SINGLE-TENANT ABSOLUTE NNN INVESTMENT

RARE LONG-TERM OFFERING

20-YEAR LEASE

New extension | 7.5% increases every 5 years

7-ELEVEN | BOTHELL, WA

Affluent Seattle-area location. Strong sales. Signalized hard corner.

$175K AVG INCOME

1 mile*

STRONG SALES

Store-level reporting available

SEATTLE MSA

Close to Seattle, Bellevue & Kirkland

BONUS DEPRECIATION OPPORTUNITY

100% Potential 1st-year federal deduction
(Consult your Accountant)

14501 Juanita Woodinville Way NE, Bothell, WA 98011

OFFERING MEMORANDUM

*2026 estimate extrapolated from the 2024 broker demographic report; see page 14. Actual property photography.

EXCLUSIVELY MARKETED BY

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CONFIDENTIALITY & TENANT FINANCIAL INFORMATION

This Offering Memorandum is furnished solely to prospective purchasers to evaluate a possible acquisition. All financial information concerning the tenant's performance, including sales, revenue, profitability, EBITDAR and related summaries or descriptions, is strictly confidential, whether contained herein or furnished separately, orally or in writing. By accepting this Memorandum, the recipient agrees to preserve such confidentiality, use the information only to evaluate the acquisition, and not publish, post, circulate or otherwise disclose it, except to professional advisers and financing sources with a need to know who are bound to equivalent confidentiality obligations. The recipient is responsible for their compliance. Further disclosure requires prior written authorization consistent with the Lease; nothing herein expands the disclosure rights permitted under Section 16.22.

NEWMARK NET LEASE CAPITAL MARKETS

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A rare 20-year lease in an affluent Seattle trade area

Strong sales and a prominent signalized hard corner reinforce the offering.

$175K Avg Income

1 mile

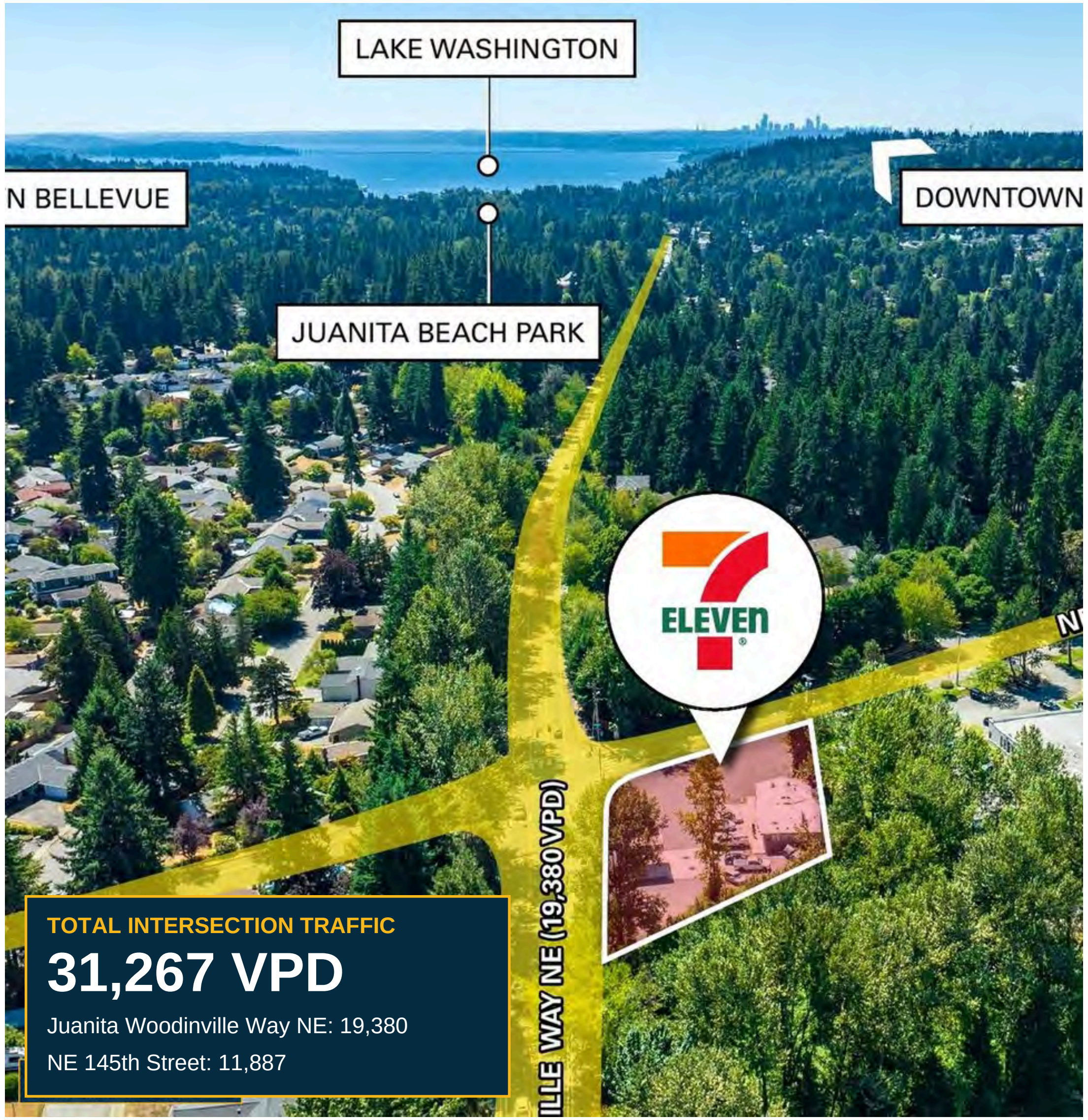
Approximately 15,410 residents

LIST PRICE	CAP RATE	ANNUAL NOI	LEASE TERM	RENT INCREASES
$4,797,000	4.85%	$232,675	20 YEARS	7.5% / 5 YRS

Newmark offers the fee-simple interest in this 2,400 SF 7-Eleven convenience store and fuel center on a 0.58-acre corner parcel. The new absolute NNN extension pairs long-term income with scheduled rent growth.

At NE 145th Street and Juanita Woodinville Way NE, the site combines dual street frontage, 31,267 combined intersection vehicles per day and access to I-405, with proximity to Seattle, Bellevue and Kirkland.

OFFERING SUMMARY



OFFERING	
Pricing	**$4,797,000**
Net Operating Income	**$232,675**
Cap Rate	**4.85%**
Guaranty	**Corporate — 7-Eleven, Inc.**
Tenant	**7-Eleven, Inc.**
Lease Type	**Absolute NNN**
Landlord Responsibilities	**None**

PROPERTY SPECIFICATIONS	
Rentable Area	**2,400 SF**
Land Area	**0.58 Acres**
Property Address	**14501 Juanita Woodinville Way NE**
City / State / ZIP	**Bothell, WA 98011**
Year Built	**1969**
Lease Commencement	**October 1, 2026**
Lease Expiration	**October 31, 2046**
Primary Term	**20 Years**
Renewal Options	**4 (5-Year)**
Ownership	**Fee Simple**

Five reasons this opportunity stands out

01

RARE 20-YEAR LEASE

Two decades of scheduled income

New absolute NNN lease extension with 7.5% rent increases every five years and four 5-year renewal options. Total contractual rent over the firm lease term exceeds the asking price.

02

HIGH-INCOME TRADE AREA

$175K Avg Income

1 mile

Estimated 2026 average household income is approximately $175,490 within one mile.

03

STRONG SALES

Store-level performance visibility

Strong sales at this location underscore established customer demand. 7-Eleven provides store-level sales reporting; contact the broker for sales figures and supporting detail.

04

CLOSE TO SEATTLE

Seattle-area location near Bellevue and Kirkland, with I-405 connectivity and access to the region's employment centers.

05

SIGNALIZED HARD CORNER

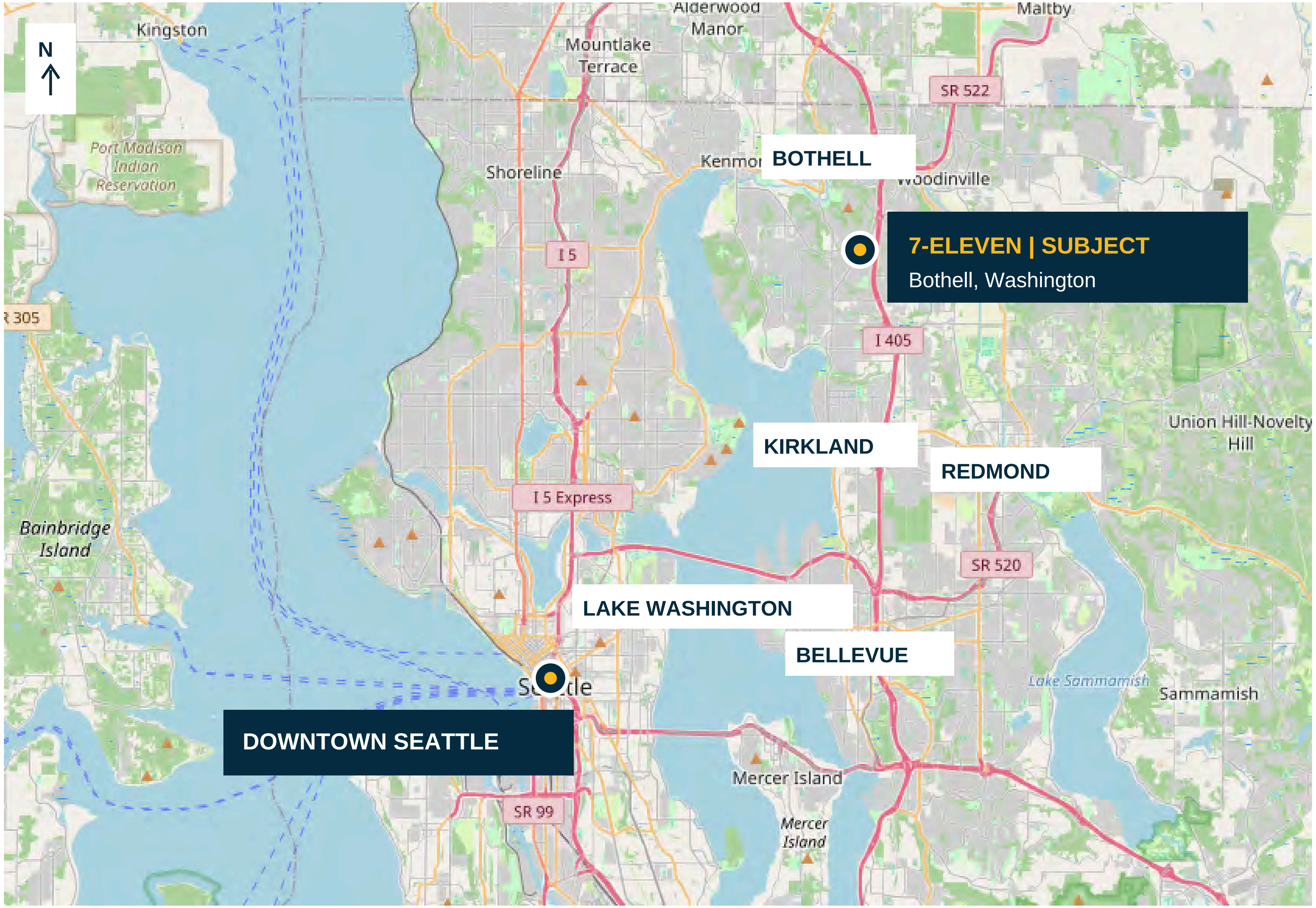
Dual street frontage at NE 145th Street and Juanita Woodinville Way NE. 31,267 combined intersection vehicles per day.

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | CORPORATE GUARANTY | FOUR 5-YEAR OPTIONS


ELEVEN
Firewood
14501
We Accept EBT


ELEVEN


ELEVEN
Budget



Map data © OpenStreetMap contributors.

SEATTLE MSA

BOTHELL, WASHINGTON

Located in the affluent Eastside of the Seattle metropolitan area.

Regional access via I-405

14501 Juanita Woodinville Way NE
Bothell, WA 98011

PROPERTY OVERVIEW

LOCATION

Bothell, Washington
King / Snohomish Counties
Seattle-Tacoma-Bellevue MSA

PARKING

Surface parking field
Shared fuel-canopy circulation
Ample customer stacking at pumps

ACCESS

Direct frontage on Juanita Woodinville Way NE
Signalized intersection at NE 145th St
Primary connector to I-405 (170,017 VPD)

PARCEL

Land Area: 0.58 Acres
Parcel Number: Available upon request
Corner parcel with dual street frontage

TRAFFIC COUNTS

Juanita Woodinville Way NE / NE 145th St: 31,267 VPD
I-405: 170,017 VPD
High-visibility signalized corner

CONSTRUCTION

Year Built: 1969
Single-story masonry / wood-frame c-store
Attached fuel canopy with dual dispensers

IMPROVEMENTS

2,400 SF convenience store building
Fuel canopy, pumps and underground storage
Branded 7-Eleven signage and pylon

ZONING

Commercial, City of Bothell
Conforming c-store / fuel use
Established retail corridor


TOTAL INTERSECTION VOLUME
31,267 VPD Combined
MT. BAKER-SNOQUALMIE
NATIONAL FOREST
170,017 VPD
405
JUANITA WOODINVILLE WAY NE (19,380 VPD)
ELEVEN
NE 145TH ST

RENT ROLL & FINANCIAL INFORMATION

LEASE TERM				RENTAL RATES							
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**PSF**	**Annually**	**PSF**	**Recovery Type**	**Options**
7-Eleven, Inc.	2,400	10/1/2026	10/31/2046	Current	—	$19,389.58	$8.08	$232,675.00	$96.95	Absolute NNN	4 (5-Year)
				11/1/2031	7.5%	$20,843.80	$8.68	$250,125.63	$104.22		
				11/1/2036	7.5%	$22,407.09	$9.34	$268,885.05	$112.04		
				11/1/2041	7.5%	$24,087.62	$10.04	$289,051.43	$120.44		
Option 1		11/1/2046	10/31/2051	11/1/2046	7.5%	$25,894.19	$10.79	$310,730.28	$129.47	Absolute NNN	
Option 2		11/1/2051	10/31/2056	11/1/2051	7.5%	$27,836.25	$11.60	$334,035.05	$139.18	Absolute NNN	
Option 3		11/1/2056	10/31/2061	11/1/2056	7.5%	$29,923.97	$12.47	$359,087.68	$149.62	Absolute NNN	
Option 4		11/1/2061	10/31/2066	11/1/2061	7.5%	$32,168.27	$13.40	$386,019.26	$160.84	Absolute NNN	

Rent schedule per new lease commencing October 1, 2026. The base term is 20 years, running firm from October 1, 2026 through October 31, 2046, with scheduled 7.5% increases on November 1, 2031, November 1, 2036 and November 1, 2041. Four (4) five-year renewal options follow, extending potential tenancy through October 31, 2066, each carrying the same 7.5% increase at commencement. Tenant is responsible for all real estate taxes, insurance, common area maintenance, utilities, HVAC and repairs under the absolute NNN lease structure.

FINANCIAL INFORMATION

List Price	**$4,797,000**
Net Operating Income	**$232,675**
Capitalization Rate	**4.85%**
Rent Per Square Foot	**$96.95**
Lease Type	**Absolute NNN**
Primary Term	**20 Years**
Rent Increases	**7.5% Every Five Years**
Renewal Options	**Four (4), Five-Year**

PROPERTY SPECIFICATIONS

Property Address	**14501 Juanita Woodinville Way NE**
City / State / ZIP	**Bothell, WA 98011**
Rentable Area	**2,400 SF**
Land Area	**0.58 Acres**
Year Built	**1969**
Lease Commencement	**October 1, 2026**
Lease Expiration	**October 31, 2046**
Zoning	**Commercial, City of Bothell**
Ownership Interest	**Fee Simple**

FINANCING

The property is offered free and clear of existing debt. Newmark's Debt & Structured Finance group is prepared to arrange acquisition financing on behalf of a qualified purchaser.

A gas-station investment with potential first-year tax benefits

Accelerated deductions may improve after-tax cash flow for an eligible purchaser.

100%

Potential first-year federal deduction on qualifying depreciable basis

WHY GAS STATIONS CAN QUALIFY

Gas-station assets may qualify for bonus depreciation. A building meeting the IRS definition of a retail motor fuels outlet is 15-year property; eligible equipment and land improvements may also qualify. Classification of this property must be confirmed by the purchaser's accountant.

WHAT BONUS DEPRECIATION MEANS

Current federal law generally allows a 100% first-year deduction for qualified property acquired and placed in service after January 19, 2025, subject to applicable requirements. It accelerates deductions into the first year and can reduce taxable income.

Land is excluded. The deduction applies only to qualifying depreciable basis, not automatically to the entire purchase price. A qualified cost-segregation analysis may support asset classifications and purchase-price allocations.

TAX DISCLAIMER - CONSULT YOUR ACCOUNTANT

This discussion is for general informational purposes only and does not constitute tax, legal or accounting advice. Neither Seller nor Broker makes any representation or warranty regarding eligibility, classification, deduction amounts or tax savings. Each prospective purchaser shall consult its own CPA or other qualified tax adviser and independently verify asset ownership, basis allocation, acquisition and placed-in-service dates, applicable elections, used-property and related-party rules, any Section 1031 exchange treatment, passive-activity and other deduction limitations, state conformity and depreciation recapture upon disposition. No tax result is guaranteed; laws and interpretations may change.

Sources: IRS Publication 946, Chapters 3-4; IRS IR-2026-06 (January 14, 2026). Federal tax summary as of September 15, 2026.

BOTHELL, WASHINGTON

Bothell, Washington is a thriving suburban city situated in both King and Snohomish counties, located northeast of Seattle and part of the greater Seattle metropolitan area. Known for its mix of suburban character, natural beauty and strong economic presence, Bothell has become a popular residential and employment hub, with a 2026 estimated population of 53,568 growing at roughly 1.7% annually. Median household income stands at $140,427 — approximately 43% above the Washington state figure — and per capita income at $92,590, reflecting a workforce weighted toward scientists, engineers and product managers.

Economically, Bothell is home to a growing cluster of technology, life sciences and biomedical companies, many concentrated in the North Creek business district and the Canyon Park area. The city also benefits from proximity to larger employment centers in Seattle, Bellevue and Redmond, making it attractive to professionals across the technology sector. The University of Washington Bothell and Cascadia College add to the city's intellectual and cultural vitality, supporting a steady stream of research, innovation and workforce development that reinforces daytime population and consumer spending near the subject property.

Bothell's historic downtown has undergone a major revitalization in recent years, transforming into a lively district filled with shops, restaurants, breweries and public spaces that attract residents and visitors alike. The city offers abundant recreation, with access to the Sammamish River Trail, local parks and nearby natural preserves, supporting steady weekend and commuter traffic along the Juanita Woodinville Way NE corridor.

The Seattle-Tacoma-Bellevue MSA anchors one of the largest and most dynamic metro economies in the country. The three-county region held approximately 4,161,883 residents as of the 2025 Census estimate — up 3.6% since April 2020 — and produces $619.9 billion in gross regional product, ranking second among its national peer metros and trailing only San Francisco. Regional trade activity reached $117.8 billion in 2025, and total metro employment stands near 2.2 million. Washington's five largest employers are Amazon (92,000), Boeing (67,565), Microsoft (54,780), the University of Washington (53,536) and Providence Swedish (45,597), collectively employing well over 300,000 people within commuting distance of the subject property.

Seattle-Tacoma International Airport handled 52,715,181 passengers in 2025, and Snohomish County alone is projected to add another 37,342 residents by 2030. Living in Bothell carries a significantly elevated cost of living relative to national averages — a hallmark of the broader Seattle MSA's affluence — with housing costs running well above the national baseline. This high-income, high-cost profile correlates directly with strong per-transaction spend at fuel and convenience locations, supporting durable unit-level economics for the tenant at this site.

SEATTLE MSA KEY FACTS | 2026

Seattle MSA Population	**4,161,883**	Seattle MSA Gross Regional Product	**$619.9 Billion**	Seattle MSA Total Employment	**±2.2 Million**	MSA Population Growth Since 2020	**+3.6%**
Bothell 2026 Est. Population	**53,568**	Bothell Median HH Income	**$140,427**	Amazon Employment (WA)	**92,000**	Boeing Employment (WA)	**67,565**
Microsoft Employment (WA)	**54,780**	University of Washington	**53,536**	Providence Swedish	**45,597**	Sea-Tac Passengers (2025)	**52.7 Million**

Sources: Greater Seattle Partners Peer Metro Scorecard (greater-seattle.com) and 2025 Greater Seattle Economic Overview (gross regional product, trade activity, Washington's top five employers); U.S. Census Bureau 2025 metro population estimates and citypopulation.de (MSA population, growth since 2020); World Population Review 2026 and Washington Demographics (Bothell population, median and per capita household income); Washington State Employment Security Department (metro employment); Port of Seattle airport statistics (Sea-Tac 2025 passengers); Snohomish County Economic Overview 2025 (2030 population projection). Area photography: Seattle skyline (Puget Sound region); downtown Bothell Main Street, University of Washington Bothell campus and the Sammamish River at Bothell, via Wikimedia Commons.

AREA DEMOGRAPHICS

14501 JUANITA WOODINVILLE WAY NE, BOTHELL, WASHINGTON 98011

	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	±15,410	±113,850	±263,320
2031 Projected Population	±16,270	±119,660	±275,990
2020 Census Population	±14,350	±106,900	±248,300
Projected Annual Growth 2026–2031	±1.1%	±1.0%	±0.95%
HOUSEHOLDS (ESTIMATED)			
2026 Estimated Households	±5,630	±46,620	±105,220
2031 Projected Households	±5,960	±49,120	±110,590
2020 Census Households	±5,220	±43,600	±98,600
Average Household Size	2.74	2.44	2.50
RACE & ETHNICITY			
White	±62%	±58%	±55%
Asian	±22%	±25%	±26%
Black / African American	±3%	±4%	±5%
Other / Two or More Races	±9%	±9%	±9%
Hispanic (Any Race)	±7%	±8%	±9%
INCOME (ESTIMATED)			
2026 Average Household Income	±$175,490	±$159,020	±$169,770
2026 Median Household Income	±$140,000	±$125,200	±$131,550
2031 Projected Avg. Household Income	±$203,440	±$184,340	±$196,800
2026 Per Capita Income	±$64,100	±$65,700	±$68,500
DAYTIME EMPLOYMENT (ESTIMATED)			
2026 Estimated Total Businesses	±965	±7,000	±16,450
2026 Estimated Total Employees	±8,930	±69,530	±158,340

Methodology: 2024 population, households and average household income for all three rings are taken directly from the broker demographic report. 2026 estimates and 2031 projections are extrapolated from that 2024 base using observed and projected annual growth rates for the subject trade area — approximately 1.1% (1-mile), 1.0% (3-mile) and 0.95% (5-mile) for population and households, and 3.0% nominal annual growth for household income. Growth rates are derived from U.S. Census Bureau ACS 5-Year data for the Bothell, WA ZIP codes, Washington State Office of Financial Management Growth Management Act projections, Snohomish County's 2030 population projection (+37,342 residents) and World Population Review's 1.71% annual growth rate for the City of Bothell. All figures carrying a ± prefix are derived estimates, not vendor-reported data, and should be independently verified by a purchaser.

7-ELEVEN

Website	7-eleven.com
Company Type	Subsidiary of Seven & i Holdings Co., Ltd. (TYO: 3382)
Founded	1927 — Dallas, Texas
U.S. Headquarters	Irving, Texas
Global Store Count	86,900+ stores in 20 countries and regions
North America Store Count	12,800+ stores
Credit Rating (7-Eleven, Inc.)	S&P: A- / Moody's: Baa2
Credit Rating (Parent)	Seven & i Holdings — S&P: A- / Moody's: A3
Guarantor	7-Eleven, Inc.

7-Eleven traces its roots to 1927, when an employee of the Southland Ice Company in Dallas, Texas began selling milk, eggs and bread from an ice dock — the first iteration of the modern convenience store. The company adopted the 7-Eleven name in 1946 to reflect its then-novel 7 a.m. to 11 p.m. hours, and over the following decades became the global category creator and leader in convenience retail. Today 7-Eleven is a wholly owned subsidiary of Seven & i Holdings Co., Ltd., a Tokyo-listed holding company, with 7-Eleven, Inc. operating, franchising and licensing convenience and fuel locations across the United States and Canada under both corporate and franchise ownership models.

7-Eleven is the largest convenience store chain in the world, operating, franchising or licensing approximately 86,900 stores across 20 countries and regions as of early 2026, including more than 12,800 locations in North America alone. The chain's global scale — combined with its century-long operating history in fuel and convenience retail — gives it unmatched purchasing power, brand recognition and resilience across economic cycles, even as the company continues to actively manage its store portfolio, including selective closures of underperforming locations as part of ordinary course optimization.

The credit behind this lease is investment grade on both the operating and parent levels: 7-Eleven, Inc. carries a long-term issuer rating of S&P: A- and Moody's: Baa2, while parent Seven & i Holdings Co., Ltd. is separately rated S&P: A- and Moody's: A3. This dual-level investment-grade credit profile, combined with the corporate guaranty structure of the lease, provides a purchaser with institutional-quality credit support behind a long-duration, contractually escalating income stream.

Sources: 7-Eleven, Inc. corporate debt investor disclosures (corp.7-eleven.com); Seven & i Holdings Co., Ltd. investor relations bond and ratings disclosures (7andi.com); S&P Global Ratings; Moody's Investors Service; company press releases.

7-ELEVEN | BOTHELL, WASHINGTON

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