

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Top 9% Nationwide (Placer.ai) | Potential Bonus Depreciation |
Investment Grade Tenant (S&P: A) | 10% Rent Increases



1723 E McAndrews Road

MEDFORD OREGON

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$5,725,000
Annual Rent	\$279,856
Cap Rate	4.89%
Tenant	7-Eleven, Inc.
Lease Type	Absolute NNN
Lease Term	~10 years remaining and 4 (5-year) option periods
Rent Increase	10% rent increases every 5 years
Lease Commencement	12/16/2020
Lease Expiration	12/31/2035
ROFR	15 days

PROPERTY SPECIFICATIONS

Rentable Area	~2,950 SF
Land Area	~0.80 AC
Property Address	1723 E McAndrews Rd, Medford, OR 97504
Year Built / Remodeled	2020
Parcel Number	1-032683-2

INVESTMENT HIGHLIGHTS



Top Placer Ranking

- Location is ranked in the top 12% in the state of Oregon and top 9% of all ranked 7-Eleven locations nationwide in terms of customer visits (Placer.ai)

Long-Term Absolute NNN Lease | Fee Simple Ownership

- Approximately 10 years remaining with no landlord maintenance or expense responsibilities
- Ideal management-free investment for a passive investor

Rental Increases

- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option, increasing the NOI and providing a hedge against inflation

Investment Grade Tenant | Corporate Lease

- The lease is signed by 7-Eleven, Inc., an investment grade (S&P: A) retailer and a globally recognized and established convenience store/gas operator (13,000+ sites in the US and Canada)

Densely Populated and Affluent Trade Area

- More than 85,000 residents and 51,000 employees within 3 miles with an average household income over \$91,000, projected to increase to ~\$100,500 by 2030

High Traffic / Excellent Access & Visibility

- Located at the signalized intersection of Crater Lake Avenue and East McAndrews Road with a combined 38,764 VPD
- ½ mile east of the on-ramp to Interstate 5 (53,200 VPD) providing ease of access to customers and employees

Strategic Location

- Medford serves as the financial, medical, tourist and business hub of Southern Oregon and Northern California, and is strategically located halfway between Portland and San Francisco.
- Directly across Crater Lake Avenue from Providence Medford Medical Center, a full-service, 168-bed acute care community hospital serving southern Oregon and northern California for over 100 years
- 1 mile east of Rogue Valley Mall, the premier regional shopping destination for the Rogue Valley and Medford MSA, comprising ~847,000 square feet of retail space, anchored by Macy's, JCPenney, Kohl's and American Freight, providing a steady flow of retail customers
- 1 mile north of The Village at Medford Center, a 420,000 square foot shopping center, anchored by Safeway, Burlington, Ross Dress for Less and Cinemark Theaters
- 1 mile southwest of North Medford High School with approximately 1,661 students
- 2.5 miles south of Rogue Valley International-Medford Airport, a commercial airport offering ~56 arriving and departing flights daily to and from San Francisco, Portland, Seattle, Los Angeles, Denver, Las Vegas, Phoenix, Salt Lake City and San Diego

Bonus Depreciation

- Potential for significant tax savings via Accelerated Depreciation and Cost Segregation – check with your tax advisor to confirm eligibility

ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

Recent tax reforms have introduced significant benefits for investors in convenience store properties. The **One Big Beautiful Bill Act (OBBBA)**, signed into law on **July 4, 2025**, permanently reinstates **100% bonus depreciation** for most qualified gas station properties. This change eliminates the phasedown schedule previously set by the **Tax Cuts and Jobs Act (TCJA) of 2017**, which would have reduced bonus depreciation to 40% for the entirety of 2025.

Highlights

- **100% Bonus Depreciation:** Applies to qualified properties
- **Accelerated Depreciation Benefits:** Construction and equipment associated with these properties can be reclassified and depreciated over shorter time periods compared to the traditional **39-year life** for commercial properties. This allows investors to:
 - Maximize deductions in the earlier years of ownership
 - Minimize taxable income
 - Reduce financial exposure while enjoying passive income from single-tenant properties

Discuss with your CPA or Tax Attorney

Investors should consult with a tax professional to understand how to leverage these benefits based on their specific financial situation.

Why Bonus and Accelerated Depreciation Matters

Bonus and accelerated depreciation provide a strategic advantage for investors by reducing taxable income in the early years of ownership. This can be particularly beneficial for those seeking to lower their tax burden while generating passive income from single-tenant properties.



PROPERTY OVERVIEW



LOCATION



Medford, Oregon
Jackson County
Medford MSA

ACCESS



Crater Lake Ave: 1 Access Point
E McAndrews Rd: 1 Access Point
Covina Ave: 1 Access Point

TRAFFIC COUNTS



Crater Lake Ave: 16,334 VPD
E McAndrews Rd: 22,430 VPD
Interstate 5: 53,200 VPD

IMPROVEMENTS



There are approximately 2,950 SF of existing building area

PARKING



There are approximately 18 parking spaces on the owned parcel. The parking ratio is ~6.1 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 1-032683-2
Acres: ~0.80

CONSTRUCTION



Year Built: 2020

ZONING



C-C: Commercial





 **PROVIDENCE**
Medford
Medical Center
~309,000 Visits Per Year

KeyBank 

 **First American**

 **7-Eleven**



CAUBLE, FURR & BEGUIN
ATTORNEYS AT LAW

CRATER LAKE AVE

16,334 VPD

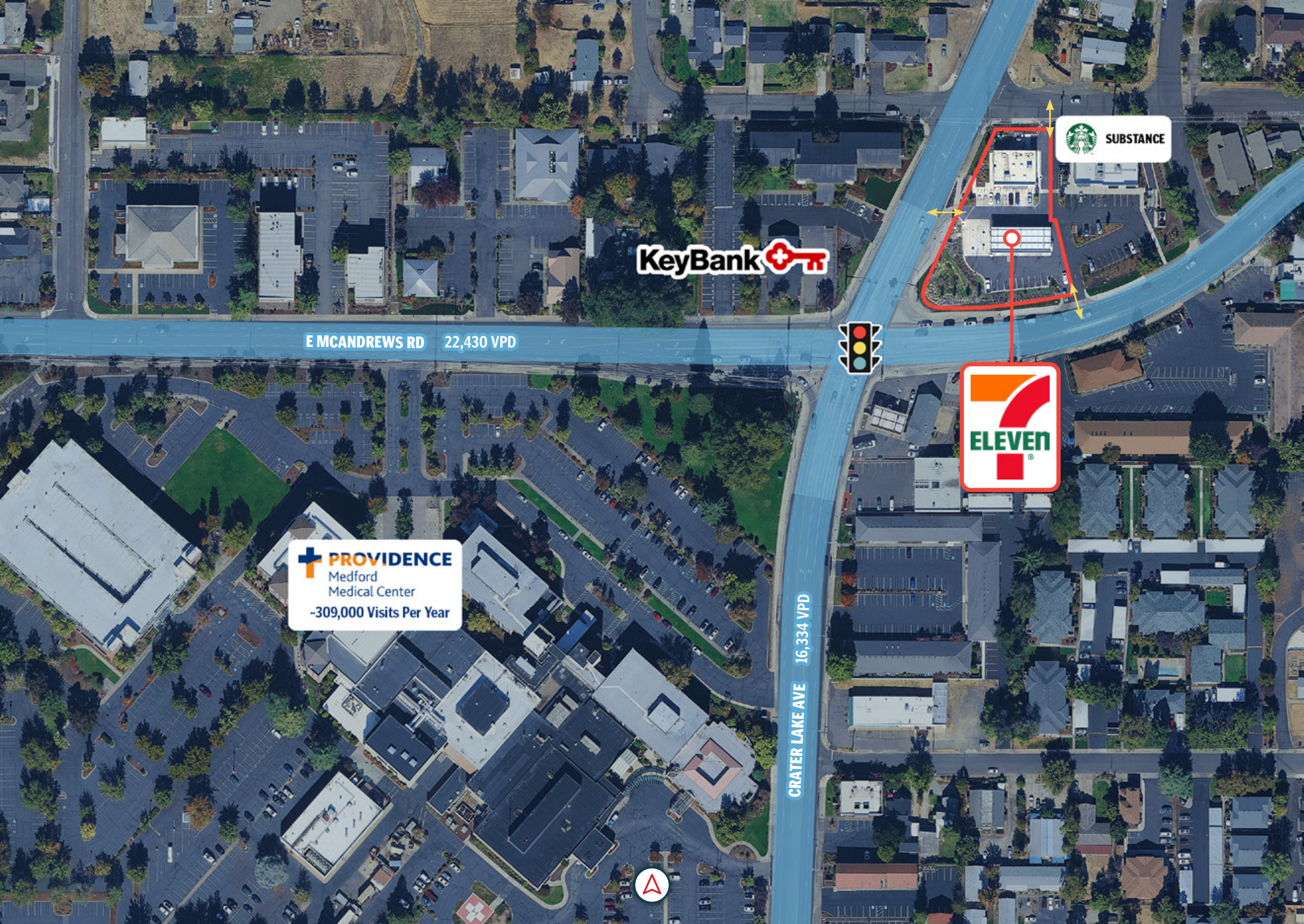
E MCANDREWS RD

22,430 VPD









KeyBank

Starbucks
SUBSTANCE

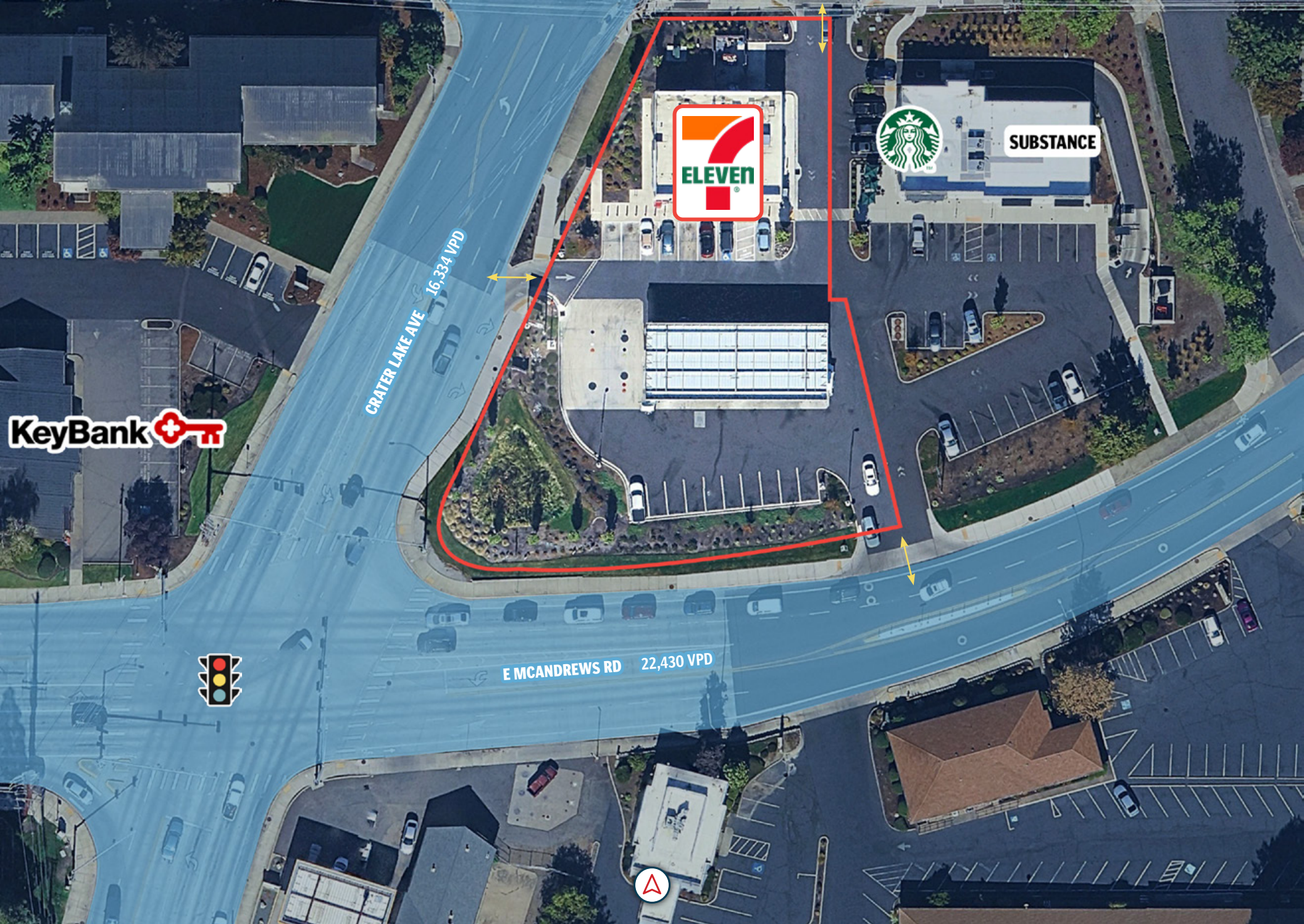
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PROVIDENCE
Medford
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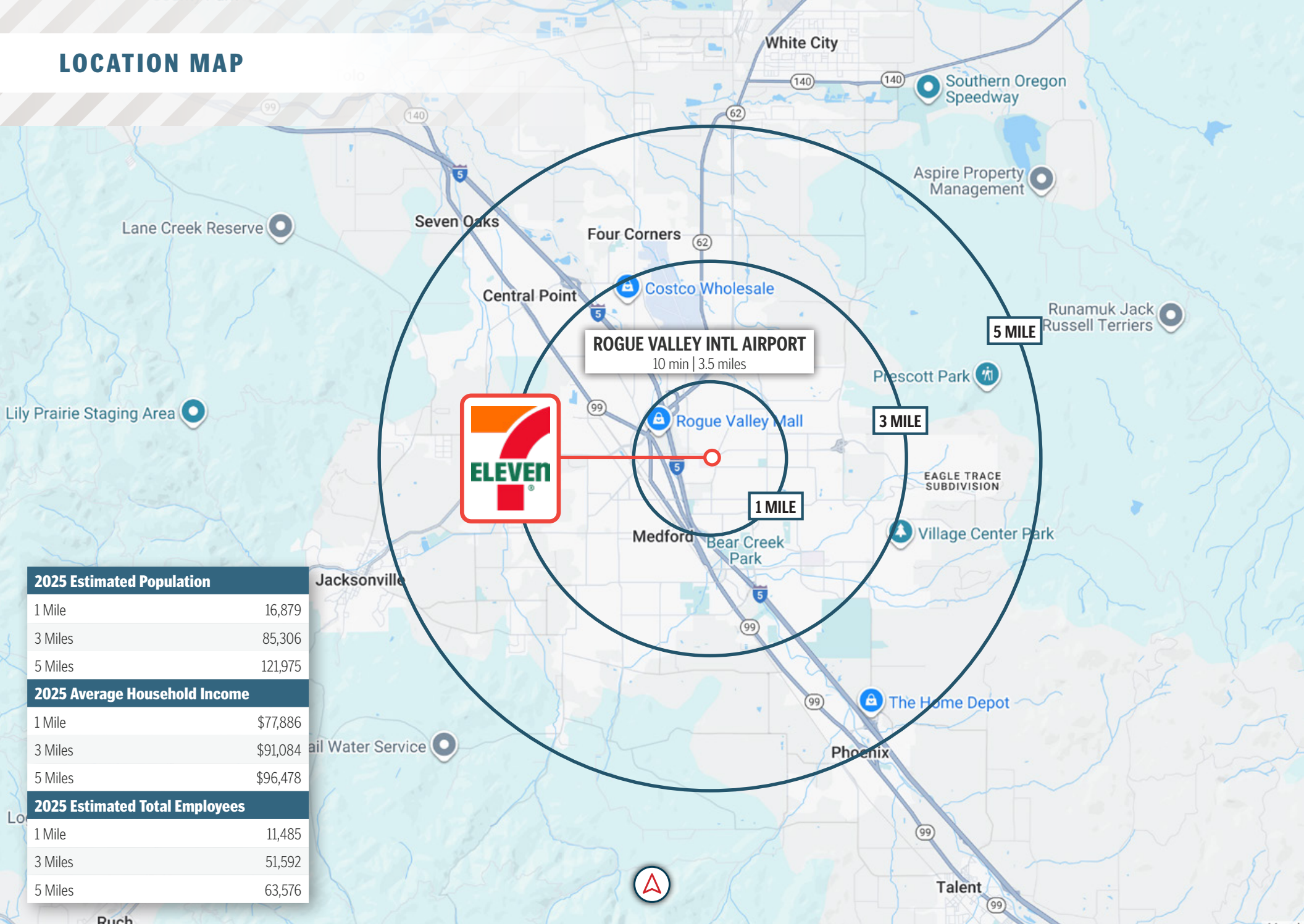








LOCATION MAP





MEDFORD, OREGON

The City of Medford, incorporated in 1885, is located in southwestern Oregon within the Rogue Valley and Jackson County. Surrounded by mountain ranges, Medford serves as the region's primary urban center and has an estimated 2025 population of 86,293. The local economy is anchored by healthcare, while agriculture and timber remain important contributors. Medford is widely known for its pear production and is home to Harry & David Operations Corp., the nation's largest direct-marketing company for fruit and food gift products. Other notable employers include Benchmark Maps, Falcon Northwest, Pacific International Enterprises, and Tucker Sno-Cat. Medford and the surrounding area are also part of Oregon's expanding wine industry, including the Rogue Valley AVA. Government entities remain major employers, and tourism provides a meaningful economic boost, supported by attractions such as U.S. Cellular Community Sports Park and the growing wine and craft beer industries.

Medford offers a wide range of nearby attractions, including Alba Park, the Claire Hanley Arboretum, the Medford Carnegie Library, and Roxy Ann Peak—a dormant volcano about 30 million years old. Additional destinations include Prescott Park, Vogel Plaza, the Medford Railroad Park, Upper and Lower Table Rocks, Rogue Valley Mall, the Craterian Ginger Rogers Theater, and the Southern Oregon Historical Society.

Outdoor recreation is popular with both residents and visitors. Crater Lake—one of the deepest lakes in the country—is nearby. Positioned between the Siskiyou Mountains and the Cascade Range, Medford receives less rainfall than many Pacific Northwest communities. The region's streams and lakes support strong fishing, with boating and fishing popular along the Rogue River. Camping, hiking, and rafting are readily accessible, including trailheads near Table Rock Road leading to Lower Table Rock with panoramic views of the Siskiyou Mountains and Rogue River. Visitors also enjoy local historical walking tours, as well as tours of the Harry & David facility.

Medford is served by Medford School District 549C and has two main high schools and an alternative high school: South Medford High School, North Medford High School, and Central Medford High School. The city also has several private high schools, including St. Mary's School and Cascade Christian High School. Medford is home to Oregon's third-busiest airport, the Rogue Valley International–Medford Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,879	85,306	121,975
2030 Projected Population	17,007	86,868	123,824
2010 Census Population	15,422	74,321	106,526
Projected Annual Growth 2025 to 2030	0.15%	0.36%	0.30%
Historical Annual Growth 2010 to 2020	0.73%	1.13%	1.15%
Households & Growth			
2025 Estimated Households	6,959	33,752	48,278
2030 Projected Households	7,009	34,370	49,006
2010 Census Households	6,580	29,805	42,483
Projected Annual Growth 2025 to 2030	0.14%	0.36%	0.30%
Historical Annual Growth 2010 to 2020	0.39%	0.99%	1.09%
Race & Ethnicity			
2025 Estimated White	82.01%	85.39%	86.28%
2025 Estimated Black or African American	1.34%	1.12%	0.98%
2025 Estimated Asian or Pacific Islander	2.65%	2.16%	2.06%
2025 Estimated American Indian or Native Alaskan	1.58%	1.39%	1.33%
2025 Estimated Other Races	6.13%	7.20%	6.71%
2025 Estimated Hispanic	17.57%	19.23%	18.02%
Income			
2025 Estimated Average Household Income	\$77,886	\$91,084	\$96,478
2025 Estimated Median Household Income	\$58,084	\$71,865	\$75,272
2025 Estimated Per Capita Income	\$32,391	\$36,172	\$38,248
Businesses & Employees			
2025 Estimated Total Businesses	1,178	4,708	5,988
2025 Estimated Total Employees	11,485	51,592	63,576



RENT ROLL



LEASE TERM					RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
7-Eleven, Inc.	2,950	Dec 2020	Dec 2035	Current	-	\$23,321	\$279,857	Absolute NNN	4 (5-Year)
				Dec 2030	10.0%	\$25,654	\$307,842		10% every 5 years
				Option 1	10.0%	\$28,219	\$338,626		
				Option 2	10.0%	\$31,041	\$372,489		
				Option 3	10.0%	\$34,145	\$409,738		
				Option 4	10.0%	\$37,559	\$450,712		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at debtandequity@srsre.com



7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 13,000+

Parent: Seven & I Holdings Co., Ltd.

2024 Employees: 77,902

2024 Revenue: \$71.35 Billion

2024 Net Income: \$1.40 Billion

2024 Assets: \$65.88 Billion

2024 Equity: \$23.12 Billion

Credit Rating: S&P: A

7-Eleven, Inc. is the premier name in the U.S. 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. 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.

The tenant's parent company, Seven & I Holdings, is ranked #129 on the Fortune Global 500, with over \$73.15 billion in annual revenue as of 2024. This global credit strength further underscores the reliability of the tenancy.

#1
**CONVENIENCE
STORE CHAIN**
OVER 13,000 STORES
IN THE U.S. & CANADA



7-ELEVEN,
SPEEDWAY,
LAREDO TACO,
RAISE THE ROOST



8 MILLION
MEMBERS



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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