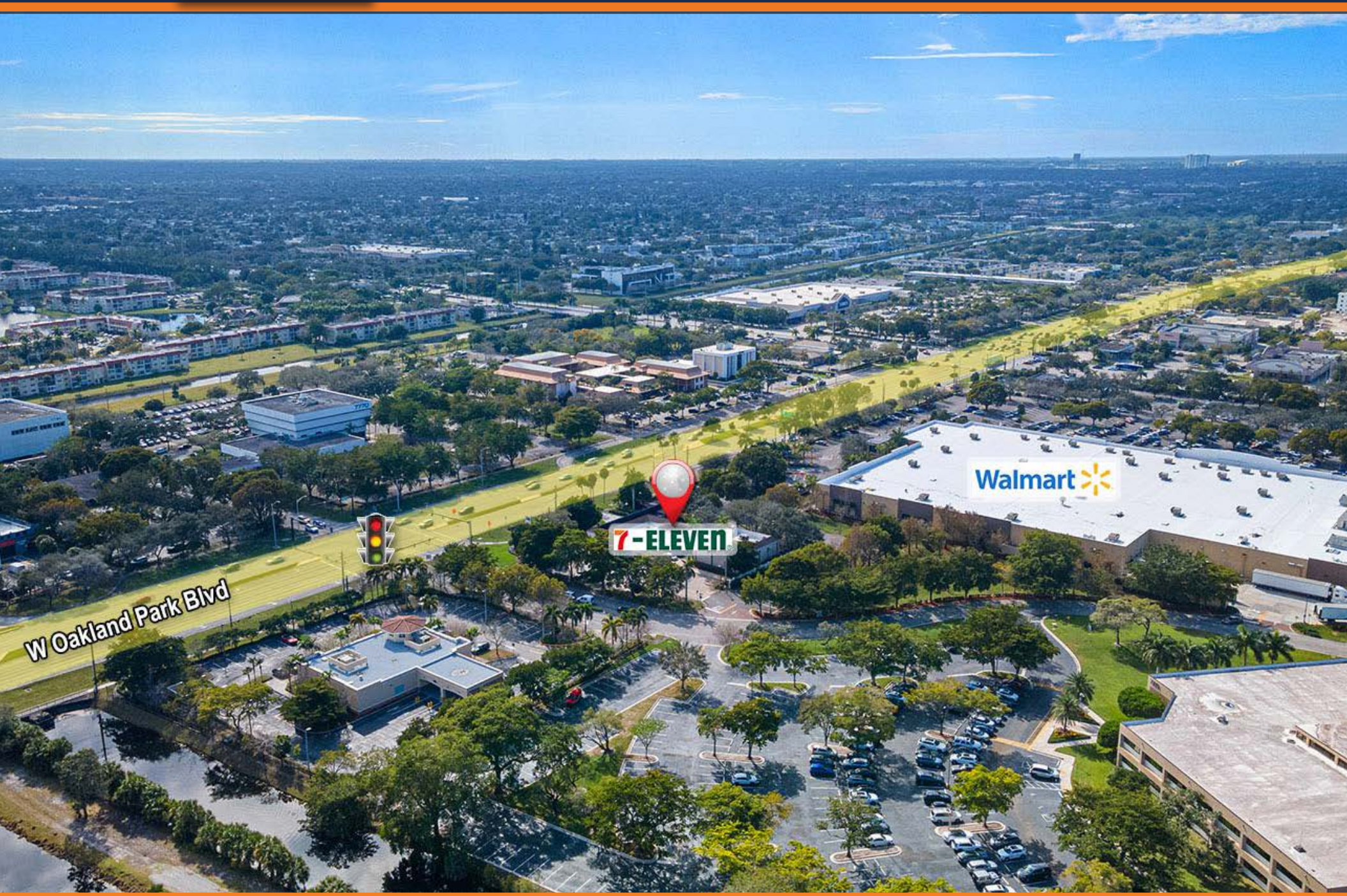




ACTUAL PHOTO

7795 W OAKLAND PARK BLVD, SUNRISE, FL 33351

Marcus & Millichap



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this 7-Eleven Gas Station and Convenience Store located at 7795 W. Oakland Park Boulevard in Sunrise, Florida. Sunrise is a city in central-western Broward County Florida and a principal city of the Miami Metropolitan Area with a population over 97,335. This 2,915 square foot convenience store and gas station located on a large 1.11 acre parcel of land is easily accessible to all major thoroughfares, including Interstate 95, Florida's Turnpike and the Sawgrass Expressway. This 7-Eleven is shadow anchored by a Walmart Supercenter which experiences more than 2 Million Visits Per Year (Placer.AI) and has direct exposure to more than 44,000 Vehicles Per Day on Oakland Park Boulevard.

7-Eleven Corporation is AA- Rated by Standard and Poor's and is The World's Largest Chain of Convenience Stores with 78,000 Stores in 19 Countries and Over 13,000 Stores in North America.

7-Eleven is the world's largest operator, franchisor and licensor of convenience stores with approximately 68,000 stores in 18 countries. In the 10,500 stores in North America, 7-Eleven offers over 2,500 different products and services.

INVESTMENT HIGHLIGHTS

- 7-Eleven Gas Station and Convenience Store | Strong Corporate Guarantee
- Fee Simple Absolute NNN Lease | Eligible for Bonus Depreciation (Speak to CPA)
- Large 1.11 Acre Parcel of Land | Excellent Intrinsic Value
- Located in Sunrise, FL | Broward County | A short 40 Minute Drive to Miami
- Very Strong Operating History | This Location Opened in 2001 and is open 24 Hours Per Day
- Conveniently Located Near All of South Florida's Major Thoroughfares Including Interstate 95, Florida's Turnpike and The Sawgrass Expressway
- Direct Exposure to More than 44,000 Vehicles Per Day on Oakland Park Boulevard
- Shadow Anchor to a Walmart Supercenter | 2 Million Visits Per Year (Placer.AI)
- Located Adjacent to a Busy Walmart Supercenter and Numerous Apartment Complexes Including Aviah Flagler Village, Soleste Seaside, Summerfield Apartments, Innovo Living in Sunrise, Golfview Apartments, Sunrise of the Green, Riverview Apartments and Many, Many More
- 7-Eleven Corporation is AA- Rated by Standard and Poor's and is The World's Largest Chain of Convenience Stores with 78,000 Stores in 19 Countries and Over 13,000 Stores in North America
- Florida is a No Income Tax State

THE OFFERING

7 ELEVEN
7795 W Oakland Park Boulevard
Sunrise, Florida 33351



PROPERTY DETAILS

Lot Size	48,352 SF (1.11 Acres)
Rentable Square Feet	2,915 SF
Price/SF	\$1,852
Year Built	2001

FINANCIAL OVERVIEW

List Price	\$5,398,601
Down Payment	100% / \$5,398,601
Cap Rate	5.15%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

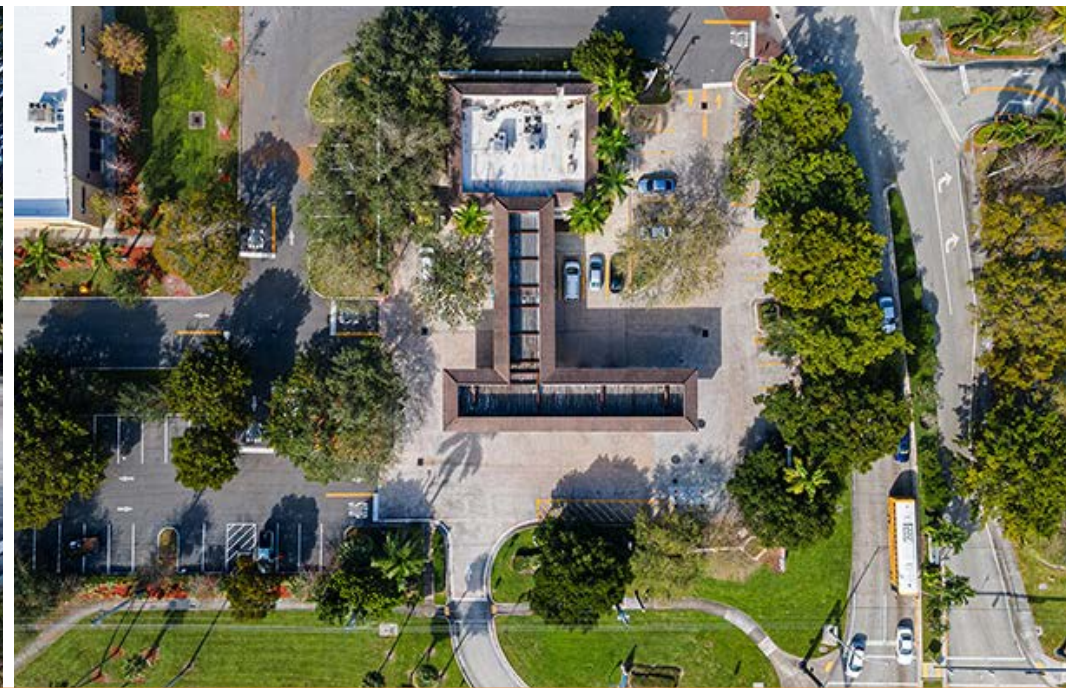
RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Current - 07/31/2031	\$23,169	\$275,028
07/01/2031 - 06/30/2036 (Option 2)	\$25,949	\$311,388
07/01/2036 - 06/30/2041 (Option 3)	\$29,063	\$348,756
Base Rent (\$95.37 / SF)		\$278,028
Net Operating Income		\$278,028.00
TOTAL ANNUAL RETURN	CAP 5.15%	\$278,028

LEASE ABSTRACT

Tenant Trade Name	7 Eleven
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	30 Years
Lease Commencement Date	08/01/2001
Rent Commencement Date	08/01/2001
Expiration Date of Base Term	06/30/2031
Increases	12% Every 5 Years
Options	Three 5-Year Options (2 Remaining)
Term Remaining on Lease	7 Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	N/A







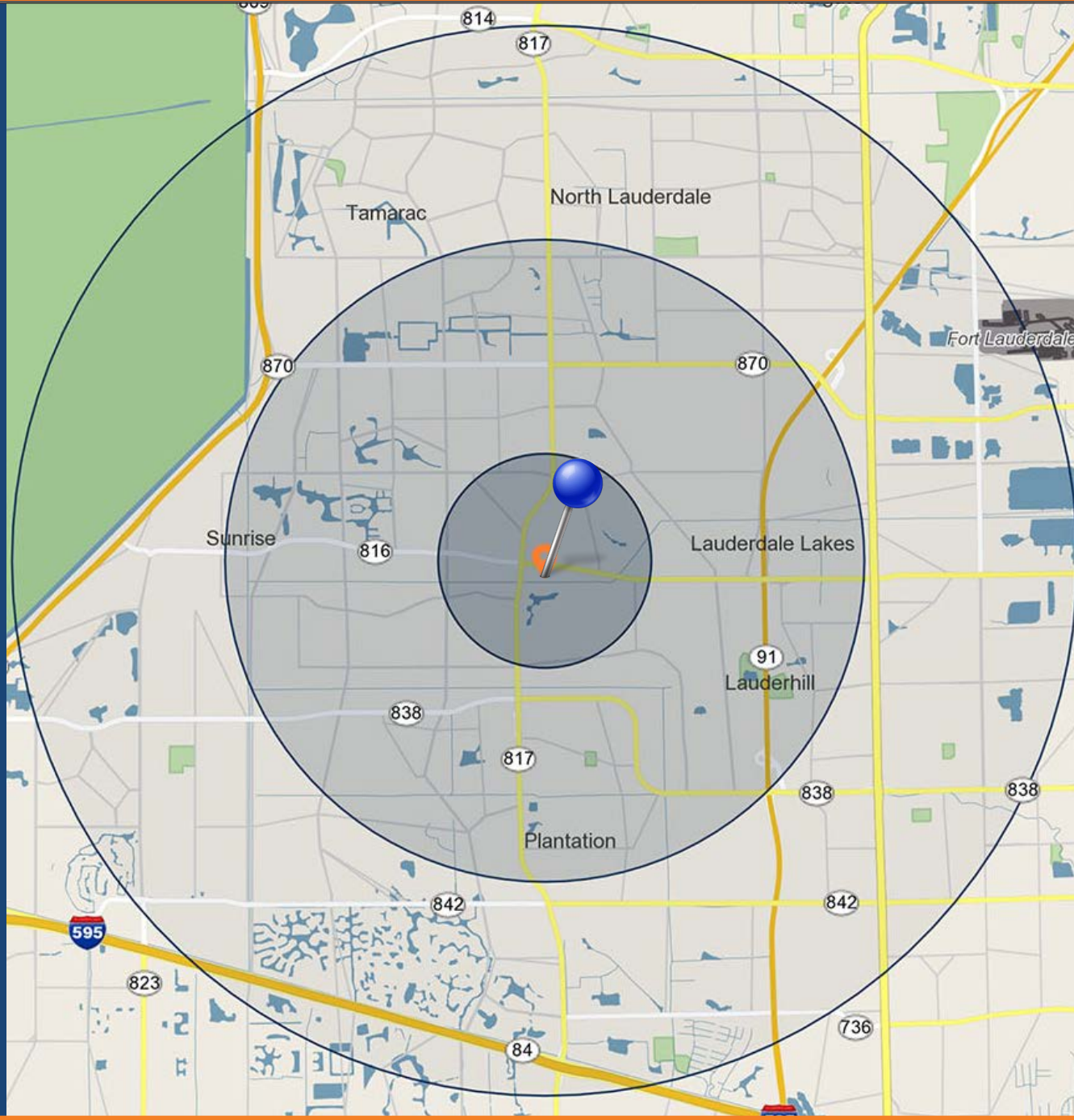


ABOUT 7-ELEVEN®

7-Eleven, Incorporated is the world's largest convenience store chain operating, franchising and licensing more than 56,600 stores in 18 countries, of which nearly 10,500 are in North America. The company has more outlets than any other retailer or food service provider. 7-Eleven was founded in 1927 in Dallas, Texas. The company pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to customers. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering customers 24-hour convenience, seven days a week.



Name	7-Eleven
Tenant	7-Eleven Incorporated
Number of Locations	60,000+
Rating Agency	Standard & Poor's
Credit Rating	AA-
Rank	#1 CSP Daily News, #7 Franchise 500
HQ	Irving, Texas



POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	20,722	199,431	432,039
2022 Estimate			
Total Population	20,585	197,849	427,623
2010 Census			
Total Population	19,748	189,321	404,595
2000 Census			
Total Population	18,512	189,758	392,747
Daytime Population			
2022 Estimate	24,523	172,371	384,606
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	9,589	83,637	175,112
2022 Estimate			
Total Households	9,531	82,957	173,010
Average (Mean) Household Size	2.2	2.4	2.5
2010 Census			
Total Households	8,781	76,530	158,622
2000 Census			
Total Households	8,802	79,733	156,985
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	1.2%	2.0%	3.3%
\$150,000-\$199,999	2.5%	3.4%	4.0%
\$100,000-\$149,999	7.9%	11.3%	12.4%
\$75,000-\$99,999	11.3%	12.2%	12.8%
\$50,000-\$74,999	19.0%	19.2%	19.4%
\$35,000-\$49,999	14.9%	15.2%	14.4%
\$25,000-\$34,999	12.9%	11.2%	10.4%
\$15,000-\$24,999	15.0%	12.0%	11.0%
Under \$15,000	15.5%	13.5%	12.1%
Average Household Income	\$54,843	\$63,308	\$70,945
Median Household Income	\$41,186	\$47,807	\$52,474
Per Capita Income	\$25,430	\$26,644	\$28,776

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 427,623. The population has changed by 8.9 percent since 2000. It is estimated that the population in your area will be 432,039 five years from now, which represents a change of 1.0 percent from the current year. The current population is 46.7 percent male and 53.3 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 38.6. The population density in your area is 5,453 people per square mile.



HOUSEHOLDS

There are currently 173,010 households in your selected geography. The number of households has changed by 10.2 percent since 2000. It is estimated that the number of households in your area will be 175,112 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$52,474, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 35.0 percent since 2000. It is estimated that the median household income in your area will be \$60,141 five years from now, which represents a change of 14.6 percent from the current year.

The current year per capita income in your area is \$28,776, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$70,945, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 248,085 people in your selected area were employed. The 2000 Census revealed that 67.4 percent of employees are in white-collar occupations in this geography, and 32.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 25.1 minutes.



HOUSING

The median housing value in your area was \$216,985 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 110,995 owner-occupied housing units and 45,990 renter-occupied housing units in your area. The median rent at the time was \$705.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 17.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 10.4 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 30.6 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 19.8 percent in the selected area compared with the 20.4 percent in the U.S.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

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