

FOR SALE

**ABSOLUTE NNN
CORPORATE GUARANTEED
7-ELEVEN
GROUND LEASE**



ACTUAL PROPERTY PHOTO



1900 10TH AVE

Lake Worth, FL. Palm Beach County

RARE CRE | OFFERING MEMORANDUM

INVESTMENT SUMMARY

THE OPPORTUNITY

RARE CRE has been engaged to present a newly built 7-Eleven NNN ground lease. This property sits at the edge of I-95 and 10th Ave in Lake Worth. The 1.34+/- acre lot includes a Laredo Taco store.

7-Eleven is on a significant growth trajectory in North America. The convenience store giant's parent company, Seven & i Holdings, has made it clear that its focus is shifting towards expanding its business, particularly in North America.

Key Growth Strategies:

- Acquisitions: 7-Eleven is actively pursuing mergers and acquisitions to expand its market share. This includes recent acquisitions like the 204 Stripes convenience stores from Sunoco.
- New Store Openings: The company has ambitious plans to open numerous new stores across the continent.
- Food and Beverage Expansion: 7-Eleven is investing in expanding its food and beverage offerings to drive sales and attract customers.
- Technology and Digital Growth are enhancing its digital platforms, including the 7Now delivery service, to improve customer experience.

7-Eleven's total revenue is approximately \$77.07 billion. This figure is based on the company's latest financial reports.

PRICE:	\$3,650,000
ANNUAL RENT:	\$177,500.00
CAP RATE:	4.86%
TENANT:	7-Eleven
GUARANTOR:	Seven & i Holdings (S&P: A / Moody's: A1)
RENTAL INCREASES:	10% every 5 years.
LEASE TERMS:	15 years (initial term)
LEASE OPTION:	(3) 5-year options
TOTAL LOT AREA:	1.34 Acres
YEAR BUILT:	2023
BUILDING SIZE:	4,730 (Sq.Ft.)
CANOPY:	14 Fueling Positions
PARCEL FOLIO#:	38-43-44-21-02-005-0030

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LOCATION OVERVIEW



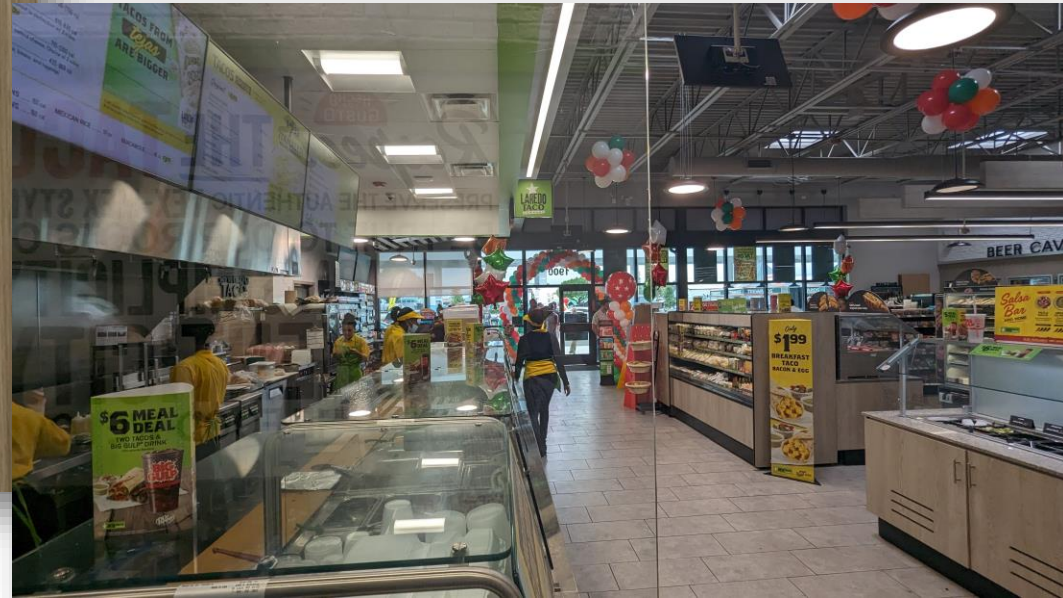
1900 10TH Ave N. Lake Worth

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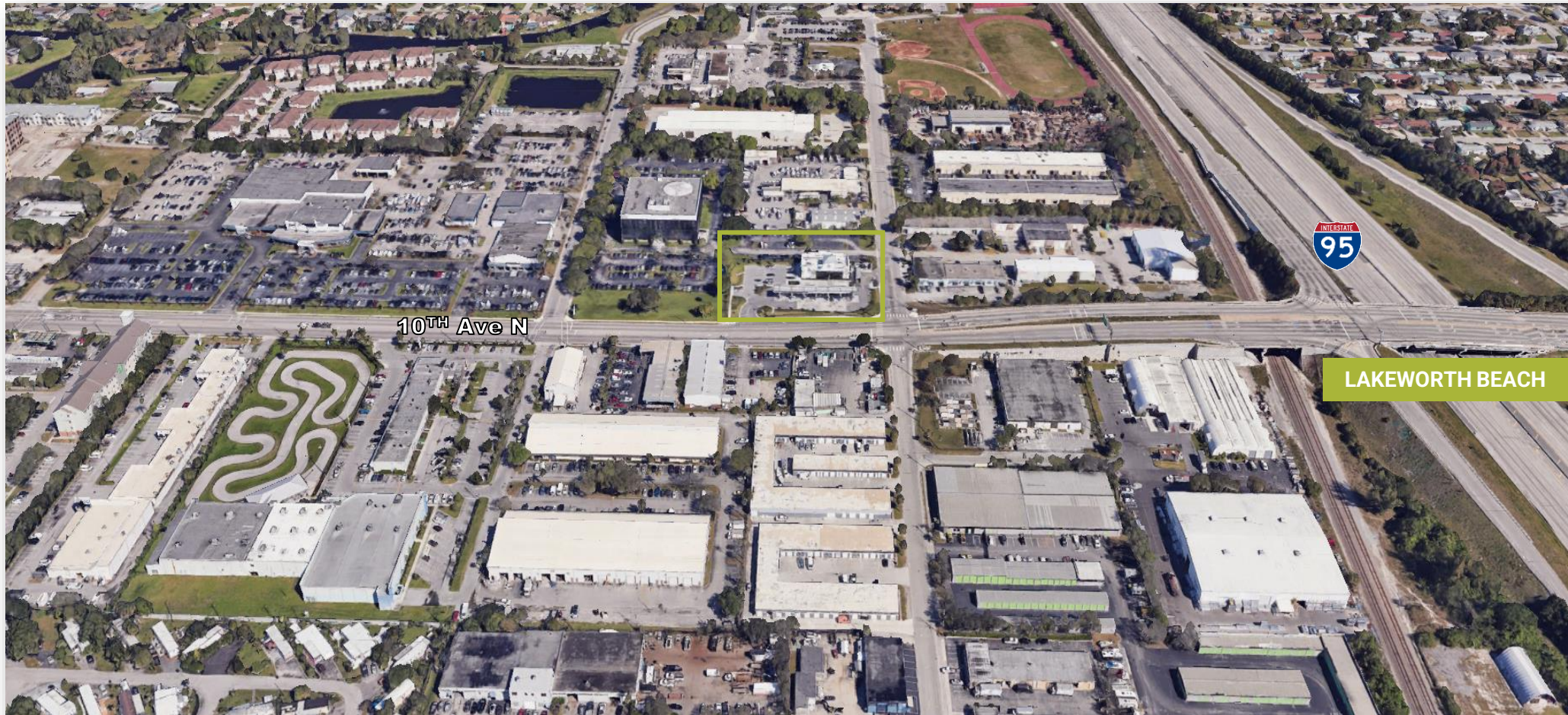


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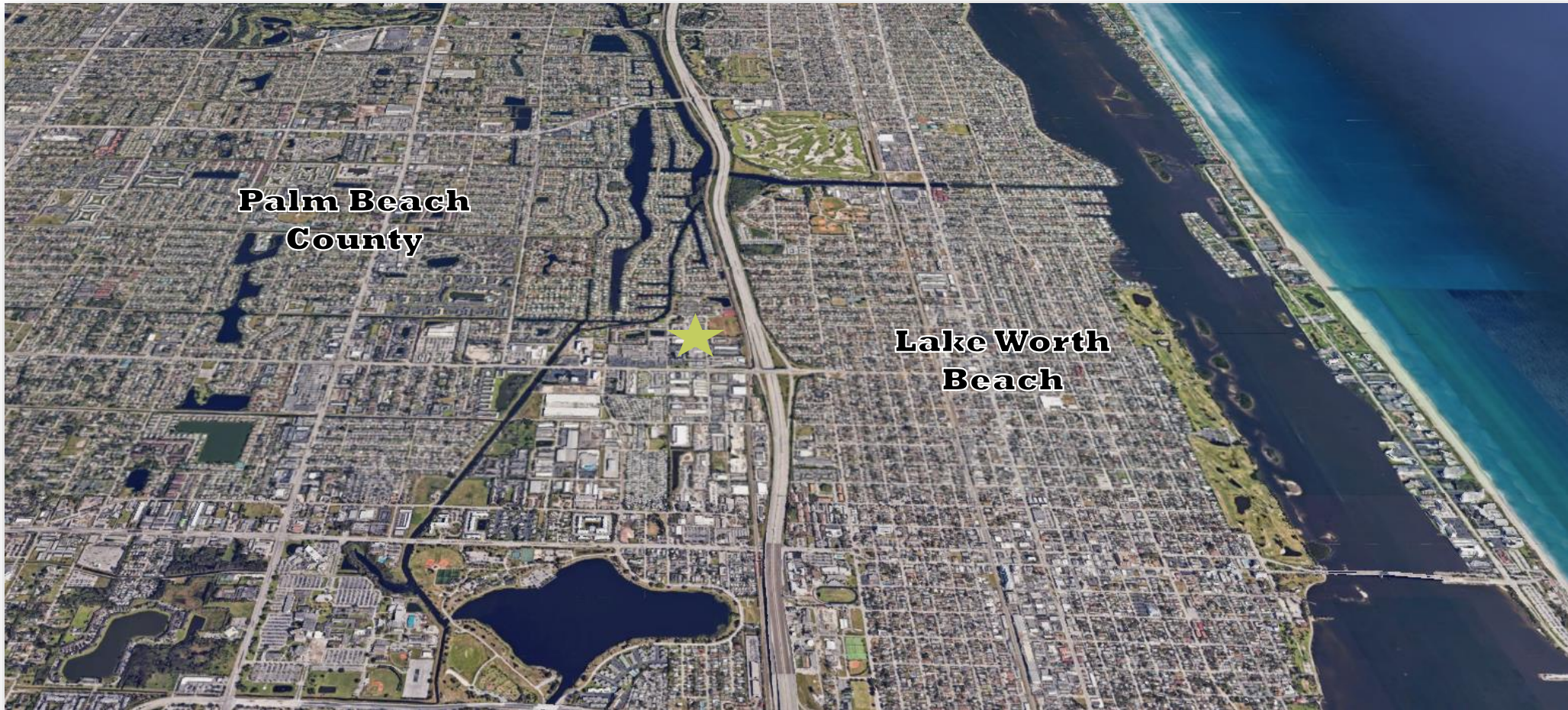
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TENANT DESCRIPTION

7-Eleven is a globally recognized, investment-grade tenant operating the world's largest convenience store chain. Known for its 24-hour operations, extensive product offerings, and iconic brands like Slurpee and Big Gulp, 7-Eleven has a strong brand presence and loyal customer base.

Key Tenant Characteristics:

•**Investment-grade credit rating:** Backed by the financial strength of its parent company, Seven & i Holdings. Co., Ltd., ensuring strong corporate backing and financial stability. This corporate guarantee adds a layer of security for investors, making 7-Eleven net lease properties a reliable and low-risk investment.

•**Essential business:** Operates as an essential service, demonstrating resilience during economic downturns.

•**Strong brand recognition:** High brand awareness and customer loyalty.

•**Triple net (NNN) leases:** Landlord responsibilities are minimal, as the tenant covers property taxes, insurance, and maintenance.

•**Long lease terms:** Provides consistent rental income and stability for property owners.
•Built-in rent escalations: Ensures rental income growth over time.

•**High traffic locations:** Typically situated in high-visibility areas with significant foot and vehicle traffic.

Overall, 7-Eleven is considered a highly desirable tenant due to its financial stability, strong brand, and long-term lease commitments.

AVERAGE CAP RATE

4.91%

12 mo. avg with 10+ yr. lease term

RECENT SALE COMPS

Daytona, FL	5.00%
Austin, TX	5.00%
North Port, FL	4.85%
Boca Raton, FL	4.65% (nearest comp)

CREDIT RATING

S&P	AA-
Moody's	Baa2

AVERAGE PROPERTY & LEASE

Average Sale Price	\$3,925,841
NOI	\$201,947
\$/Square Foot	\$1121 - \$1,524
Building SF	2,500 – 3,500
Lot Size	Varies (Gas/Non-Gas)
Lease Term	10 - 20 Years
Escalations	10% Every 5 Years



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