CONFIDENTIAL INVESTMENT OFFERING

SINGLE-TENANT NET LEASE

7-ELEVEN

4800 W WASHINGTON AVE

LAS VEGAS, NEVADA

Congress Realty

CIRE | Partners

COMMERCIAL INVESTMENT REAL ESTATE

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INVESTMENT HIGHLIGHTS

RARE 20-YEAR LEASE EXTENSION
Rare 20-year lease extension underscores 7-Eleven's long-term commitment.

CONTRACTUAL RENT EXCEEDS PURCHASE PRICE
The lease offers long-term secure income stream ±$3,248,700 in contractual rental income during the initial term, exceeding the purchase price by over $300,000 and offering strong, predictable cash flow.

NNN LEASE STRUCTURE
Passive ownership asset easy to manage.

HIGHLY SOUGHT AFTER LAS VEGAS MARKET
Las Vegas is a world-renowned destination welcoming ±40MM annual visitors, and currently one of the fastest-growing metros in the U.S.

HARD CORNER - 50,000+ CARS DAILY
Located just ±7 miles from the Las Vegas Strip, the property is strategically positioned at the signalized hard-corner intersection of W Washington Ave and N Decatur Blvd benefiting from 50,000+ combined average daily traffic with excellent frontage and four points of direct access.

BUSY 7-ELEVEN LOCATION OPEN 24/7
Busy 7-Eleven location operates 24 hours a day, 7 days a week, and benefits from multiple income streams including beer, wine, and lottery sales.

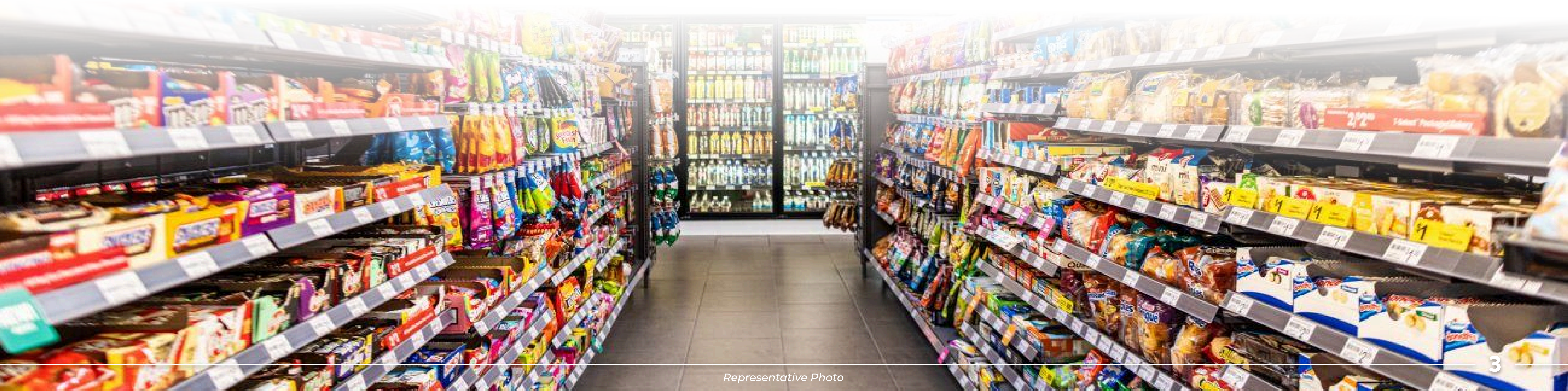
RECESSION-PROOF AND E-COMMERCE RESISTANT
7-Eleven operates a necessity-based business model with demonstrated resilience through economic cycles and strong resistance to e-commerce.

ESTABLISHED LOCATION
This site has operated as a 7-Eleven convenience store since 1985 (±41 years), demonstrating its long-standing and successful track record at this location.

NO STATE PERSONAL INCOME TAX
Nevada imposes no state personal income tax and offers a business-friendly tax environment.

CORPORATE LEASE GUARANTY WITH INVESTMENT-GRADE CREDIT
Corporately guaranteed lease by 7-Eleven, the world's largest convenience store chain with over 84,500 locations, wholly owned subsidiary of Japanese retail conglomerate seven & I holdings, currently holding an Investment-Grade Standard & Poor's credit rating of "A-."

STRONG DEMOGRAPHIC PROFILE
The property is located in a dense, high-income trade area with approximately 470,000 residents within a five-mile radius and average household incomes exceeding $90,313, supported by projected significant population growth of 3.8% annually.



Representative Photo

PROPERTY DETAILS

GENERAL SUMMARY

Address	4800 W Washington Ave, Las Vegas, NV 89107
APN	138-25-618-057
Building Size	±2,400 SF
Area Size	±0.26 AC
Year Built	1966
Parking	±9 (3.75 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	C-1
Traffic Counts	50,000+ ADT

LEASE ABSTRACT

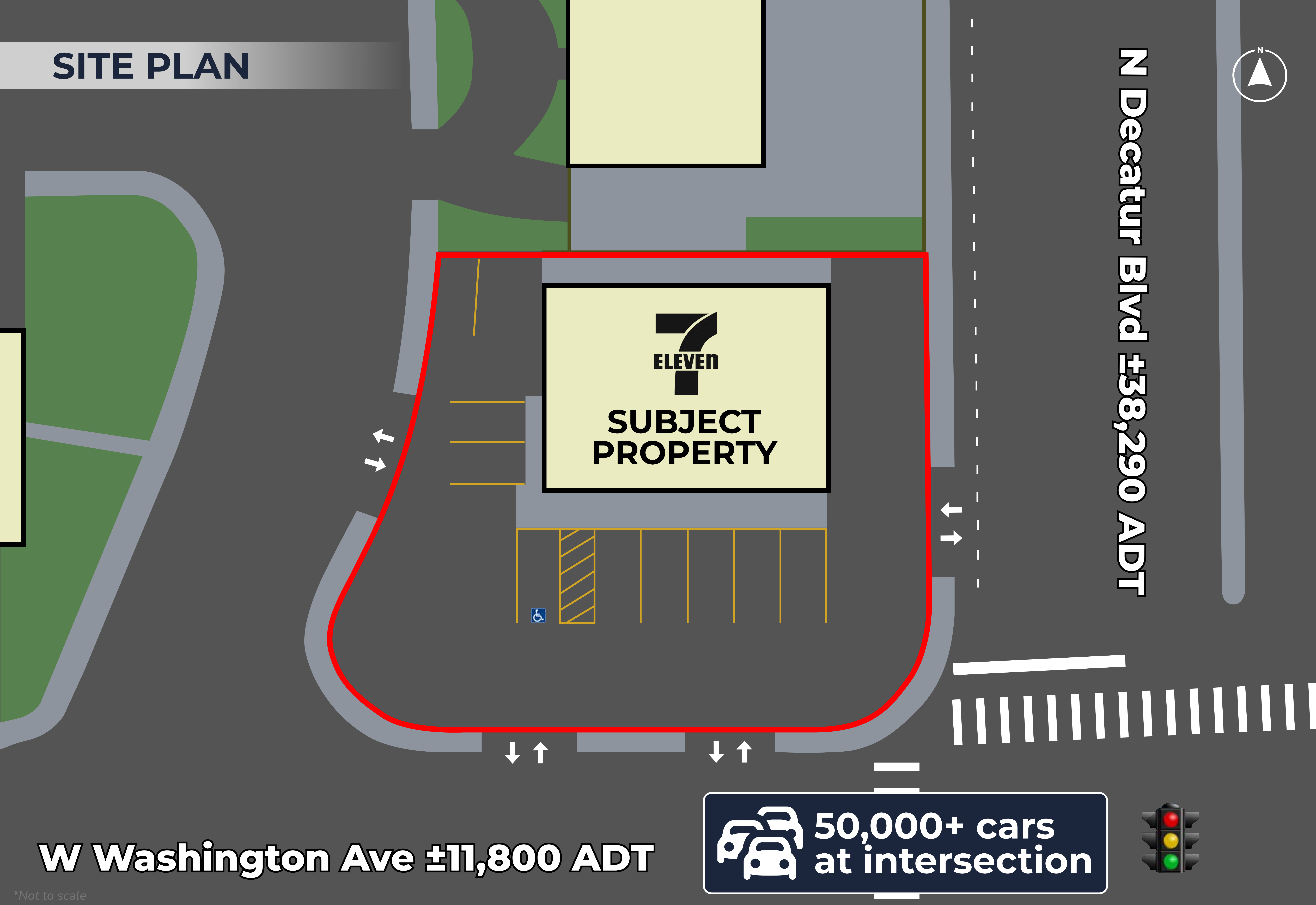
Tenant	7-Eleven, Inc.
Rent Commencement	August 28, 1985
Lease Expiration	July 31, 2046
Remaining Lease Term	±20 Years
Renewal Options	Four (4) - 5 Year
Current Annual Rent	$140,000
Rent Increases	10% every 5 Years
Lease Type	Triple-Net (NNN)
Guarantor	Corporate (S&P: A-)

PURCHASE PRICE
$2,948,000

CAP RATE
4.75%

NOI
$140,000

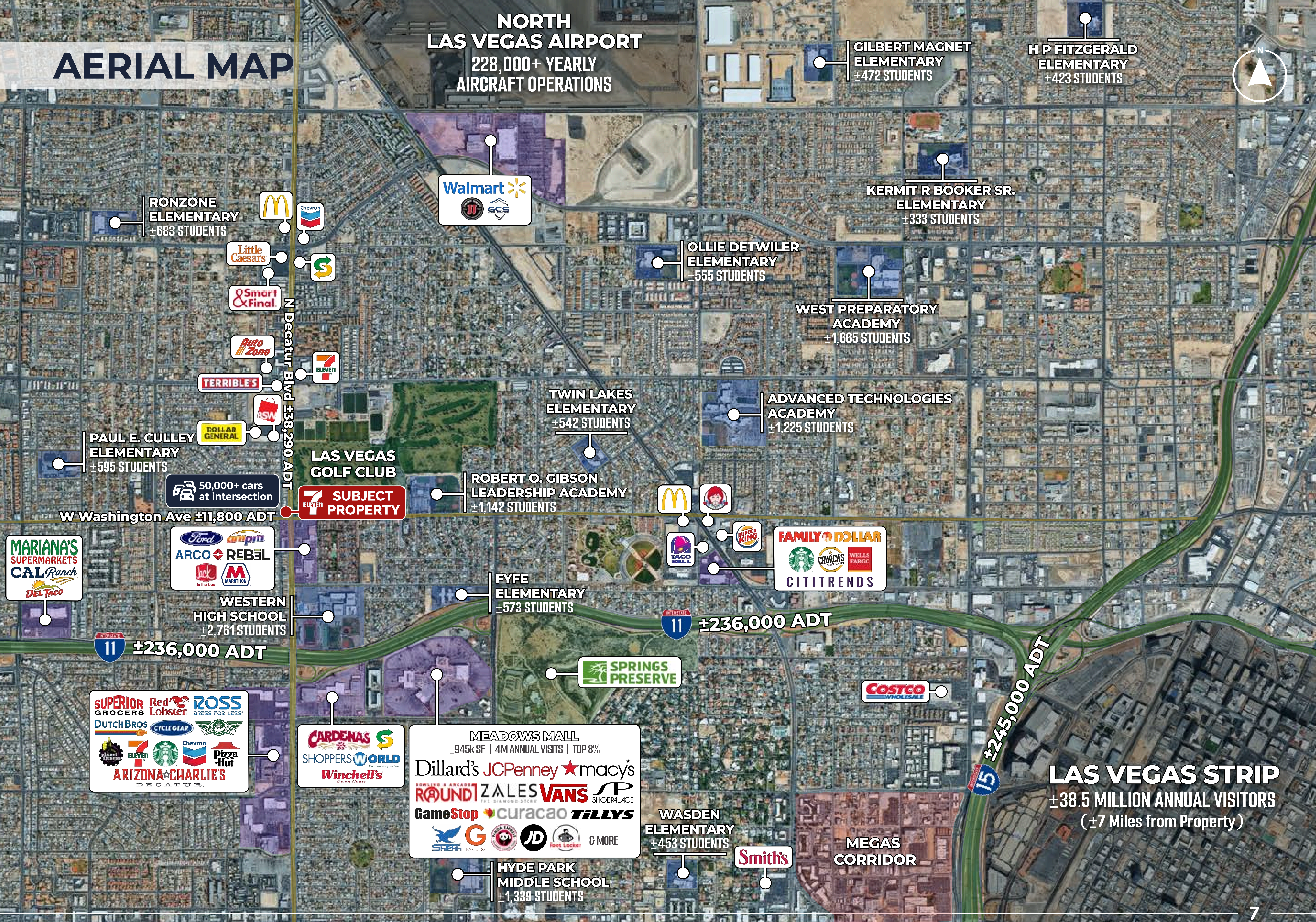
LEASE YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Current - 7/31/2031	$11,667	$140,000	-
8/1/2031 - 7/31/2036	$12,833	$154,000	10.00%
8/1/2036 - 7/31/2041	$14,117	$169,400	10.00%
8/1/2041 - 7/31/2046	$15,528	$186,340	10.00%
Option 1: 8/1/2046 - 7/31/2051	$17,081	$204,974	10.00%
Option 2: 8/1/2051 - 7/31/2056	$18,789	$225,471	10.00%
Option 3: 8/1/2056 - 7/31/2061	$20,668	$248,019	10.00%
Option 4: 8/1/2061 - 7/31/2066	$22,735	$272,820	10.00%


SITE PLAN
N
N Decatur Blvd ±38,290 ADT
ELEVEN
SUBJECT PROPERTY
50,000+ cars at intersection
W Washington Ave ±11,800 ADT
*Not to scale

AERIAL VIEW


LAS VEGAS STRIP
±38.5 MILLION ANNUAL VISITORS
(±7 Miles from Property)
MEADOWS MALL
±945k SF | 4M ANNUAL VISITS | TOP 8%
Dillard's JCPenney macy's
ROUND1 ZALES VANS SHOEPALACE
GameStop curacao TILLYS
SHEKH G BY GUESS JD foot locker
& MORE
SPRINGS PRESERVE
CARDENAS
SHOPPERS WORLD
Winchell's
SUPERIOR GROCERS Red Lobster ROSS DRESS FOR LESS
DUTCH BROS CYCLE GEAR
7 ELEVEN Chevron Pizza Hut
ARIZONA CHARLIE'S DECATUR
WESTERN
HIGH SCHOOL
±2,761 STUDENTS
INTERSTATE 11
±236,000 ADT
Ford ampm
ARCO REBEL
Jack in the box MARATHON
N Decatur Blvd ±38,290 ADT
50,000+ cars
at intersection
LAS VEGAS
GOLF CLUB
SUBJECT
PROPERTY
±11,800 ADT

AERIAL MAP



NORTH LAS VEGAS AIRPORT
228,000+ YEARLY AIRCRAFT OPERATIONS
GILBERT MAGNET ELEMENTARY
±472 STUDENTS
H P FITZGERALD ELEMENTARY
±423 STUDENTS
Walmart
KERMIT R BOOKER SR. ELEMENTARY
±333 STUDENTS
RONZONE ELEMENTARY
±683 STUDENTS
OLLIE DETWILER ELEMENTARY
±555 STUDENTS
WEST PREPARATORY ACADEMY
±1,665 STUDENTS
N Decatur Blvd ±38,290 ADT
TWIN LAKES ELEMENTARY
±542 STUDENTS
ADVANCED TECHNOLOGIES ACADEMY
±1,225 STUDENTS
PAUL E. CULLEY ELEMENTARY
±595 STUDENTS
LAS VEGAS GOLF CLUB
ROBERT O. GIBSON LEADERSHIP ACADEMY
±1,142 STUDENTS
50,000+ cars at intersection
SUBJECT PROPERTY
W Washington Ave ±11,800 ADT
FAMILY DOLLAR
CITITRENDS
MARIANA'S SUPERMARKETS
CAL Ranch
WESTERN HIGH SCHOOL
±2,761 STUDENTS
FYFE ELEMENTARY
±573 STUDENTS
±236,000 ADT
±236,000 ADT
SPRINGS PRESERVE
COSTCO
±245,000 ADT
MEADOWS MALL
±945k SF | 4M ANNUAL VISITS | TOP 8%
& MORE
ARIZONA CHARLIE'S DECATUR
LAS VEGAS STRIP
±38.5 MILLION ANNUAL VISITORS
(±7 Miles from Property)
WASDEN ELEMENTARY
±453 STUDENTS
Smith's
MEGAS CORRIDOR
HYDE PARK MIDDLE SCHOOL
±1,339 STUDENTS

DEMOGRAPHICS

Population	1 Miles	3 Miles	5 Miles
Population (2026)	23,171	186,126	469,958
Projected Population (2031)	23,898	192,198	488,717
Annual Growth (2020-2026)	1.10%	0.13%	0.38%
Projected Annual Growth (2026-2031)	0.62%	0.64%	0.79%
Median Age (2026)	37.4	36.6	38.6

Income	1 Miles	3 Miles	5 Miles
Average Household Income (2026)	$79,068	$85,264	$90,313
Projected Average Household Income (2031)	$91,512	$98,607	$103,663
Projected Annual Growth (2026-2031)	2.97%	2.95%	2.80%
Wealth Index (2026)	52	57	64

Households	1 Miles	3 Miles	5 Miles
Households (2026)	8,206	68,423	182,916
Projected Households (2031)	8,609	71,401	192,402
Annual Growth (2020-2026)	1.36%	0.57%	0.77%
Projected Annual Growth (2026-2031)	0.96%	0.86%	1.02%
Average Household Size (2026)	2.82	2.70	2.54

LAS VEGAS, NEVADA

Young and Vibrant Population *– Millennials, Gen Z and Alpha make up approx.* ***59.5% of the population****, creating a dynamic and engaged consumer base with modern retail and dining preferences.*

Affluent Consumer Base *– The area boasts strong household incomes, with an* ***average of $90,313 within a 5-mile radius*** *and projected growth of* ***2.80% annually****, signaling increasing purchasing power.*

Growing Community *– The population continues to significantly expand, with steady growth across all measured radii, outpacing broader metro trends.*

Densely Populated Trade Area *– Over* ***469,958 residents within 5 miles*** *and a* ***high household density****, the area provides a built-in, captive audience for retail, dining, and service-oriented businesses.*

3.4%
Greatest Gen
Born in 1945/Earlier

17.3%
Baby Boomer
Born in 1946 to 1964

19.9%
Generation X
Born in 1965 to 1980

25.1%
Millennial
Born in 1981 to 1998

23.1%
Generation Z
Born in 1999 to 2016

11.3%
Alpha
Born in 2017 to Present

MARKET OVERVIEW

Las Vegas, NV

Las Vegas, Nevada is one of the fastest-growing metropolitan areas in the United States and a globally recognized destination for tourism, entertainment, and business. As the largest city in Nevada and the economic center of the Las Vegas Valley, the city benefits from a rapidly expanding population, diversified economy, and strategic location in the Southwest, making it one of the nation's most dynamic commercial real estate markets.

With a population exceeding 670,000 within city limits and more than 2.3 million throughout the Las Vegas metropolitan area, Las Vegas spans approximately 142 square miles and offers exceptional regional and national connectivity. The city is served by Interstates 15 and 515, U.S. Highway 95, and Interstate 11, providing direct access to Southern California, Arizona, and Utah. Harry Reid International Airport is among the busiest airports in the country, while the region's expanding transportation infrastructure continues to support business growth and tourism.

Las Vegas boasts a highly diversified economy anchored by tourism, hospitality, gaming, healthcare, logistics, technology, and professional services. While world-renowned resort destinations along the Las Vegas Strip remain major economic drivers, the region has experienced significant growth in advanced manufacturing, e-commerce distribution, data centers, and corporate relocations. Major employers include leading resort operators, healthcare systems, distribution companies, and technology firms, contributing to a resilient and evolving economic base.

The city continues to experience substantial investment through large-scale mixed-use developments, entertainment venues, sports facilities, and industrial expansion. Districts such as Downtown Las Vegas, the Medical District, and the Southwest Valley have seen significant redevelopment, while professional sports franchises and convention activity continue to strengthen the region's national profile.

With its sustained population growth, expanding economic diversity, and unmatched global visibility, Las Vegas remains one of the nation's premier growth markets, offering long-term opportunity across retail, industrial, office, hospitality, and multifamily commercial real estate sectors.

World-renowned destination welcoming over 40M annual visitors
Home to the Las Vegas MSA, one of the fastest-growing metros in the U.S. with 2.3M+ residents
Global entertainment capital anchored by the Las Vegas Strip and world-class resorts
Harry Reid International Airport serves 58M+ annual annually, one of the nation's busiest airports

TENANT PROFILE

7-Eleven

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. Founded in 1927, 7-Eleven focuses on providing a board 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 84,500 stores in 19 countries, of which more than 14,000 are in the United States and Canada. These stores see approximately 70 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 board 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. Customers can earn and redeem points on various items through its 7Rewards program with more than 40 million members, place an order in the 7NOW delivery app in over 1,300 cities, rely on 7-Eleven for bill payment service, and other convenient services.

In addition to its retail operations, 7-Eleven is committed to community engagement and social responsibility. The company supports local communities through various initiatives, including charitable contributions and partnerships with local organizations. This commitment to giving back further strengthens the brand's positive image and fosters customer loyalty.

Comparable store sales increased by 8%, reflecting a strong YOY performance
Launched a sustainability initiative that reduced plastic bag usage by 25% in 2023
Introduced electric vehicle charging stations at 200 locations nationwide
Mobile app downloads projected to surpass 7 million in 2024

Year Founded	1927
Headquarters	Irving, TX
Website	www.7-eleven.com
Total Locations (Worldwide)	±85,000
Total Locations (North America)	14,000+
Annual Revenue	±$82.17 Billion (2025)
Annual Net Income	±$1.19 Billion (2025)
S&P Credit Rating	A-

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