

# FOR SALE | NEW 7-ELEVEN | 15-YEAR CORPORATE LEASE | FRESNO, CA



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Property Video



**Price: \$4,400,000**  
**CAP Rate: 5.0%**

## Property Features:

- New 15-Year Corporate Lease | Investment Grade Tenant S&P Rated "A"
- 10% Rent Increases Every 5-Years | 2023 Build-to-Suit Construction with Fuel
- Pad to a Shopping Center Anchored by a New Aldi Grocery Store
- High Traffic Volume Location | Over 82,000 ADT at Shaw and West Avenues
- Relocation Store with 40+ Years Successful Operating History at Intersection



COMMERCIAL | RETAIL  
ASSOCIATES

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**EXECUTIVE SUMMARY**

Commercial Retail Associates, Inc. is pleased to have been selected as the exclusive listing agent for the sale of this new build-to-suit ±3,011 square foot free-standing corporate 7-Eleven convenience store with six MPDs and twelve fuel pump positions and located on the hard corner at the signalized intersection of Shaw and West Avenues in Fresno, California. With over 82,000 average daily traffic at the intersection, the subject property has unobstructed visibility to busy Shaw and West Avenues and access points on both arterials. The subject property is a pad to a newer Aldi grocery anchored shopping center that caters not only to the nearby residents, businesses, and schools within the immediate area, but as the only Aldi store within the City of Fresno it draws shoppers from an even larger community trade area. The strategic location is within a dense and centralized 360-degree trade area. This offering presents an investor with an opportunity to acquire an attractive pride-of-ownership, newly constructed commercial property that is leased to an investment grade corporate tenant, with a long-term lease commitment to the subject site.

**INVESTMENT SUMMARY**

<b>Address:</b>	2020 W. Shaw Avenue Fresno, California
<b>Price:</b>	\$4,400,000
<b>CAP Rate:</b>	5.0%
<b>Annual Rent:</b>	\$220,000
<b>Lease Term:</b>	15-Years
<b>Lease Type:</b>	Net-Lease
<b>Year Built</b>	2023
<b>Building Size:</b>	±3,011 Square Feet
<b>Parcel Size:</b>	±0.84 Acres
<b>Ownership Interest:</b>	Fee Simple (Land & Improvements)

**STRONG REAL ESTATE FUNDAMENTALS**

- New 15-year corporate lease with 10% rent increases every 5-years and backed by an investment grade tenant with a credit rating of "A" by Standard & Poor's.
- 7-Eleven is the largest convenience store retail chain in the world with over 85,000 stores in 20 countries. The chain's parent company, Seven & I Holdings Company, reported annual revenue of \$88 billion in 2023.
- Fresno is the 35th largest city in the country and the 5th largest city in California, with strong population growth of 22% from 2000 to 2023.
- Built to the latest 7-Eleven prototype construction standards featuring a free-standing convenience store plus fuel canopy with six MPDs and twelve full pump positions.
- Strong Demographics - 148,711 Population, \$102,957 Average Household Income, and 6,994 Businesses within a 3-Mile Radius.
- Potential tax advantage, allowing for bonus depreciation or accelerated depreciation on the property improvements (please consult with your tax advisor).

**LOCATION HIGHLIGHTS**

- 7-Eleven has successfully operated at this intersection for 40+ years and relocated from across the street to this corner to upgrade to a new larger prototype store with fuel pumps.
- The subject property is strategically located at the signalized intersection of Shaw Avenue and West Avenue with traffic counts exceeding 82,000 cars per day. Accessibility is further enhanced with six (6) separate points of ingress and egress into the shopping center.
- Well located to capture customers from two of Fresno's wealthiest neighborhoods, the Van Ness Extension to the northwest and Old Fig Garden to the southeast.
- The West Shaw office submarket contains approximately 2.3 million square feet of office space, significantly enhancing the daytime foot traffic to the property.
- The center has abundant retail frontage with approximately 800 combined feet of linear, mostly unobstructed, frontage along Shaw and West Avenues.
- Neighboring businesses within 1-mile on this stretch of Shaw Avenue include: Whole Foods, Pottery Barn, Williams-Sonoma, Lululemon, Madewell, Banana Republic, Anthropologie, Walgreens, Rite Aid, CVS, plus many more.

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C O M M E R C I A L | R E T A I L  
A S S O C I A T E S

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**LEASE SUMMARY:**

<b>TENANT:</b>	7-Eleven, Inc., a Texas corporation ( <i>corporate signature</i> )	
<b>PRIMARY LEASE TERM:</b>	15-Years	
<b>OPTION TERMS:</b>	Three (3) Periods of Five (5) Years Each	
<b>RENT COMMENCEMENT DATE:</b>	December 1, 2023	
<b>LEASE EXPIRATION DATE:</b>	November 30, 2038	
<b>LEASE TYPE:</b>	Net-Lease *	
	Property Taxes:	Tenant Reimburses
	Property Insurance:	Tenant Carries Directly
	Common Area Maintenance:	Tenant Reimburses

\* Landlord is responsible for the roof and structure and other items as may be detailed in the lease.

\* There is an original 15-year roof material guarantee that can be assigned to the buyer.

**RENT SCHEDULE:**

<b>YEARS</b>	<b>1-5</b>	\$ 220,000 Annually ( <i>Current Term</i> )
<b>YEARS</b>	<b>6-10</b>	\$ 242,000 Annually (10% Increase)
<b>YEARS</b>	<b>11-15</b>	\$ 266,200 Annually (10% Increase)

**OPTION RENT:** 10% Rent Increases

\* All lease provisions are to be independently verified by a prospective buyer during their due diligence period.



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<b>CREDIT RATING:</b>	<b>S&amp;P "A"</b> (Investment Grade)
<b>2023 REVENUE:</b>	<b>\$88 Billion</b>
<b>NUMBER OF STORES:</b>	<b>85,000</b>
<b>LOCATED IN:</b>	<b>20 Countries</b>
<b>FOUNDED:</b>	<b>1927</b>
<b>HEADQUARTERS:</b>	<b>Irving, Texas</b>

**Company Overview:**

7-Eleven is an American-Japanese international chain of convenience stores headquartered in Irving, Texas. The company is the world's largest operator, franchisor and licensor of convenience stores with over 85,000 locations in 20 countries. 7-Eleven introduced the world to the Slurpee, Big Gulp, Big Bite and was the first convenience store to offer ATM services, sell gasoline and remain open 24-hours a day seven days a week.

The chain's parent company, Seven & I Holdings Company, is one the largest retailers in the world with reported revenues of \$88 billion in fiscal year 2023. 7-Eleven has a strong corporate credit rating of "A" by Standard & Poor's and "Baa2" by Moody's, both considered investment grade.

In May 2021, 7-Eleven acquired Speedway, a leading convenience store chain, from Marathon Petroleum Corporation in what was the largest acquisition in the company's history, 7-Eleven acquired approximately 3,800 Speedway stores located in 36 states for \$21 billion in cash.

**This is a Corporate Signature Lease with 7-Eleven, Inc., a Texas corporation**

For more information visit: [www.7-eleven.com](http://www.7-eleven.com)



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**SUBJECT PROPERTY**  
**7 ELEVEN**

**DOLLAR TREE**

**T.J. Maxx**

**Starbucks**  
**Spicy Mayo HIBACHI**  
**Colorado GRILL**

**Jack in the Box**

**WESTAMERICA BANK**

**WELLS FARGO**

**RITE AID**

**TACO BELL**

**BMO**

**ALDI**

**Shaw Avenue**

**West Avenue**

**±82,700 ADT**

**Land Also Available For Sale**  
**±3.31 ACRES**  
*(Inquire with Broker)*



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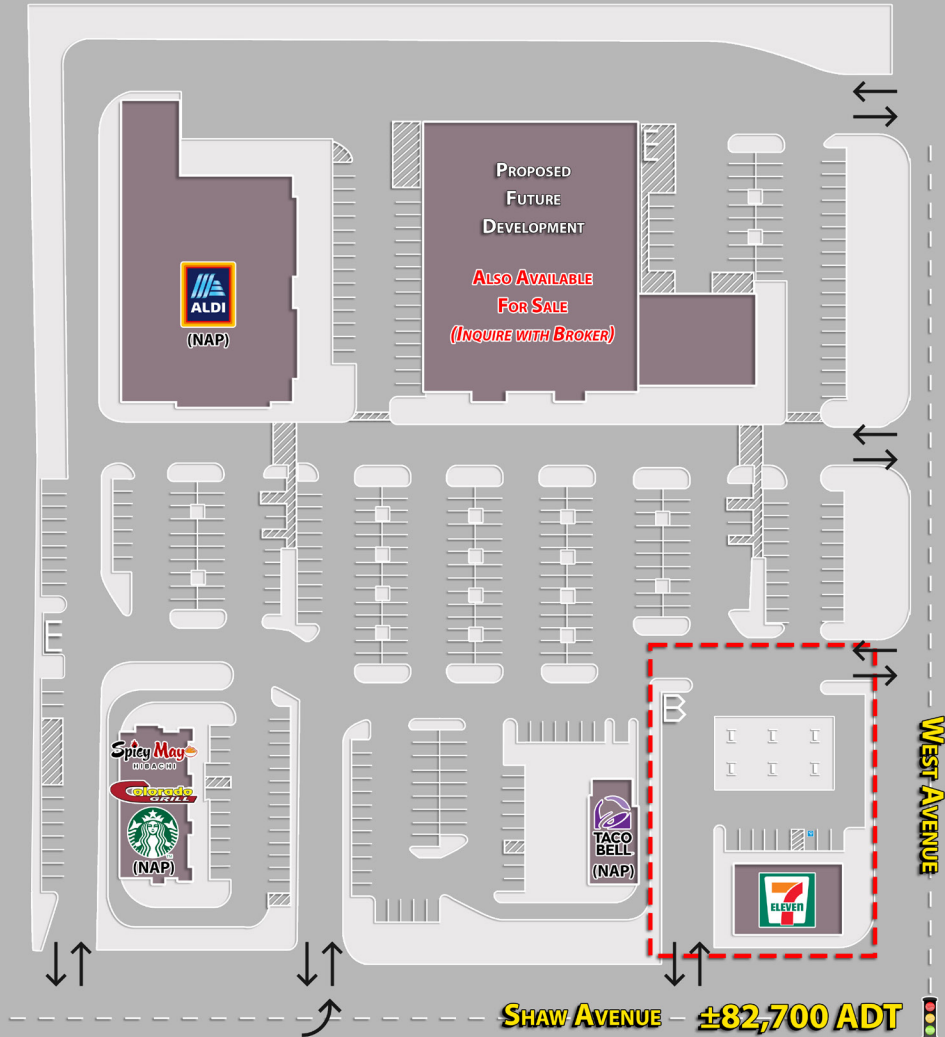
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\*site plan and property outline not to scale



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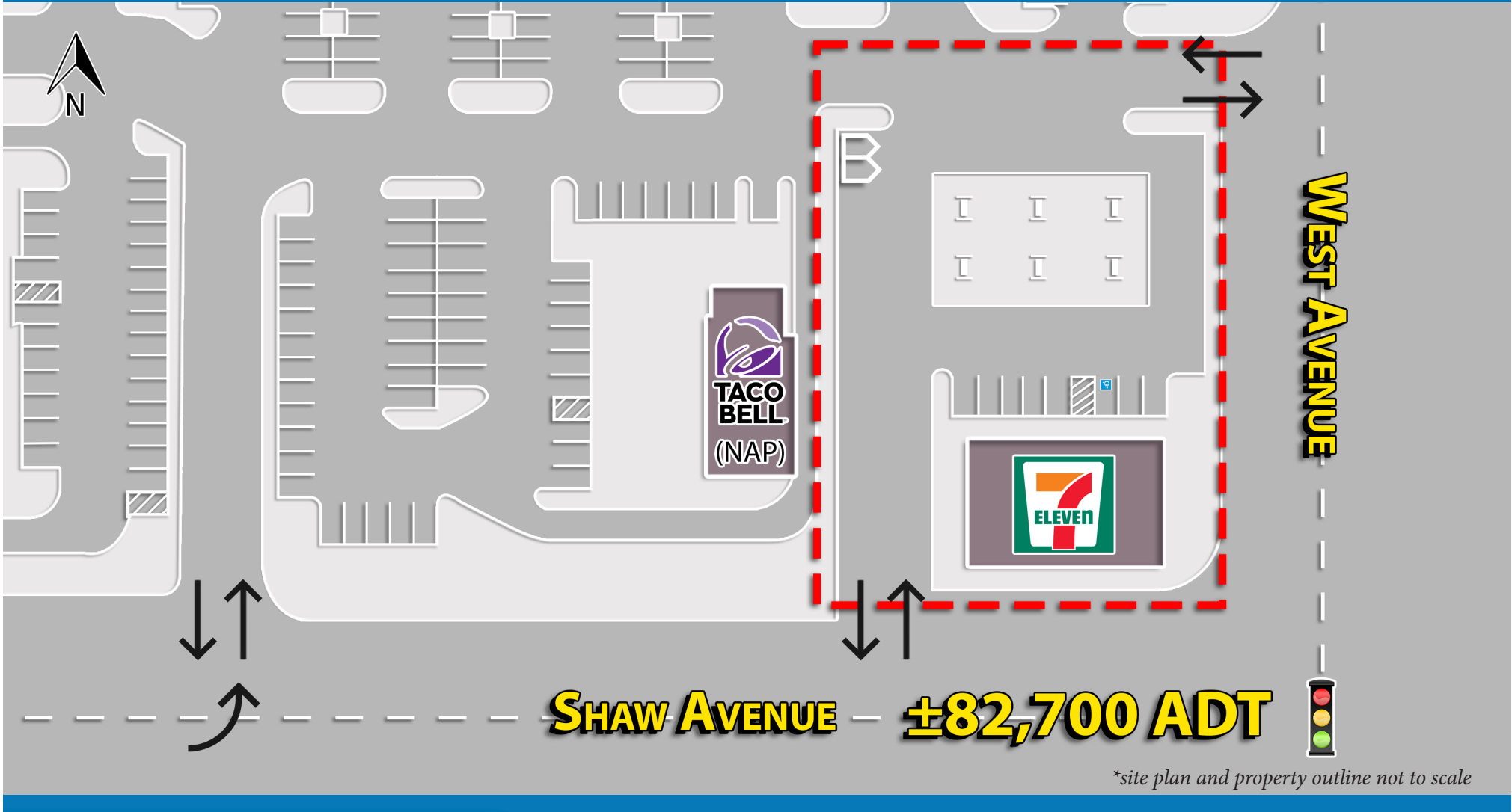
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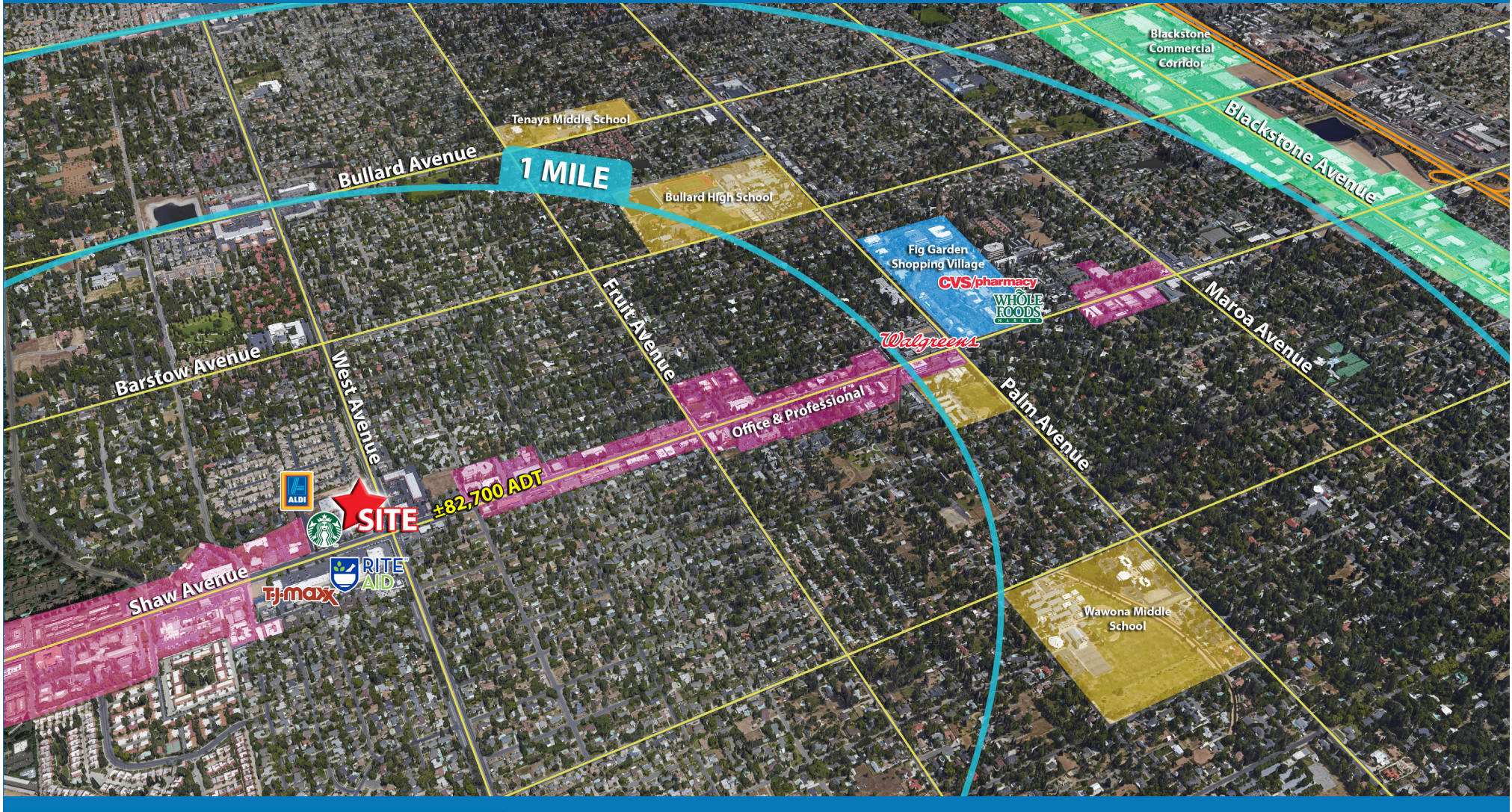
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# FRESNO, CALIFORNIA



Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the Central Coast. Fresno County has a diverse population of approximately 1 million people. Covering an area of more than 6,000 square miles, Fresno County is the state's sixth largest county. Fresno County's economy is based in agriculture and produces more crops in terms of gross value than any other area in the United States. Fresno County is home to a wide variety of manufacturing operations, many with ties to agriculture in the food processing, meat and dairy industries. Due to its central location within the state of California, Fresno County has become a thriving distribution and logistics hub. Distributors can reach nearly all parts of California, a market of over 30 million people, overnight by truck.

Five major highways and freeways pass through Fresno County, including State Highways 99, 41, 180, 168 and Interstate 5, as well as rail service from Burlington Northern Santa Fe and Union Pacific. Fresno County is known as the "Gateway to the Sierras" and offers a wide variety of outdoor recreational opportunities including Yosemite and Sequoia National Parks, numerous lakes and rivers, snow skiing, water sports and easy access to the Central Coast popular for surfing, fishing, whale watching and wine. Residents of Fresno County also enjoy a very low cost of living relative to California (Median home price \$435,000), boast an uncongested freeway system, have access to great shopping and entertainment, top ranked schools and opportunities for higher education including California State University Fresno.



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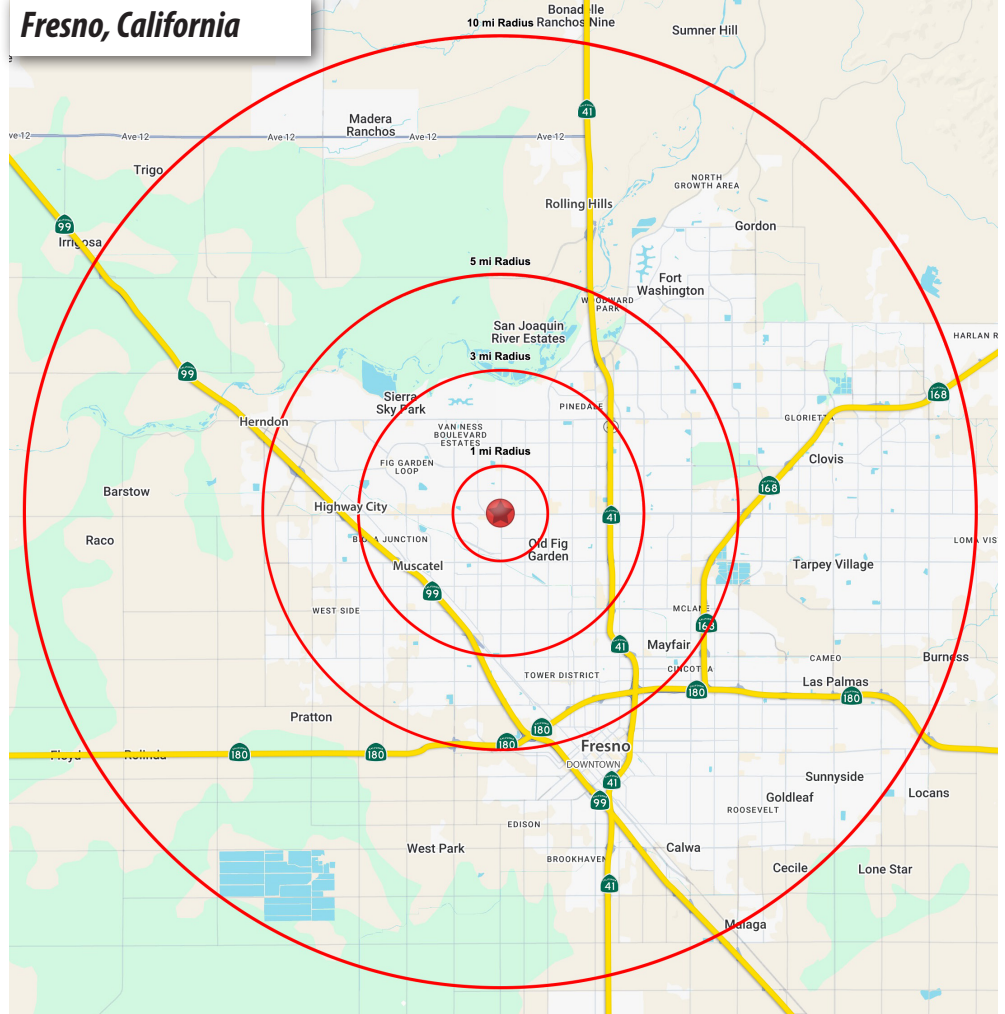
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2020 W Shaw Ave Fresno, CA 93711	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	14,391	148,711	337,872	712,171
2020 Census Population	13,933	145,302	332,574	706,793
2010 Census Population	13,694	139,448	315,324	650,851
<b>Households</b>				
2024 Estimated Households	5,469	54,833	119,209	238,924
2020 Census Households	5,463	53,920	116,901	232,968
2010 Census Households	5,295	50,944	109,432	212,307
<b>Age</b>				
2024 Est. Population Under 10 Years	13.6%	14.5%	14.6%	14.6%
2024 Est. Population 10 to 19 Years	14.4%	14.5%	14.9%	15.5%
2024 Est. Population 20 to 29 Years	11.0%	13.7%	14.8%	14.2%
2024 Est. Population 30 to 44 Years	18.9%	20.8%	21.2%	21.2%
2024 Est. Population 45 to 59 Years	15.7%	15.4%	15.5%	15.8%
2024 Est. Population 60 to 74 Years	16.7%	14.2%	13.2%	13.0%
2024 Est. Population 75 Years or Over	9.7%	6.8%	5.8%	5.6%
2024 Est. Median Age	39.1	35.2	33.6	33.6
<b>Race</b>				
2024 Est. White	47.4%	41.8%	38.7%	38.9%
2024 Est. Black	9.8%	9.3%	8.9%	7.7%
2024 Est. Asian or Pacific Islander	8.2%	10.6%	12.5%	14.3%
2024 Est. American Indian or Alaska Native	1.8%	2.2%	2.3%	2.0%
2024 Est. Other Races	32.7%	36.1%	37.6%	37.1%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More	16.8%	10.4%	9.3%	11.4%
2024 Est. HH Income \$150,000 to \$199,999	8.7%	7.0%	6.4%	8.2%
2024 Est. HH Income \$100,000 to \$149,999	18.0%	16.1%	16.7%	17.2%
2024 Est. HH Income \$75,000 to \$99,999	15.0%	12.3%	12.8%	12.6%
2024 Est. HH Income \$50,000 to \$74,999	13.0%	17.0%	16.7%	15.3%
2024 Est. HH Income \$35,000 to \$49,999	11.6%	10.8%	10.8%	9.9%
2024 Est. Average Household Income	\$136,412	\$102,957	\$98,126	\$106,781
2024 Est. Total Businesses	933	6,994	13,846	25,282
2024 Est. Total Employees	6,157	54,883	115,561	225,184



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All property showing are by appointment only. Please consult your agent or a Commercial Retail Associates agent for more details.

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