

#### INVESTMENT HIGHLIGHTS

- This 7-Eleven Corporate store in 2019/2020 renovated this former liquor store down to the studs including, new parking lot, plumbing, electrical, roof, walls, flooring, interior walls, ceiling, brand new A/C units, lighting, etc. Estimated to be over \$3 million in renovation.
- 7-Eleven Corporate Store (10 Year Lease w/ 4 (5) Year Options) with 10% increases every 5 years.
- Income-\$132,000/Year Starting November 1<sup>st</sup>, 2024
- Appraised value of building at \$3,650,000
- Type 21 liquor license
- Contact Accountant about Depreciation (Accountant said Yes)
- Laredo Taco Shop (7-Eleven owns- no extra income but you have a restaurant on the premises for the future)





#### **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 & 2019/2020 (Renovated)

Parking Spaces: 12

Zoning-CUPD-CU-2-3

Price: \$3,160,000

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: 4.17%

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	3.3%
2-5 (initial term)	\$120,000	\$10,000	\$480,000	3.6%
6-10 (initial term)	\$132,000	\$11,000	\$660,000	4.0%
11-15 (First Extended Term)	\$145,200	\$12,100	\$726,000	4.3%
16-20 (Second Extended Term)	\$159,720	\$13,310	\$798,600	4.8%
21-25 (Third Extended Term)	\$175,692	\$14,641	\$878,460	5.2%
26-30 (Fourth Extended Term)	\$193,261	\$16,105	\$966,305	5.8%





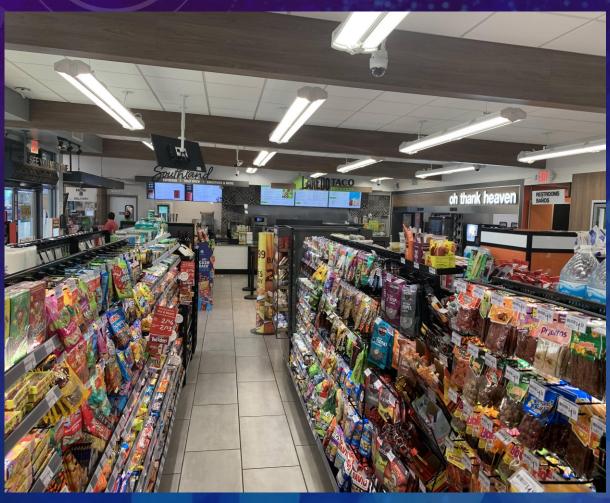
















If you're a Principal looking to Sell, Buy, Upgrade, or looking for a strategic location, a developer seeking to make your mark, or interested in a joint venture opportunity, inquire about my services.

#### 7-Eleven

For Sale \$3,160,000 Samuel Cryan 619-708-5918

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