

3504 EL CAJON BLVD

SAN DIEGO, CA 92102

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License# 01906223



7-ELEVEN
FOR SALE
\$3,000,000



INVESTMENT HIGHLIGHTS

- **Tenant:** 7-Eleven (Corporate Lease)
- **Lease Terms:** 10-year initial term, four (5-year) renewal options
- **Rent Increases:** 10% every 5 years
- **Annual Income:** \$132,000 (effective November 1, 2024)
- **Renovation Cost:** Over \$3 million (completed in 2019) Down to the studs
- **Appraised Value:** \$3,650,000
- **Type 21 Liquor License , Fee Simple, 7-Eleven Evolution Store**
- **Laredo Taco Shop on-site:**
Restaurant facility included, no current extra income



Property Facts

Sale Type: Investment

Sale Condition: 1031 Exchange/Loan

Property Type: Retail

Property Subtype: Freestanding

Building Size: 3,509 Sq Ft

Building Class: A

Year Built: 1976 & 2019 (Renovated)

Parking Spaces: 12

Zoning: CUPD-CU-2-3

Price: \$3,000,000

Price per SF: \$900 Sq Ft

Tenancy: Single

Building Height: 1 story

Building FAR: 0.26

Land Acres: 0.35 (15,265 Sq Ft Parcel)

Frontage: 101 SqFt on El Cajon Blvd

Cap Rate: 4.4%

APN: 447-171-11-00

RENT “NNN” ROLL

Lease Year	Annual	Monthly	Total Income	Cap
1 (initial term)	\$110,000	\$9,166.67	\$110,000	3.6%
2-5 (initial term)	\$120,000	\$10,000	\$480,000	4.0%
6-10 (initial term)	\$132,000	\$11,000	\$660,000	4.4%
11-15 (First Extended Term)	\$145,200	\$12,100	\$726,000	4.8%
16-20 (Second Extended Term)	\$159,720	\$13,310	\$798,600	5.3%
21-25 (Third Extended Term)	\$175,692	\$14,641	\$878,460	5.8%
26-30 (Fourth Extended Term)	\$193,261	\$16,105	\$966,305	6.4%

7-ELEVEN EVOLUTION STORE

- One of the first four: The 7-Eleven at 3504 El Cajon Blvd in San Diego conveniently located in San Diego's Normal Heights neighborhood, approximately halfway between Interstates 805 and 15 and is part of the company's Evolution Store concept, offering an enhanced convenience experience. This location features a Laredo Taco Company restaurant with handmade tortillas, a growler station for craft beers, a specialty coffee and drink bar, and other premium amenities like frozen yogurt and a bakery. These stores are designed to test and showcase innovative services and products tailored to the local market
- 7-Eleven, Inc. holds an investment-grade credit rating of "A" for long-term local currency obligations, according to S&P Global Ratings, with a stable outlook.
- 7-Eleven is a well-established, globally recognized brand with strong financials, making it a reliable tenant. As a corporate lease, rent payments are backed by the company itself, reducing default risk.

Traffic: 20,000 cars per day. Both Highways 200,000 per day

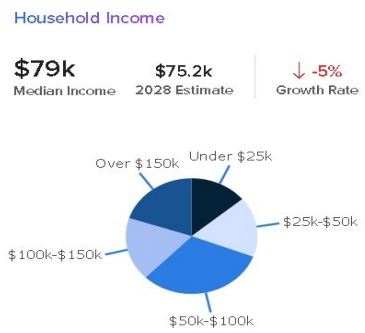
Housing Occupancy Ratio

12:1

14:1 predicted by 2028

Occupied

Vacant



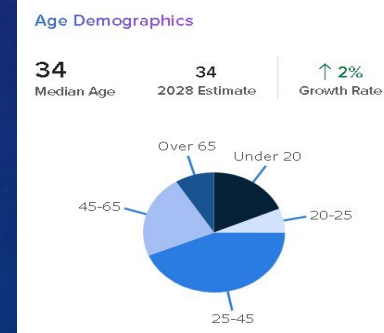
Renter to Homeowner Ratio

2:1

4:1 predicted by 2028

Renters

Homeowner



Population

85.4k

0% Compared to 86k in 2021 | **-3%** Compared to 88.5k in 2018

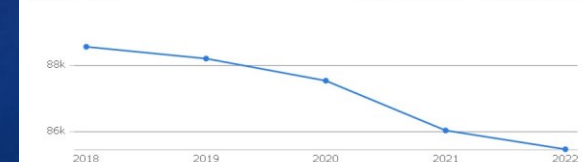


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Are you a Principal looking to Buy, Sell, or Manage assets? Seeking a strategic location to grow your business? Whether you're a developer ready to make your mark or exploring joint venture opportunities, I'm here to help. Let's discuss how my expertise can support your goals and drive success.



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DISCLAIMER

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- Please note that this marketing/advertising/listing is intended to provide an initial overview, and more detailed information will be made available as we progress in the due diligence process. If any errors are on our marketing/advertising/listing, we are not responsible. I Samuel Cryan am ready to assist you with any additional requests or clarifications you may have.