

# SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity

**7-ELEVEN®**

Subleased to **bp** 

2+ Years Remaining | Scheduled Rental Increases | Fee Simple Ownership

QUALIFIES FOR  
100% BONUS  
DEPRECIATION

274 Mars Valencia Road | Mars, Pennsylvania

**PITTSBURGH** MSA

ACTUAL SITE

 **SRS**



## EXCLUSIVELY MARKETED BY



### ANDREW FALLON

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**National Net Lease**

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PA License No. RSR006585

## CONSULTANTS

### PHILIP WELDE JR.

**First Vice President**



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531

## OFFERING SUMMARY



## OFFERING

Pricing	\$1,522,000
Net Operating Income	\$87,504
Cap Rate	5.75%

## PROPERTY SPECIFICATIONS

Property Address	274 Mars Valencia Road Mars, Pennsylvania 16046
Rentable Area	3,000 SF
Land Area	1.08 AC
Year Built	1988
Tenant	BP
Guaranty	7-Eleven Corporate (S&P: A)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	2+ Years
Increases	8.63% At beginning of Option
Options	1 (5-Year)
Rent Commencement	April 9, 1988
Lease Expiration	April 30, 2028
ROFO/ROFR	No

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>BP</b>	3,000	4/9/1988	4/30/2028	Current	-	\$7,292	\$87,504	1 (5-Year)
(7-Eleven Corp. Guaranty)				Option 1	8.63%	\$7,921	\$95,054	

## 2+ Years Remaining | Scheduled Rental Increases | 7-Eleven Corporate Guaranty

- The tenant currently has 2+ years remaining on their initial lease with 1 (5-year) option to extend, demonstrating their commitment to the site
- The lease features a scheduled rental increase of 8.63% in the last renewal option, which helps grow NOI and hedge against inflation
- 7-Eleven corporate guaranty. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 57,000 residents and 63,000 employees support the trade area
- Affluent average household income of \$189,635

## Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Schools

- The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including McDonald's, Aldi, CVS, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Mars Area High School (1,048 students), Mars Area Middle School (513 students), and Mars Area Elementary School (907 students), further increasing consumer traffic to the site

## Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Mars Valencia Rd and State Rd 228, which combined average 28,500 VPD
- The asset has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress





ACCELERATED DEPRECIATION  
FOR CONVENIENCE STORE  
PROPERTIES

Previously, the Tax Cuts and Jobs Act (TCJA) of 2017 included a phasedown schedule that would have reduced bonus depreciation to 40% for the entirety of 2025. This phaseout was eliminated by the One Big Beautiful Bill Act (OBBBA), which was signed into law on July 4, 2025. Due to this recent tax reform, 100% bonus depreciation is permanently reinstated for most qualified gas station properties acquired and placed in service after January 19, 2025. For the period between January 1 and January 19, 2025, a 40% bonus depreciation rate applies. The construction and equipment associated with these properties can be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer’s yearly tax liability outside of this investment.	For some investors, it may make more sense to have the entire asset’s depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

## BRAND PROFILE



### 7-ELEVEN

**7-eleven.com**

**Company Type:** Subsidiary

**Locations:** 13,000+

**Parent:** 7-Eleven

**Parent of Parent:** Seven & I Holdings Co., Ltd.

**2025 Employees:** 62,012

**2025 Revenue:** \$77.65 Billion

**2025 Net Income:** \$1.19 Billion

**2025 Assets:** \$78.15 Billion

**2025 Equity:** \$26.14 Billion

**Credit Rating:** S&P: A-

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards and Speedy Rewards loyalty programs with more than 80 million members, place an order in the 7NOW delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Source: franchise.7-eleven.com, finance.yahoo.com

# PROPERTY OVERVIEW



## LOCATION



Mars, Pennsylvania  
Butler County  
Pittsburgh MSA

## ACCESS



Mars Valencia Road: 2 Access Points  
State Highway 228: 1 Access Point

## TRAFFIC COUNTS



Mars Valencia Road: 6,600 VPD  
State Highway 228: 21,900 VPD

## IMPROVEMENTS



There is approximately 3,000 SF of existing building area

## PARKING



There are approximately 25 parking spaces on the owned parcel.  
The parking ratio is approximately 8.33 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 010 S2 A720000 & 010 S2 A360000  
Acres: 1.08  
Square Feet: 46,827

## CONSTRUCTION



Year Built: 1988

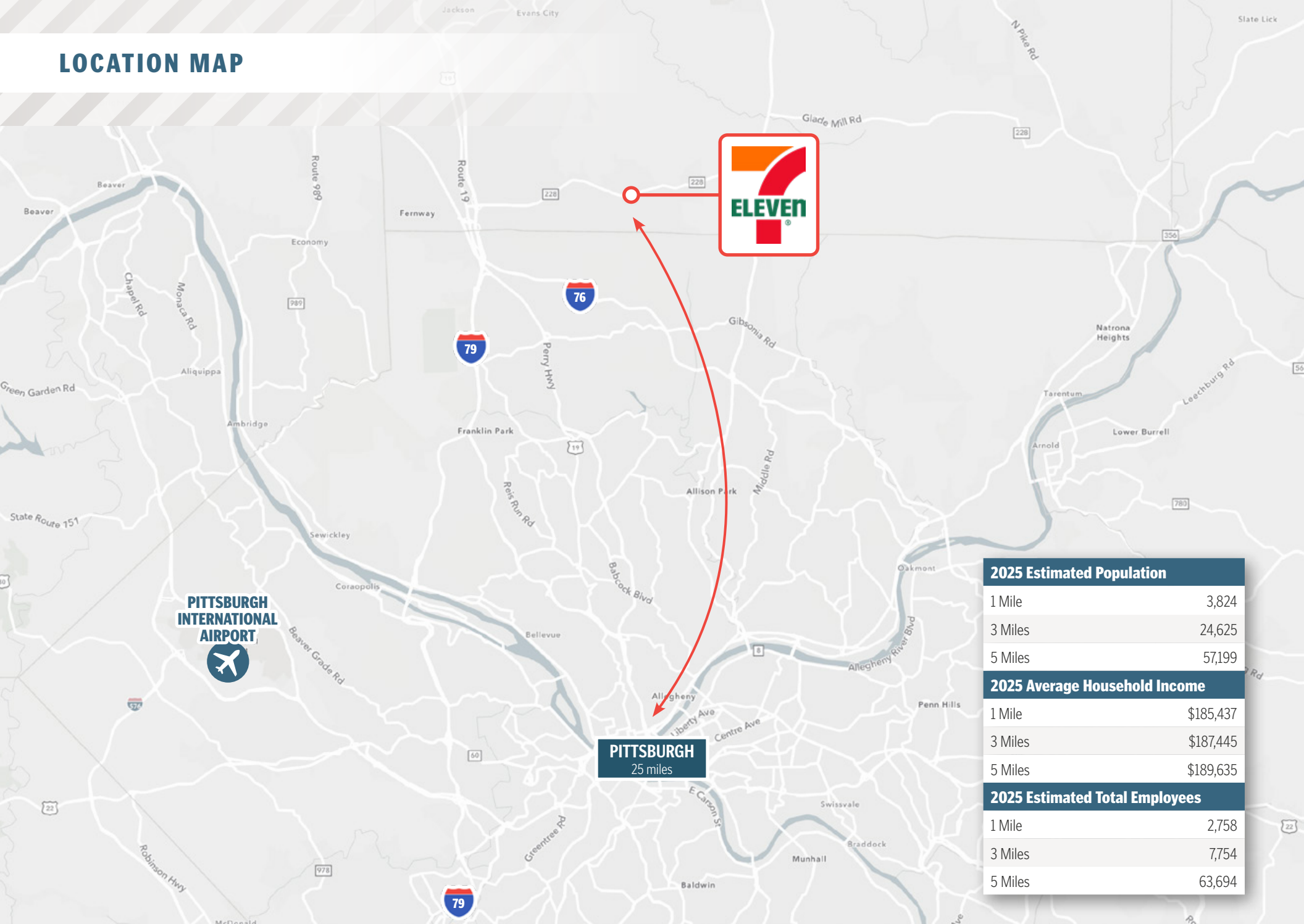
## ZONING



General Commercial

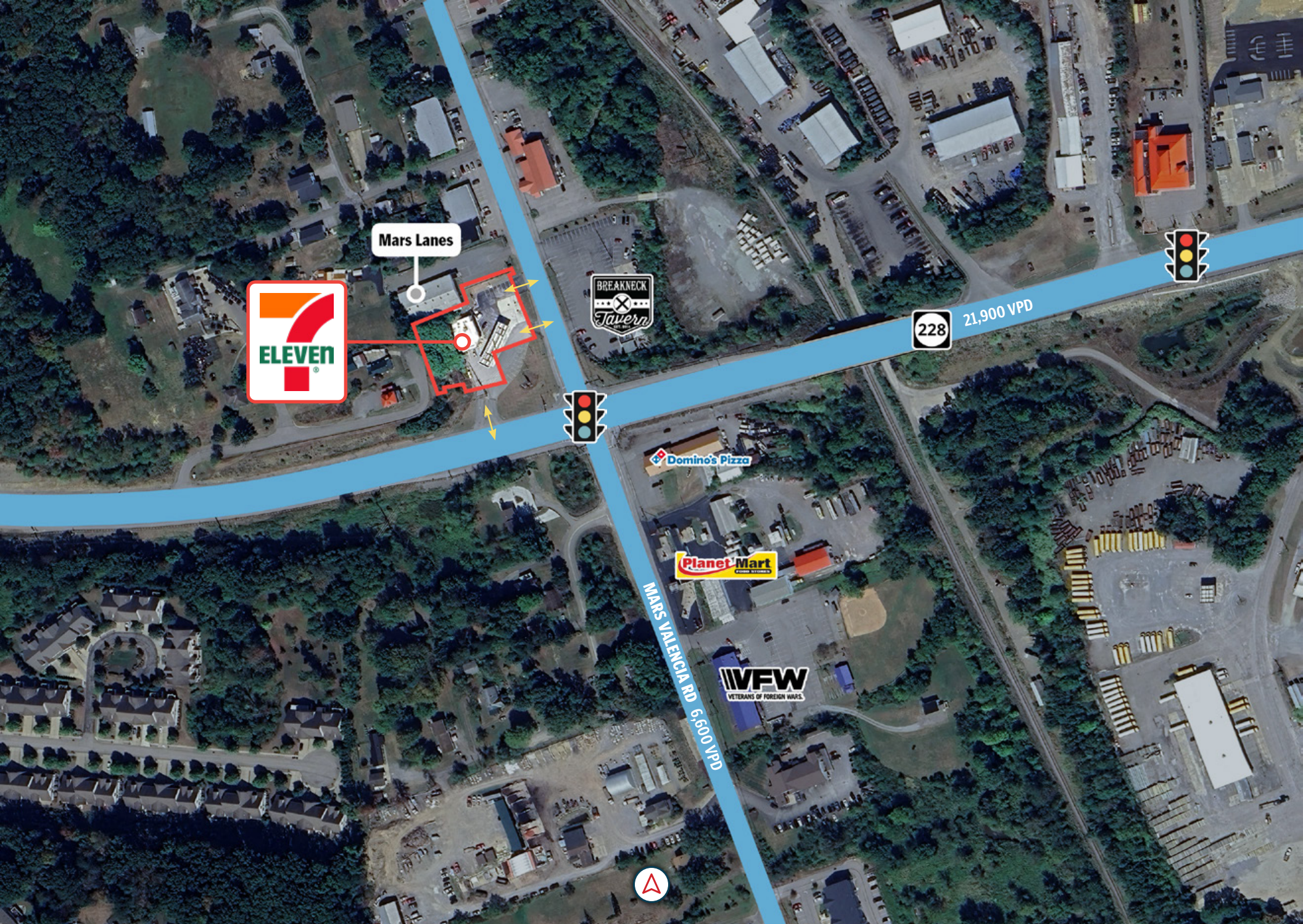


## LOCATION MAP

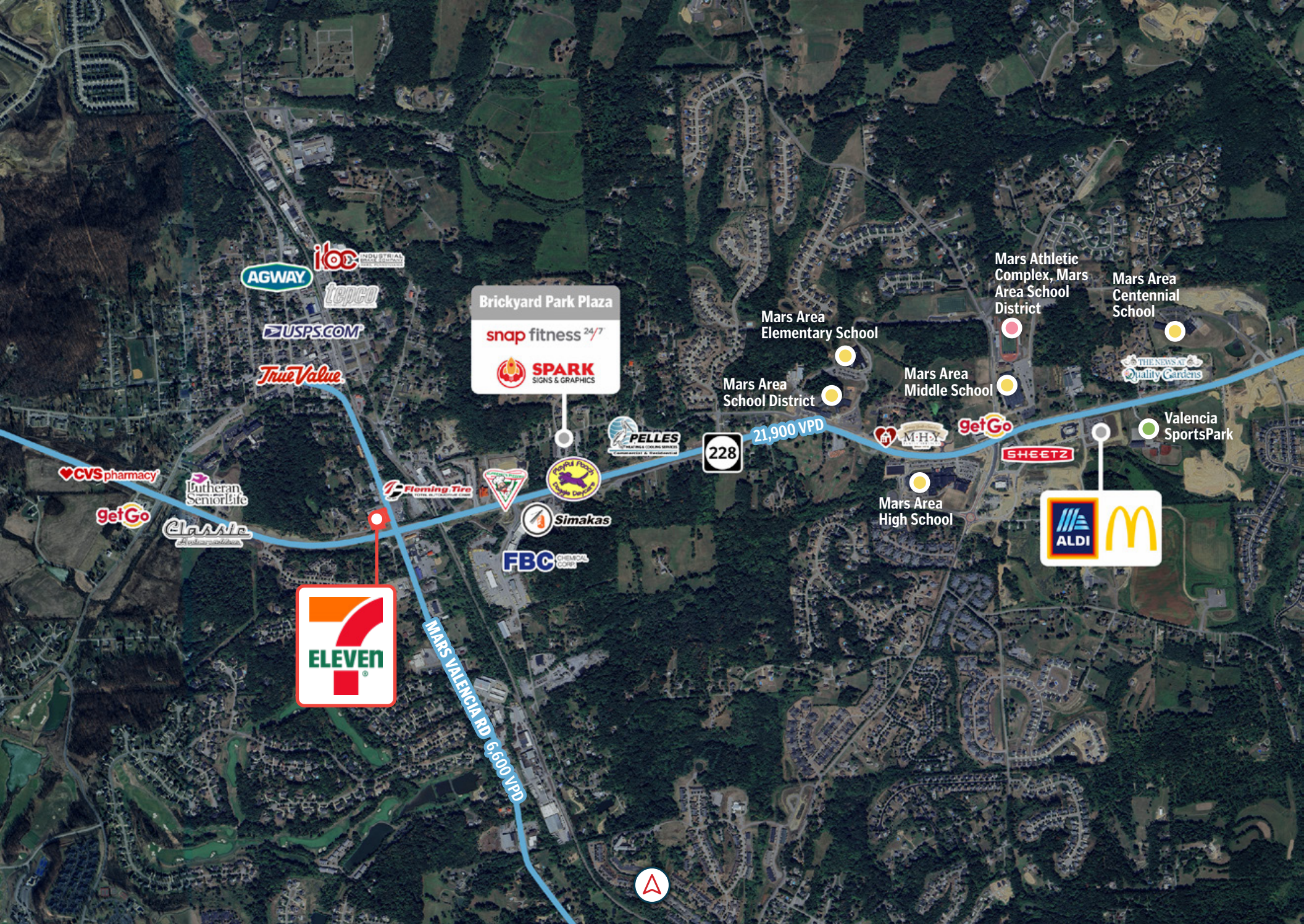


2025 Estimated Population	
1 Mile	3,824
3 Miles	24,625
5 Miles	57,199
2025 Average Household Income	
1 Mile	\$185,437
3 Miles	\$187,445
5 Miles	\$189,635
2025 Estimated Total Employees	
1 Mile	2,758
3 Miles	7,754
5 Miles	63,694















## AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	3,824	24,625	57,199
2030 Projected Population	3,905	25,471	58,602
2025 Median Age	51.2	43.4	42.1
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,451	9,160	21,002
2030 Projected Households	1,490	9,522	21,641
<b>Income</b>			
2025 Estimated Average Household Income	\$185,437	\$187,445	\$189,635
2025 Estimated Median Household Income	\$100,971	\$139,759	\$143,473
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	213	672	2,525
2025 Estimated Total Employees	2,758	7,754	65,624



## MARS, PENNSYLVANIA

Mars is a small, charming borough in Butler County, located about 25 minutes north of Pittsburgh. Known for its quiet residential character, walkable downtown, and friendly community atmosphere, Mars offers small-town living with easy access to major employment and commercial areas in Cranberry Township and the greater Pittsburgh region. Its location along Route 228 provides excellent regional connectivity.

The local economy is supported by small businesses, retail services, healthcare, education, and professional services, with many residents commuting to nearby economic hubs such as Cranberry Township, Wexford, and Pittsburgh. The borough benefits from its proximity to major corporate offices, technology firms, logistics centers, and healthcare networks. Continued growth in the Route 228 corridor has led to ongoing residential and commercial development around Mars and neighboring communities.

Mars features a quaint downtown area with local shops, cafés, community parks, and the iconic Mars Spaceship landmark. Recreational options include walking trails, sports fields, and access to larger regional attractions in Cranberry Township such as shopping centers, entertainment venues, and dining districts. The borough hosts seasonal festivals, parades, and family-friendly community events. Its location offers short drives to outdoor areas, golf courses, and nature parks throughout Butler County.

Higher education options are available within the region through institutions such as Butler County Community College, Slippery Rock University, La Roche University, and numerous colleges across the Pittsburgh metro area. The closest major airport to Mars, Pennsylvania is Pittsburgh International Airport.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-Northeast, LLC

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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