



1401 E Peckham Ln | Reno, NV 89502

Offering Memorandum



MATTHEWS™

Exclusively Listed
By

David Harrington

Broker of Record

License No. B.1003120.CORP (NV)

MATTHEWS™





Table of Contents

- 04 Property Overview
- 08 Financial Overview
- 10 Tenant Overview
- 11 Market Overview

Property Overview

7-Eleven

1401 E Peckham Ln Reno, NV 89502



Investment Highlights

Property Highlights

- **High Performing Store:** Reports Store Sales — low rent-to-sales ratio. Contact broker for more details.
- **Creditworthy Tenancy:** Leased to 7-Eleven, an investment-grade tenant (S&P: A-)
- **Demonstrated Tenant Commitment:** 7-Eleven exercised an early lease extension in 2025 and over 40+ years of operating history at this location, underscoring long-term operational stability
- **Strong Demographics:** Over $\pm 211,680$ residents within a five-mile radius and more than $\pm 400,363$ within ten miles.
- **Affluent Area:** Average household income over $\pm \$100,000$ in a 5-mile radius
- **Excellent Highway Access:** Located less than one mile from Interstate 580, which accommodates over $\pm 134,000$ vehicles per day.
- **Dense National Retail Presence:** Surrounded by a wide array of national retailers and QSR tenants, including Chick-fil-A, Starbucks, Chipotle, Dutch Bros Coffee, Raising Cane's, and McDonald's, among others.
- **Established Big Box Corridor:** Adjacent to major shopping centers anchored by national brands such as Walmart Supercenter, Target, Whole Foods, Lowe's, Best Buy, Trader Joe's, Burlington, CVS, and The Home Depot.
- **Proximity to Convention Hub:** Less than one mile away from the Reno-Sparks Convention Center, a $\pm 600,000$ SF exhibition facility hosting high-profile national sporting events and conferences annually.
- **Nearby Resort-Casinos:** Minutes from Peppermill Reno and Atlantis Casino Resort Spa—two AAA Four Diamond properties offering over 2,400+ guest rooms, extensive gaming, spa, and convention facilities.
- **Access to Regional Mall:** Less than one mile away from Meadowood Mall, a $\pm 901,000$ SF super-regional center anchored by Macy's, Dillard's, Dick's Sporting Goods, and JCPenney.
- **Close to Reno-Tahoe International Airport:** Situated within three miles of RNO, which serves approximately 4.8 million passengers annually and contributes \$3.6 billion in total economic impact.





1401 E Peckham Ln
Reno, NV 89502

±2,760 SF
GLA

1980
Year Built

40+ Years
Operating History

Absolute NNN
Lease Type

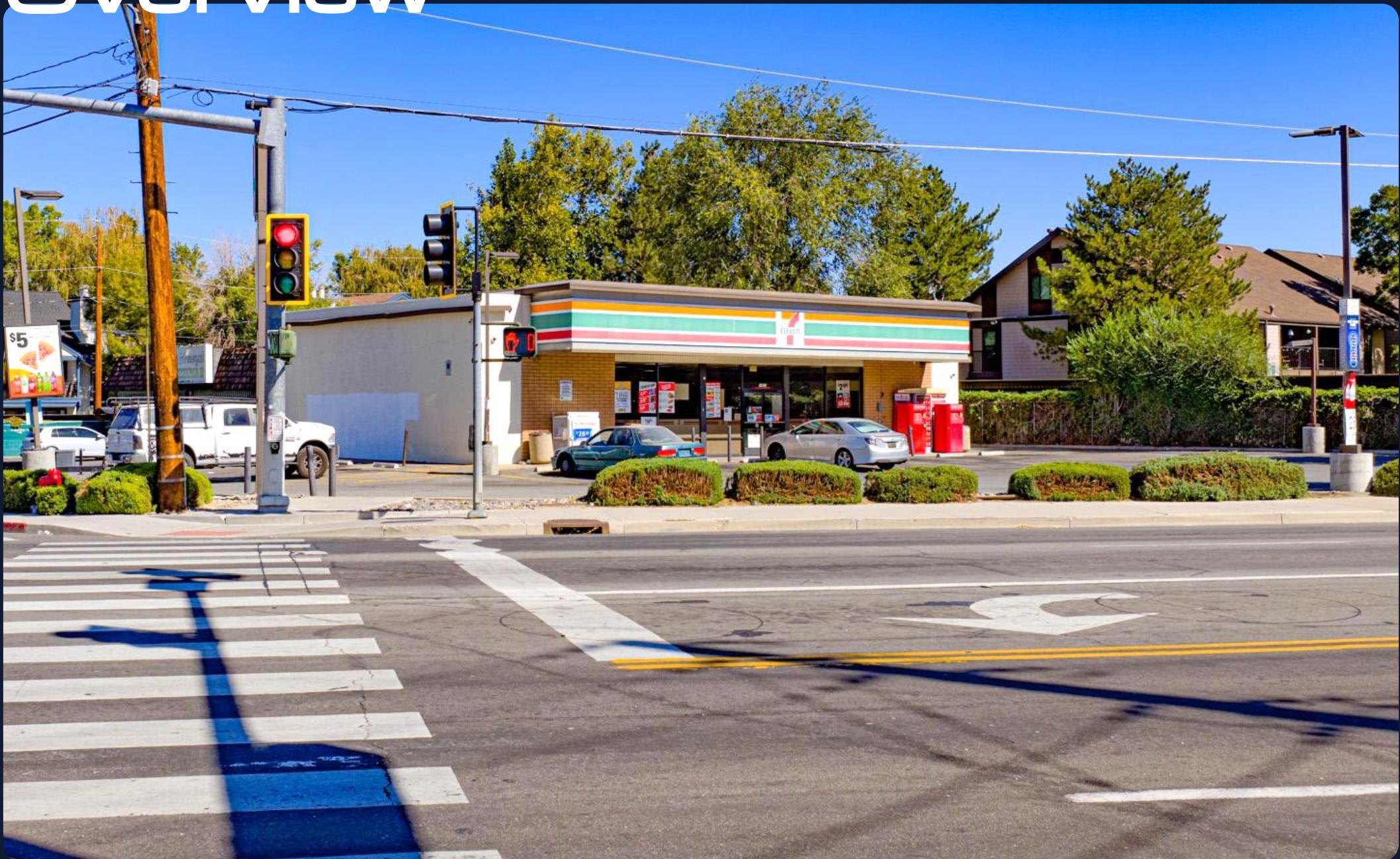
10
Parking Spaces



Financial Overview

7-Eleven

1401 E Peckham Ln Reno, NV 89502



Financial Summary

\$2,400,000

List Price

5.50%

Cap Rate

±2,760 SF

GLA

±0.41 AC

Lot Size

Property Details

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	20 Years
Rent Commencement Date	8/29/1979
Lease Expiration Date	8/30/2030
Term Remaining on Lease	±4.83 Years
Increases	10% Every 5 Years
Options	Two, 5-Year Options

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current- 8/30/2030	\$11,000	\$132,000	\$47.83	5.50%
Option 1	\$12,100	\$145,200	\$52.61	6.05%
Option 2	\$13,310	\$159,720	\$57.87	6.66%



Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
A- (S&P)

Annual Revenue
\$81.5B



Tenant Overview

7-Eleven, Inc. stands as a globally recognized leader in the convenience-retailing sector, operating an expansive network of stores that define its robust market presence and brand strength. As a wholly owned subsidiary of Seven-Eleven Japan (part of Seven & I Holdings), the company benefits from strong financial backing and strategic global integration. With a reputation for innovation—from proprietary loyalty platforms to rapid delivery offerings—7-Eleven continues to set the standard in customer convenience and retail adaptability.

Why Invest in 7-Eleven?

- Extensive Global Footprint:** Operates approximately 85,000 locations across 20 countries, including nearly 13,000 stores in North America—making it the world's largest convenience retailer by store count.
- Strong Parent Company Backing:** Fully owned by Seven & I Holdings Co., Ltd., a Tokyo-based retail conglomerate with significant capital resources and a long-term commitment to international growth.
- Growth Through Strategic Acquisitions:** Demonstrated expansion strategy through major acquisitions such as Speedway and Stripes, solidifying market leadership in high-traffic, high-growth U.S. regions.
- Loyalty and Digital Innovation:** Drives repeat customer engagement through proprietary platforms like 7Rewards and 7 NOW, aligning with evolving consumer expectations around convenience and mobile access.
- Diversified Retail Format:** Offers a wide array of essential products and services—including fuel, grocery staples, hot food, and parcel lockers—supporting stable, recurring revenue in both urban and suburban markets.

Market Overview

7-Eleven

1401 E Peckham Ln Reno, NV 89502



Reno, NV

Market Demographics



274,915
Total Population

\$84,684
Median HH Income

114,000
of Households

47%
Homeownership Rate

150,000
Employed Population

30%
% Bachelor's Degree

39.4
Median Age

\$474,000
Median Property Value

Local Market Overview

Reno benefits from a balanced mixture of tourism, technology, and industrial growth. The city draws visitors through gaming, events, and its proximity to Lake Tahoe and the Sierra Nevada, while also serving as a growing hub for advanced manufacturing, logistics, and technology operations. Major industrial development in the Tahoe Reno Industrial Center drives regional demand for transportation and distribution infrastructure.

Transportation access supports that mix: Reno lies on I-80 and U.S. 395/Interstate 580, linking California and the Mountain West. The Reno-Tahoe International Airport offers commercial flights and connects the region to national hubs. Rail access further supports commercial activity, with Union Pacific freight service running through the city. The University of Nevada, Reno contributes both as an educational anchor and as a source of skilled labor, research, and innovation. Together, these factors place Reno at the intersection of leisure, industry, and education, supporting consistent economic activity across sectors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,447	81,320	215,013
Current Year Estimate	13,486	79,574	211,680
2020 Census	12,832	77,734	205,713
Growth Current Year-Five-Year	7.12%	2.19%	1.57%
Growth 2020-Current Year	5.09%	2.37%	2.90%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,203	37,273	96,314
Current Year Estimate	5,663	36,008	93,423
2020 Census	4,742	33,164	87,063
Growth Current Year-Five-Year	9.54%	3.51%	3.09%
Growth 2020-Current Year	19.42%	8.58%	7.31%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$77,728	\$105,370	\$109,027



Local Attractions

Reno supports a combination of cultural, recreational, and educational resources. The city is home to the Nevada Museum of Art, the National Automobile Museum, and the Discovery Museum, all of which serve as year-round institutions for residents and visitors. Seasonal events, including Hot August Nights and the Reno Rodeo, draw regional traffic and support hotel, dining, and retail activity. The Downtown Riverwalk District offers access to the Truckee River, with walking paths and proximity to food and beverage services. Parks and public space, such as Idlewild Park and Rancho San Rafael Regional Park, offer amenities for community use.

Reno is located near Lake Tahoe and the Sierra Nevada, giving the area consistent traffic from outdoor recreation. Regional activities include skiing, hiking, mountain biking, and camping, with multiple ski resorts operating within a one-hour drive. The Reno-Tahoe International Airport connects the city to major markets, and both Interstate 80 and U.S. 395/Interstate 580 provide primary ground access. Rail freight operations continue along Union Pacific's network. The University of Nevada, Reno, located near the downtown core, operates as a Tier 1 research institution and maintains enrollment that contributes to both educational demand and workforce supply.

Economic Drivers

Reno's economy includes employment from healthcare, public education, logistics, manufacturing, and gaming. Top employers in the area include Renown Health, Washoe County School District, University of Nevada, Reno, Grand Sierra Resort, and Peppermill Resorts. The city also draws workforce demand from casino-resort operations, service industries, and warehousing. Tesla's Gigafactory, located east of Reno in the Tahoe Reno Industrial Center, anchors regional industrial growth alongside other users in electric vehicle supply, data centers, and third-party logistics. The city has seen steady industrial absorption and an expansion of build-to-suit and speculative development in recent years.

Washoe County's gross domestic product reflects steady contributions from trade, manufacturing, healthcare, and education sectors. The region's economic base continues to diversify, with an increase in non-gaming-related capital investment and employment. Infrastructure investments tied to the Reno-Sparks metro area, including roadway improvements and water treatment expansions, support continued growth in both commercial and residential sectors. The presence of the University of Nevada, Reno, strengthens workforce training pipelines and adds research capabilities in engineering, agriculture, and renewable energy. The Reno-Sparks area continues to function as a logistics and distribution hub for west coast supply chain networks.

MATTHEWS™

Exclusively Listed By

David Harrington | Broker of Record | Lic. No. B.1003120.CORP (NV)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1401 E Peckham Ln, Reno, NV, 89502 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.