



7-Eleven w/ Laredo Taco

\$10,500,000 | 5.00% CAP

2392 S. Wolf Road, Des Plaines, IL (Chicago) 60018

- ✓ 2021 Construction, 6,820 SF Truck Stop with Retail & Laredo Taco. Just 19-Miles from Downtown Chicago.
- ✓ 12 Years Remaining with 7.5% Rent Bumps Every 5-Years
- ✓ Situated Near The O'Hare Industrial Corridor comprising over 3,600 business & employs more than 100,000 workers
- ✓ Location is Near Interstate 294 (Tri-State Tollway) and Interstate 90 (Kennedy Expressway)
- ✓ Large Format Location Less than 1 Mile Away from O'Hare International Airport (World's 6th Busiest Airport).

O'HARE
 INTERNATIONAL AIRPORT
 • 6TH BUSIEST AIRPORT IN THE WORLD, 4TH BUSIEST IN THE U.S.
 • 73.9 MILLION PASSENGERS /YEAR
 • 258,840+ FLIGHTS/YEAR

MANNHEIM ROAD
 (36,1202 VPD)

45

enterprise

Panera BREAD

McDonald's

Hilton Garden Inn

BW | Best Western
Holiday Inn

DUNKIN'

FIVE GUYS
BURGERS and FRIES
OUTBACK STEAKHOUSE

Cane's

FIRST WATCH
THE DAYTIME CAFE

12

HYATT PLACE
LAQUINTA

TARGET ROSS
SUBWAY DRESS FOR LESS

IHOP PANDA EXPRESS
COLD STONE
GameStop

CHIPOTLE
Culver's chili's

STEAK 'N SHAKES
STEAK SHAKE

LONGHORN STEAKHOUSE

CHICAGO
(~15 MILES")

INTERSTATE 90

Shell

ILLINOIS 72

TOUHY AVENUE
(40,983 VPD)

7 ELEVEN

US FOODS

ILLINOIS 390

ups

O'HARE INDUSTRIAL CORRIDOR
 • 3,600+ BUSINESSES
 • 100,000+ EMPLOYEES

THORNTONS

LEVANTINA
THE STONE COMPANY

MAIN STEEL

FoodHandler

Airgas
an Air Liquide company

European Food

FedEx

SUBWAY

Super 8
BY WHODAN

Public Storage

6

DUNKIN'

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 85,000 stores** in **20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN DES PLAINES, IL (CHICAGO)

FILE PHOTO



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IL Broker of Record: Matt Chambers

License #: 481.000413

\$10,500,000

5.00% CAP

NOI

\$525,000

Building Area

±6,865 SF

Land Area

±3.50 AC

Year Built

2021

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** June 2021
- ✓ **Located Directly off Heavily Traveled Interstate 90**, at S. Wolf Rd., less than 1 Mile from O'Hare International Airport (World's 6th Busiest Airport).
- ✓ **2021 Construction**, 6,820 SF, Truck Stop with Retail & Laredo Taco. Just 19-miles from Downtown Chicago.
- ✓ **12-Year Net Lease Remaining** with 7.5% rental increases every 5 years, making it an excellent passive investment hedge against inflation.
- ✓ **Location is Near Interstate 294 (Tri-State Tollway) and Interstate 90 (Kennedy Expressway)**, which provide easy access to downtown Chicago, the suburbs, and neighboring states.
- ✓ **Des Plaines, IL**, has several industrial parks in the area support a strong manufacturing base, with companies specializing in machinery, electronics, and food production. The O'Hare Industrial Corridor is an economic hub, attracting industries that benefit from the proximity to air transport and interstate highways.
- ✓ **Special Tax Advantages Afforded to Gas Stations / C - Stores.** Consult your accountant about 60% Bonus Depreciation and Accelerated Depreciation opportunities.

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 DES PLAINES, IL (CHICAGO)

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



7-eleven.com

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. 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 **85,000 stores in 20 countries**, of which approximately **15,000** 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.



IN THE NEWS

7-ELEVEN DES PLAINES, IL (CHICAGO)

7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, driven by its ability to tap into the wants and needs of the ever-changing consumer.

The Irving, Texas-based retail chain has a **network of 13,000-plus** convenience stores across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

Speaking at NRF 2024: Retail's Big Show on **Jan. 14**, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a **better shopper experience** and transform the company. **Key** to this is ICE: Immediate Consumption Ecosystem.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of **three tools**: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty**

EXPLORE ARTICLE



7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States** and **Canada**.

7-Eleven International LLC Inks **\$1.1B** Acquisition Deal

"**Stripes and Laredo Taco Co.** have been a great addition to our family of brands since they initially joined us back in **2018**," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even **more customers across west Texas, New Mexico and Oklahoma.**"

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven **grew** its U.S. store footprint by **12%** when it acquired **approximately 1,030** Sunoco c-stores for **more than \$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year** take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion** gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's **growth strategy** in key geographic areas, and that it could learn a **great** deal about how to cater to the **Mexican-American** customer base in south Texas.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN DES PLAINES, IL (CHICAGO)

Initial Lease Term	15-Year with 12-Years Remaining, Plus (4), 5-Year Options to Renew
Rent Commencement	June 2021
Lease Expiration	June 2036
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Terms & Options
Annual Rent YRS 1-5 (Current)	\$525,000
Annual Rent YRS 6-10	\$564,375
Annual Rent YRS 11-15	\$606,703
Option 1	\$652,205
Option 2	\$701,121
Option 3	\$753,705
Option 4	\$810,233

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.





7-ELEVEN **SUBJECT PROPERTY**
2392 S. WOLF RD.

ILLINOIS 62

LOWE'S

ALDI

HOLMES JUNIOR HIGH SCHOOL
(454 STUDENTS)

SUBWAY

planet fitness
DOLLAR TREE
Firestone
McDonald's

14

CHIPPEWA MIDDLE SCHOOL
(615 STUDENTS)

12

ASCENSION HOLY FAMILY
(178 BEDS)

DUNKIN'
POPEYES

PET SUPPLIES PLUS
DOLLAR TREE
O'Reilly AUTO PARTS

ILLINOIS 58

ROBERT MORRIS UNIVERSITY

GameStop
Little Caesars

GOLF ROAD
±25,404 VPD

Sysco

McDonald's

NORTH ELEMENTARY SCHOOL
(431 STUDENTS)

meijer
Panera BREAD
JJ

E ALGONQUIN ROAD
±26,060 VPD

JOHN JAY ELEMENTARY SCHOOL
(310 STUDENTS)

ROBERT FROST SCHOOL
(282 STUDENTS)

KOHL'S
KFC
JJ

Dominos

BRENTWOOD ELEMENTARY SCHOOL
(429 STUDENTS)

TERRACE SCHOOL
(235 STUDENTS)

ALDI
Advance Auto Parts
BUFFALO WILD WINGS
CHIPOTLE MEXICAN GRILL
Pizza Hut
SHERWIN WILLIAMS

Walmart
STAPLES
tropical CAFE
Starbucks
CHIPOTLE MEXICAN GRILL
McDonald's
Jockey Mifox
Cane's
H&R BLOCK

FOREST COVE APARTMENTS
(300 UNITS)

CVS pharmacy

ILLINOIS 83

ANYTIME FITNESS
SUBWAY
TACO BELL

S WOLF ROAD
±10,881 VPD

BURGER KING

BUTERA Market
planet fitness
Arbys
H&R BLOCK

FRIENDSHIP JUNIOR HIGH SCHOOL
(617 STUDENTS)

DEVONSHIRE ELEMENTARY SCHOOL
(286 STUDENTS)

FOREST ELEMENTARY SCHOOL
(588 STUDENTS)

Wendy's
goodwill

SOUTH ELEMENTARY SCHOOL
(245 STUDENTS)

DUNKIN'

JANE ADDAMS MEM TOLLWAY
±78,419 VPD

Sam's CLUB

MAINE WEST HIGH SCHOOL
(1,880 STUDENTS)

DOLLAR TREE
AutoZone
TACO BELL
MIDAS
McDonald's
KFC

45

HYUNDAI
HONDA

USPS.COM

ILLINOIS 83

TOUCHY AVENUE
±40,983 VPD

INTERSTATE 90

7-ELEVEN **SUBJECT PROPERTY**
2392 S. WOLF RD.

ExtraSpace Storage

ELK GROVE HIGH SCHOOL
(2,000 STUDENTS)

RIDGE FAMILY CENTER FOR LEARNING
(225 STUDENTS)

Office DEPOT OfficeMax
Wendy's
PANDA EXPRESS CHINESE KITCHEN

WYNDHAM GARDEN

Fairfield BY HARTOTT

IROUOIS COMMUNITY SCHOOL
(432 STUDENTS)

GROVE JUNIOR HIGH SCHOOL
(791 STUDENTS)

FedEx

DUNKIN'

FedEx

Longhorn STEAKHOUSE

ORCHARD PLACE ELEMENTARY SCHOOL
(253 STUDENTS)

SALT CREEK ELEMENTARY SCHOOL
(404 STUDENTS)

CLEARMONT SCHOOL
(424 STUDENTS)

BUSSE ROAD
±35,586 VPD

Public Storage

TARGET
Great Clips
GameStop
Subway
COLD STONE CREAMERY
IHOP
chili's
Culver's

ILLINOIS 72

McDonald's
Panera BREAD
DUNKIN'

THE RESIDENCES AT HAMILTON LAKES
(297 UNITS)

VIDEOJET

WINSTON BRANDS INCORPORATED

CHICAGO O'HARE INTERNATIONAL AIRPORT

MANHEIM ROAD
±36,1202 VPD

ILLINOIS 390

O'HARE
INTERNATIONAL AIRPORT

- 6TH BUSIEST AIRPORT IN THE WORLD, 4TH BUSIEST IN THE U.S.
- 73.9 MILLION PASSENGERS /YEAR
- 258,840+ FLIGHTS/YEAR

ALSG

DHL

Family Produce
Foodservice Distribution, Inc.

AMPOL GROUP
CONSTRUCTION & FACILITY SERVICES

ALLIANT

NKS
NATIONAL KWIKMETAL SERVICE

OAK MILL BAKERY

prairie materials

United Displaycraft
A Great Northern *listore* Company

O'HARE INDUSTRIAL CORRIDOR
• 3,600+ BUSINESSES
• 100,000+ EMPLOYEES

JANE ADDAMS MEM TOLLWAY
(78,419 VPD)

7 ELEVEN

7 ELEVEN

NEX
NIPPON EXPRESS
NIPPON EXPRESS USA

Edward Jones

Speedway

Shell

EFW

ILLINOIS
72

TOUHY AVENUE
(40,983 VPD)

CHICAGO
(~15 MILES")

INTERSTATE
90

home comfort

LSGgroup

RENEWAL by ANDERSEN
FULL SERVICE WINDOW & DOOR REPLACEMENT

ABF
Freight



O'HARE INDUSTRIAL CORRIDOR
• 3,600+ BUSINESSES
• 100,000+ EMPLOYEES

JANE ADDAMS MEM TOLLWAY
(78,419 VPD)

TOUHY AVENUE
(40,983 VPD)

ILLINOIS
72



SITE OVERVIEW

7-ELEVEN DES PLAINES, IL (CHICAGO)

	Year Built		2021
	Building Area		±6,865 SF
	Land Area		±3.50 AC



NEIGHBORING RETAILERS

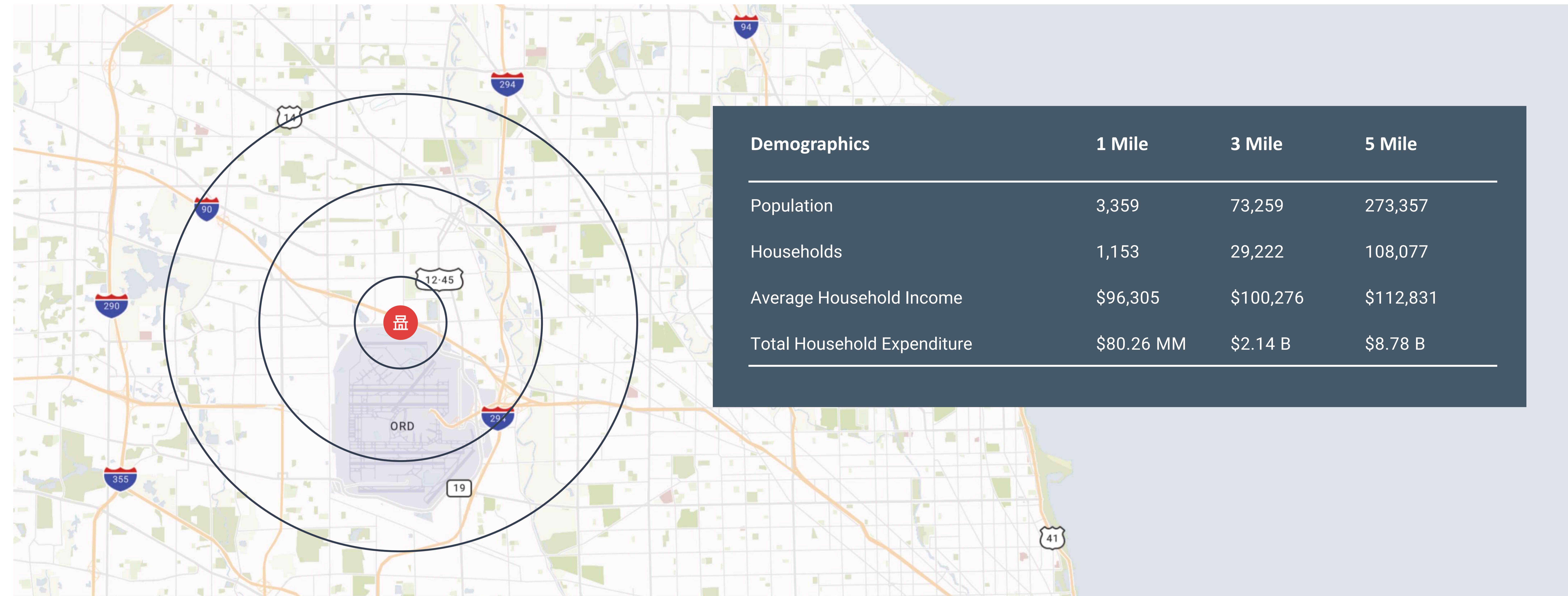
- Walmart
- Target
- Lowe's
- Planet Fitness
- Aldi
- Sam's Club
- Kohl's
- Staples
- AutoZone Auto Parts
- Dollar Tree



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN DES PLAINES, IL (CHICAGO)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Advocate Health (38,679)
2. Amazon.com Inc. (30,100)
3. Northwestern Memorial Healthcare (25,386)
4. University of Chicago (22,395)
5. Endeavor Health (20,251)
6. Walmart Inc. (17,400)
7. United Airlines Holdings Inc. (16,937)
8. Walgreens Boots Alliance Inc. (16,486)
9. JPMorgan Chase & Co. (15,382)
10. Health Care Service Corp. (14,771)

LOCATION OVERVIEW

7-ELEVEN DES PLAINES, IL (CHICAGO)

Chicago

Illinois

 2,720,000+
Population

 \$71,673
Median Household Income



RESIDENTS IN THE
CHICAGO METRO
AREA

9.6M

2021 ANNUAL GDP

\$630B

Chicago stands proudly along the shores of Lake Michigan, ranking as the third most populous city in the U.S.

With a population of 2.7 million, it holds the title of the most populous city in both Illinois and the entire Midwest region. The surrounding Chicago metropolitan area, home to nearly 10 million people, ranks as the third largest in the United States, the fourth largest in North America, and the third largest in the world by land area.

With more than 400 major corporate headquarters, including 31 listed in the Fortune 500, the region has consistently been a top destination for corporate relocations over six years running. Additionally, it hosts several prominent research universities such as the University of Chicago, Northwestern University, University of Illinois at Chicago, DePaul University, and Loyola University.

- Nestled on Lake Michigan's edge, the city serves as a global epicenter for finance, commerce, industry, technology, telecommunications, and transportation.
- O'Hare International Airport, one of the world's busiest, anchors the region's transportation network, supported by an extensive network of U.S. highways and railway freight routes.
- Chicago is renowned as one of the premier sports cities globally, earning recognition in the 2021 Burson Cohn & Wolfe's annual World Sports City Ranking.
- Chicago boasts the world's fourth-largest gross metropolitan product, with a GDP reaching approximately \$630 billion in 2021, trailing behind Tokyo, New York City, and Los Angeles in ranking.
- In 2021, Chicago emerged as the second most visited city in the United States, attracting 30.7 million domestic and international visitors.
- The city earned recognition as the top metropolitan area for corporate investment, as reported by the Chicago Sun-Times.
- Notable landmarks dotting the cityscape include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, the Museum of Science and Industry, and Lincoln Park Zoo.

IN THE NEWS

7-ELEVEN DES PLAINES, IL (CHICAGO)

Quantum business park coming to Chicago, backed by \$700M from state of Illinois

ANDREW ADAMS, JULY 26, 2024 (CAPITOL NEWS ILLINOIS)

CHICAGO – A California-based quantum computing company wants to build one of the largest quantum computers in the world on Chicago’s southeast side and the state is chipping in hundreds of millions of dollars to help make it happen.

PsiQuantum will be the first tenant of the “Illinois Quantum and Microelectronics Park,” the latest development toward turning Illinois into a “**global quantum capital**,” a vision laid out by Gov. **JB Pritzker**.

Former U.S. Steel plant will host ‘quantum campus’ development

In the latest economic development deal from Pritzker’s development-friendly administration, PsiQuantum is set to receive **\$200 million** in tax breaks and other incentives through several state programs, including \$92 million from the state’s **Manufacturing Illinois Chips for Real Opportunity Act**, or MICRO.

The company, as part of the agreement, must put up **\$1.1 billion** for the project, which is planned to include the first “utility-scale quantum computer in the United States,” according to PsiQuantum **CEO** Jeremy O’Brien.

State law was amended earlier this year to make quantum-related companies **eligible** for MICRO incentives, originally intended to spur microchip manufacturing. This is the first agreement under that law since the **incentive program** launched in 2023.

EXPLORE ARTICLE



Walmart's Cutting-Edge Illinois Consolidation Center Creates 700 Jobs, Enhances Chicago Area Economy

DAMON R. SHEFFIELD, MAY 01, 2024 (HOODLINE)

Walmart is ramping up its logistics game with the recent unveiling of a new 492,000-square-foot consolidation center in Minooka, Illinois. As the retailer's third such facility, this technological powerhouse is slated to bolster the local economy with roughly 700 new jobs. Located at 201 S. McLinden Road, the state-of-the-art center has already begun operations, poised to streamline the distribution process and get goods on shelves faster.

With **automated technology** at its core, the Minooka Center is not just a boon for the supply chain but a major employment driver in the Chicago area, eventually employing **700 people** once fully operational. In a statement obtained by the Chicago Sun-Times, Walmart's general manager of the Minooka center, James White, dubbed the launch a “**significant milestone**” in the company's history. Aiming to simplify the supply chain process, the facility started handling goods about 60 days ago and, as reported by Fox32 Chicago, is expected to see **triple the operational capacity**.

As one of the state's largest employers, Walmart bolsters its commitment to the region, employing over 57,800 associates in its seven distribution centers and 184 retail stores throughout Illinois.

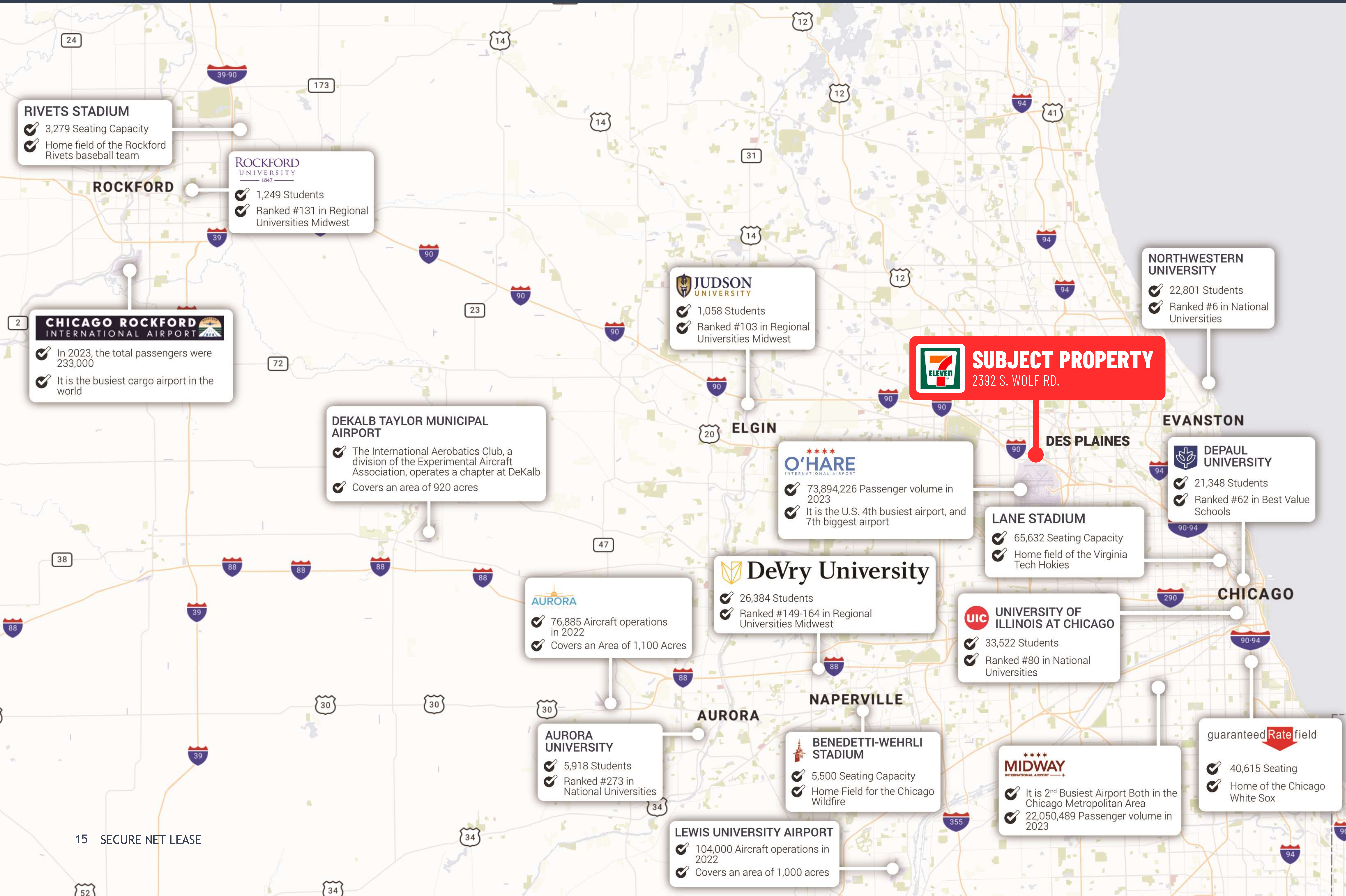
Both industry and community **stand to benefit** from Walmart's latest move, with the promise of lower consumer prices and jobs that offer a full **suite of benefits**. “This grand opening represents what we are as a company,” Walmart’s senior vice president of ambient operations, Mike Gray, said in a statement secured by the Chicago Sun-Times. He stressed Walmart's **legacy** in supply chain excellence and its commitment to making its system more **efficient** with ongoing innovation.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN DES PLAINES, IL (CHICAGO)



RIVETS STADIUM

- ✓ 3,279 Seating Capacity
- ✓ Home field of the Rockford Rivets baseball team

ROCKFORD UNIVERSITY
1847

- ✓ 1,249 Students
- ✓ Ranked #131 in Regional Universities Midwest

CHICAGO ROCKFORD INTERNATIONAL AIRPORT

- ✓ In 2023, the total passengers were 233,000
- ✓ It is the busiest cargo airport in the world

DEKALB TAYLOR MUNICIPAL AIRPORT

- ✓ The International Aerobatics Club, a division of the Experimental Aircraft Association, operates a chapter at DeKalb
- ✓ Covers an area of 920 acres

JUDSON UNIVERSITY

- ✓ 1,058 Students
- ✓ Ranked #103 in Regional Universities Midwest

NORTHWESTERN UNIVERSITY

- ✓ 22,801 Students
- ✓ Ranked #6 in National Universities

7-ELEVEN **SUBJECT PROPERTY**
2392 S. WOLF RD.

O'HARE INTERNATIONAL AIRPORT

- ✓ 73,894,226 Passenger volume in 2023
- ✓ It is the U.S. 4th busiest airport, and 7th biggest airport

DEPAUL UNIVERSITY

- ✓ 21,348 Students
- ✓ Ranked #62 in Best Value Schools

LANE STADIUM

- ✓ 65,632 Seating Capacity
- ✓ Home field of the Virginia Tech Hokies

AURORA

- ✓ 76,885 Aircraft operations in 2022
- ✓ Covers an Area of 1,100 Acres

DeVry University

- ✓ 26,384 Students
- ✓ Ranked #149-164 in Regional Universities Midwest

UIC UNIVERSITY OF ILLINOIS AT CHICAGO

- ✓ 33,522 Students
- ✓ Ranked #80 in National Universities

AURORA UNIVERSITY

- ✓ 5,918 Students
- ✓ Ranked #273 in National Universities

BENEDETTI-WEHRLI STADIUM

- ✓ 5,500 Seating Capacity
- ✓ Home Field for the Chicago Wildfire

guaranteed **Rate** field

- ✓ 40,615 Seating
- ✓ Home of the Chicago White Sox

LEWIS UNIVERSITY AIRPORT

- ✓ 104,000 Aircraft operations in 2022
- ✓ Covers an area of 1,000 acres

MIDWAY INTERNATIONAL AIRPORT

- ✓ It is 2nd Busiest Airport Both in the Chicago Metropolitan Area
- ✓ 22,050,489 Passenger volume in 2023

CALL FOR ADDITIONAL INFORMATION

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