



# 7-ELEVEN / SPEEDWAY C-STORE & GAS

1 Romeroville Frontage Rd | Las Vegas, NM 87701

Asking Price: \$5,311,000 | Cap Rate: 5.50%

[CLICK TO VIEW OFFERING MEMORANDUM](#)



## INVESTMENT HIGHLIGHTS

- ◇ Top Placer.ai Ranking: #1 7-Eleven in New Mexico; top 3% nationwide
- ◇ Absolute NNN Lease: 5% rent bumps every 3 years through 2034, plus 10% reset in 2035; zero landlord responsibilities
- ◇ Bonus Depreciation Potential: Accelerated depreciation benefits (consult tax advisor)
- ◇ Investment-Grade Tenant: 7-Eleven / Speedway; Fortune Global 500 (#162), S&P A-rated
- ◇ Limited Competition: Only gas station within 5 miles at major I-25 & US-84 junction
- ◇ Recession & E-Commerce Resistant: Essential convenience and fuel demand
- ◇ Excess Land (7 Acres): Long-term value, expansion, or redevelopment optionality
- ◇ Recent Capital Investment: New fuel pumps installed 1/14/26, signaling strong tenant commitment



**Northmarq**  
4949 Meadows Rd, Suite 490  
Lake Oswego, OR 97035  
northmarq.com



**Sean Mack**  
Senior Vice President  
smack@northmarq.com  
503.957.7945

**BROKER OF  
RECORD:**

**Cynthia Meister**  
Vice President  
cmeister@northmarq.com  
505.542.0010  
NM Lic. #REC-2023-0878