

100% BONUS  
DEPRECIATION



File Photo

# 7-Eleven

**\$9,919,000 | 5.00% CAP**

9110 W Thomas Rd, Phoenix , AZ 85307

- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years
- ✓ **Excellent Signalized, Hard Corner Location** at Intersection of Thomas Rd & N 91st Ave (47K+ Combined VPD), just off Loop 101 (143,500+ VPD) & just North of Interstate 10 (188,300+ VPD).
- ✓ **Adjacent to Algodon Development** - Master-Planned, Mixed-Use Commercial Project Encompassing 1.3M+ SF on 94+ Acres
- ✓ **Directly Across from Banner Estrella Medical Center** - Full-Service 317-Bed Hospital
- ✓ **Phoenix is the Nation's Most Populated Capital w/ 1.72M Residents** and was the Fastest Growing Large City Between 2010 and 2020



7-Eleven, Inc. Is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 85,000 stores in 20 countries**.





# INVESTMENT OVERVIEW

7-ELEVEN PHOENIX, AZ



File Photo

### CONTACT FOR DETAILS

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### Notice to AZ Residents & Property Owners:

Consistent with State of AZ regulations, please direct all inquiries to AZ Broker.

# \$9,919,000

## 5.00% CAP

NOI

\$495,922

Building Area

±4,650 SF

Land Area

±1.26 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** August 2025
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** With 7.5% rental increases every 5 years in both the primary term and (3) 5-year option periods.
- ✓ **Prime Location Adjacent to Algodon Development (1.3M+ SF on 94+ Acres)** – A master-planned, mixed-use commercial project featuring build-to-suit medical offices, Class A corporate space, the Algodon Medical Office Park, a 7-acre senior living community, the West-MEC Education Center, and a diverse mix of national and local retailers.
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of Thomas Rd (28,800+ VPD) and N 91st Ave (18,996+ VPD). Near major highways, just off of Loop 101 (143,500+ VPD) & just north of Interstate 10 (188,300+ VPD).
- ✓ **Across the Street from Major Medical Centers** – Directly across from Banner Estrella Medical Center, a full-service 317-bed hospital offering heart care, emergency services, and general surgery. Also across the street is Phoenix Children's Ophthalmology, ranked among the nation's "Best Children's Hospitals" for 13 consecutive years by U.S. News & World Report.
- ✓ **Metro Phoenix: A Top Growth Market** – The 11th largest metro area in the U.S. with 4.8 million residents, Phoenix is a rapidly expanding city spanning 520 square miles with over 1.72 million people. Home to six Fortune 500 headquarters, the region is a hub for construction, high-tech manufacturing, healthcare, and tourism. Phoenix was the fastest-growing large city in the U.S. from 2010-2020, adding 163,000+ residents.
- ✓ **7-Eleven (S&P Rated A)** operates in 20 countries across 85,000 stores, 15,304 of which are in North America, making it the largest chain store operator in the world.

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**SECURE**  
NET LEASE



# TENANT OVERVIEW

7-ELEVEN PHOENIX, AZ

## 7-Eleven

REVENUE  
**\$81.3B**

CREDIT RATING  
**S&P: A**

Stock Ticker  
**SVNDY**

LOCATIONS  
**85,000+**

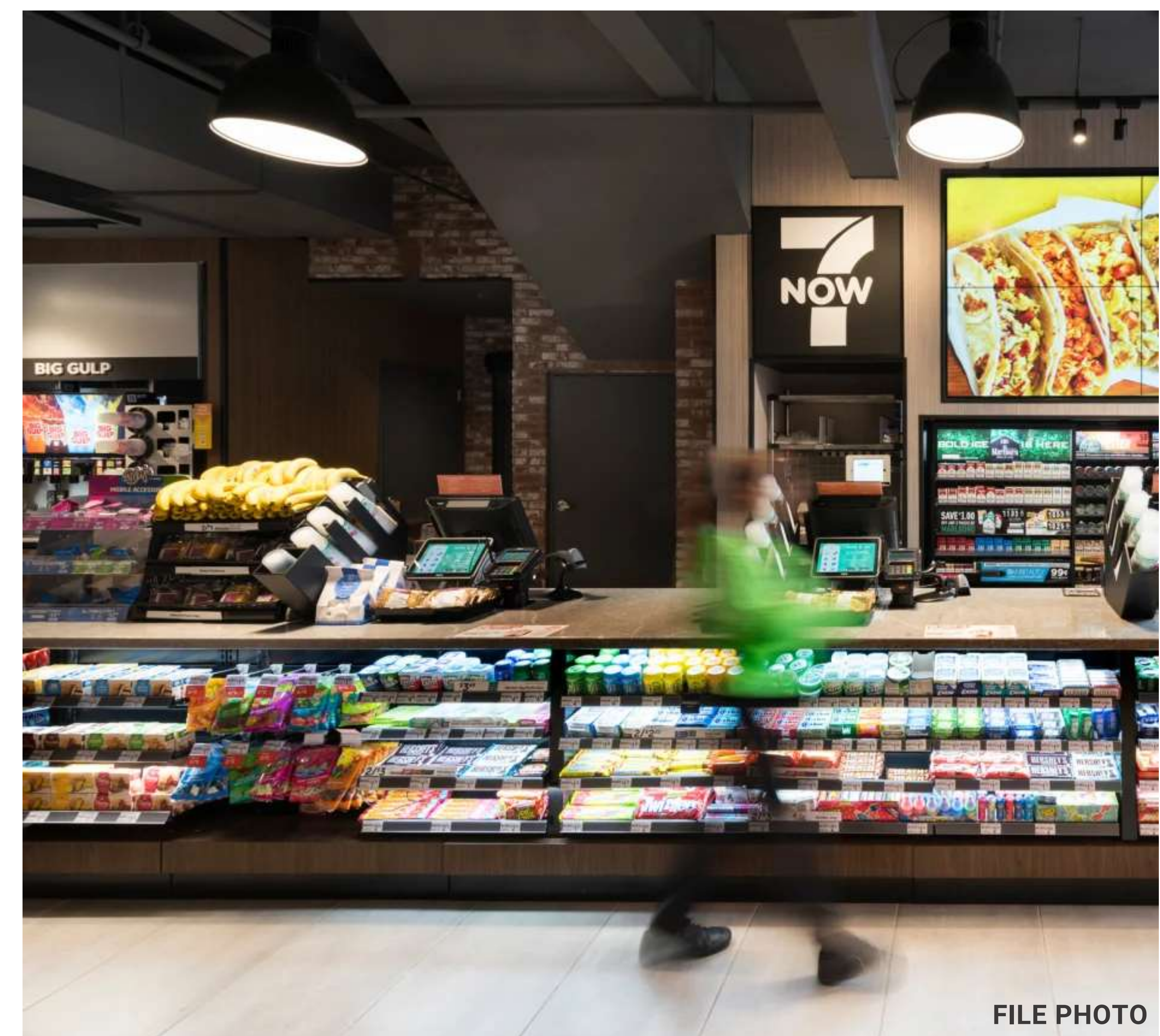


[7-eleven.com](https://www.7-eleven.com)

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 15,300 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.



FILE PHOTO



FILE PHOTO



FILE PHOTO



# 7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings’ latest earnings presentation.

The move marks a **significant expansion** for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to **nearly double** the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about **10% growth** over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to **significantly increase** its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE

# Seven & i Says It’s Looking at Growth in New Regions

JANUARY 9, 2025 (NACS)

Seven & i Holdings, parent company of 7-Eleven, is developing initiatives to “unlock its North American convenience-store business’s potential value as well as optimal capital relations with its banking unit,” the Wall Street Journal reported today.

“The retail giant said it will accelerate **expansion to new regions** to seek growth in markets worldwide. ... The company plans to complete its strategic restructuring this fiscal year to **achieve profit growth** in the coming years, it said Thursday,” wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

“A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i’s strategy to **grow to 100,000 stores in 30 countries** and regions by 2030,” according to Reuters.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN PHOENIX, AZ

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Estimated Rent Commencement	August 2025
Estimated Lease Expiration	August 2040
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$495,922
Annual Rent YRS 6-10	\$533,116
Annual Rent YRS 11-15	\$573,100
Option 1	\$616,082
Option 2	\$662,288
Option 3	\$711,960

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# BONUS DEPRECIATION

— 7-ELEVEN PHOENIX, AZ

## 100% Bonus Depreciation for Qualifying Convenience Stores

### What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

### Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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LUKE AIR  
FORCE BASE



PARK AT  
PALM VALLEY  
(300 UNITS)



L THOMAS HECK  
MIDDLE SCHOOL  
(544 STUDENTS)



DREAMING SUMMIT  
ELEMENTARY SCHOOL  
(671 STUDENTS)



CORTE SIERRA  
ELEMENTARY SCHOOL  
(551 STUDENTS)



W THOMAS ROAD  
±28,225 VPD

PAPAGO FREEWAY  
±186,713 VPD



COLLIER BUSINESS  
ACADEMY  
(814 STUDENTS)

LITTLETON  
ELEMENTARY SCHOOL  
(798 STUDENTS)  
LA JOYA COMMUNITY  
HIGH SCHOOL  
(2,173 STUDENTS)



ARIZONA STATE ROUTE 101  
±139,278 VPD



COPPER CANYON  
HIGH SCHOOL  
(2,155 STUDENTS)  
WESTWIND  
ELEMENTARY SCHOOL  
(972 STUDENTS)

N 91ST AVENUE  
±18,996 VPD



BICENTENNIAL  
SOUTH  
ELEMENTARY  
(780 STUDENTS)



INDEPENDENCE  
HIGH SCHOOL  
(13 STUDENTS)

DISCOVERY  
ELEMENTARY SCHOOL  
(632 STUDENTS)



HEATHERBRAE  
ELEMENTARY  
SCHOOL  
(605 STUDENTS)



BANNER ESTRELLA  
MEDICAL CENTER  
(317 BEDS)

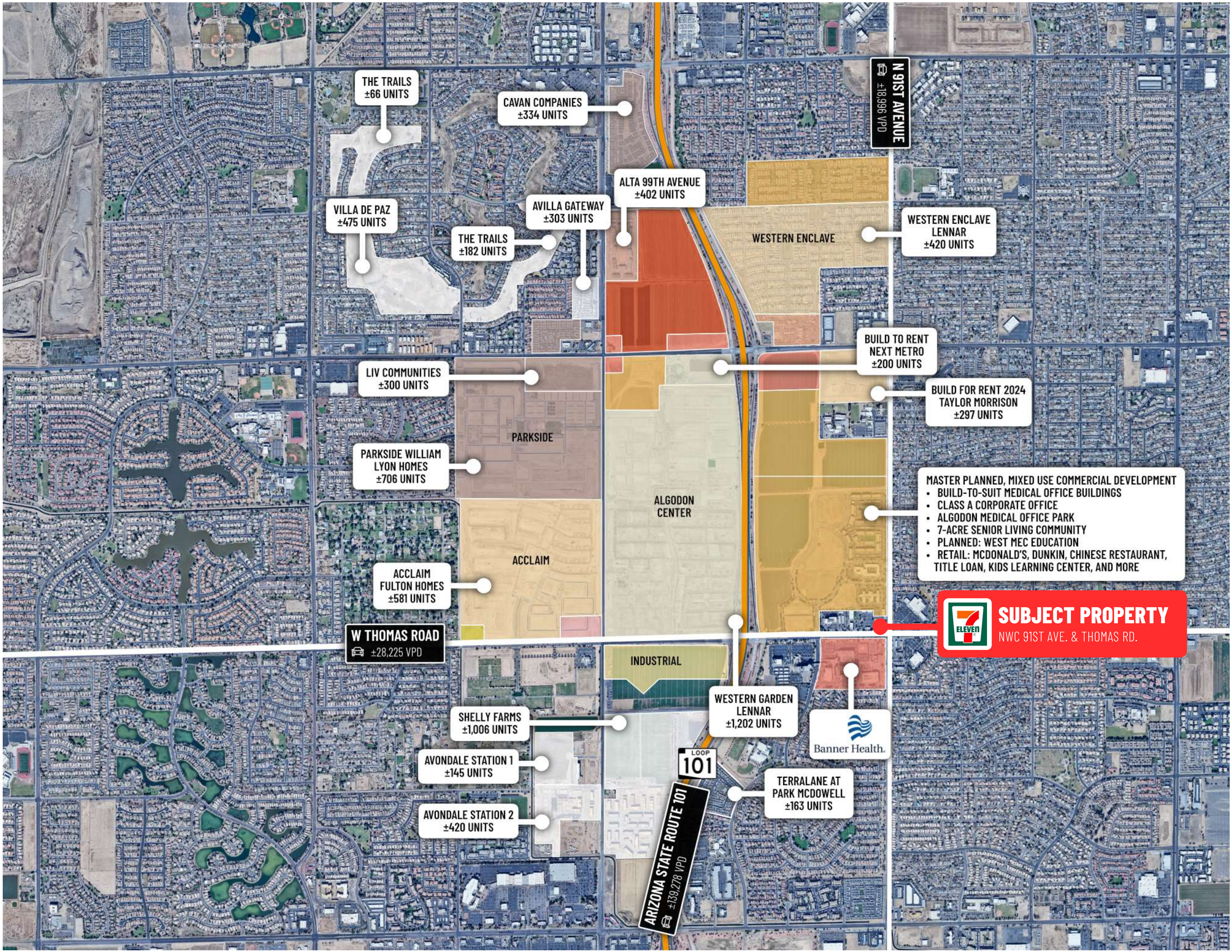
MANUEL PEÑA JR.  
ELEMENTARY SCHOOL  
(730 STUDENTS)



INTERSTATE  
10







THE TRAILS  
±66 UNITS

CAVAN COMPANIES  
±334 UNITS

VILLA DE PAZ  
±475 UNITS

THE TRAILS  
±182 UNITS

AVILLA GATEWAY  
±303 UNITS

ALTA 99TH AVENUE  
±402 UNITS

N 91ST AVENUE  
±18,996 VPD

WESTERN ENCLAVE

WESTERN ENCLAVE  
LENNAR  
±420 UNITS

BUILD TO RENT  
NEXT METRO  
±200 UNITS

BUILD FOR RENT 2024  
TAYLOR MORRISON  
±297 UNITS

LIV COMMUNITIES  
±300 UNITS

PARKSIDE

PARKSIDE WILLIAM  
LYON HOMES  
±706 UNITS

ALGODON  
CENTER

MASTER PLANNED, MIXED USE COMMERCIAL DEVELOPMENT

- BUILD-TO-SUIT MEDICAL OFFICE BUILDINGS
- CLASS A CORPORATE OFFICE
- ALGODON MEDICAL OFFICE PARK
- 7-ACRE SENIOR LIVING COMMUNITY
- PLANNED: WEST MEC EDUCATION
- RETAIL: MCDONALD'S, DUNKIN, CHINESE RESTAURANT, TITLE LOAN, KIDS LEARNING CENTER, AND MORE

ACCLAIM  
FULTON HOMES  
±581 UNITS

ACCLAIM

W THOMAS ROAD  
±28,225 VPD

 **SUBJECT PROPERTY**  
NWC 91ST AVE. & THOMAS RD.

INDUSTRIAL

SHELLY FARMS  
±1,006 UNITS

AVONDALE STATION 1  
±145 UNITS

AVONDALE STATION 2  
±420 UNITS

WESTERN GARDEN  
LENNAR  
±1,202 UNITS

  
Banner Health.

TERRALANE AT  
PARK MCDOWELL  
±163 UNITS

ARIZONA STATE ROUTE 101  
±139,278 VPD

LOOP  
101



AGAVE ON 83RD  
(213 UNITS)

DESERT HORIZON  
ELEMENTARY SCHOOL  
(729 STUDENTS)

STARLIGHT PARK  
ELEMENTARY SCHOOL  
(713 STUDENTS)

TREVOR G. BROWNE  
HIGH SCHOOL  
(2,803 STUDENTS)

TARGET  
dd's DISCOUNTS  
planet fitness  
Conn's HomePlus

PHOENIX  
(8 MILES)

Walmart Supercenter  
LOWE'S  
ROSS DRESS FOR LESS

Sam's CLUB

LOOP  
101

fray's  
FAMILY DOLLAR  
Firestone  
Little Caesars

El Super  
LA FITNESS

ExtraSpace  
Storage

CVS pharmacy

Dillard's  
Burlington  
FAMOUS footwear  
rue21  
PINK  
Foot Locker  
VICTORIA'S SECRET  
BIG TIRES  
SHOE DEPT. ENCORE  
Bath & Body Works

WEST TOWN  
COURT  
(274 UNITS)

AMBERLEA ELEMENTARY  
SCHOOL  
(502 STUDENTS)

THE HOME DEPOT

FOOD CITY

SUBWAY

jiffy lube

PNC

SIMONMED

Fajitas

CHURCH'S

Palermo's PIZZA

Jack  
in the box

AutoZone

7 ELEVEN

Chevron

Starbucks

LifePoint Medical & Spa

ELG  
ACCIDENT ATTORNEYS

PROTECH  
STAFFING

N 91ST AVENUE  
(18,996 VPD)

W THOMAS ROAD  
(28,225 VPD)

### ALGODON DEVELOPMENT

- MASTER PLANNED, MIXED USE DEVELOPMENT
- BUILD-TO-SUIT MEDICAL OFFICE BUILDINGS
- CLASS A CORPORATE OFFICE
- ALGODON MEDICAL OFFICE PARK
- 7-ACRE SENIOR LIVING COMMUNITY
- RETAIL AND MORE

Perfect  
Dental  
Group









SHELLY FARMS  
+/-1,006 UNITS

AVONDALE  
STATION 1  
+/-145 UNITS

WEST POINT  
HIGH SCHOOL  
(8 STUDENTS)

ACCLAIM  
FULTON HOMES  
+/-581 UNITS

WESTERN  
GARDEN LEANNAR  
+/-1,202 UNITS



PARKSIDE WILLIAM  
LYON HOMES  
+/-706 UNITS

LIV COMMUNITIES  
+/-300 UNITS

AVONDALE  
STATION 2  
+/-420 UNITS

SPRINGHILL SUITES<sup>®</sup>  
BY MARRIOTT

INDUSTRIAL

LOOP  
101



HONORHEALTH

WESTVIEW  
HIGH SCHOOL  
(1,733 STUDENTS)



ARIZONA STATE ROUTE 101  
(139,278 VPD)

BANNER ESTRELLA  
MEDICAL CENTER  
(317 BEDS)



**ALGODON DEVELOPMENT**

- MASTER PLANNED, MIXED USE DEVELOPMENT
- BUILD-TO-SUIT MEDICAL OFFICE BUILDINGS
- CLASS A CORPORATE OFFICE
- ALGODON MEDICAL OFFICE PARK
- 7-ACRE SENIOR LIVING COMMUNITY
- RETAIL AND MORE

W THOMAS ROAD  
(28,225 VPD)



PHOENIX  
(8 MILES)



N 91ST AVENUE  
(18,996 VPD)





WESTERN  
GARDEN LEANNAR  
+/-1,202 UNITS



BUILD FOR RENT 2024  
TAYLOR MORRISON  
+/-297 UNITS



ARIZONA STATE ROUTE 101  
(139,278 VPD)



BUILD TO RENT  
NEXT METRO  
+/-200 UNITS

AVILA GATEWAY  
+/-303 UNITS

WESTERN ENCLAVE  
LEANNAR  
+/-420 UNITS

WESTWIND  
ELEMENTARY SCHOOL  
(972 STUDENTS)

**ALGODON DEVELOPMENT**

- MASTER PLANNED, MIXED USE DEVELOPMENT
- BUILD-TO-SUIT MEDICAL OFFICE BUILDINGS
- CLASS A CORPORATE OFFICE
- ALGODON MEDICAL OFFICE PARK
- 7-ACRE SENIOR LIVING COMMUNITY
- RETAIL AND MORE

N 91ST AVENUE  
(18,996 VPD)



**FOOD CITY**



W THOMAS ROAD  
(28,225 VPD)


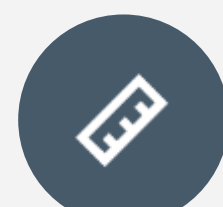
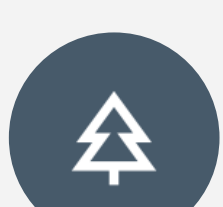
PHOENIX  
(8 MILES)





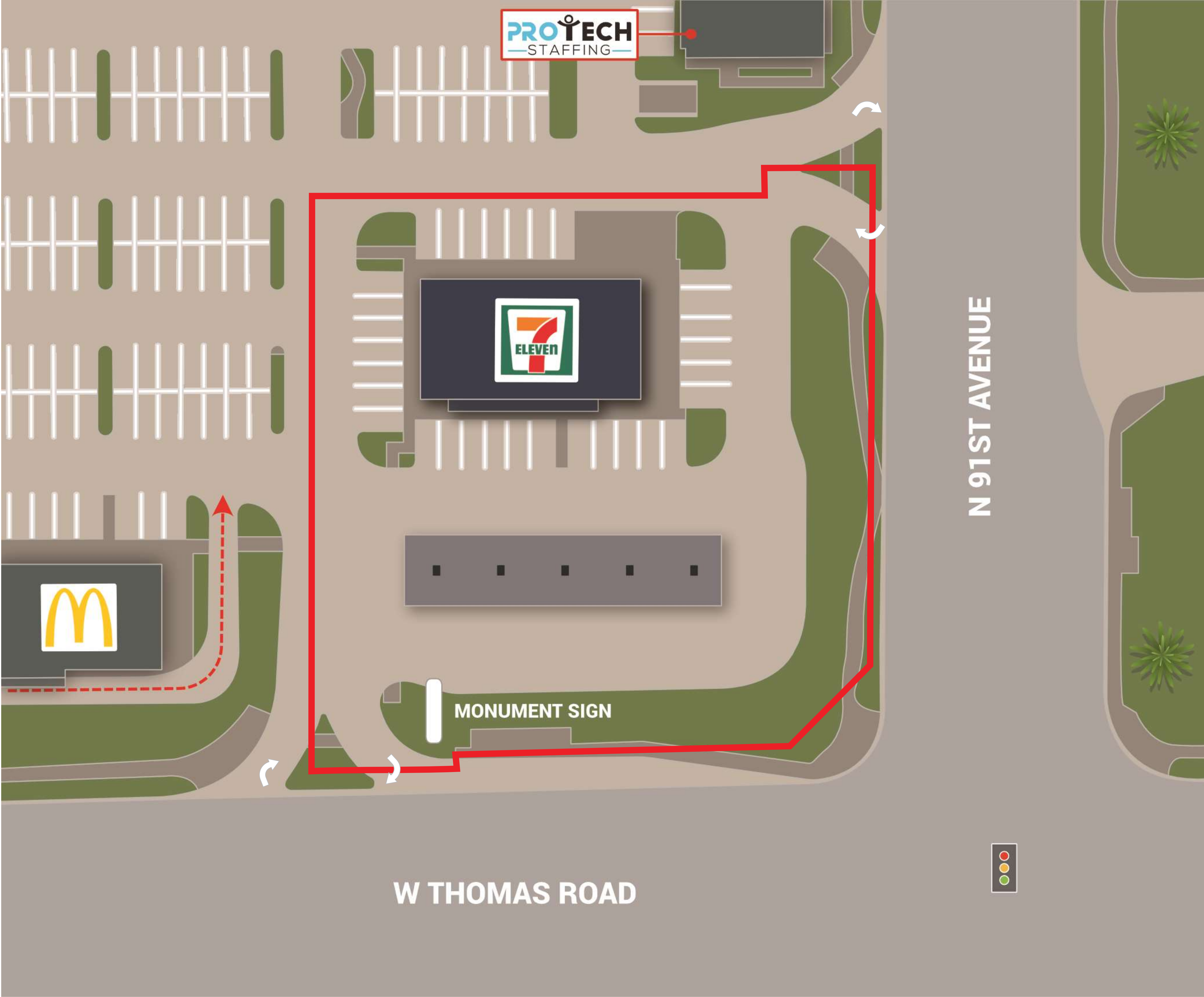
# SITE OVERVIEW

7-ELEVEN PHOENIX, AZ

	Year Built		2025
	Building Area		±4,650 SF
	Land Area		±1.26 AC

## NEIGHBORING RETAILERS

- Walmart Supercenter
- Walmart Neighborhood Market
- Target
- Lowe’s
- Best Buy
- Sam’s Club
- The Home Depot
- Kohl’s
- JOANN
- Big 5 Sporting Goods
- Anytime Fitness





# RENDERINGS

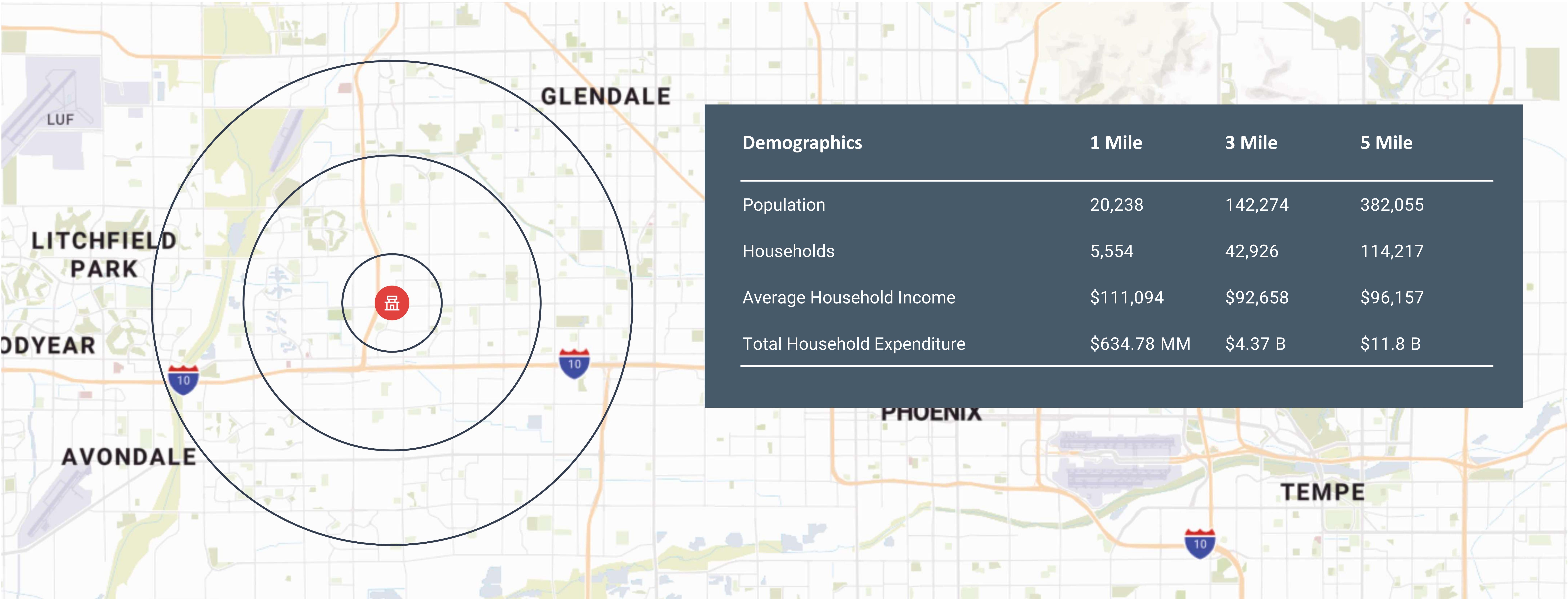
7-ELEVEN PHOENIX, AZ





# LOCATION OVERVIEW

7-ELEVEN PHOENIX, AZ



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Banner Health (41,435)
2.

Amazon.com Inc (40,000)
3.

State of Arizona (39,172)
4.

Walmart Inc (38,309)
5.

Arizona State University (34,421)
6.

Fry's Food Stores (21,012)
7.

University of Arizona (19,823)
8.

Dignity Health Arizona (16,525)
9.

City of Phoenix (15,645)
10.

Wells Fargo & Co (15,500)



# LOCATION OVERVIEW

7-ELEVEN PHOENIX, AZ



Phoenix  
Arizona



1,720,000

Population



\$60,931

Median Household Income

Only state capital with a population exceeding 1 million residents.

## MOST POPULATED US STATE CAPITAL

The Phoenix Metropolitan area plays home to 15+ Major League baseball teams as well as the home to the Arizona Diamondbacks, Phoenix Suns, Arizona Cardinals, and the Arizona Coyotes.

15+ SPORTING TEAMS

**With a population of around 1.72 million residents, the city of Phoenix is the capital and the most populous city in Arizona. It is also the fifth-most populous city in the nation.**

The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is a metropolitan area, centered on the city of Phoenix, that includes much of the central part of the U.S. state of Arizona.

**Phoenix is the most populous state capital in the nation, the fifth most populous city in the U.S., and the most populous city in the state of Arizona.**

The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA), defining it as

Maricopa and Pinal counties. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix’s elevation is 1,117 feet, and the city’s horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak.



IN THE NEWS

7-ELEVEN PHOENIX, AZ

# Apple makes multi-billion-dollar commitment to Phoenix manufacturing

MIKE ALLEN,BEN BERKOWITZ,JESSICA BOEHM, FEBRUARY 24, 2025 (AXIOS PHOENIX)

Apple on Monday morning announced plans to invest more than \$500 billion in the U.S. and hire 20,000 people over the next four years, with expansion and construction planned from coast to coast.

- Apple plans to **greatly expand chip and server** manufacturing in the U.S., plus skills development for students and workers across the country.

Apple CEO Tim Cook said in the announcement: "We are bullish on the future of American innovation, and we're proud to build on our **longstanding U.S. investments** with this **\$500 billion** commitment to our country's future.

This includes a multibillion-dollar commitment to produce advanced silicon at the Taiwan Semiconductor Manufacturing Company plant in north Phoenix and expanded operations at Apple's Mesa facility.

- "From doubling our Advanced Manufacturing Fund **[from \$5 billion to \$10 billion]**, to building advanced technology in Texas, we're thrilled to expand our support for American manufacturing," Cook added. "And we'll keep working with people and companies across this country to help write an extraordinary new chapter in the history of American innovation."
- Apple already works with thousands of suppliers across all **50 states, including 24 factories in 12 states.**
- Apple's U.S. Advanced Manufacturing Fund has supported projects in **13 states**, helping build local businesses and train workers.

In 2021, Apple committed **\$430 billion** in U.S. investments and **20,000 new jobs** across the country over five years — including a new campus in Research Triangle Park, North Carolina, where development was paused last year.

EXPLORE ARTICLE

# Downtown Phoenix development boom on the calendar for 2025

MARISSA SARBAK, JANUARY 05, 2025 (ABC15 ARIZONA)

Downtown Phoenix is swarming with construction crews, and the city says a majority of the ongoing projects will be completed in 2025.

The city of Phoenix's Deputy Economic Development Director, Xandon Keating, shared a few of the **luxury apartment buildings** expected to open in **2025 or early 2026**. "A residential tower at the Arizona Center called PALMTower, there's a couple projects on Central Avenue, Sol Modern and another project called The Ray, **high-rise residential towers,**" Keating said. He added the city is **planning to unveil the newly designed** 'Central Station,' which is the city's old bus terminal.

Around ten high-rise mixed-use apartment buildings are expected to open this year in the downtown area

"It is keeping that footprint of the bus terminal in place, **light rail station** stays in place, but it's adding a **ground floor retail**, an office component, and then two towers, one market-rate residential and another is a student housing tower."

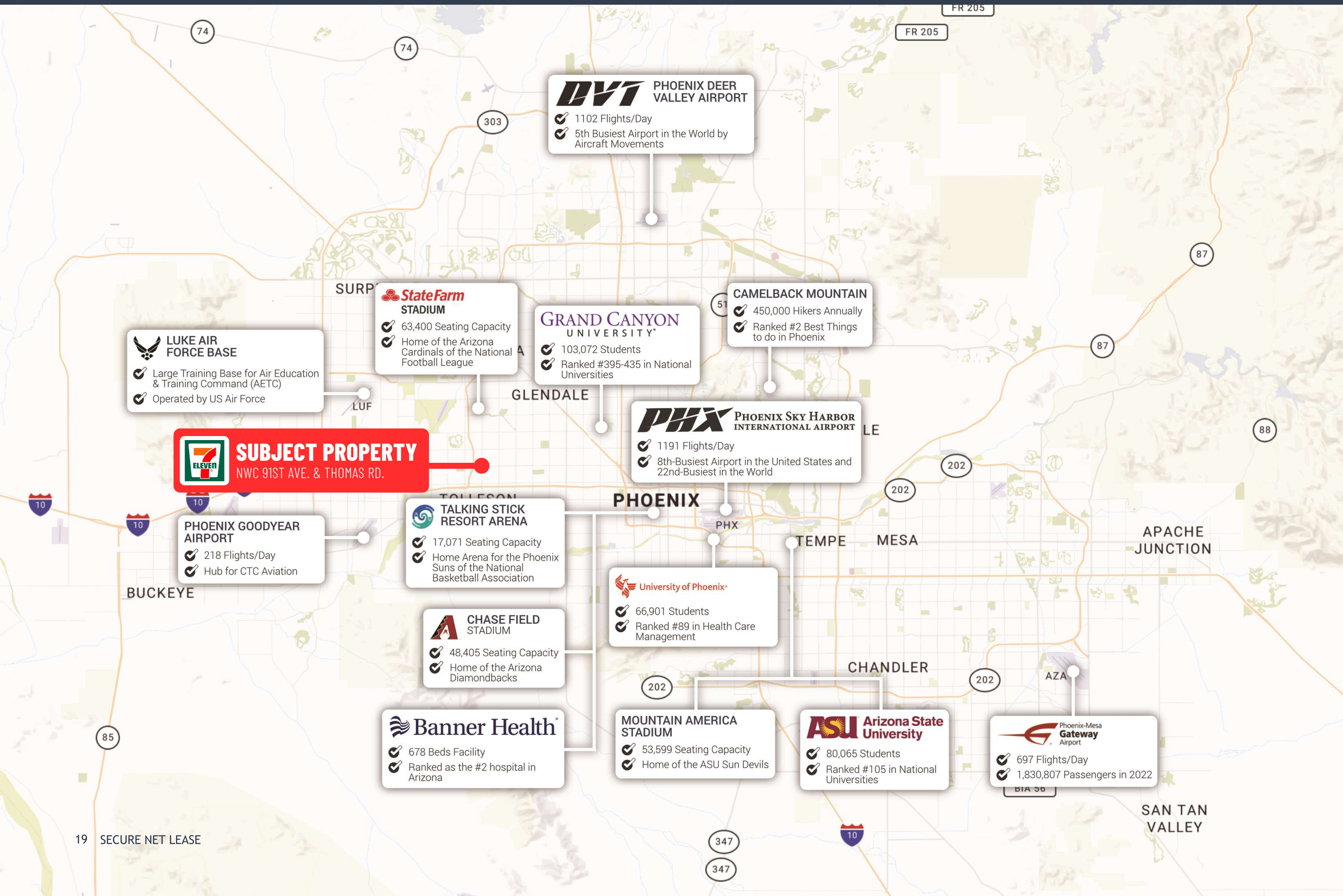
"A ton of people are moving to Phoenix because they love the sunshine," said downtown Phoenix realtor James Judge. "A lot of other markets were more expensive, so Phoenix is still **more affordable despite** how expensive it has gotten. By comparison, it is still more affordable compared to other places to live. "While most of the people moving to Phoenix start out as renters, Judge said they often eventually end up as buyers in the housing market. "I think one of the **really interesting things** is that we're seeing so many high-rise rentals. We're not really seeing any condos develop, which there definitely are condos existing that can meet a buyer's need, and there **are a lot of single-family homes**. I think that's one thing that's really interesting about Phoenix is that there are so many single-family homes within a downtown/midtown setting. Phoenix has done a really great job with historic preservation to ensure that that's possible."

EXPLORE ARTICLE



# METRO AREA

7-ELEVEN PHOENIX, AZ





## 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

#### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

#### Thomas House

Associate  
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[thouse@securenetlease.com](mailto:thouse@securenetlease.com)

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