



INTERACTIVE
OFFERING MEMORANDUM



451 Centre St.
Jamaica Plain, MA 02130



EXCLUSIVELY LISTED BY

NICK HAHN

SENIOR ASSOCIATE

Direct (949) 662-2267

Mobile (951) 847-4541

nick.hahn@matthews.com

License No. 02118006 (CA)

KEVIN PUDER

ASSOCIATE VICE PRESIDENT

Direct (949) 777-5987

Mobile (562) 841-1789

kevin.puder@matthews.com

License No. 01949749 (CA)

CHAD KURZ

EXECUTIVE VICE PRESIDENT

Direct (949) 662-2252

Mobile (562) 480-2937

chad.kurz@matthews.com

License No. 01911198 (CA)

BROKER OF RECORD

KYLE MATTHEWS

License No. 1000083-RE-RB (MA)



INVESTMENT HIGHLIGHTS

TENANT HIGHLIGHTS

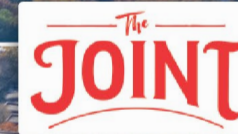
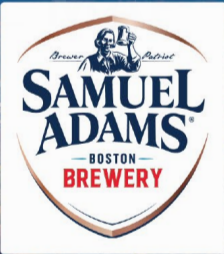
- **Top-Rated Tenant:** 7-Eleven has investment-grade credit, rated 'A' by Standard and Poor's.
- **Iconic Brand:** 78,000+ Locations Worldwide, 9,400+ in the United States, headquartered in Dallas, TX.

PROPERTY HIGHLIGHTS

- **Placer.ai:** Ranks in the top 8% in terms of foot traffic when compared to 7-Eleven's nationally and in the top 1% when compared to 7-Eleven's in Massachusetts.
- **Absolute NNN Lease:** Offering zero landlord responsibilities and a secure passive investment.
- **Rare Large Rental Increases:** 15% every 5 years
- **Generational Real Estate:** Outstanding underlying real estate that will always be utilized.
- **Long Tenured History:** 7-Eleven has operated this site for 25+ years providing a proven concept location.
- **Recent 10-Year Lease Extension:** Increased rent by 41%, showing a strong commitment to the location.
- **Located on a Median:** Traffic encompasses both sides of the property with a combined 22,600+ vehicles per day with entrances on both streets.
- **Rare Parking Lot:** 14+ parking spaces in a dense urban area.

DEMOGRAPHICS HIGHLIGHTS

- **Major MSA Market:** Located in the 11th largest MSA market - Boston, Massachusetts.
- **Dense Urban Area:** 427,000+ residents within 3 miles and 874,000+ residents within 5 miles.
- **Infill Suburban Market:** 171,000+ households within 3 miles and 363,000+ households within 5 miles.
- **Affluent Area:** \$128,000+ average household income within 5 miles.
- **Famous Nearby Attractions:** Fenway Park, Harvard University, Harvard Medical School, Boston College, Samuel Adams Boston Brewery, Arnold Arboretum, Kenmore Square, Museum of Fine Arts, Institute of Contemporary Art, Isabella Stewart Gardner Museum, Northeastern University, and Franklin Park Zoo.
- **Major Nearby Tenants Include:** Whole Foods, CVS, Dunkin Donuts, Bank of America, Trader Joes, Angell Animal Medical Center, Mary E Curley School, Conolly Branch of the Boston Library, T Mobile, Stop & Shop, Jamaica Plain VA Medical Center, New England Baptist Hospital, TD Bank, Citizens Bank, Eastern Bank, Chase Bank Sherwin Williams, The Joint, Boston Children's Hospital, and much more.

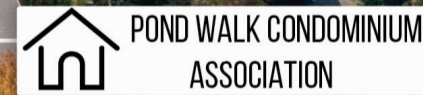


MARY E CURLEY SCHOOL
900 STUDENTS

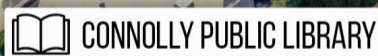
ELIZABETH J. HORTIE
LCSW DOCTOR



CENTRE ST ± 11,300 VPD
S HUNTINGTON AVE ± 11,300 VPD



SUBJECT
PROPERTY



Smeloff & Associates
SINCE 1981



HARVARD UNIVERSITY
22,947 STUDENTS
± 3.7 MILES AWAY

DOWNTOWN BOSTON



BOSTON COLLEGE
14,125 STUDENTS
± 4 MILES AWAY



HARVARD MEDICAL SCHOOL
1,660 STUDENTS

**ISABELLA
STEWART GARDNER
MUSEUM**



KENMORE SQUARE



BOSTON CHILDRENS HOSPITAL
415 BEDS



NEW ENGLAND BAPTIST HOSPITAL
141 BEDS



JAMAICA PLAIN VA MEDICAL CENTER
539 BEDS

**TRADER
JOE'S®**

**LINDSAY
DANCY**
DESIGNER

**the
BlueNile**

MFA Boston
ICA THE INSTITUTE OF
CONTEMPORARY ART/BOSTON



NORTHEASTERN UNIVERSITY
19,940 STUDENTS
± 2 MILES AWAY

DUNKIN' **STOP & SHOP**
BANK OF AMERICA

TOPMIX
BAR AND KITCHEN

**WHOLE
FOODS
MARKET**

angell
animal medical center

Mann and Rodgers
FUNERAL HOME & CREMATION SERVICES



CONNOLLY PUBLIC LIBRARY

**EL ORIENTAL DE
CUBA**



Smeloff & Associates
SINCE 1994

**SUBJECT
PROPERTY**

S HUNTINGTON AVE ± 11,300 VPD

CENTRE ST ± 11,300 VPD



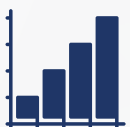
\$2,900,000

LIST PRICE



\$135,000

NOI



4.66%

CAP RATE



1960

YEAR BUILT



±0.35 AC

LOT SIZE



±3,000 SF

GLA

FINANCING INQUIRIES

For financing options reach out to:

Gregory Kavakolis
+1 (818) 206-5835
gregory.kavoklis@matthews.com

TENANT SUMMARY

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Parking Spaces	±14
Roof and Structure	Tenant Responsible
Rent Commencement Date	7/1/1984
Lease Expiration Date	6/30/2034
Term Remaining on Lease	±10.58 Years
Increases	15% Every 5 Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA			
Lease Term	Monthly Rent	Annual Rent	CAP
Current	\$7,979.95	\$95,759	3.30%
7/1/2024 - 6/30/2029	\$11,250.00	\$135,000	4.66%
7/1/2029 - 6/30/2034	\$12,937.50	\$155,250	5.35%
Option 1	\$14,878.13	\$178,538	6.16%
Option 2	\$17,109.84	\$205,318	7.08%
Option 3	\$19,676.32	\$236,116	8.14%
Option 4	\$22,627.77	\$271,533	9.36%



TENANT PROFILE



HEADQUARTERS

Dallas, TX

YEAR FOUNDED

1927

WEBSITE

www.7-eleven.com

LOCATIONS

13,000+ (U.S. and Canada)

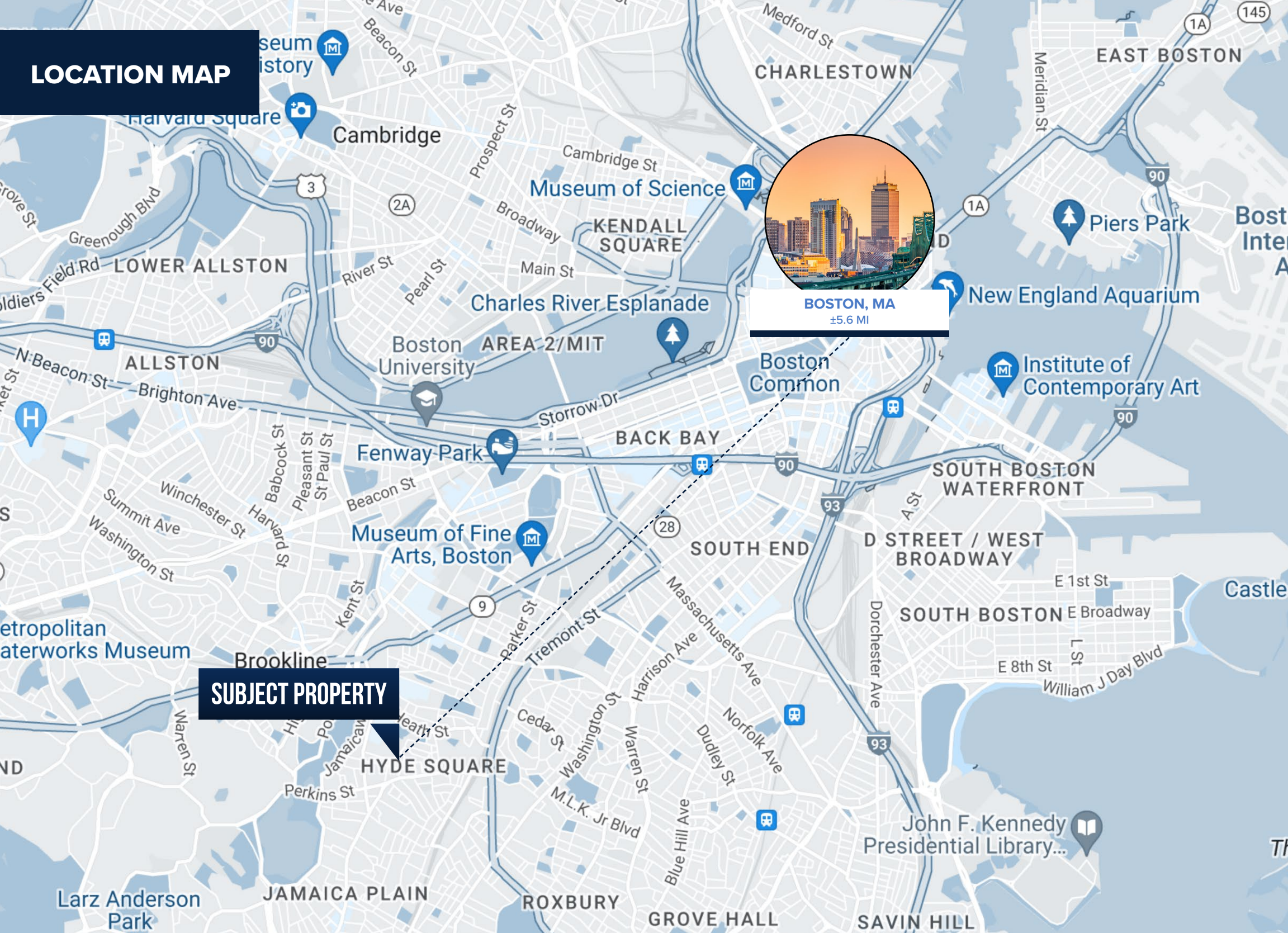
7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented 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. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. 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

#3 FORBES' TOP 20 FRANCHISES TO START



LOCATION MAP



JAMAICA PLAIN, MA

Jamaica Plain, often referred to as "JP," is a vibrant neighborhood located in the southern part of Boston, Massachusetts. Known for its rich history, diverse community, and scenic green spaces, Jamaica Plain offers a unique blend of urban and suburban living. The area boasts a lively arts and culture scene, with numerous art galleries, theaters, and music venues that showcase the local talent. Residents and visitors alike enjoy exploring the neighborhood's eclectic mix of shops, restaurants, and cafes, offering a wide array of cuisines and cuisines, ranging from traditional Jamaican dishes to global fusion. Jamaica Plain is also renowned for its abundant green spaces, including the picturesque Arnold Arboretum and the serene Jamaica Pond, providing ample opportunities for outdoor recreation and relaxation. With its strong sense of community and an array of amenities, Jamaica Plain remains a popular and inviting place for individuals and families to call home.

ATTRACTIONS

Jamaica Plain offers a diverse range of attractions that cater to various interests. Nature enthusiasts can explore the Arnold Arboretum, a stunning 281-acre botanical garden managed by Harvard University, which showcases an extensive collection of trees, shrubs, and plants from around the world. Jamaica Pond, a picturesque body of water surrounded by walking paths, provides an ideal setting for recreational activities such as walking, jogging, or picnicking. The neighborhood is also home to the Samuel Adams Brewery, where visitors can take informative tours and learn about the beer-making process while sampling some of the brewery's renowned craft beers. Art lovers can appreciate the local creativity at the Jamaica Plain Open Studios, which showcases the works of numerous talented artists living and working in the area. Additionally, the diverse culinary scene in Jamaica Plain offers an array of dining options, including cozy cafes, international eateries, and vibrant restaurants, making it a haven for food enthusiasts seeking a variety of flavors and dining experiences.

AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	46,560	414,373	852,960
2023 Population	48,395	427,796	874,168
2010 Population	48,115	413,965	832,335
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	19,407	165,371	353,942
2023 Population	20,249	171,377	363,545
2010 Households	20,431	167,438	347,207
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg HH Income	\$115,570	\$114,000	\$128,182





BOSTON, MA MSA

Boston, Massachusetts is a dynamic city with a rich history and a vibrant modern culture. As one of the oldest cities in the United States, Boston is renowned for its significant role in the American Revolution, evident in its numerous historic sites such as the Freedom Trail, which winds through the city, connecting 16 significant landmarks. Beyond its historical importance, Boston is a hub for education and innovation, boasting prestigious universities like Harvard and MIT, as well as a burgeoning tech and biotech industry. The city's diverse neighborhoods offer a variety of experiences, from the bustling streets and shops of Downtown Crossing to the cobblestone pathways and charming brownstones of Beacon Hill. Additionally, Boston is a sports enthusiast's paradise, being home to beloved teams like the Red Sox, the Celtics, and the Bruins. With its bustling cultural scene, renowned museums, thriving culinary landscape, and a strong sense of community, Boston continues to be a compelling destination for residents and visitors alike.

The economy of Boston, Massachusetts is marked by a robust and diversified landscape that encompasses various industries and sectors. The city has established itself as a thriving hub for technology, biotechnology, healthcare, finance, education, and professional services. With a strong emphasis on innovation and research, Boston has become a focal point for cutting-edge developments in the fields of biotech and life sciences, with numerous research institutions and biopharmaceutical companies driving significant advancements in healthcare. The presence of renowned universities and academic centers contributes to a highly skilled workforce and fosters a culture of intellectual capital and entrepreneurship. Additionally, the financial sector is a significant contributor to Boston's economy, with several prominent financial firms and investment companies headquartered in the city. The diverse economy, coupled with a supportive business environment, continues to fuel growth and attract both established corporations and startups, making Boston a dynamic and thriving economic powerhouse in the region.

BOSTON ECONOMY

A global city, Boston is placed among the top 30 most economically powerful cities in the world. Encompassing a gross metro product of over \$215 billion, the Greater Boston metropolitan area has the -largest economy in the country and the 12th-largest in the world. It offers a steady economy with plenty of job opportunities. The city provides ample career opportunities in top industries such as healthcare, education, business, finance, and hospitality, thanks to its growing job market. Boston is ranked as one of the best cities for jobs due to its strong economy and the diverse job market. The area houses multiple Fortune 500 companies' headquarters, including General Electric, Liberty Mutual Insurance, and Wayfair. Three of the most prominent industries in Boston include technology, finance, and life sciences. Several major athletic and footwear companies also have their headquarters there including Converse, New Balance, and Reebok. Three of the most prominent industries in Boston include technology, finance, and life sciences. Additionally, the city is considered highly innovative for a variety of reasons, including the presence of academia, access to venture capital, and the presence of many high-tech companies. The Route 128 corridor and Greater Boston continue to be a major centers for venture capital investment, and high technology remains an important sector.

MAJOR EMPLOYERS



HEALTHCARE

One of the city's most advantageous factors is health care. Boston is home to some of the top-rated hospitals and doctors in the country. According to U.S. News & World Report, some of those hospitals include Massachusetts General Hospital, Boston Children's Hospital, Dana Farber Cancer Institute, Massachusetts Eye and Ear Infirmary, Beth Israel Deaconess Medical Center, and Brigham and Women's Hospital.

BOSTON MARATHON

The Boston Marathon is an annual marathon race inspired by the success of the first marathon competition in the 1896 Summer Olympics. The Boston Marathon is the world's oldest annual marathon and ranks as one of the world's best-known road racing events. It is one of six World Marathon Majors.

ATTRACTIONS

CULTURE

Boston shares many cultural roots with greater New England, including the Boston accent and regional cuisine with a large emphasis on seafood, salt, and dairy products. Music is also a huge part of the Boston culture with the Boston Symphony Orchestra as one of the “Big Five”, which is a group of the greatest American orchestras. The classical music magazine Gramophone called it one of the “world's best” orchestra.

NEW ENGLAND AQUARIUM

The New England Aquarium is one of the premier visitor attractions in Boston, with over 1.3 million visitors a year, and serves as a major public education resource. It is home to thousands of aquatic animals, ranging from northern seals to giant Pacific octopuses to African penguins.

MUSEUM OF FINE ARTS-BOSTON

A world-renowned institution, the Boston Museum of Fine Arts is the 20th-largest art museum in the world, measured by public gallery area. It contains 8,161 paintings and more than 450,000 works of art, making it one of the most comprehensive collections in the Americas. Museum of Science

MUSEUM OF SCIENCE

The Museum of Science is a science museum and indoor zoo. The museum features a revolving schedule of temporary exhibits, IMAX films, and Planetarium shows, plus details on more than 700 interactive exhibits. The zoo is home to over 100 animals, many of which have been rescued and rehabilitated.



SPORTS

Boston has teams in the four major North American professional sports leagues. The city is known for its spirited fans, with hardcore devotion to the New England Patriots, the Red Sox, the Bruins, and the Celtics. In the past 20 years, the city's teams have won six Super Bowl games, four World Series titles, one NBA championship, and a Stanley Cup. With baseball having a massive cultural impact, Boston was the site of the first game of the first modern World Series, in 1903, and Fenway Park is the oldest ballpark in the U.S.



BOSTON CELTICS

(National Basketball Association) 19,000 Avg. Attendance



NEW ENGLAND PATRIOTS

(National Football League) 530,000 Avg. Attendance



BOSTON RED SOX

(Major League Baseball) 31,000 Avg. Attendance



BOSTON BRUINS

(National Hockey League) 18,000 Avg. Attendance

HARVARD UNIVERSITY

Harvard University is the oldest institution of higher learning in the nation and has long been the gold standard of American education. Ranked among the most prestigious higher institutions in the world, it is a private Ivy League research university. Harvard is home to many distinguished academics, including Nobel laureates William Kaelin and Michael Kremer, and Pulitzer Prize winners like historian Stephen Greenblatt and essayist Louis Menand.



#13

BEST UNDERGRADUATE TEACHING
-2022 FORBES LIST



#7

TOP COLLEGES
-2022 FORBES LIST



\$913M

IN RESEARCH FUNDING ATTRACTED
TO MASSACHUSETTS ECONOMY



383

INNOVATIONS REPORTED BY HARVARD
RESEARCHERS IN FY21



MASSACHUSETTS INSTITUTE OF TECHNOLOGY

The Massachusetts Institute of Technology is a leading global research university. Last year, researchers at MIT filed 439 patents, and 25 companies formed using the school's intellectual property. Despite the school's STEM focus, all students must complete a wide-ranging core curriculum which includes laboratory requirements and a 100-yard swim test. Many of the world's top minds went to MIT, including Nobel Prize-winning physicist Richard Feynman, renowned architect I.M. Pe, and Italian Prime Minister Mario Draghi.



#3

MOST INNOVATIVE SCHOOLS
-U.S. NEWS & WORLD REPORT



#1

BEST UNDERGRADUATE ENGINEERING
PROGRAMS
-U.S. NEWS & WORLD REPORT



\$761M

IN RESEARCH FUNDING ATTRACTED
TO MASSACHUSETTS ECONOMY



#1

BEST UNDERGRADUATE COMPUTER SCIENCE
PROGRAMS
-U.S. NEWS & WORLD REPORT



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **451 Centre St., Jamaica Plain, MA 02130** ("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 entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



451 Centre St. | Jamaica Plain, MA 02130

EXCLUSIVELY LISTED BY

NICK HAHN

SENIOR ASSOCIATE

Direct (949) 662-2267

Mobile (951) 847-4541

nick.hahn@matthews.com

License No. 02118006 (CA)

KEVIN PUDER

ASSOCIATE VICE PRESIDENT

Direct (949) 777-5987

Mobile (562) 841-1789

kevin.puder@matthews.com

License No. 01949749 (CA)

CHAD KURZ

EXECUTIVE VICE PRESIDENT

Direct (949) 662-2252

Mobile (562) 480-2937

chad.kurz@matthews.com

License No. 01911198 (CA)

BROKER OF RECORD

KYLE MATTHEWS

License No. 1000083-RE-RB (MA)