



7-Eleven

2900 S 70th St | Philadelphia, PA 19142

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Michael Tamir

Associate

(646) 921-9714

michael.tamir@matthews.com

License No. 10401388321 (NY)



Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)



Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)

Kyle Matthews

Broker of Record | Lic. No. RB068831 (PA)

MATTHEWS™





Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

Property Photos



Property Overview

7-Eleven

2900 S 70th St, Philadelphia, PA 19142



Investment Highlights

Property Highlights

- **7-Eleven in Philadelphia, PA** – Sixth-most populous city in the United States
- **Strong Corporate Guarantee from 7-Eleven, Inc.** – S&P credit rating: “A”
- **Absolute Triple Net Lease (NNN)** – Zero landlord responsibilities
- **Long-Standing Operating History** – 38 years at the site
- **Prime Signalized Hard Corner Location** – Increased traffic flow and visibility
- **Pad to Grocery-Anchored Shopping Center** – Co-tenancy includes Dollar Tree
- **Strong Demographics** – Over 716,000 residents within 5 miles





Elmwood SEPTA
Trolley Depot

Subject Property

Faulkner
TO BE SURE

COLLISION
CENTERS

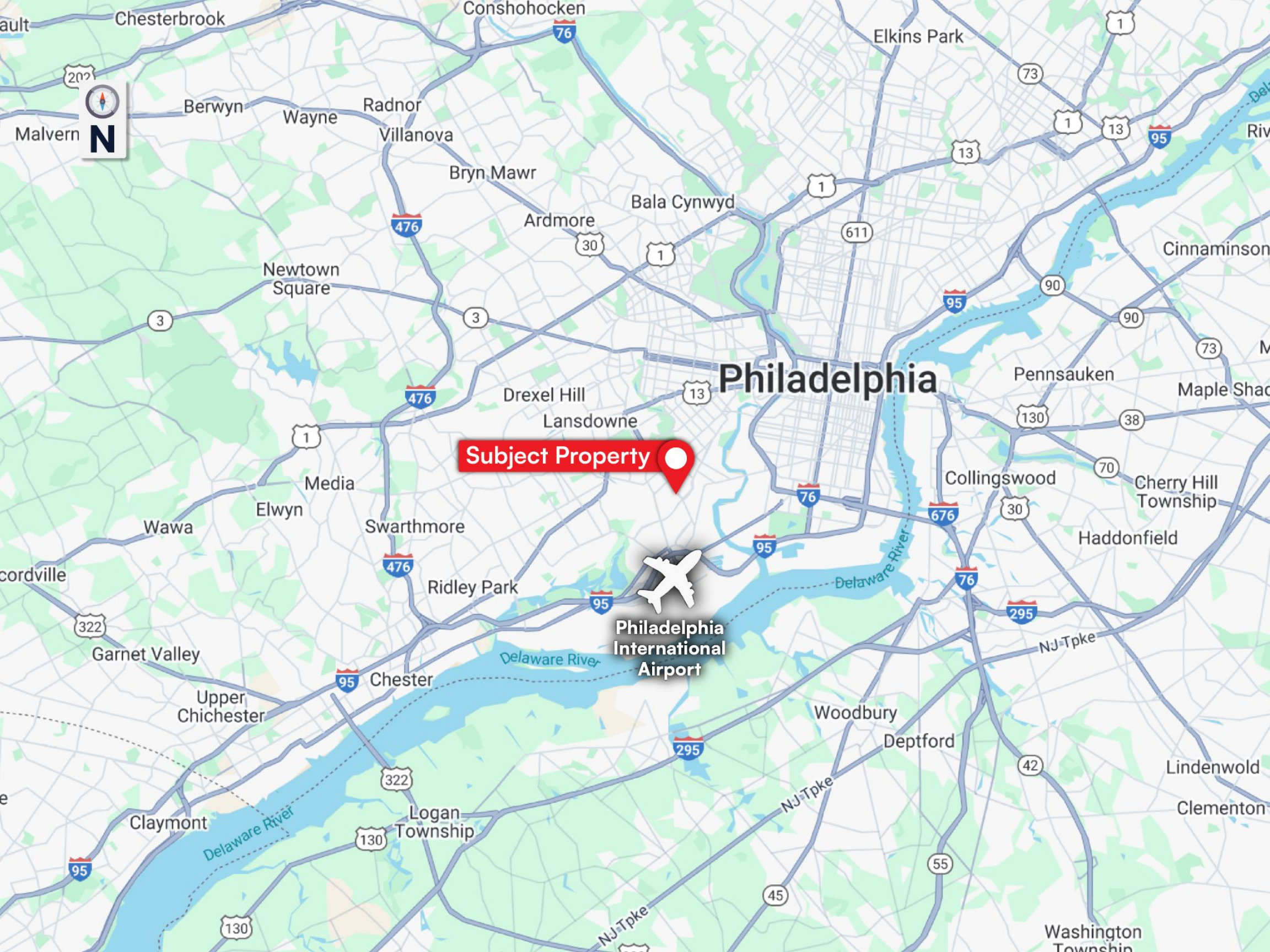


Lindbergh Blvd ± 19,000 VPD



S 70th St ± 10,600 VPD

Essington Ave ± 28,000 VPD



2900 S 70th St
Philadelphia, PA 19142

±2,560 SF
GLA

1985
Year Built

±10,600
Vehicles Per Day

NNN
Lease Type

±0.43 AC
Lot Size



Financial Overview

7-Eleven

2900 S 70th St | Philadelphia, PA 19142



Financial Summary

\$1,450,000

List Price

6.62%

Cap Rate

\$96,003

NOI

±0.43 AC

Lot Size

Property Details

Tenant Name: 7-Eleven

Lease Guarantor: Corporate

Lease Type: NNN

Original Lease Term: 15

Lease Commencement Date: 10/1/2012

Lease Expiration Date: 9/30/2027

Term Remaining on Lease: 2

Increase(s): Three, 5- year options

of Options: 10% in Options

Monthly Rent

\$8,000

Annual Rent

\$96,003

Cap Rate

6.62%



Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
Baa2 (Moody's)



Tenant Overview

7-Eleven, Inc. stands as a globally recognized leader in the convenience-retailing sector, operating an expansive network of stores that define its robust market presence and brand strength. As a wholly owned subsidiary of Seven-Eleven Japan (part of Seven & I Holdings), the company benefits from strong financial backing and strategic global integration. With a reputation for innovation—from proprietary loyalty platforms to rapid delivery offerings—7-Eleven continues to set the standard in customer convenience and retail adaptability.

Why Invest in 7-Eleven?

- **Extensive Global Footprint:** Operates approximately 85,000 locations across 20 countries, including nearly 13,000 stores in North America—making it the world's largest convenience retailer by store count.
- **Strong Parent Company Backing:** Fully owned by Seven & I Holdings Co., Ltd., a Tokyo-based retail conglomerate with significant capital resources and a long-term commitment to international growth.
- **Growth Through Strategic Acquisitions:** Demonstrated expansion strategy through major acquisitions such as Speedway and Stripes, solidifying market leadership in high-traffic, high-growth U.S. regions.
- **Loyalty and Digital Innovation:** Drives repeat customer engagement through proprietary platforms like 7Rewards and 7NOW, aligning with evolving consumer expectations around convenience and mobile access.
- **Diversified Retail Format:** Offers a wide array of essential products and services—including fuel, grocery staples, hot food, and parcel lockers—supporting stable, recurring revenue in both urban and suburban markets.

Market Overview

7-Eleven

2900 S 70th St | Philadelphia, PA 19142



Philadelphia, PA

Greater Philadelphia serves as a historic, cultural, and economic anchor on the East Coast, with an estimated 2024 population of over 6,050,000, continuing steady growth fueled by a strong healthcare, education, and technology base. Known for its world-class universities and medical institutions, the region attracts students, researchers, and professionals, reinforcing Philadelphia's role as a hub of innovation and talent. Its strategic location between New York and Washington, D.C. enhances its appeal for long-term residence, investment, and commerce.

The metro demonstrates robust economic fundamentals, with a 2024 median household income of about \$75,000, supported by leading industries such as life sciences, financial services, logistics, and higher education. While affordability challenges exist, Philadelphia remains more accessible compared to other major U.S. metros, sustaining housing demand and consumer spending. Its blend of historic character and modern economic diversity continues to make the city resilient for both developers and investors.

Total Population
1,585,010

Annual Visitors
46 Million

Tourism Economic Impact
\$12.4 Billion

GDP
\$500+ Billion



Economic Drivers

Philadelphia: A Thriving Hub of Innovation and Commerce

Fueling growth through healthcare, education, and technology

Economic Drivers

Philadelphia's economy is one of the most diverse and resilient in the nation, with strong contributions from healthcare, higher education, financial services, technology, and logistics. The city's strategic location along the Northeast Corridor, coupled with its world-class research institutions, make it a magnet for talent, investment, and innovation.

Primary Industries

- Healthcare & Life Sciences
- Higher Education & Research
- Financial & Professional Services
- Technology & Startups

Top Employers

- University of Pennsylvania / Penn Medicine
- Thomas Jefferson University & Jefferson Health
- Comcast Corporation
- Children's Hospital of Philadelphia (CHOP)

Recent Developments

- Schuylkill Yards: A \$3.5B innovation district near 30th Street Station, led by Brandywine Realty Trust and Drexel University.
- uCity Square Expansion: Life sciences research and lab space fueling biotech growth.
- Navy Yard Redevelopment: A dynamic campus for healthcare, clean energy, and manufacturing companies.

\$490B+

Regional Gross Domestic Product

6.2M+

Metro workforce



MATTHEWS™

Exclusively Listed By

Michael Tamir

Associate

(646) 921-9714

michael.tamir@matthews.com

License No. 10401388321 (NY)

Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)

Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)

Broker Of Record | Kyle Matthews | License No. RB068831 (PA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2900 S 70th St, Philadelphia, PA, 19142 ("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™ 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.