



7-Eleven

\$6,068,000 | 4.90% CAP

4704 Golden Gate Parkway, Naples, FL 34116

- ✓ **Open and Operating:** Rent Commenced August 2020
- ✓ **10+ Years Remaining** on Absolute NNN Lease with 7-Eleven, Inc.
- ✓ **Located on Golden Gate Parkway (13,800+ VPD),** Just North of Interstate 75 (21,900+ VPD)
- ✓ **Located in a Bustling Commercial Zone** Within the Golden Gate Community
- ✓ **Eligible for Bonus Depreciation**

7-Eleven is the **World's Largest Convenience Store Chain**. The company recently opened their **85,000th store** and continues to **develop new stores** year-round. They are constantly thinking of innovative ways to **increase** consumer engagement and just recently released a **brand-new Evolution** store model.



INVESTMENT OVERVIEW

7-ELEVEN NAPLES, FL

File Photo

\$6,068,000

4.90% CAP

NOI

\$297,360

Building Area

±3,537 SF

Land Area

± 0.99 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating.** Rent Commenced August 2020
- ✓ **10+ Years Remaining on 15-Year Absolute NNN Lease** with 10% Rental Increases Every 5 Years and (4) 5-Year Options to Renew
- ✓ **Subject Property is Located on a Signalized Hard Corner on Golden Gate Parkway (13,800+ VPD), Just North of Interstate 75 (21,900+ VPD),** a major north-south highway that runs along the western part of the state, stretching from the Georgia-Florida state line to the southernmost parts of Florida near Miami.
- ✓ **Located in a Bustling Commercial Zone Within the Golden Gate Community** - Near a strong retail corridor with nationally recognized tenants such as Winn-Dixie, Walgreens, Planet Fitness, Dunkin', Dollar Tree, AutoZone, and much more.
- ✓ **Near Several Schools and Neighborhoods, Providing a Consistent Consumer Base** - Less than half a mile from Golden Gate Middle School (1,054 students), Golden Terrace Elementary School (501 students), and Lavern Gaynor Elementary School (301 students).
- ✓ **Ranked as the US News & World Report's Number One Most Desirable Place to Live,** Naples is known for its pristine beaches, sprawling golf courses, and elegant shopping and dining experiences. Naples is also the 12th fastest growing city in the nation for 2024. Naples-Marco Island MSA grew by 10.7% since 2010.
- ✓ **7-Eleven Is the World's Largest Convenience Store Chain.** The company recently opened their 85,000th store and continues to develop new stores year-round. 7-Eleven Ranked #1 on Entrepreneur Magazine's Top 500 Franchises List and one of Fast Company magazine's World's Top 10 Most Innovative Companies in Retail.

CONTACT FOR DETAILS

Russell Smith

Vice President
(214) 915-8890

rsmith@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

FL Broker of Record: Stephen Noyola

License #: BK3051175

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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN NAPLES, FL

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high-quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores in 20 countries**, of which approximately **15,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**.

The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 7-Eleven offers' customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN NAPLES, FL

7-Eleven to open over 600 stores under new design by 2027

BRETT DWORSKI, OCTOBER 24, 2024 (CSTOREDIVE)

7-Eleven is planning to open over 600 large-format, food-focused convenience stores in North America by the end of 2027, according to an investor presentation posted Thursday by parent company Seven & i Holdings.

7-Eleven is leaning into foodservice as a means to **help improve its financial standing** in North America — especially in the U.S. — where it has taken a significant financial blow this year amid economic headwinds.

These locations will showcase a new prototype the company internally calls its New Standard stores, according to the presentation. They are “more contemporary facilities” that offer “a larger product assortment and expanded food and beverage offerings” compared to the rest of its stores, CEO Joseph DePinto told investors on Thursday.

7-Eleven’s New Standard format is the **first prototype the convenience retailer** has launched since it rolled out its Evolution **store concept in March 2019**. Those locations featured 7-Eleven’s Mexican QSR, Laredo Taco Company, as well as made-to-order specialty beverages, self-serve specialty coffee, a cold treats bar, mobile checkout and delivery capabilities.

DePinto said on Thursday that **7-Eleven has “leveraged key learnings”** from its Evolution stores over the past few years, which have resulted in the New Standard design. He added that beyond the **increased food and beverage offerings**, the New Standard c-stores feature “many of the same elements of the Evolution stores,” as well as **in-store seating and electric vehicle charging stations**.

EXPLORE ARTICLE



7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States** and **Canada**.

“Stripes and Laredo Taco Co. have been a great addition to our family of brands since they initially joined us back in **2018**,” said 7-Eleven Inc. CEO Joe DePinto. “We’re excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even **more customers across west Texas, New Mexico and Oklahoma.**”

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven **grew** its U.S. store footprint by **12%** when it acquired **approximately 1,030** Sunoco c-stores for **more than \$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year** take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion** gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's **growth strategy** in key geographic areas, and that it could learn a **great** deal about how to cater to the **Mexican-American** customer base in south Texas.

EXPLORE ARTICLE



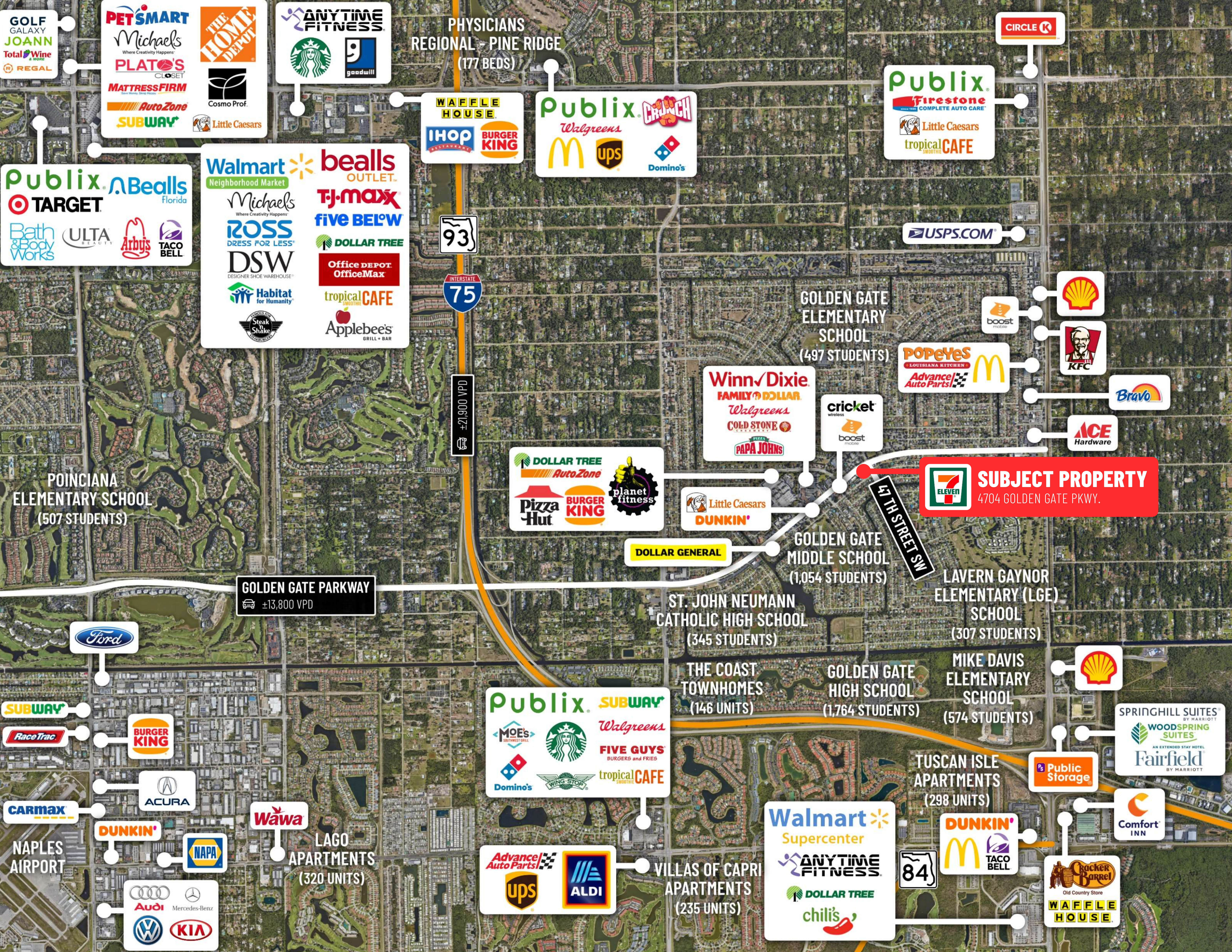
LEASE OVERVIEW

7-ELEVEN NAPLES, FL

Initial Lease Term	15-Years
Rent Commencement	Aug-20
Lease Expiration	Aug-35
Lease Type	Absolute NNN
Rent Increases	10% Every 5-Years
Annual Rent Years 1-5	\$270,327
Annual Rent Years 6-10	\$297,360
Annual Rent Years 11-15	\$327,096
Option 1	\$359,806
Option 2	\$395,786
Option 3	\$435,365
Option 4	\$478,902

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GOLF GALAXY
JOANN
Total Wine & More
REGAL

PET SMART
Where Creativity Happens
Michaels
PLATO'S CLOSET
MATTRESS FIRM
AutoZone
SUBWAY

THE HOME DEPOT
Cosmo Prof.
Little Caesars

ANYTIME FITNESS
Starbucks
goodwill

PHYSICIANS REGIONAL - PINE RIDGE
(177 BEDS)

Waffle House
IHOP
BURGER KING

Publix
Walgreens
McDonald's
UPS
Domino's

Publix
Firestone
COMPLETE AUTO CARE
Little Caesars
tropical CAFE

Publix
Bealls Florida
TARGET
Bath & Body Works
ULTA BEAUTY
Arby's
TACO BELL

Walmart Neighborhood Market
bealls OUTLET
Michaels
ROSS DRESS FOR LESS
DSW
DESIGNER SHOE WAREHOUSE
Habitat for Humanity
Steak Shake

TJ-maxx
five BELOW
DOLLAR TREE
Office DEPOT OfficeMax
tropical CAFE
Applebee's GRILL + BAR

93

INTERSTATE 75

±21,900 VPD

USPS.COM

POINCIANA ELEMENTARY SCHOOL
(507 STUDENTS)

GOLDEN GATE ELEMENTARY SCHOOL
(497 STUDENTS)

Winn-Dixie
FAMILY DOLLAR
Walgreens
COLD STONE
PAPA JOHN'S

POPEYES
LOUISIANA KITCHEN
Advance Auto Parts
McDonald's

Shell
KFC

Bravo

ACE Hardware

7-ELEVEN **SUBJECT PROPERTY**
4704 GOLDEN GATE PKWY.

DOLLAR TREE
AutoZone
Pizza Hut
BURGER KING
planet fitness

Little Caesars
DUNKIN'

DOLLAR GENERAL

GOLDEN GATE MIDDLE SCHOOL
(1,054 STUDENTS)

47 TH STREET SW

ST. JOHN NEUMANN CATHOLIC HIGH SCHOOL
(345 STUDENTS)

LAVERN GAYNOR ELEMENTARY (LGE) SCHOOL
(307 STUDENTS)

GOLDEN GATE PARKWAY
±13,800 VPD

THE COAST TOWNHOMES
(146 UNITS)

GOLDEN GATE HIGH SCHOOL
(1,764 STUDENTS)

MIKE DAVIS ELEMENTARY SCHOOL
(574 STUDENTS)

Ford

SUBWAY
RaceTrac
BURGER KING

Publix
SUBWAY
MOE'S
Starbucks
Domino's
Walgreens
FIVE GUYS
WING STOP
tropical CAFE

Shell

SPRINGHILL SUITES
BY HARRIOTT
WOODSPRING SUITES
AN EXTENDED STAY HOTEL
Fairfield
BY HARRIOTT

CARMAX
ACURA

DUNKIN'
NAPA

Wawa
LAGO APARTMENTS
(320 UNITS)

TUSCAN ISLE APARTMENTS
(298 UNITS)

Public Storage

Comfort INN

Audi
Mercedes-Benz
VW
KIA

Advance Auto Parts
UPS
ALDI

VILLAS OF CAPRI APARTMENTS
(235 UNITS)

Walmart Supercenter
ANYTIME FITNESS
DOLLAR TREE
chili's



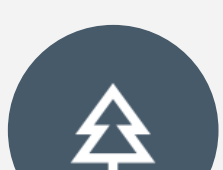


DUNKIN'
McDonald's
TACO BELL

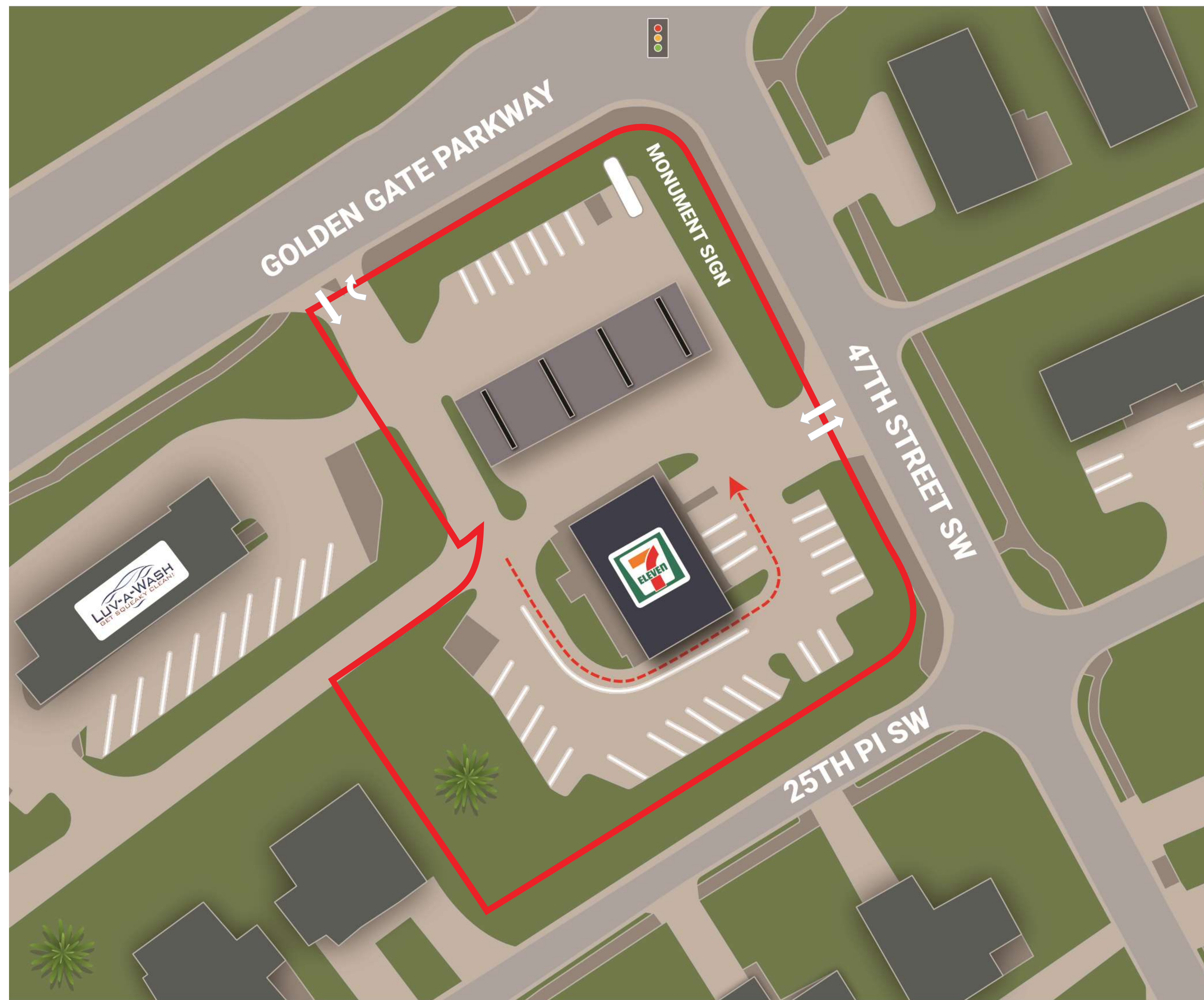
Backer Barrel
Old Country Store
Waffle House

84

SITE OVERVIEW

7-ELEVEN NAPLES, FL

	Year Built		2020
	Building Area		±3,537 SF
	Land Area		±0.99 AC
	Pumps		4
	Fueling Positions		16



NEIGHBORING RETAILERS

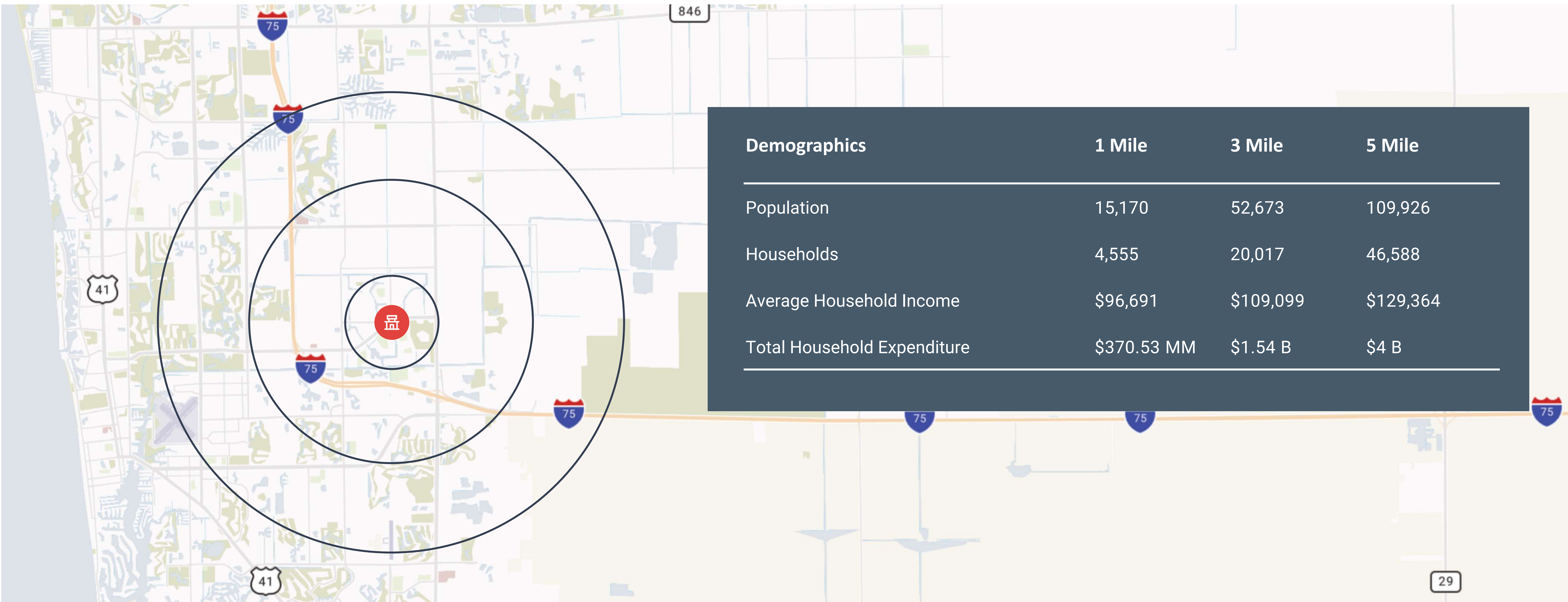
- Winn-Dixie
- Planet Fitness
- Dollar Tree
- Ace Hardware
- Bravo Supermarkets
- Burger King
- AutoZone Auto Parts
- Walgreens
- Publix Super Market
- ALDI



File Photo

LOCATION OVERVIEW

7-ELEVEN NAPLES, FL




ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Collier County School District (6,927)
2. NCH Healthcare System (4,247)
3. Arthrex, Inc. (3,973)
4. Publix Supermarkets (3,457)
5. Collier County Government (2,649)
6. Collier County Sheriff's Office (1,446)
7. Ritz Carlton Hotel (1,100)
8. Seminole Casino – Immokalee (900)
9. JW Marriott - Marco Island (850)
10. City of Naples (514)

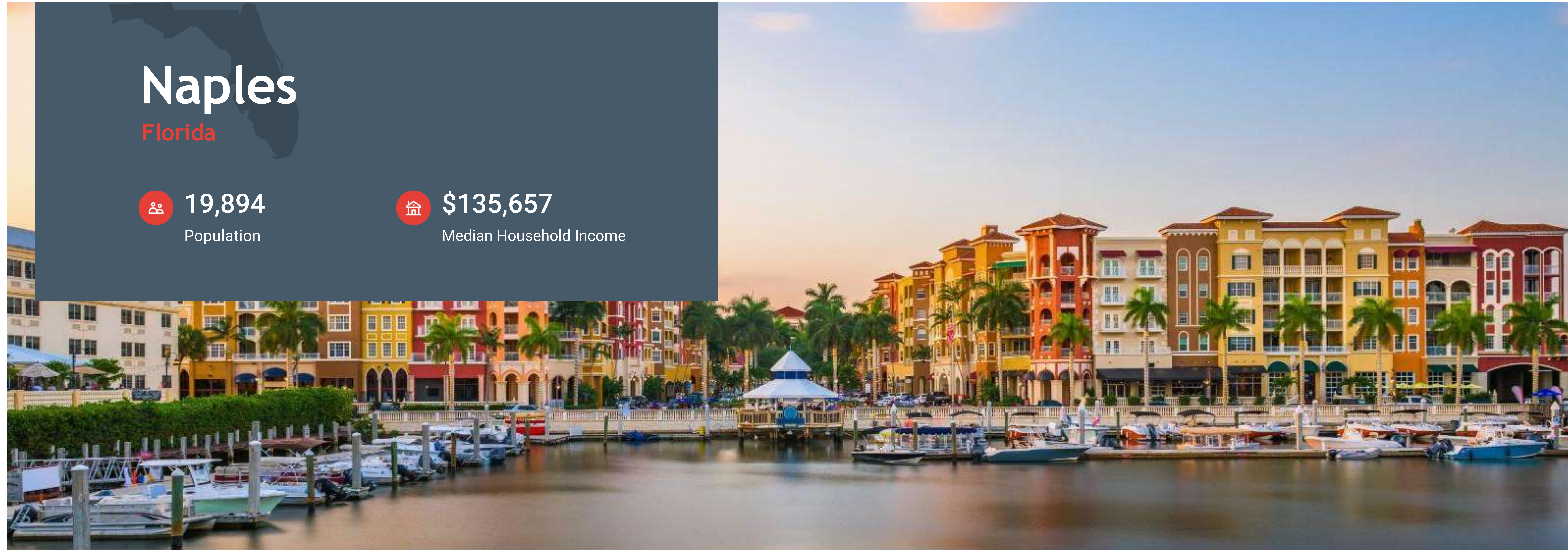
LOCATION OVERVIEW

7-ELEVEN NAPLES, FL

Naples Florida

 **19,894**
Population

 **\$135,657**
Median Household Income



Ranked as the US News
& World Report's Most
Desirable Place to Live

#1

Naples is the 12th Fastest
Growing City in the U.S.
for 2024

#12

Naples is a city in Collier County, Florida, United States about 40 miles south of Fort Meyers in the Southwest area of the State of Florida.

The City of Naples had a population of 19,894 as of 2024. Naples is a principal city of the Naples-Marco Island, Florida Metropolitan Statistical Area, Naples has a tourist-based economy.

Naples is a principal city of the Naples-Marco Island, Florida Metropolitan Statistical Area, which has grown 10.7% since 2010.

Naples along with the Everglades and Marco Island are known as the Paradise Coast. Several large land reserves are nearby. The local beach is considered to be

one of the top beaches in the country. The town is well known for its large number of Fortune 500 CEO's residents. Naples' economy is primarily based on tourism. Along with the Everglades and Marco Island, Naples is part of the popular vacation area named Paradise Coast.

The citrus industry is also a significant element of the region's economy. The area is home to Arthrex, a medical equipment manufacturer and Neighborhood America, a technology company. Health Management Associates, a Fortune 1000 company is located just north of the city limits. The county includes several industrial parks and numerous manufacturing firms. The professional and business services sector is projected to have one of the highest growth rates for employment in the county. The county's largest employment sectors are those powered by population growth. In addition, Collier County has the second highest level of patent activity in Southwest Florida. The major sectors for employment in Naples are Tourism, Healthcare, Construction, Professional, scientific and technical services, Real estate and rental leasing, Education, Finance and insurance.

Attractions nearby includes Corkscrew Swamps Sanctuary, Florida Panther National Wildlife Refuge, Ten Thousand Islands National Wildlife Refuge, Big Cypress National Preserve, Everglades National Park, Picayune Strand State Forest, Naples Zoo at Caribbean Gardens is a prestigious zoo. The beautiful beach situated on the Gulf of Mexico is very popular with tourists.

IN THE NEWS

7-ELEVEN NAPLES, FL

Naples Ranked Number One Best Place to Live

SOPHIA LOWRIE, MAY 30, 2024 (COASTAL BREEZE NEWS)

Coming in hot at the top of the list this year, Naples, Florida, takes the cake as the US News & World Report's Number One most desirable place to live. Notably, Naples was named the best city to reside in attributable to its sturdy job market, high quality of living, overall value, and the refreshing tropical climate.

In the 2024-2025 cycle, contrary to their typical methodology, U.S. News & World Report shifted their focus from metropolitan-based areas to **more city-based areas**, making considerations geared more towards factors that directly impact quality of life. The rankings and the switch between **metro data and city data** also brought many **Midwest and South cities** into the top 25, offering a more localized and relevant look at livability for people looking for their **new ideal home**.

Given its booming pickleball industry, prime retirement locations, and beautiful beaches, it is no surprise that the sunny city of Naples placed above all of the other cities that were considered for their desirability and quality of life.

According to an article by Financial Times, Erika Giovanetti, a U.S. News & World Report loans expert and reporter shares that this year's rankings reflect the growing worries over job opportunities, the **steep prices of homes**, and the **rising costs of goods and services**. For its strong job market in particular, **Naples scored well, ranking third out of the 150 top cities on the list**.

The 2024-2025 Best Places to Live rankings are determined by evaluating a **city's job market, value, quality of life, and desirability**. These factors were weighted based on a survey of thousands of people across the U.S. to determine what qualities are deemed essential in a **place to live**. The methodology also examines data from organizations such as the National Oceanic and Atmospheric Administration, Federal Emergency Management Agency, U.S. Census Bureau, FBI, Sharecare (Nasdaq: SHCR), the Bureau of Labor Statistics and the U.S. News rankings of the Best High Schools and Best Hospitals. Keeping these aspects of an area in consideration will be immensely beneficial to prospective homeowners and people searching for the **best possible quality of life**.

EXPLORE ARTICLE



Cape Coral-Fort Myers and Naples-Immokalee-Marco Island lead Southwest Florida job growth

WGCU STAFF, MARCH 19, 2024 (WGCU)

Two Southwest Florida metropolitan areas -- Cape Coral-Fort Myers and Naples-Immokalee-Marco Island – tied for the region's lead in job growth for the 12 months ending in January. The North Port-Sarasota-Bradenton Metro Area reported a 2.9 percent growth rate with 9,800 jobs and the Tampa-St. Petersburg-Clearwater Metro Area submitted a 2.4 percent growth rate with 35,700 jobs in that period.

In the bottom of **the region's metro areas** was Punta Gorda, with total nonfarm employment there **increasing** by just **1.6 percent and 900 jobs**.

In specific sector comparisons, Tampa-St. Petersburg-Clearwater **topped** the Southwest Florida area in leisure and hospitality and construction, with a gain of about **1,100 jobs (3 percent change)** and **2,700 jobs (3.3 percent change)** respectively from the previous **12 months** ending in January. Overall, this area **employed 168,900 employed** in leisure and hospitality and **93,000 in construction**.

Both areas reported 3.2 percent growth in total non-farm employment, with 9,600 and 5,400 jobs respectively. That's compared to the overall state growth rate of 2.7 percent.

In leisure and hospitality, Cape Coral-Fort Myers reported a **3.2 percent rise**, Naples-Immokalee-Marco Island a **2.9 percent increase** and North Port-Sarasota-Bradenton a **2.1 percent boost over the period**. Only Punta Gorda reported a drop with a negative **2.5 percent change**.

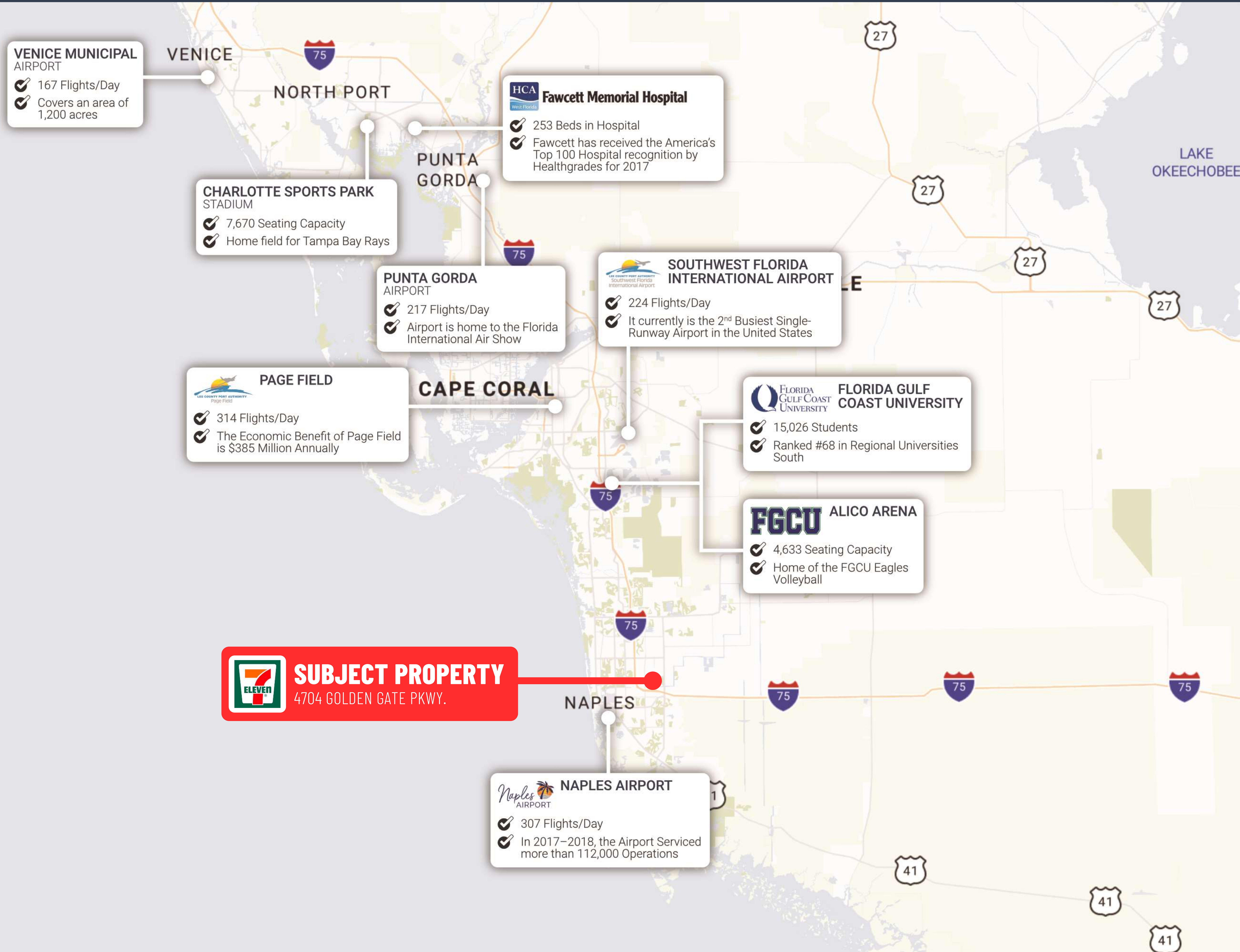
The leisure and hospitality numbers reflect an employment level of **41,700** in Cape Coral-Fort Myers, **32,000** in Naples-Immokalee-Marco Island and **50,200** in North Port-Sarasota-Bradenton. Punta Gorda has **7,800 employees** in this sector.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN NAPLES, FL



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Russell Smith

Vice President
(214) 915-8890

rsmith@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

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