

Properties for Sale

1 11759 Carson St, Lakewood, CA 90715



Price	\$1,300,000
Gross Leasable Area	3,701 SF
Cap Rate	6.20%
Status	Active

Property Notes

For additional information on this 7-Eleven property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

THIS IS A GROUND LEASE FOR SALE.

Price: \$1,300,000 (\$351/SF)

7/11, Nationwide Franchise & Gold and Loan & ATM

Ground Lease for 33yrs. with the first right refusal to purchase the land.

Lease Terms:

-7/11-5 /5 years option (NNN Lease)-Current Rent \$6,900 starting

Starting May/2021 \$7,690

-Goldman Jewelers: 5 years (2016) & 5 years Option

(NN lease, Owner pays Property tax)-Current Rent\$4,737

Goldman has another newly licensed company, Property Buyer.com's company

Goldman

2 329 E Jericho Tpke, Huntington Station, NY 11746



Price	\$3,200,000
Gross Leasable Area	2,615 SF
Cap Rate	4.80%
Status	Active

Property Notes

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Sale Notes

7/11 Corporate Guarantee lease with 10 years remaining through 2030. Absolute triple NNN lease with no Landlord responsibility. Long history as a 7/11 at this location.

3 331 W Silver Star Rd, Ocoee, FL 34761



Price	\$1,700,000
Gross Leasable Area	2,400 SF
Status	Active

Property Notes

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Sale Notes

* Seven Eleven with Real Estate and Business * 24 Hours Operation * Officially open as 7-11 on 3.2020 * Absentee Ownership * Inside Sales \$92,000 Plus with 34.01 % Margin * Fuel Sales 35,000 Plus with 15 Cents Plus Margin * Projected Gross Profit Before Expense \$ 473,000 after Expense \$165,000 * Owner Financing Available Based on Credit, Capacity & Credentials * Located Directly off Express Way 429 * Surrounded by Heavy Residential Subdivisions * 15 Years Term with 7-11 * Video Link Available for Personal Viewing

4 3435 Minton Rd, West Melbourne, FL 32904



Price	\$1,700,000
Gross Leasable Area	2,730 SF
Cap Rate	5.88%
Status	Active

Property Notes

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Sale Notes

* Seven Eleven With Real Estate and Business * Absentee Ownership * Great Opportunity for Owner Operator to Increase Business * Surrounded by Many Residential Sub Divisions * Inside Sales \$ 108,000 Plus Per Each Month with 32.28% Profit Margin * 7-11 Approved Projections \$125,000 Each Month * Fuel Sales 35,000 Gallons Each Month with 15 Cents Per gallon * Projected Gross Profit Before Expenses \$ 473,000 After Expenses \$ 163,000 * No Major Competitions * Major Intersection Highway 95 and SR 509 * New 15 Year Lease with 7-11 * 24 Hours Operations * Seller Financing Available Based on Credit, Capacity, Credentials * Video link Available for Personal Viewing

5 37 E Main St, Elmsford, NY 10523



Price	\$4,111,111
Gross Leasable Area	3,160 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this 7-Eleven property located at the signalized corner of Main Street and N Hillside Ave in Elmsford, New York. 7-Eleven is currently under construction and will operate a new long-term 15 year NNN lease upon opening. There are four, five year options to renew the lease, with contractual 10% rental increases every 5 years in the base term of the lease and in the option periods which produces consistent yield growth over the hold period. The lease is corporately guaranteed by 7-Eleven an investment grade credit tenant, rated AA- by Standard & Poor's. This brand new construction property features 7-Eleven's new high-end brick construction, build-to-suit prototype offering zero deferred maintenance and depreciation to the landlord. The 3,160 square foot building sits on 0.355 acres with excellent access and visibility for the 30,000+ vehicles traveling by daily on Main Street. It's an ideal location for 7-Eleven as the property sits in between I-287 (133,794 VPD), I-87 (49,712 VPD), Saw Mill River Pkwy (43,920 VPD) and Sprain Brook Pkwy (11,133 VPD) making easily accessible. This is a dense, infill location and boasts strong demographics with 10,438 people within 1 mile of the site, 83,470 people within 3 miles and 185,820 people within 5 miles. This area has seen explosive population growth of 1.44% within 1 mile of the site over the last years and projected to continue another 0.14% through 2025. It's also an affluent market, as the average household income is over \$145,000 within 1 mile, over \$152,000 within 3 and over \$167,000 within 5 miles of the site. Elmsford is located in Westchester County, just outside of NYC and part of the highly sought-after New York City MSA, featuring some of the best demographics in country in terms of density and affluence. Unlike the majority a new construction ground leased c-store product available, the subject property is a build-to-suit and offers tax shelter through depreciation, boosting the landlord's after-tax returns. This NNN lease offers a completely passive ownership structure making this an ideal property for a "hands off" investor or 1031 exchange buyer.



Price	\$7,908,000
Gross Leasable Area	6,000 SF
Cap Rate	4.35%
Status	Active

Property Notes

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Sale Notes

Visibility to the property is increased by the site's centralized location in a densely populated, extremely affluent, and growing retail corridor. The site has a hard-corner location at the signalized four-way intersection of Pin Oak Road and Kingsland Boulevard (50,389 AADT). The location also benefits from its proximity to highly trafficked Texas thoroughfares, including Interstate 10 (142,781 AADT) and State Route 99 (130,200 AADT). 218,690 residents live within a five-mile radius of the location, establishing an extremely large regular customer base for the site. The property resides in an affluent area, with an average annual household income of \$182,306 within one mile. The site is also located in an area that is experiencing rapid growth, with a projected 19 percent population increase within a five-mile radius of the site in the next five years and is minutes from Katy Boardwalk District, a new 80-acre mixed-use development.

The property has an infill location surrounded by a strong mix of national retailers and tenants, including H-E-B, Chick-fil-A, Burger King, Walgreens, Whataburger, and many more. The site also resides within five miles of 13 major shopping centers (combined 5.6 million SF of retail space and 543 stores), promoting crossover shopping to the location. The property maintains a central location within the Katy Independent School District (71 schools, 85,700 students) and has a beneficial proximity 1.5 miles from Typhoon Texas Waterpark, a 25-acre waterpark featuring waterslides, a lazy river, and live entertainment. The location also serves as a common gateway to Downtown Houston, the fourth-most populous city in the U.S.



Price	\$5,650,000
Gross Leasable Area	2,958 SF
Cap Rate	4.25%
Status	Active

Property Notes

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Sale Notes

New Single-Tenant 7-Eleven (Convenience Store/Gas Station):

- New 15-year initial lease term with three 5-year options

- Brand new 2021 construction

- Corporate lease with investment grade tenant (S&P: AA-)

- 7-Eleven has 71,000 locations globally (11,800 U.S.)

and \$120 billion in annual sales

- #1 largest retailer in the world; 7-Eleven has more units than any other retailer or food service provider in the world and consistently ranks as one of the top U.S. franchises

40-Foot High Freeway Visible Pylon Sign: 7-Eleven is adjacent to the I-5 on/off ramps at Charter Way (134,000 CPD)

Co-Tenant with New Starbucks Drive-Thru: Ideally situated on the drive-side to the I-5 Freeway on Charter Way (21,000 CPD); co-tenant Starbucks will generate additional synergistic traffic to the property

Dense San Joaquin Valley Demographics: Stockton is the 13th largest city in California (318,000 people) with 225,000 people within a 5-mile radius



Price	\$6,510,000
Gross Leasable Area	3,454 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

Visibility to the property is increased by the site's centralized location in a densely populated, affluent, and growing retail corridor. The site has a hard-corner location at the four-way intersection of Northwest St. James Drive and Northwest Hatches Harbor (19,000 AADT). The location also benefits from its proximity to highly trafficked Florida thoroughfares, including U.S. Route 1 and the Florida Turnpike, which experience a combined 89,300 vehicles per day. 119,476 residents live within a five-mile radius of the location, establishing an extremely large regular customer base for the site. The property resides in an affluent area as well, with an average annual household income of \$94,854 within one mile of the location. The site is also located in an area that is experiencing rapid growth, with a projected 17 percent average annual household income increase within a one-mile radius of the site in the next five years.

The location is strategically located near major employers, retailers, and community hubs. The property is an outparcel to a Publix-anchored shopping center, significantly increasing crossover traffic to the location. The site is also surrounded by a strong mix of local and national retailers, including Walmart Supercenter, The Home Depot, Tractor Supply Company, Dollar Tree, McDonald's, Chick-fil-A, Starbucks, and many more. The property maintains an excellent location in a major commuter corridor, with close proximity to several high-density single-family developments. The site resides near Port St. Lucie's most highly attended schools, including Fort Pierce Central High School, Northport K-8 School, and Southern Oaks Middle School (combined 4,814 students). The location also maintains a beneficial proximity five miles from Indian River State College (17,511 students, 2,265 employees) and is six miles from Lawnwood Regional Medical Center (380 beds, 1,479 employees). It is also directly across from Oxbow Eco-Center, a riverside reserve spanning 225 acres with trails, viewing towers, and a sustainable discovery center.



Price	\$6,315,000
Gross Leasable Area	3,703 SF
Cap Rate	4.75%
Status	Active

Property Notes

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Sale Notes

Pegasus Investments Real Estate Advisory Inc., in cooperation with PetroCal Associates, as exclusive advisors to seller, is pleased to offer this newly constructed 7-Eleven convenience store & fuel station property located in Eugene, Oregon (the "Property"). The Property is subject to a new 15-year, triple-net lease with investment-grade tenant, 7-Eleven Inc. (S&P "AA"), on a fee simple ownership basis. The Property, which was completed and delivered to the Tenant in May 2021 with an expected opening date in July 2021, is located within an Opportunity Zone, and being offered for sale pre-construction completion as a benefit to buyers who may qualify for QOZ Fund investing (please contact brokers for more details).

This rare Pacific Northwest investment property provides investors a unique opportunity to own 7-Eleven's first-ever convenience store & fuel station property in the Eugene, Oregon market. Strategically located at the signalized hard corner of Highway 99 and Roosevelt Blvd, the Property will benefit from average daily traffic counts exceeding 36,000 VPD and new road infrastructure designed to promote ingress and egress from the parcel. Situated along a major N/S thoroughfare that connects Portland and Eugene in the heart of a major industrial park, the Property will feature a stand-alone truck fueling canopy (8 dispensers) in addition to a traditional fuel canopy (8 dispensers) to service commercial and industrial consumers. The Property is adjacent to the Willamette River, and just 4 miles from the prestigious University of Oregon, which sits on a 295-acre campus. Eugene is the third-largest city in Oregon with nearly 177,000 people and has seen population growth of 13% since 2010.

10 565 W Westfield Ave, Roselle Park, NJ 07204

Price	\$2,500,000
Cap Rate	5.02%
Status	Active

Property Notes

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Sale Notes

Kidder Mathews is pleased to offer the rare opportunity to acquire a single tenant, corporate guaranteed 7-Eleven convenience store on an absolute NNN ground lease in the heart of Union County, New Jersey.

11 580 S 1st St, Brawley, CA 92227

Price	\$1,500,000
Gross Leasable Area	3,000 SF
Status	Active

Property Notes

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Sale Notes

Presented for sale is a 3,000 SF single-tenant Convenience Store and Gas Station that is situated on a 0.34 acre (14,726 SF) site at the signalized "First Street & K Street." intersection. The improvements were constructed in 1981 as a build-to-suit for 7-Eleven and includes a retail building with two double-sided multi-product fuel dispensers with a canopy. The 7-Eleven leases the entire premises and operates the fuel pumps and a convenience store. The lease with 7-Eleven will be expiring as of October 31, 2021 which represents a strong opportunity for a branded or unbranded gas station to occupy a truly turn-key property.

12 11263 Washington, Glen Allen, VA 23059

Price	\$6,221,000
Gross Leasable Area	4,050 SF
Cap Rate	4.70%
Status	Active

Property Notes

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Price	\$4,156,000
Gross Leasable Area	6,300 SF
Cap Rate	6.15%
Status	Active

Property Notes

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Sale Notes

Triple Net (NNN) Lease - The subject property features a Triple Net (NNN) Lease. Tenant is responsible for taxes, insurance, and all maintenance on the property. LL responsible for roof & structure.

Excellent Site-Level Visibility - The subject property has frontage on E. Eisenhower Blvd, which has daily traffic counts exceeding 51,000 vehicles per day.

Strategically Located in Dominant Retail Corridor - The subject property is strategically located along a dense retail corridor featuring prominent retailers including Walmart Supercenter, Sam's Club, Lowe's, The Home Depot, Planet Fitness, and many other national tenants.

Corporate Guarantee - The lease is corporately backed by 7-Eleven, Inc., a subsidiary of Seven & I Holdings Co (S&P rated AA-), which produced over \$113 billion in revenue last year and is the largest retailer in the world.

Globally Recognized Brand - 7-Eleven has become the premier brand in the convenience store space, with 71,000+ locations across 17 countries. 7-Eleven is currently headquartered in Dallas, TX and boasts a Standard & Poor's credit rating of AA-.

Located on a Hard, Signalized Corner - The subject property is located on a hard, signalized corner of Boise Avenue and Eisenhower Blvd (US-34), the main thoroughfare of the city of Loveland.

Affluent Demographics - The average household income within a three-mile radius of the subject property has surpassed \$85,000 while the average household income within a five-mile radius has surpassed \$91,000.

Adjacent to McKee Medical Center - The subject property lies just a half mile South of the McKee Medical Campus, which is host to a number of health care facilities, including the McKee Medical Center, a 550,000+ SF, 132-bed acute care hospital that has served the Loveland community since 1976.

Explosive Population Growth - The population within a one-mile radius of the subject property has grown by 16% since 2010, with an additional 7% growth projected by 2025.

Centerra - Northern Colorado's Most Successful Live-Work-Play Community - The subject property is located down the street from Centerra, a vibrant, 3,000-Acre Master-Planned Community with Over 2.8 Million SF of Retail, 1.3 Million SF of Office, 2.6 Million SF of Industrial and 1,570 Apartment Units.



Price	\$1,419,200
Gross Leasable Area	1,760 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

This is the opportunity to purchase a 2,628 square-foot absolute NNN leased, 7-Eleven in Copiague, NY (New York/Long Island). The lease calls for zero landlord obligations and the tenant has one, 5-year option to renew. The lease is corporately guaranteed by 7-Eleven. The site is strategically located on a major thoroughfare and neighbors many local retailers. The store also has very strong reported sales of over \$2MM.

15 1714 Newbridge Rd, North Bellmore, NY 11710



Price	\$4,444,000
Gross Leasable Area	2,752 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

1714 Newbridge Road is a prime opportunity for investors looking to grow their portfolio within the North Bellmore suburb of Long Island. 7-Eleven has occupied this location since 1965 and has recently signed a 15-year extension. Well-lit and fully paved, 1714 Newbridge Road features monument signage, building signage, 12 parking spaces, multiple points of ingress/egress, and approximately 136-feet of frontage on Newbridge Road. The 2,604-square-foot property sits on a 0.32-acre corner lot within an established residential and neighborhood-commercial corridor. 1714 Newbridge Road is situated directly adjacent to a Gulf gas station and enjoys proximity to Dunkin', Chase Bank, Stop & Shop Supermarket, and various local businesses. New Bridge Road receives over 13,100 passing vehicles per day. Over 24,000 residents live within a square mile of the property, and the average household income exceeds \$150,000. Requiring zero responsibilities from the landlord, this triple-net-lease investment has 1031 Exchange potential and offers a dependable stream of revenue for ownership.

16 15 Route 32, North Franklin, CT 06254



Price	\$2,759,000
Gross Leasable Area	2,200 SF
Cap Rate	4.85%
Status	Active

Property Notes

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Sale Notes

This opportunity consists of a freestanding building leased to 7-Eleven and is located adjacent to other national tenants along a major thoroughfare. 15 CT-32 will provide an investor the opportunity to acquire a 2,109 SF building on 37,462 SF of land.

17 641 14th St, Fort Lupton, CO 80621



Price	\$10,525,000
Gross Leasable Area	4,650 SF
Cap Rate	4.35%
Status	Active

Property Notes

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Sale Notes

Trophy opportunity to acquire one of Colorado's first 7-Elevens featuring a Laredo Taco restaurant.



Price	\$5,175,000
Gross Leasable Area	3,062 SF
Cap Rate	4.25%
Status	Active

Property Notes

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Sale Notes

Commercial Retail Associates, Inc. is pleased to have been selected as the exclusive listing agent for the sale of this brand new, build-to-suit ±3,062 square foot free-standing corporate 7-Eleven convenience store with six fuel pumps. The subject property is located at the signalized corner of North and Orange Avenues in Fresno, California and is well positioned immediately west of the on and off ramps to State Highway 99. This 24-hour 7-Eleven store is a top performing location which is situated within millions of square feet of commercial and industrial buildings including a 885,000 square foot Amazon fulfillment center which employs over 3,500 workers. This offering presents an investor with an opportunity to acquire an attractive pride-of-ownership, brand-new constructed commercial property that is leased to an investment grade corporate tenant, with a long-term lease commitment to the subject site.



Price	\$4,005,000
Gross Leasable Area	3,000 SF
Cap Rate	4.85%
Status	Active

Property Notes

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Sale Notes

7-Eleven is the premier convenience store chain in the world, and this location on Federal Blvd is a premier site for 7-Eleven. More than 50,000 cars passing by on Federal Blvd means more than 100,000 eyes get the chance to fulfill their Slurpee cravings every day. Does 7-Eleven have fuel, of course it does, which means this property has the potential for 15 year depreciation (consult your tax professional). Not only is there gas, but this site features 7.5% rental increases every five years, and you know the rent is coming in like clockwork thanks to 7-Eleven's Standard and Poors "AA-" credit (that's way better than CVS and Walgreens). All the usual commercial/retail suspects surround this location including Starbucks, McDonalds, Walgreens, Safeway, O'Reilly, Wells Fargo, B of A, Wendy's and many more. The lease has 11½ years left and the seller is capitalizing the next rental increase by providing the buyer a credit for the rent difference.

Westminster, Colorado is just north of Denver and has strong growth (10% increase in population between 2010 and 2020), strong income levels (\$73,000+ average income) and almost 140,000 people in a three mile radius.

Listed in cooperation with Colorado real estate broker Red Compass Realty - Broker license number EC100072579



Price	\$940,000
Gross Leasable Area	2,500 SF
Cap Rate	5.69%
Status	Active

Property Notes

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Sale Notes

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,500 SF 7-Eleven Located at 2122 North Pines Road in Spokane Valley, Washington.? The Deal Includes a Corporately Guaranteed Net Lease With 10% Increases Every 5 Years, Providing For an Excellent Passive Investment and Hedge Against Inflation.?

In Cooperation With: Marianne Christian - WA Lic. # 12244



Price	\$5,825,000
Gross Leasable Area	3,062 SF
Cap Rate	4.25%
Status	Active

Property Notes

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Sale Notes

Single-Tenant 7-Eleven (Convenience Store/Gas Station):

-New 15-year initial lease term with 10% increases every 5 years, including three 5-year options

-Brand new 2021 construction

-Corporate guaranteed lease with Investment Grade tenant (S&P: AA-)

-7-Eleven has 71,000 locations globally (11,800 USA) and \$120 billion in annual sales

-7-Eleven has more units than any other retailer or food service provider in the world and consistently ranks as one of the top U.S. franchises

Ideally Located Along Rosamond Boulevard, One of the City's Main Thoroughfares (24,000 Cars Per Day)

Strong Nearby Tenant Synergy: Co-Tenants with Grocery Outlet, Starbucks and O'Reilly Auto Parts

Excellent Exposure and Identity including 35 Foot High Freeway Visible Signage: The property is located adjacent to the 14 freeway on/off ramps, benefiting from 30,000 cars per day

Aerospace Hub; 37% Future Job Growth Predicted over Next 10 Years:

-Rosamond is the closest city to Edwards Air Force Base, the 2nd largest base in the Air Force (10,000 military, federal civilian, and contract personnel)

-Major area employers include the world's largest private aerospace companies, Boeing, Lockheed Martin, and Northrop Grumman

-Lockheed Martin is the largest defense contractor in the Antelope Valley (3,700+ employees)

-Northrop Grumman, California's largest employer, has a local workforce of 2,100 employees



Price	\$3,877,551
Gross Leasable Area	3,658 SF
Cap Rate	4.90%
Status	Active

Property Notes

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Sale Notes

Marcus & Millichap is pleased to present the exclusive listing for a 7-Eleven located at 534 East Garland Street, Grand Saline, TX 75140. The property consists of roughly 2,000 rentable square feet of building space on an estimated 0.79-acre parcel of land.

7-Eleven is subject to a brand new 15-year Absolute Triple-Net (NNN). The initial rent is \$190,000 with 7.5% increases every 5 years. There are three (3), five (5)-year tenant renewal options, extending the total possible lease term to 30 years.

23 Cortez Boulevard & La Rose Blvd, Brooksville, FL 34602



Price	\$9,377,555
Gross Leasable Area	3,500 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

The subject property offers a buyer the unique opportunity to acquire a newly built 7-Eleven with a 15-year absolute NNN lease and a corporate guarantee. The project includes a freestanding convenience store, fueling station and automated car wash. The subject property is located just 2 miles from a 1.5 million square foot Walmart Distribution Center that services more than 130 Walmart stores throughout Central Florida and is considered one of the highest performing Walmart distribution centers in the country.

Driven in large part by the success of the Walmart Distribution center, FDOT recently expanded both I-75 and Cortez Blvd from four lanes to six lanes. The nearly \$100M project was completed in 2019 and greatly enhances the access to and visibility of the site. The combination of the site's close proximity to one of the nation's top Walmart Distribution Centers and the lease's 10% rental escalations every 5 years provide this offering excellent long term potential and a hedge against inflation.

24 1203 N Pacific St, Mineola, TX 75773



Price	\$3,673,469
Gross Leasable Area	2,400 SF
Cap Rate	4.90%
Status	Active

Property Notes

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Sale Notes

Marcus & Millichap is pleased to present the exclusive listing for a 7-Eleven located at 1203 N Pacific St, Mineola, TX 75773. The property consists of roughly 2,400 rentable square feet of building space on an estimated 0.60-acre parcel of land. 7-Eleven is subject to a brand new 15-year Absolute Triple-Net (NNN). The initial rent is \$180,000 with 7.5% increases every 5 years. There are three (3), five (5)-year tenant renewal options, extending the total possible lease term to 30 years.

25 200 N Dearborn St, Chicago, IL 60601



Price	\$5,092,381
No. Spaces	1
Status	Active

Property Notes

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Units

#	Price	Size	Price/Size	Description
B	\$5,092,381 USD	3,156 SF	\$1,613.56 USD	1st floor 7-Eleven retail of the 200 N. Dearborn Residences

Property Description

Newly renovated 7-Eleven 1st Floor Retail in downtown Chicago located in the 200 N. Dearborn Residences. 7-Eleven is weeks away from complete a fully renovation to the store adding the most up-to-date store finished offering fresh food option and the latest automated equipment. 7-Eleven recently executed a 7+-year lease extension showing their commitment to the location over the long term with over 30+ years of occupancy. This site is within 2 blocks of three CTA 'L' Stations, including Clark/Lake, State/Lake, and Lake Street. More than 75,000 residents with an average household income exceeding \$132,000 per year and a daytime population of nearly 600,000 within a 1-mile radius of the site. 7-Eleven reimburses all expenses.



Price	\$6,670,000
Gross Leasable Area	5,075 SF
Cap Rate	4.50%
Status	Active

Property Notes

For additional information on this 7-Eleven property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

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