

3504 EL CAJON BLVD

SAN DIEGO, CA 92102

Samuel Cryan
619-708-5918
RE/MAX Dynasty
License# 01906223



7-ELEVEN
FOR SALE
\$3,160,000



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 1st, 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%

PHOTO GALLERY



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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

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Samuelcryan@gmail.com



DISCLAIMER

- BUYER DUE DILIGENCE NOTICE: Success in real estate requires significant effort, skill and persistence. There are many factors that impact results, some of which you can control and some of which you cannot. Any effort to invest in real estate is done at your own risk and we recommend always performing your own due diligence. It's Broker/s, Sales Agent/s and/or Employees are not responsible for the success or failure of your real estate decisions relating to any information presented by our company or our representatives.
- 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.