

FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM

# 7-Eleven

BRAND NEW CONSTRUCTION CONVENIENCE STORE & GAS STATION

Lakewood, CO | Denver MSA



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Lakewood, CO | Denver MSA

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# Investment Highlights

- + Located within the Denver MSA in an affluent and densely populated area
- + Long-term 15-year lease
- + Brand new build-to-suit convenience store and gas station
- + Corporate lease to an investment grade rated company (S&P: AA-)
- + 7.5% rental increases every five years
- + Located on the heavily trafficked intersection of Wadsworth Blvd & Mississippi Ave (66,000+VPD)
- + This location includes 7-Eleven's Laredo Taco restaurant and 8 gas pumps
- + Eligible for bonus depreciation in Year 1 – Discuss with your CPA
- + Densely populated area with over 151,000 people living within three miles
- + Affluent surrounding area with average annual household incomes of \$100,000+ within five miles
- + Notable retailers in the immediate corridor include King Soopers, Whole Foods, Target, Dick's Sporting Goods, In-n-Out, Chick-fil-A, Chipotle, Starbucks, Walgreens, and many others



# Investment Overview



**7-Eleven**  
1110 S WADSWORTH BLVD  
LAKEWOOD, CO 80226



**\$8,546,000**

PURCHASE PRICE

**\$384,580**

NET OPERATING INCOME

**4.50%**

CAP RATE

**4,650 SF**

BUILDING SIZE

**2022**

YEAR BUILT

**38,332 AC**

LAND SIZE

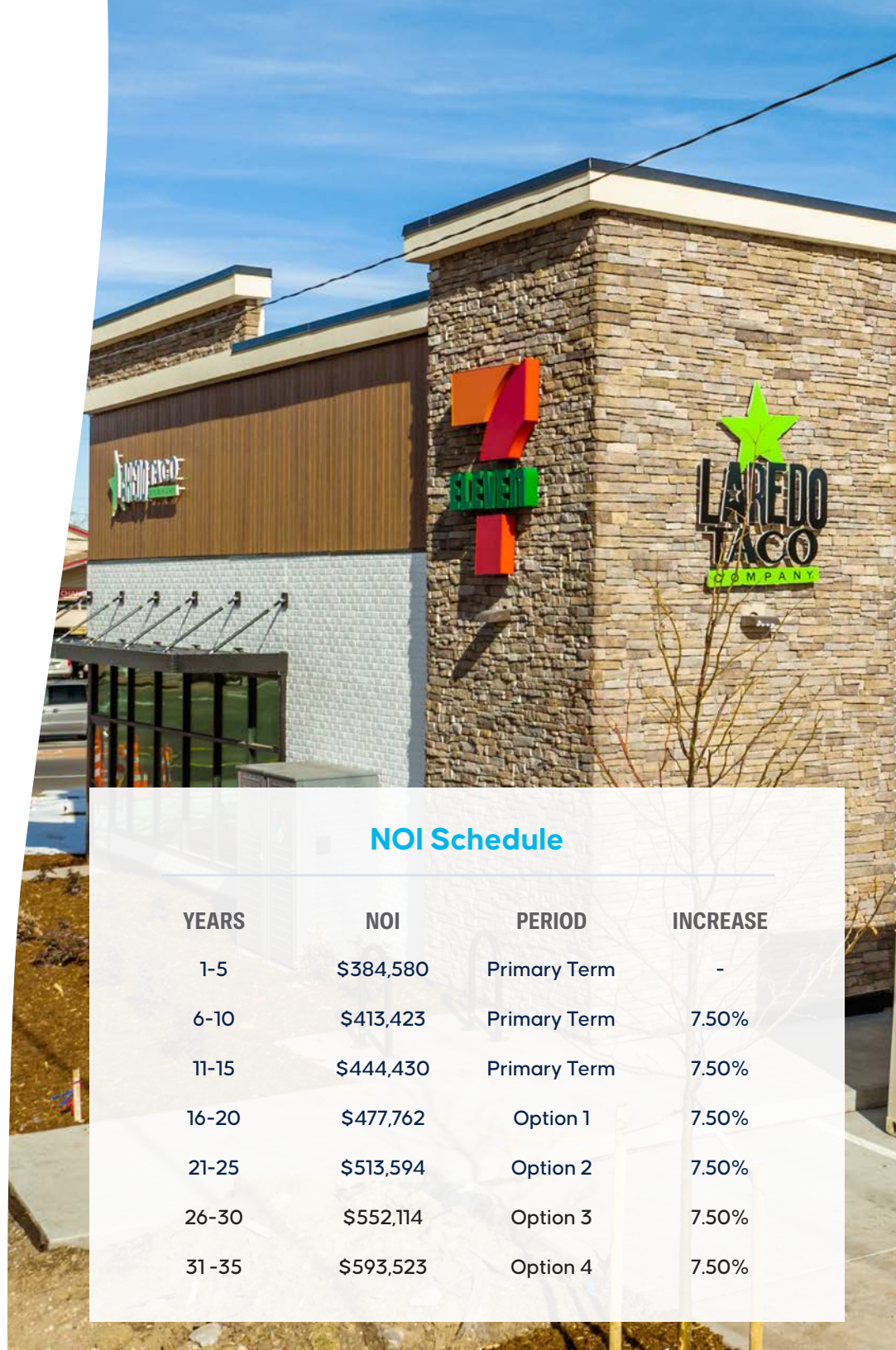
## Lease Overview

RENT COMMENCEMENT:	February 1, 2023
LEASE EXPIRATION:	January 31, 2038
RENTAL ESCALATIONS:	7.50% Every Five Years
RENEWAL OPTIONS:	Four 5-Year
TENANT:	7-Eleven, inc.
CREDIT RATING:	Investment Grade (S&P: AA-)
LEASE TYPE:	NNN*

\*Landlord is only responsible for the structure & foundation.

## NOI Schedule

YEARS	NOI	PERIOD	INCREASE
1-5	\$384,580	Primary Term	-
6-10	\$413,423	Primary Term	7.50%
11-15	\$444,430	Primary Term	7.50%
16-20	\$477,762	Option 1	7.50%
21-25	\$513,594	Option 2	7.50%
26-30	\$552,114	Option 3	7.50%
31-35	\$593,523	Option 4	7.50%



# Site Surroundings

LAKWOOD, CO - NORTHEAST



### Belmar Master Planned Development

100 acres consisting of 777,000 sf retail, 868,000 sf office, 75,000 sf cinema, 190,000 sf hotel, 1,048 residential units

DOWNTOWN DENVER

S Wadsworth Blvd  
±55,400 VPD

W Mississippi Ave  
±11,500 VPD

W Mississippi Ave  
±12,400 VPD

7-ELEVEN

HERITAGE LAKEWOOD  
BELMAR PARK

EMORY ELEMENTARY  
SCHOOL



# Site Surroundings


LAKWOOD, CO - SOUTHWEST




CHEVROLET KING Soopers O'Reilly Arby's  
Walgreens SUBWAY Pop-Tops DOLLAR TREE Wendy's  
arc ACE Hardware BIG LOTS! WELLS FARGO Starbucks

 ALAMEDA INTERNATIONAL JR./ SR. HIGH SCHOOL

 LifeStorage

 W Mississippi Ave  
±12,400 VPD

 S Wadsworth Blvd  
±55,400 VPD

 CIRCLE K

 Colorado School of Healing Arts

 CONOCO

 7-ELEVEN®



 GREASE MONKEY  
Preventive Maintenance Pros

 S Wadsworth Blvd  
±55,400 VPD

 W Mississippi Ave  
±11,500 VPD

 WaveMAX  
LAUNDRY



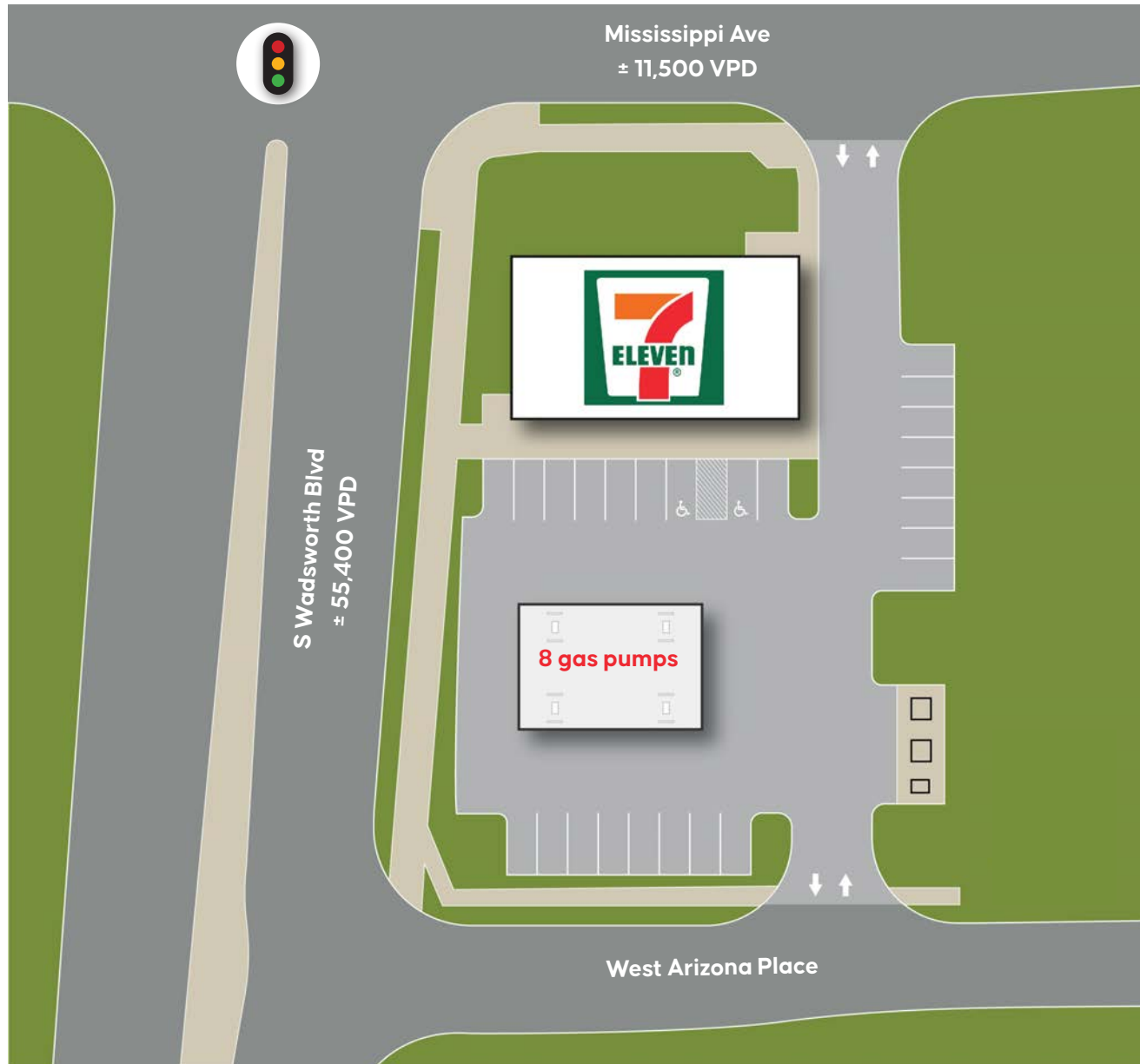
# Property Photos

## 7-ELEVEN



Photos taken on November 30, 2022.

# Site Plan





# Demographics

LAKWOOD, CO



## TOTAL POPULATION

1 MILE	19,258
3 MILE	151,316
5 MILE	356,573



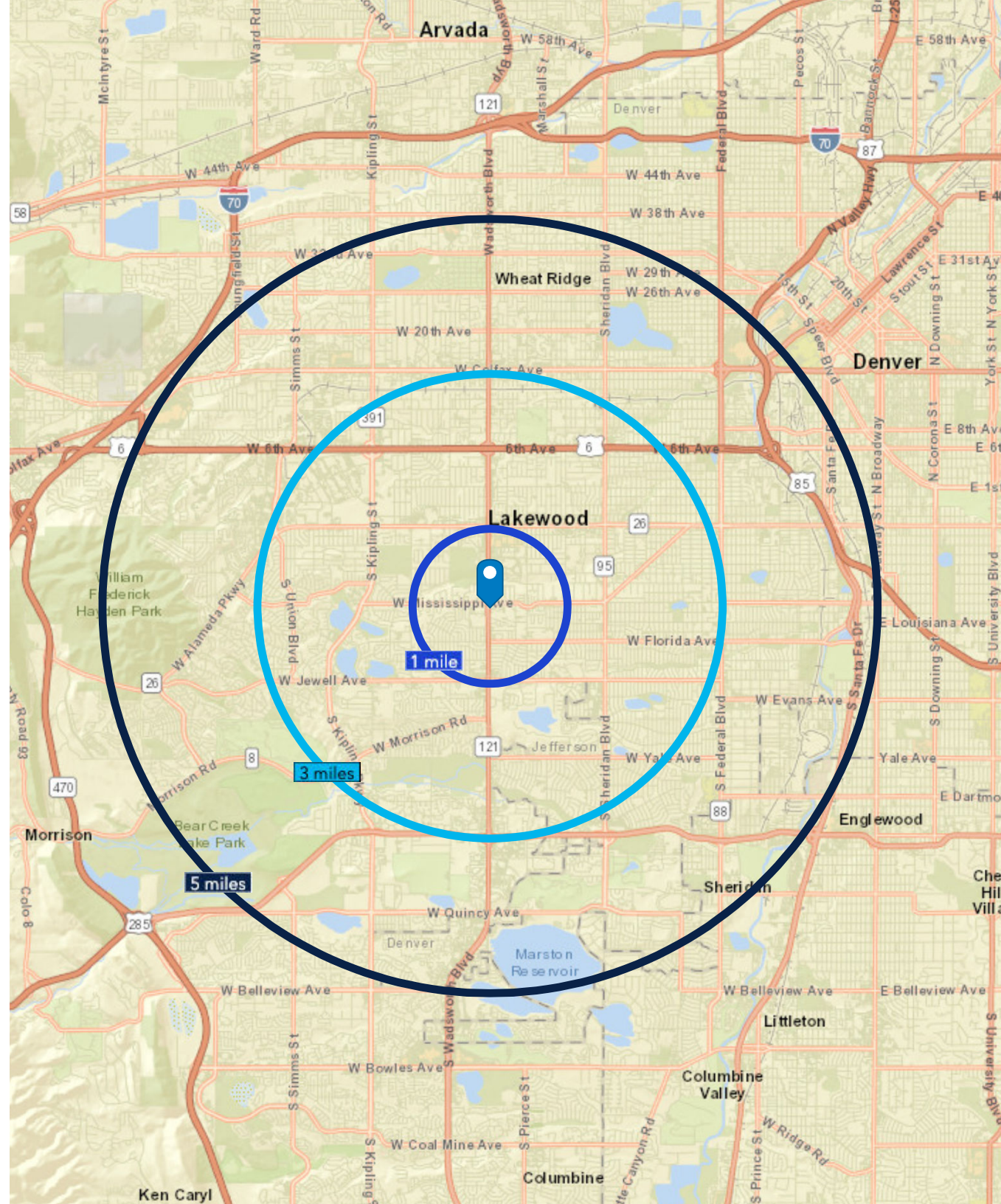
## TOTAL HOUSEHOLDS

1 MILE	8,336
3 MILE	58,557
5 MILE	145,526



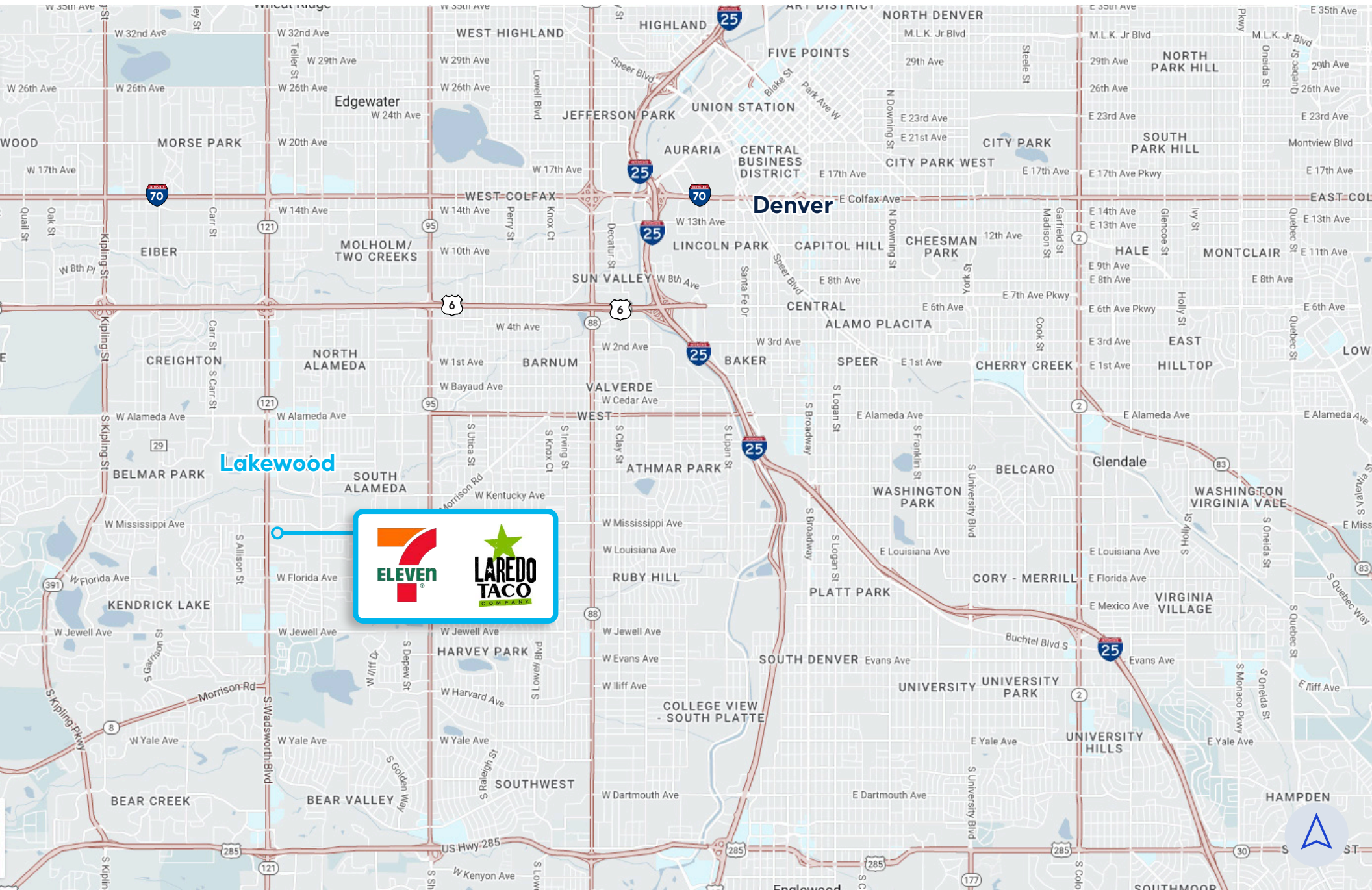
## AVERAGE HOUSEHOLD INCOME

1 MILE	\$106,784
3 MILE	\$98,133
5 MILE	\$100,711



# Regional Map

DENVER MSA



# Tenant Overview

## 7-ELEVEN & LAREDO TACO COMPANY

**7-ELEVEN** is an American-Japanese international chain of convenience stores. They are the world's largest operator, franchisor, and licensor of convenience stores with more than 70,000 locations across 17 countries. In 2007, 7-Eleven surpassed McDonald's as the world largest retailer. The company's largest markets include the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia, and Thailand. In 2019, 7-Eleven opened one store approximately every 3.5 hours.

Founded in Dallas, Texas in 1927, 7-Eleven was the pioneer of the convenience concept and was the first convenience store to sell gas and use ATM services. The company's most iconic products include the Slurpee, Big Gulp, and fresh-made coffee. Always evolving their product mix to better serve their customers, 7-Eleven now serves high-quality sandwiches, salads, cut fruit, protein boxes, pizza, and chicken wings.

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

HEADQUARTERS [Dallas, TX](#)

**70,000+**

LOCATIONS

**1927**

YEAR FOUNDED

**S&P: AA-**

INVESTMENT GRADE

**LAREDO TACO COMPANY** is famous for its authentic tacos served on handmade flour tortillas that are made from scratch in its restaurants every day and fresh salsa bar with a wide selection of salsas and pico de gallo. Tacos and meals include specialties not always seen in quick-serve Mexican restaurants such as authentic beef barbacoa, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs. Each restaurant also has a salsa bar where customers can spice up their meal, including a wide selection of on-site, daily prepared salsas and pico de gallo. Every item on the Laredo Taco Company menu is available in stores or via contactless delivery through Postmates.



# Location Overview

## LAKEWOOD, CO

Lakewood, Colorado is the most populous city in Jefferson County and is a suburb that lies on the west edge of Denver, spanning to the base of the Rocky Mountains. Lakewood is the 5th most populous municipality in Colorado. There are approximately 161,694 people living in Lakewood. Lakewood is one of the most assessable cities in metro Denver, conveniently located along both Colfax Avenue, the major east/west thoroughfare, as well as the RTD bus Line, which runs all day several times an hour.

Lakewood's largest shopping centers include the Colorado Mills mall and Belmar. Belmar is a 1.14 million square foot, mixed-use urban development consisting of retail, dining, entertainment, hotel, contemporary apartments, and office space, creating a complete lifestyle experience. The development has a central plaza that hosts concerts during the summer months and transforms into an ice-skating rink during the winter. Belmar has emerged as a local hangout spot that attracts visitors from all over the Denver metro.

With more than 110 maintained parks and over 7,200 acres of open space, Lakewood is one of Denver's top places for outdoor activities. The world-famous Red Rocks Amphitheater is located just twenty minutes from Lakewood for those who want to enjoy great concerts or hike. Strategically positioned between Downtown Denver and the Foothills, Lakewood continues to grow in popularity due its great location and ideal amenities.



**5th**

largest city by  
population in Colorado



# Location Overview

## DENVER MSA

Denver, Colorado is a beautiful, bustling city set against the backdrop of the Rocky Mountains, Denver is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban, as well as, natural amenities. The Denver MSA added almost a million new residents — 774,518 — between 2010 and 2020, growing the state's population by 14.8% to 5.8 million residents. The 2020 Scoring Tech Talent report ranked Denver one of the top 10 cities in the nation for technology talent. U.S. News & World Report releases an annual list of the country's 100 Best Places To Live, and Denver has held a spot in the top 15 for the past five years – based on affordability, job prospects and quality of life, among other categories. Denver International Airport (DEN) ranked #3 for the busiest airport in the U.S. 2021. With non-stop service to over 215 destinations, DEN is a major domestic hub for air transportation also attracting top companies to call Denver, CO home.

### TOP HIGHLIGHTS

- + Denver MSA has a population of more than 3 million people, and has a growth rate that has consistently outpaced the national rate every decade since the 1930s. The region grew steadily in the past 10 years, and by 2030, Denver's population is anticipated to increase to more than 3.6 million.
- + In mid-February, WalletHub released its annual ranking of most educated states, where Colorado came in fifth. In addition, Colorado came in first for the highest percentage of Associate Degree holders or College-experienced adults and second for highest percentage of Bachelor Degree holders. Colorado is home to 87 colleges and universities, and more than 30 research labs and institutions.
- + Denver continues its FasTracks expansion, a 6.5+ billion public transportation expansion plan under construction. It includes 57 new transit stations and stops, 21,000 new parking spaces and the renovation of Denver Union Station as a multi-modal transportation hub.

# 1<sup>ST</sup>

**CITY WHERE MILLENIALS  
ARE MOVING**

SMARTASSET

# 1<sup>ST</sup>

**TOP STATES FOR  
WORKFORCE**

CNBC

# 2<sup>ND</sup>

**BEST PLACE TO LIVE**  
USA TODAY

# 2<sup>ND</sup>

**HIGHEST RATE OF  
ENTREPRENEURSHIP**

SURGE CITIES

# 4<sup>TH</sup>

**TOP STATES FOR  
BUSINESS 2022**

CNBC

# Location Overview

## DENVER MSA

Denver, Colorado is a young, active city with beautiful architecture, award-winning dining and unparalleled views. TIME Magazine named Denver one of the “World’s Greatest Places of 2021,” placing The Mile High City on a list of the top 100 destinations to explore this year. Forbes.com placed Denver among the “Top 25 U.S. Cities to Visit in 2020” due to its urban adventure opportunities, barrage of new restaurants and new boutique hotels. Denver is the only U.S. city included on National Geographic’s list of “Eight Sustainable Destinations for 2021 and beyond,” thanks to the city’s goal of achieving 100 percent renewable electricity by 2023, and 125 miles of new bike lanes and solar gardens planned throughout the city.

**1<sup>ST</sup>**

**TOP-GROSSING CONCERT  
VENUE IN THE WORLD**

**BILLBOARD MAGAZINE**

**8<sup>TH</sup>**

**MOST SUSTAINABLE CITY  
NATIONWIDE**

**ROCKET HOMES**

### HOME TO 6 PROFESSIONAL SPORTS TEAMS



**2022  
STANLEY CUP  
WINNER**

# Location Overview

## DENVER MSA

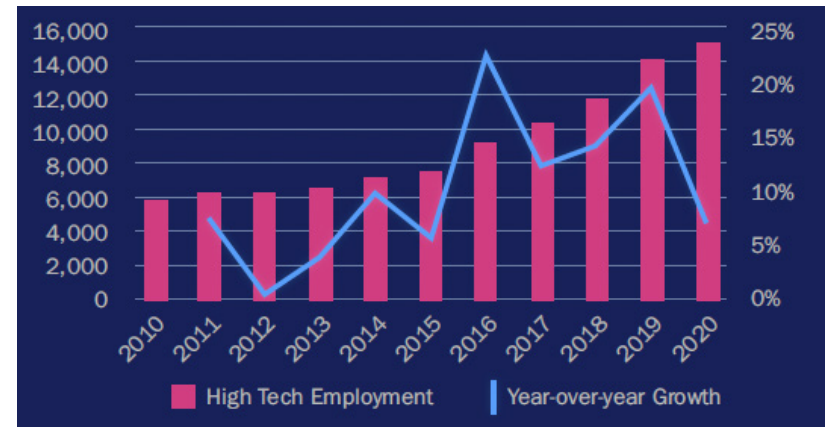
### TOP EMPLOYERS



### HIGH TECH EMPLOYMENT CONTINUES TO GROW IN DOWNTOWN DENVER

Over the past decade, Downtown Denver has grown into an established technology hub. While technology firms are spread across all industries which make it hard to measure, we can look at a subset of tech employment by totaling jobs at firms in specific high tech NAICS code categories. From 2010 to 2020, the average annual growth rate in high-tech employment was 10%, much higher than the average annual growth rate in all industries. In 2010, high-tech employment made up 5.3% of total downtown employment. Now, high-tech's share has more than doubled to over 12% of total downtown employment which added 1,000 jobs. We expect this sector to continue to grow.

High Tech Employment Total and Annual Growth



Source: Quarterly Census on Workforce and Wages, Q3

### TOP EDUCATIONAL INSTITUTIONS



# Contact Us

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PURCHASE PRICE

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