



## NET LEASE INVESTMENT OFFERING



### 7-Eleven

6824 Forest Hill Ave  
Richmond, VA 23225







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Tenant Overview





## Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property located in Richmond, Virginia. 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. As a fuel station asset, the property is eligible for 100% bonus depreciation.

This 2,160 square-foot property is strategically located at a signalized intersection on Forest Hill Avenue, a high-traffic corridor with 30,000 vehicles per day, connecting to major thoroughfares: Powhite Parkway (86,000 VPD) and Chippenham Parkway (82,000 VPD). Directly across from Food Lion, the property is near prominent retailers including Target, Lowe's, Walmart, Publix, ALDI, Chick-fil-A, Starbucks, and McDonald's. It also benefits from proximity to Huguenot High School (1,500 students) and Willow Oaks Country Club. The area is affluent, with an average household income exceeding \$134,000 within a three-mile radius, and densely populated, with over 244,000 residents within a five-mile radius.

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 Richmond MSA
- » May qualify for 100% bonus depreciation – Consult with your tax advisor
- » Investment grade tenant – S&P: A
- » Long term lease – over 10 years remaining
- » 24-hour location with 8 pumps
- » 10% rental escalations throughout the primary term
- » NNN – no landlord responsibilities
- » Signalized intersection along Forest Hill Avenue (30,000 VPD)
- » Proximity to two major thoroughfares – Powhite Pkwy (86,000 VPD) & Chippenham Pkwy (82,000 VPD)
- » Over 244,000 people live within a five-mile radius
- » Affluent area - \$134,000+ average household income within three miles
- » Across from Food Lion and positioned near Target, Lowe's, Walmart, Publix, ALDI, Chick-Fil-A, Starbucks, McDonald's, & many others
- » Minutes from Huguenot High School (1,500 students) & Willow Oaks Country Club





## Property Overview



PRICE  
\$3,689,459



CAP RATE  
5.55%



NOI  
\$204,765<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:

2,160 SF

LAND SIZE:

0.61 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



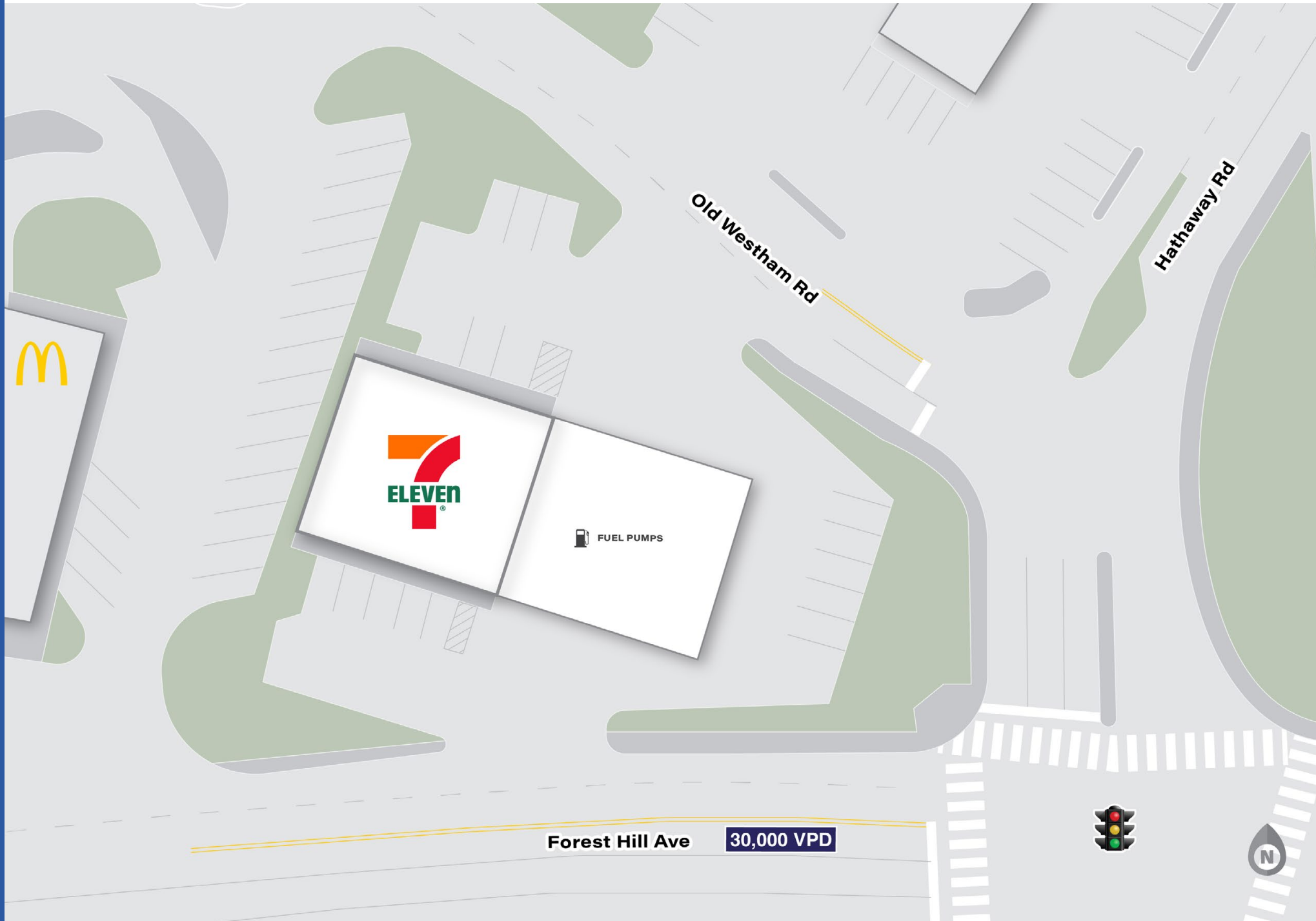


# Aerial



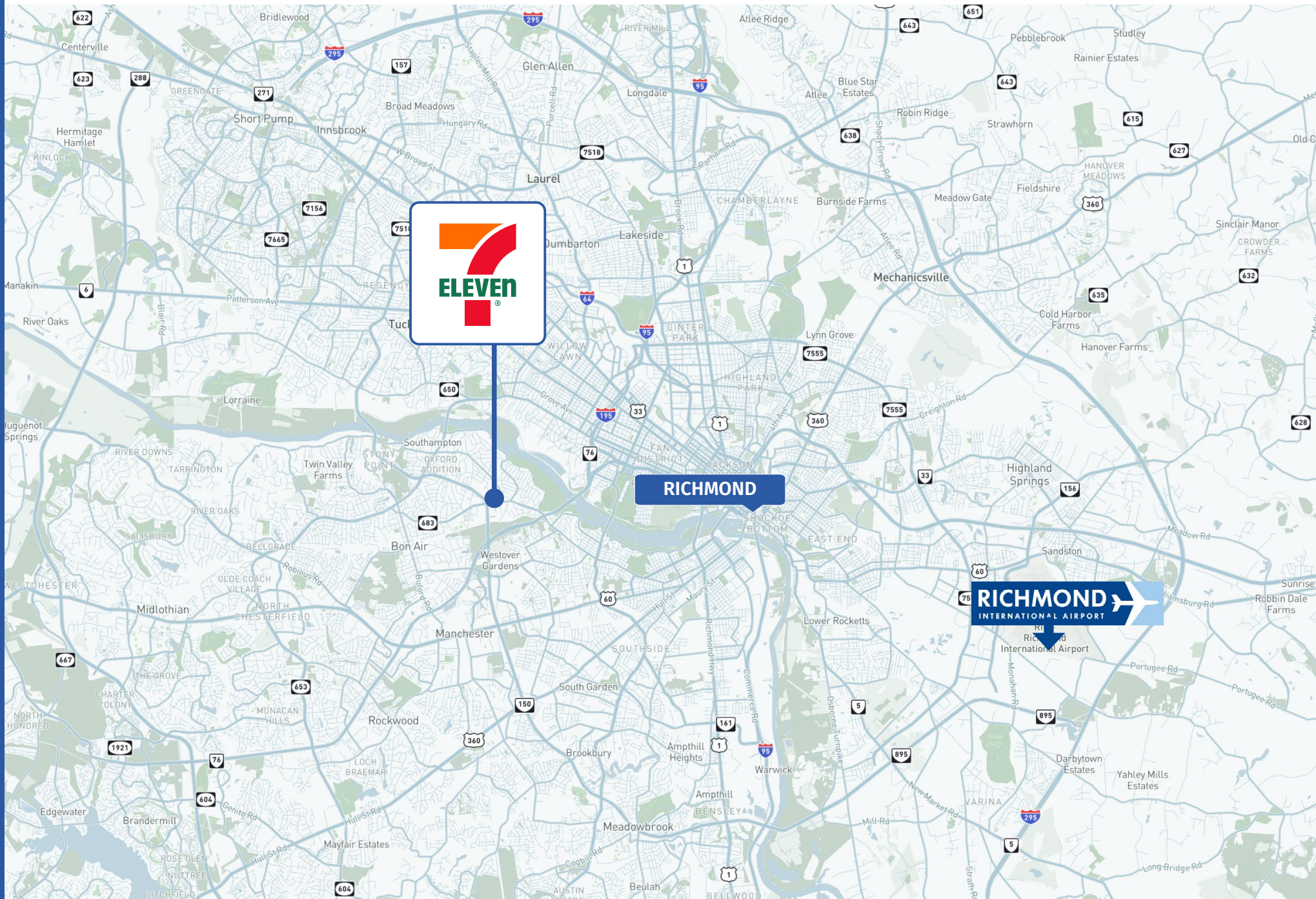


# Site Plan





# Map








# Location Overview

## RICHMOND, VIRGINIA

Richmond, Virginia, serves as the capital of the Commonwealth of Virginia and is steeped in American history. Founded in 1737, it became a pivotal location during the American Revolutionary War and later the capital of the Confederacy during the Civil War, housing significant sites like the Virginia State Capitol, designed by Thomas Jefferson, and the American Civil War Museum at Historic Tredegar. The city’s strategic location along the James River fostered its growth as a commercial and industrial center, with its port and railroads playing key roles in the 19th century. Today, Richmond’s historical significance is preserved in its well-maintained historic districts, such as Shockoe Bottom and Church Hill, where visitors can explore cobblestone streets, colonial-era architecture, and landmarks like St. John’s Church, where Patrick Henry delivered his famous “Give me liberty or give me death” speech.

Beyond its historical roots, Richmond thrives as a vibrant, modern city with a diverse cultural and economic landscape. The city is home to a burgeoning arts scene, exemplified by the Virginia Museum of Fine Arts, which houses an extensive collection spanning 5,000 years of art. Richmond’s culinary scene has gained national recognition, with its mix of innovative restaurants and traditional Southern cuisine, particularly in neighborhoods like Carytown and the Fan District. The city also hosts a robust craft beer industry, with breweries like Hardywood and The Veil drawing enthusiasts. Economically, Richmond supports a mix of industries, including finance, healthcare, and technology, with major employers like Dominion Energy and Virginia Commonwealth University. With its blend of historical significance, cultural richness, and modern amenities, Richmond continues to attract residents and visitors alike.

# Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	4,482	2,216	\$97,813	\$130,995
3-MILE	75,554	35,204	\$88,367	\$134,434
5-MILE	244,895	110,205	\$79,250	\$117,882



# Tenant Overview



## 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





## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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