



## NET LEASE INVESTMENT OFFERING

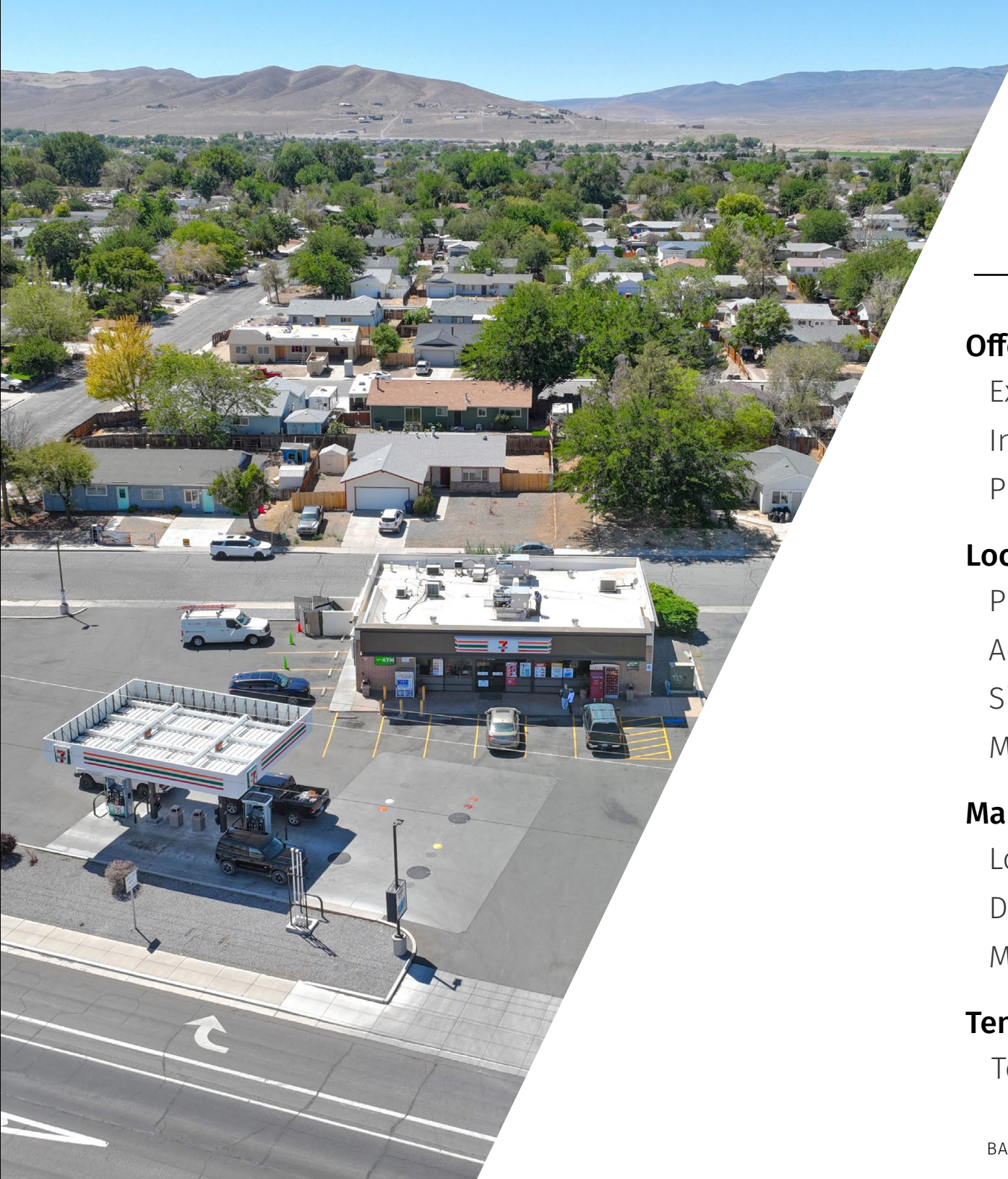


**7-Eleven**

855 E Main St  
Fernley, NV 89408 (Reno MSA)

**BANG**  
REALTY





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## Executive Summary

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Bang Realty – Nevada, Inc is pleased to exclusively market for sale a single tenant net leased 7-Eleven property located in Fernley, Nevada, within the Reno MSA. The store operates 24/7 and is corporately leased through January 2036. The subject lease is absolute triple net presenting no landlord responsibilities. The lease includes 10% rent increases every five years during the initial term and 7.5% increases during the first three renewal options.

The 2,400-square-foot property is located along East Main Street, a primary thoroughfare through Fernley. The asset benefits from its proximity to Commerce Way (29,100 vehicles per day) and Interstate 80 (21,600 vehicles per day), which connects Reno to Salt Lake City. There are over 25,000 people living within a five-mile radius, those of which earn an average household income exceeding \$98,000. The corridor attracts steady traffic due to nearby national retailers, including Lowe's, Tractor Supply Company, Walgreens, Starbucks, Grocery Outlet, McDonald's, Wells Fargo, and others. Fernley's industrial corridor, featuring businesses like Sherwin-Williams, Trex, CNH Parts, Polaris Industries, Clean Earth, and MSC Industrial, further drives daytime traffic to the area.

7-Eleven, Inc. is a global leader in convenience retailing, operating as one of the world's largest and most recognizable convenience store chains. Founded in 1927 in Dallas, Texas, as an ice company that began selling milk, eggs, and bread, the company evolved into the iconic 7-Eleven brand, named for its extended hours of operation from 7 a.m. to 11 p.m. Today, 7-Eleven operates, franchises, and licenses over 84,000 stores across 19 countries, with a strong presence in the United States, Japan, Thailand, and beyond. Headquartered in Irving, Texas, and owned by Seven & i Holdings Co., Ltd., based in Tokyo, the company is renowned for its innovative approach to convenience, introducing the first self-serve soda fountains, to-go coffee, and the globally famous Slurpee drink.

# Investment Highlights

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- » Positioned within the Reno MSA
- » Investment grade tenant – S&P: A
- » Long term lease – over 10 years remaining
- » 24-hour location
- » 10% rental escalations throughout the primary term
- » NNN – no landlord responsibilities
- » Located along East Main Street (13,200 VPD) and near Interstate 80 (21,600 VPD)
- » Average household income within five miles exceeds \$98,000
- » Proximity to several national retailers: Lowe's, Tractor Supply Company, Walgreens, Starbucks, Grocery Outlet, McDonald's, Wells Fargo, and several others
- » Minutes from a large industrial corridor: Sherwin-Williams, Trex, CNH Parts, Polaris Industries, Clean Earth, & MSC Industrial
- » Over 25,000 people live within a five-mile radius





## Property Overview



PRICE  
\$4,207,500



CAP RATE  
5.40%



NOI  
\$227,205<sup>1</sup>

LEASE COMMENCEMENT DATE:

1/4/2021

LEASE EXPIRATION DATE:

1/31/2036

RENEWAL OPTIONS:

Five 5-year

RENTAL ESCALATION:

Primary (Jan 2031): 10%  
Option 1 (Feb 2036): 7.5%  
Option 2 (Feb 2041): 7.5%  
Option 3 (Feb 2046): 7.5%  
Option 4 (Feb 2051): FMV  
Option 5 (Feb 2056): FMV

LEASE TYPE:

NNN<sup>2</sup>

TENANT:

7-Eleven, Inc.

BUILDING SIZE:

2,400 SF

LAND SIZE:

0.57 AC

- 1) NOI as of the January 2026 rental escalation.
- 2) During the final two years of the lease, if the tenant proposes capital expenditures more than \$20,000 and the landlord approves, the tenant will be reimbursed at lease expiration for the unamortized portion of the expenditure's useful life. The capital expenditure will be amortized on a straight-line basis over its estimated useful life.



# Photographs



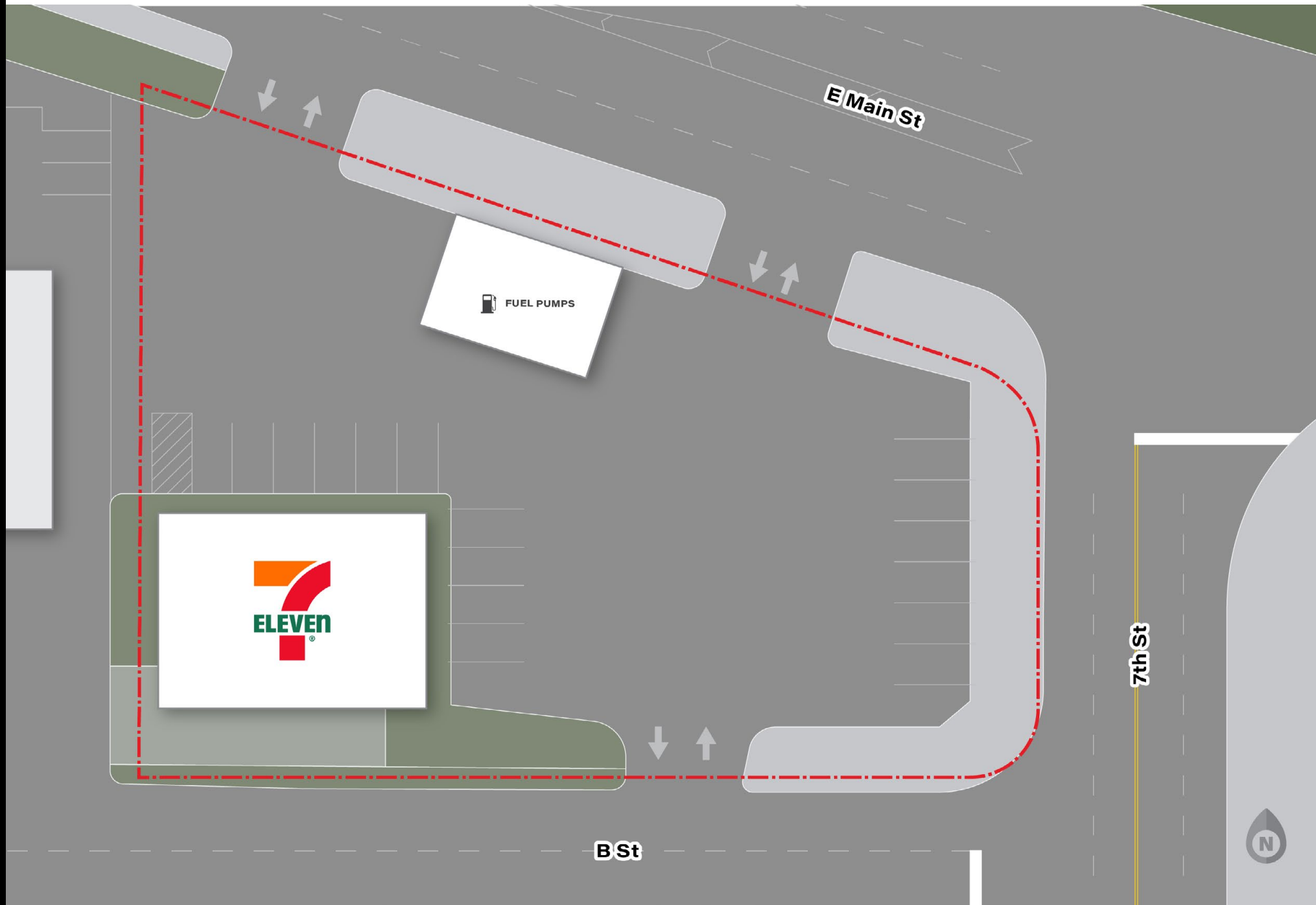


# Aerial



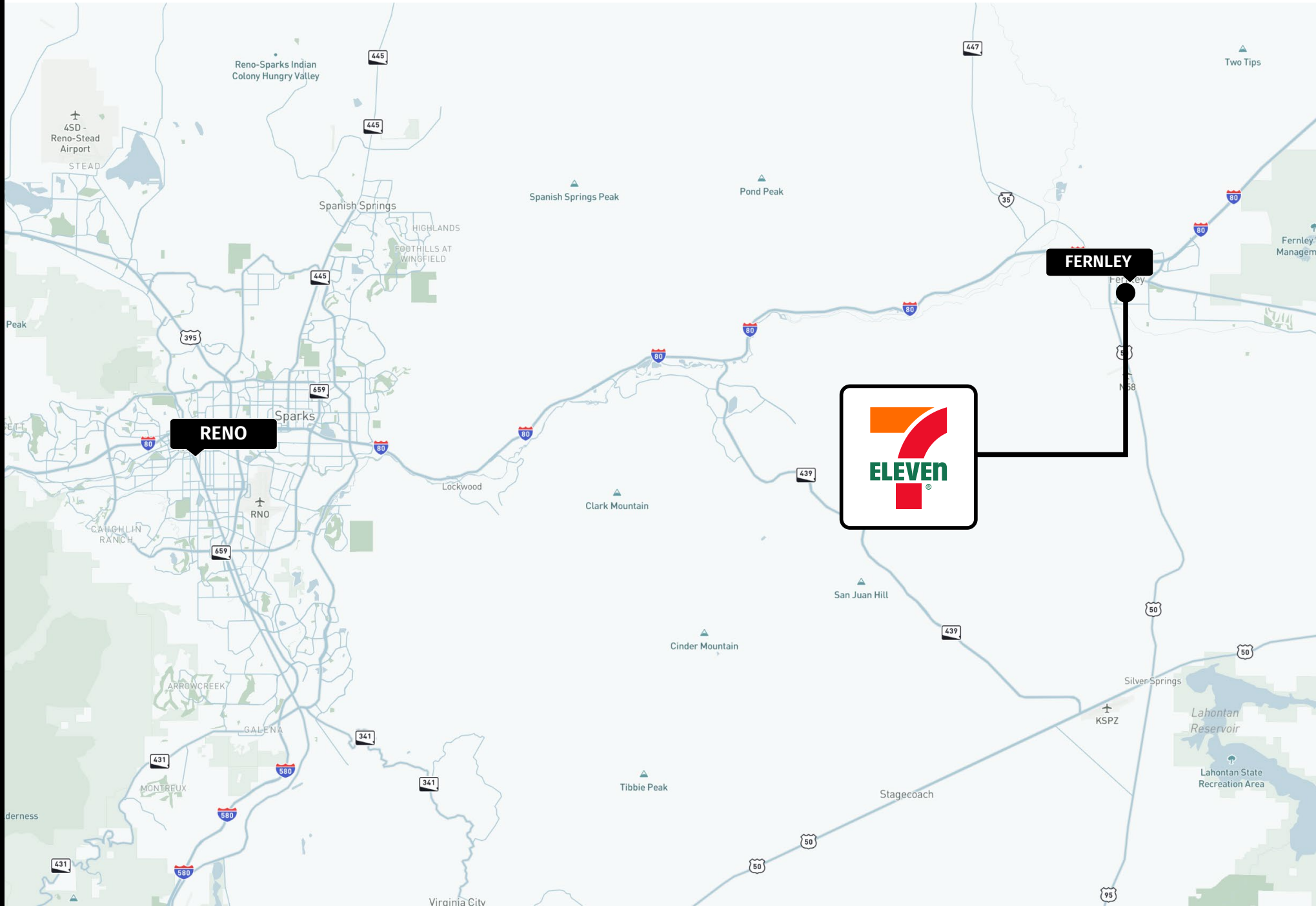


# Site Plan





# Map








# Location Overview

## FERNLEY, NEVADA

Fernley, Nevada, is a small city located in Lyon County, approximately 30 miles east of Reno along Interstate 80. Originally established as a railroad town in the early 20th century, Fernley has grown into a community of about 23,000 residents as of recent estimates. The city’s strategic location at the crossroads of I-80 and U.S. Route 50 Alternate makes it a key hub for transportation and commerce in northern Nevada. Fernley’s economy has historically been tied to agriculture, particularly alfalfa and onion farming, due to its proximity to the Truckee and Carson Rivers, which support irrigation in the region. Today, it also serves as a growing industrial center, with major distribution facilities for companies like Amazon and Walmart, attracted by the city’s access to major highways and rail lines.

Despite its growth, Fernley retains a small-town atmosphere with a focus on community and outdoor recreation. The city is near the scenic Lahontan Reservoir, a popular spot for fishing, boating, and camping, and is a gateway to the vast Black Rock Desert, known for hosting the annual Burning Man festival. Fernley’s desert climate features hot summers and cold winters, typical of the Great Basin region, with clear skies offering stunning views of the surrounding Virginia Mountains. The city hosts local events like the Fernley Fourth of July Celebration and the Fernley Farmers Market, fostering a sense of community. With its blend of rural charm, economic opportunity, and proximity to Reno’s urban amenities, Fernley continues to attract residents and businesses seeking a balance between affordability and accessibility.

# Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	9,459	3,604	\$79,919	\$95,609
3-MILE	21,572	7,843	\$81,679	\$96,768
5-MILE	25,287	9,143	\$83,218	\$98,288





## MSA Overview

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### **RENO MSA**

The Reno Metropolitan Statistical Area (MSA), encompassing Washoe County and parts of Storey County in Nevada, is a vibrant region centered around Reno, known as “The Biggest Little City in the World.” With a population of approximately 500,000 as of recent estimates, the Reno MSA is a key economic hub in northern Nevada, driven by its diverse economy that includes tourism, technology, logistics, and manufacturing. Reno’s historical roots in gaming and hospitality, with iconic casinos like the Peppermill and Atlantis, have evolved alongside a burgeoning tech sector, with companies like Tesla and Google establishing major operations in the nearby Tahoe-Reno Industrial Center. The region’s connectivity via Interstate 80, rail lines, and Reno-Tahoe International Airport supports its role as a logistics and distribution powerhouse, while the University of Nevada, Reno, fuels innovation and workforce development.

The Reno MSA offers a unique blend of urban amenities and outdoor recreation, set against the stunning backdrop of the Sierra Nevada Mountains. Residents and visitors enjoy proximity to Lake Tahoe, just 40 miles away, which provides world-class skiing, hiking, and water activities. The region’s high desert climate features hot summers, mild winters, and over 300 days of sunshine annually, ideal for exploring natural attractions like the Truckee River Walk or the nearby Pyramid Lake. Cultural events, such as the Reno Balloon Race and Artown, a month-long summer arts festival, enrich the community’s vibrant atmosphere. With its growing economy, affordable cost of living compared to coastal cities, and access to both urban and natural landscapes, the Reno MSA continues to attract residents, businesses, and tourists seeking opportunity and adventure.



# Tenant Overview

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## 7-ELEVEN

7-Eleven, Inc. is a global leader in convenience retailing, operating as one of the world's largest and most recognizable convenience store chains. Founded in 1927 in Dallas, Texas, as an ice company that began selling milk, eggs, and bread, the company evolved into the iconic 7-Eleven brand, named for its extended hours of operation from 7 a.m. to 11 p.m. Today, 7-Eleven operates, franchises, and licenses over 84,000 stores across 19 countries, with a strong presence in the United States, Japan, Thailand, and beyond. Headquartered in Irving, Texas, and owned by Seven & i Holdings Co., Ltd., based in Tokyo, the company is renowned for its innovative approach to convenience, introducing the first self-serve soda fountains, to-go coffee, and the globally famous Slurpee drink. 7-Eleven continues to adapt to modern consumer needs, offering 24/7 access to fresh food, snacks, beverages, and everyday essentials, alongside digital innovations like mobile apps and delivery services. Committed to community engagement and sustainability, 7-Eleven remains a trusted, customer-centric brand, delivering convenience and quality to millions daily.

Website:	<a href="http://www.7-eleven.com">www.7-eleven.com</a>
Headquarters:	Irving, TX
Number of Locations:	84,000 worldwide
Company Type:	Wholly owned subsidiary





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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BANG Realty has not verified, and will not verify, any of the information contained herein, nor has BANG Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



### EXCLUSIVELY LISTED BY:

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