannock River. These efforts protect thousands of acres of public parklands for the enjoyment of current and future generations. Stafford's ideal location between Washington, D.C., and Richmond, VA, along with its business-friendly environment and impeccable reputation, attracts and retains world-class businesses and the region's most highly educated and skilled workforce. Stafford is one of the region's safest and most desired locations in which to live, work, play and raise a family. Unique and inviting neighborhoods are the centerpieces of development and feature walkable urban experiences, anchored by arts and cultural amenities. Downtown Stafford is a nationally recognized district, providing a variety of authentic shopping, service and dining opportunities, along with the best recreational and entertainment venues in the community and the region.

IN THE NEWS

7-ELEVEN STAFFORD, VA

Amazon to open delivery station in Stafford

ROBYN SIDERSKY , SEPTEMBER 3, 2021 (VIRGINIA BUSINESS)

The new facility will be located at 25 Strategy Drive in Stafford. Amazon delivery stations, which receive packages from neighboring fulfillment and sortation centers, are the last stop for packages before final delivery to customers.

"This is a major economic development announcement for Stafford County," said Crystal Vanuch, chairwoman of the Stafford County Board of Supervisors, in a statement. "Amazon is the leader in 21st century retail shopping. This new facility will have a lasting positive impact on our community and workforce."

Amazon.com Inc. announced Friday it will open a 200,000-square-foot delivery station in Stafford County later this month, creating 100 full- and part-time associate jobs at the station, plus hundreds of driver jobs for Amazon's Delivery Service Partners and Amazon Flex drivers, according to the company.

Amazon will hold a job fair on Sept. 13 to hire for roles at the new center. The e-commerce giant also announced two delivery centers career center in Hampton Roads this week. A 111,600-square foot facility opened in mid-August in Hampton and 165,000-square-foot facility in Norfolk in mid-June. This will be the 16th delivery center in Virginia, an Amazon spokeswoman said. Additionally this week, Amazon announced it has hired 3,000 of the expected 25,000 employees it expects to recruit by 2030 for its multibillion-dollar East Coast H2Q headquarters in Arlington.

EXPLORE ARTICLE

Stafford County and the Center for Innovative Technology (CIT) Announce Opening of the First Virginia Smart Community Testbed

MAY 25, 2021 (INTRADO)

Stafford, VA, May 25, 2021 (GLOBE NEWSWIRE) -- Stafford County and the Center for Innovative Technology (CIT) held a ribbon-cutting ceremony today to formally establish the opening of the new Virginia Smart Community Testbed.

The Testbed, located next to the Stafford Government Center at 2143 Jefferson Davis Hwy, is the first of its kind in the Commonwealth.

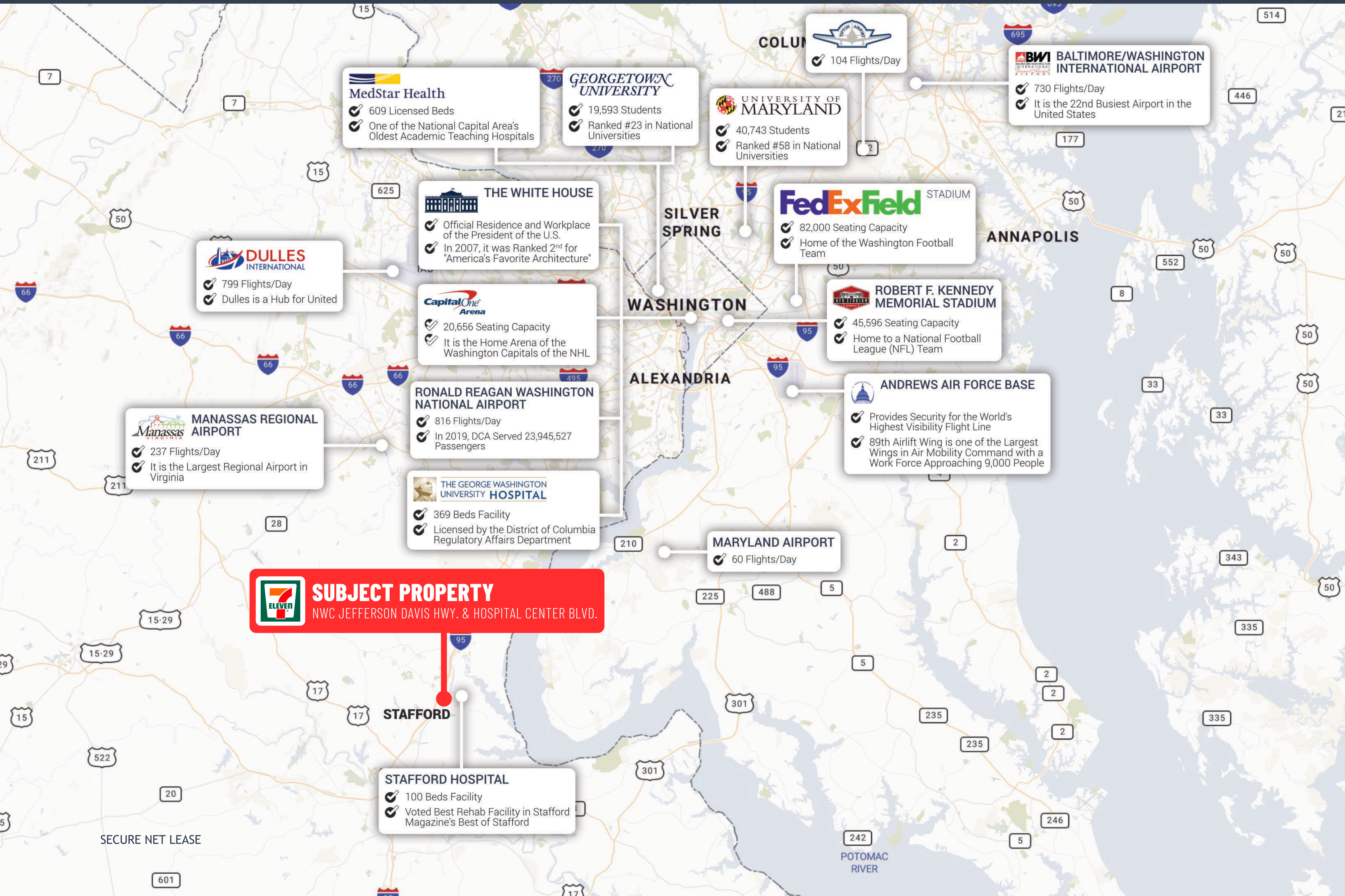
Testbeds are a way of testing new technologies in a real-world setting, a method that drives faster innovation. This Testbed will help propel both Stafford and Virginia to the forefront of smart community adoption across the country and the world.

"Innovation is the key to creating new jobs, driving economic growth, and tackling our biggest challenges," said Governor Ralph Northam. "This testbed will help build Virginia's first smart community in Stafford County and serve as a living laboratory to pilot smart city technologies. This is exactly the type of public-private partnership we need to make the delivery of goods and services more effective and efficient, reduce our carbon footprint, and improve the health and well-being of our communities, our Commonwealth, and our country." The smart community market is entering its fourth generation, moving from one-offs and stand-alone prototypes to fully functional integrated systems that address local issues and support growth and development - adopting the data-driven processes that smart communities enable will be a key to growth for every locality, no matter its size.

EXPLORE ARTICLE

WASHINGTON-ARLINGTON-ALEXANDRIA MSA

7-ELEVEN STAFFORD, VA



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) 224-6430

CALL FOR ADDITIONAL INFORMATION

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