

Properties for Sale

1

190 1st Ave, Atlantic Highlands, NJ 07716



Price	\$2,250,000
Gross Leasable Area	2,800 SF
Cap Rate	4.89%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a freestanding 7-Eleven investment property located at 190 First Avenue in Atlantic Highlands, New Jersey (the “Property”). 7-Eleven was recently constructed in 2021, and features a brand-new, double-net, 10-year lease with three (3) additional 5-year renewal options. The lease features attractive 8% rental increases every 5 years throughout the initial term and option periods. The Property is well located on a corner lot at the signalized intersection of 190 First Avenue and NJ Route 36, directly across from the grocery-anchored Bayshore Shopping Plaza. 7-Eleven enjoys excellent visibility, with frontage and access on both First Avenue and Route 36. NJ Route 36 is the primary throughfare and commercial corridor in Atlantic Highlands, while First Avenue runs out to the coast and offers an array of local retailers, restaurants and services.



Price	\$8,569,720
Gross Leasable Area	4,063 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- RARE 18-yr INITIAL TERM Absolute NNN Lease
 - BONUS DEPRECIATION ELIGIBLE
 - Zero Landlord Responsibilities
 - 4-Five Year Options
 - 10% Rental Increases Every 5 Years
 - Brand New Construction with Accelerated Depreciation Benefits
 - Corporate Guaranteed by 7-Eleven, Inc. (Investment Grade Rating A)
 - Rent commenced June 1, 2023
 - Site includes gas – 8 regular, 4 diesel
 - 27,238 Average Daily Traffic
-



Price	\$7,568,545
Gross Leasable Area	5,000 SF
Cap Rate	5.15%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- RARE 18-yr Absolute NNN Lease
 - BONUS DEPRECIATION ELIGIBLE
 - DOUBLE RESTAURANT CONCEPT - Laredo Taco and Roost Chicken
 - Zero Landlord Responsibilities
 - 4-Five Year Options
 - 10% Rental Increases Every 5 Years
 - Brand New Construction with Accelerated Depreciation Benefits
 - Corporate Guaranteed by 7-Eleven, Inc. (Investment Grade Rating A)
 - Rent Commenced 2/11/2023
 - Site includes gas – 8 pumps
 - 34,800 Average Daily Traffic
-

4 722 N Blackstone Ave, Fresno, CA 93701



Price	\$4,442,000
Gross Leasable Area	2,959 SF
Cap Rate	4.50%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

ADDRESS: 722 N. Blackstone Avenue, Fresno, CA

ASKING PRICE: \$4,442,000

CAP RATE: 4.5%

YR. 1 NOI: \$199,900

LEASE TYPE: Absolute NNN (ZERO LL Responsibilities)

INCREASES: 10% Increases/Five Years

OPTIONS: Three (3) Five Year Options, One (1) Four Year & 11 Month Option

LEASE BEGIN: April 1, 2022

LEASE END: March 31, 2037

TERM REMAINING: +/- 12.5 Yrs. Remaining

OWNERSHIP: Fee Simple (Land & Building)

BUILDING SF: +/-2,959 sf

LAND AREA: +/-22,333 SF (0.51 Acres)

YEAR BUILT: Completed December 2021

OCCUPANCY: 100%

APN: 452-224-20

PARKING: 9 Stalls

TRAFFIC COUNTS: State Route 180 (+/-123,000 VPD); Blackstone Ave & Bremer Ave (+/-25,000 VPD)

5 18 General Bruce Drive, Temple, TX 76504



Price	\$8,661,000
Gross Leasable Area	4,650 SF
Cap Rate	5.15%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

6 2 Mile & Shary Road, Mission, TX 78573



Price	\$7,412,000
Gross Leasable Area	4,842 SF
Cap Rate	5.10%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

7 2851 Mt Houston rd, Houston, TX 77086



Price	\$9,015,000
Gross Leasable Area	4,650 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

8 7 Eleven, Las Vegas, NV 89113



Price	\$5,500,000
Gross Leasable Area	3,062 SF
Cap Rate	4.55%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Snyder Carlton National Net Lease Team is pleased to offer to investors a great opportunity to purchase a newly constructed Corporate 7-Eleven (C-store & Service Station) in Las Vegas, NV. With a brand new 15-year primary term, four 5-year option periods, 10% rent increases every 5 years, corporate guarantee and limited landlord responsibilities, this asset is ideal for an investor seeking years of inflation resistant cash flows.

Las Vegas (MSA population exceeding 2.95 million) has experienced strong demographic growth over the past several decades and is expected to continue this rapid expansion. 7-Eleven is the largest operator, franchisor and licensor of convenience stores worldwide, operates over 13,000 stores in the U.S. and Canada (78,000 globally), and has an investment grade credit rating of "A" from S&P (Moody's: Baa2).

The new construction 3,062 SF building on 0.92-acre parcel with 12 fuel pumps is located on the hard corner signalized intersection of S Rainbow Boulevard and W Windmill Lane, which has a combined traffic count exceeding 44,300 VPD. Nearby retailers include Walmart Supercenter, Sprouts Farmers Market, Albertsons, Smith's, Bank of America, Walgreens, Starbucks, McDonald's, Wendy's and KFC.

This is an excellent opportunity to acquire a net leased 7-Eleven with a new long-term lease, 20 years in option periods, rent increases, corporate guarantee, and minimal landlord responsibilities, providing years of inflation resistant income.



Price	\$9,196,000
Gross Leasable Area	6,050 SF
Cap Rate	5.10%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Brand New 15-Yr Absolute NNN Lease w/ 7.5% Rent Bumps Every 5 Years, and (5), Five-Year Options



Price	\$8,237,000
Gross Leasable Area	3,000 SF
Cap Rate	4.75%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The 7-Eleven property is part of an emerging commercial corridor on the signalized intersection of Cosumnes River Blvd and Delta Shores Circle North adjacent to the on/off ramp of Interstate 5, with traffic counts of 11,300 VPD. Interstate 5 boasts traffic counts of 114,800 VPD. Neighboring tenants include a Walmart Supercenter, Starbucks, In-n-Out, Chick-fil-A, Taco Bell, Panera, Dick's Sporting Goods, Hobby Lobby, Petsmart, At Home, and many other national tenants. The site is surrounded by the Delta Shores Community, which is the largest remaining in-fill site to be master-planned in the City of Sacramento. The residential land is part of an 800-acre mixed-use development, which includes 1.3 million square feet of planned retail development, over 5,000 planned single and multifamily housing units, as well as service, office, and visitor commercial uses. Demographics are excellent with the average household income over \$101,400 and a population over 98,100 within 3 miles. Located 10 minutes south of the downtown Sacramento area, the property serves residents and commuters traveling Interstate 5.

7-Eleven, Inc., is a multinational chain of retail convenience stores that was founded in 1927. Based in Irving, Texas, 7-Eleven operates franchises and/or licenses more than 13,000 stores in the United States and Canada. The brand aims to be the one-stop shop for consumers and continues to be a pioneer, being the first to offer coffee to-go cups, 24/7 hours, and self-serve soda fountains. The brand also gained notoriety for their iconic products such as Slurpee and Big Gulp drinks. In addition to 7-Eleven stores, the company also operates and franchises Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits locations.

11 5501 Orange Ave, Fort Pierce, FL 34947



Price	\$7,874,000
Gross Leasable Area	4,650 SF
Cap Rate	5.15%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This 7-Eleven is located strategically along Orange Avenue, a major east-west Fort Pierce thoroughfare which leads directly to the Atlantic Ocean four miles east

The property maintains excellent proximity to Interstate 95, the main north-south Interstate Highway on the East Coast of the U.S., running from U.S. Route 1 in Miami, Florida, north to the Houlton-Woodstock Border Crossing between Maine and the Canadian province of New Brunswick (73,811 AADT)

The location offers multiple access points to a combined 24,800 vehicles per day at the signalized intersection of Orange Avenue and Jenkins Road 63,534 residents live within a five-mile radius of the property, creating an extremely large and reliable customer base for the site

The property is also supported by an affluent customer base, with an average annual household income of \$68,826 within one mile of the property

The site resides three miles from Indian River State College, the second-largest employer in St. Lucie County (22,000+ employees, 2,265 students)

12 3933 Fairmont Pky, Pasadena, TX 77504



Price	\$8,290,000
Gross Leasable Area	4,650 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This 7-Eleven features a high-visibility and easily accessible hard corner location at the signalized intersection of Fairmont Parkway & Burke Road, combining for 42,205 vehicles per day directly in front of the site

The property is surrounded by local and major national brand retail tenants including ALDI, Walmart Supercenter, Lowe's, Chick-fil-A, Chipotle, McDonald's, Taco Bell, Firestone, Jiffy Lube, CVS, Whataburger, Dollar Tree and many others

Situated two miles from a heavily trafficked on/off ramp to Sam Houston Tollway, positioning the site to capture significant commuter traffic

The site is one mile from Pasadena Memorial High School (2,972 students)

Projected population and income increases within 1-, 3-, and 5-mile radii over the next five years poise 7-Eleven and Houston for steady concurrent growth

Average annual household income of \$81,729 within five miles of the site (projected 13% increase by 2028)

13 2920 N Westmoreland Rd, Dallas, TX 75212



Price	\$4,556,329
Gross Leasable Area	3,060 SF
Cap Rate	5.34%
Status	Active

Property Notes

Sale Notes

ACRE Investment Real Estate Services is proud to present this Absolute NNN investment occupied by a corporate-leased 7-Eleven. The lease terms are 15 years starting in January 2020, with 10% rent increases every 5 years and four 5-year option periods. The 3,060 SF free-standing building is located in the thriving Dallas area. The CAP rate increases to 5.34% in January 2025. Seller will capitalize from closing through the remainder of 2024 to achieve 5.34% CAP rate.

14 7900 Boca Chica Blvd, Brownsville, TX 78521



Price	\$6,200,000
Gross Leasable Area	4,842 SF
Cap Rate	5.01%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- The tenant, 7-Eleven, recently executed a brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 10% rental increase in year 10 and the 10% every 5 years at the beginning of each option to extend, increasing the NOI and providing a hedge against inflation
- 7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada



Price \$7,646,000
 Gross Leasable Area 4,650 SF
 Cap Rate 5.15%
 Status Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Attractive Lease Fundamentals

- 10% rental increases every 5 years

Absolute Net Lease

- Absolute net-lease provides next owner with zero landlord responsibilities and bonus depreciation
- Passive investment

Corporate Guaranty From Investment Grade Tenant

- 7-Eleven's parent company, Seven-Eleven Japan Co, LTD has a market cap of \$37.18B (Ticker: SVNDY)
- There are over 83K locations across the world

Positioned in Prominent Retail Trade Area

- Out Parcel to Lowes Home Improvement
- Over 1.1MSF located in a 1-mile radius, boasting a 0.5% vacancy rate
- Nearby tenants include: Lowe's HI, Walmart, Chick-Fil-A, and Starbucks

Highly Visible and Accessible Location on a Major Thoroughfare

- Located at a Signalized Intersection fronting Ramsey ST (27.5K VPD)

New Construction

- Newly constructed building to 7-Eleven's latest prototype
- Transferable warranties



Price \$3,825,000
 Gross Leasable Area 2,320 SF
 Cap Rate 5.15%
 Status Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Offering an exceptional investment opportunity, this property situated at 3130 24th St., Bakersfield, CA 93309 boasts a prime location and impressive features. Strategically located in Bakersfield, a vibrant city with a growing economy, this property enjoys high visibility and accessibility. The property is leased under a Double-Net (NN) lease, with an original lease term of 15 years. With the lease commencement on August 4th, 2020, and an estimated expiration on August 3rd, 2035, there are 12 years remaining on the lease term, providing stability and consistent income.

17 10670 Little York rd, Houston, TX 77041



Price	\$5,538,000
Gross Leasable Area	4,650 SF
Cap Rate	5%
Status	Active

Property Notes

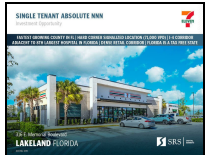
For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.

Excellent Signalized, Hard Corner Location at the intersection of W Sam Houston Pkwy N (18,400 VPD) and W Little York Rd (26,300 VPD). Subject property is located directly off of the Sam Houston Tollway (120,800 VPD), which is an 88-mile beltway around the city of Houston, near the intersection of Sam Houston Tollway and U.S. 290 (76,600 VPD). Large Format 7-Eleven - Sitting on 0.95 acre parcel, new store features a Laredo Taco, 33 parking stalls (including 2 handicap stalls), and 5 MPDs

18 316 E Memorial Blvd, Lakeland, FL 33801



Price	\$7,195,180
Gross Leasable Area	4,650 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

19 14441 Eldorado Pky, Frisco, TX 75035



Price	\$5,995,000
Gross Leasable Area	3,042 SF
Cap Rate	5.06%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This well located corporate absolute triple net 7-Eleven is at the signalized corner of Eldorado Parkway and Independence Parkway. The combined traffic from these two streets is over 31,000 VPD and the site is half a block from Heritage High School, with its approximately 2,000 students. Higher end homes and quality retail and commercial are close by with other area uses including McDonalds, HEB and Kroger grocery stores and many others.

The area is upper income with average household income at \$195,000. The lease features 7.5% rental increases every five years during the primary lease term and during the four 5-year extension options. The property may qualify for 15 year and/or bonus depreciation (contact your CPA for details). Frisco, Texas is in the Dallas-Fort Worth area and has been experiencing tremendous growth of approximately 25% over the last five years.

20 3750 E Independence Blvd, Charlotte, NC 28205



Price	\$5,518,000
Gross Leasable Area	3,010 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

21 245 Market St, Keenesburg, CO 80643



Price	\$8,768,519
Gross Leasable Area	4,780 SF
Cap Rate	5.40%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Colorado Broker of Record: Adam Lewis | 1144 15th St., Suite 2150 Denver, CO 80202 | P: (303) 328-2000 | Lic #: ER.100091205 | Firm Lic #: EC. 100048709 | Adam.Lewis@MarcusMillichap.com
Qualifies for Accelerated Depreciation | Hard Corner Location | Affluent Area: \$109k within a 5-Mile Radius | Along Interstate-76 | Highway Visible Travel Center w/ Commercial Truck Fueling | Strong Tenant | 30 min from Denver International Airport



Price	\$8,987,212
Gross Leasable Area	4,650 SF
Cap Rate	5.10%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Oswald Cooke is pleased to present a newly constructed corporate 7-Eleven to qualified investors. Located in the Charleston suburb of Summerville, the store sits in the master planned community of Nexton, recently named "Best Mix-Use Development in the United States". Nexton Parkway connects Interstate 26 to Highway 176, which empties into Cane Bay, the #4 top-selling master planned community in the country. The site is adjacent to Nexton Elementary School and a recently opened Harris Teeter shopping center, and across from a soon to be opened Publix center. Summerville is the epicenter of growth in the Charleston MSA, where the natural barriers of the Atlantic Ocean, the Francis Marion National Forest, and The Ace Basin force development west. Locally, Volvo recently launched production in their \$1.2B facility on the EX90 SUV model, and Redwood Materials selected Camp Hall in Summerville as home for their \$3.5B battery manufacturing plant. South Carolina has seen population growth of 31% in the last two decades and has annual sustained growth a 1.42%.



Price	\$4,250,000
Gross Leasable Area	3,060 SF
Cap Rate	4.94%
Status	Active

Property Notes

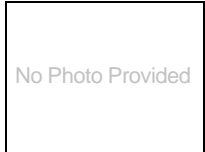
For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Beta Agency is pleased to offer exclusively for sale the 7-Eleven gas station and C-store located at 601 Carolyn Weston Blvd. in Stockton, CA (Marketplace at Weston Ranch). The 15-year lease is guaranteed by 7-Eleven, Inc. (Corporate) which has an investment grade credit rating of "A". There are four (4) 5-year options with 10% rental increases throughout the base term and option periods. The property was developed in 2022 leaving 13.5 years on the primary term of the lease. The subject property is located on a 0.88 Acre lot. There are 5 pumps and 10 fueling positions on the property. The property has a total of 14 dedicated parking spaces.

The subject 7-Eleven is part of a larger retail development with neighboring retailers including Chipotle, McDonald's, Starbucks, Quick Quack Car Wash and a 120 Unit Townhome Community planned for development in the rear.

The subject property benefits from being within immediate proximity to the 5 Freeway on/offramp at Carolyn Weston Blvd. To the West of the 5 Freeway, this center aside from the Food 4 Less across the street is the only commercial/retail in the neighborhood (Weston Ranch).



Price	\$8,577,000
Gross Leasable Area	4,650 SF
Cap Rate	5.15%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com



Price	\$4,736,842
Gross Leasable Area	4,600 SF
Cap Rate	4.75%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marbellafinance.com

Sale Notes

Over the next five years, the Las Vegas market’s population is expected to expand by nearly 10 percent, roughly five times the national pace. That rate of growth is projected to rank second nationally behind only Austin. Las Vegas’ comparably milder cost-of-living pressures will meanwhile allow for greater household creation, with the metro’s 14 percent rate of expansion through 2028 expected to lead all other major U.S. markets by at least 150 basis points. The broadening local consumer base will enhance spending and drive tenant demand for available retail space. Locations with sizable multifamily construction pipelines may capture a notable share of household formation, underpinning retail tailwinds. As of May 2024, Southwest Las Vegas led the market with over 2,800 rentals underway. Northwest and South Las Vegas also each had at least 1,500 units under construction.



Price	\$9,374,000
Gross Leasable Area	4,741 SF
Cap Rate	5%
Status	Active

Property Notes

Sale Notes

Strategically Located Near Loop-303, the leading factor in Phoenix's West Valley booming industrial hub, serving Arizona and key Western U.S. markets. Skyway Commons (3 miles from the site), is a multi-faceted subdivision being designed to offer a dynamic mix of distribution, warehouse, and manufacturing solutions. It is also close to the Taiwanese Semiconductor Fabrication Plant coming to North Phoenix (\$65B investment on over 1,100 acres), the largest direct foreign investment in US history.

27 2400 S McColl Rd, McAllen, TX 78503



Price	\$5,623,588
Gross Leasable Area	4,650 SF
Cap Rate	5.10%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

7-Eleven w/ Gas Station | Long Term Absolute Net Lease | Qualifies for Accelerated Depreciation | Strong Performing Location - Top 12% in the Chain per Placer.ai | Brand New Construction | Signalized Hard Corner | Interstate-2 | Densely Populated & Affluent Area | Near 441-Bed Medical Center, McAllen International Airport and La Plaza Mall - the Largest Mall in South Texas

28 1900 10th Ave N, Lake Worth Beach, FL 33461



Price	\$3,750,000
Gross Leasable Area	4,730 SF
Cap Rate	4.73%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

RARE CRE has been engaged to present a newly built 7-Eleven NNN ground lease. This property sits at the edge of I-95 and 10th Ave in Lake Worth. The 1.34+/- acre lot includes a Laredo Taco store. This is a Corporate Guaranteed NNN ground lease with rent bumps every 5 years. Please take a look at the Offering Memorandum for additional information.

29 11099 E Interstate 25 Frontage Rd, Firestone, CO 80504



Price	\$7,340,000
Gross Leasable Area	5,520 SF
Cap Rate	5.15%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

30 3467 Five Chop Rd, Orangeburg, SC 29115



Price	\$6,382,764
Gross Leasable Area	4,050 SF
Cap Rate	5.50%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

31 6900 New Hampshire Ave, Takoma Park, MD 20912



Price	\$4,495,000
Gross Leasable Area	2,790 SF
Cap Rate	5.26%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Absolute NNN single tenant property leased to 7-Eleven, Inc., an investment-grade tenant with an S&P rating of A. According to Placer.ai, this location ranks in the top 15% of all 7-Eleven convenience stores in the United States.

The lease offers more than 9 years of term remaining and features absolute net terms, providing investors with zero landlord responsibilities.

The property is in a dense trade area with over 29,000 people living in 1 mile and 265,000 within 3 miles. Average household income within 1 mile is over \$130,000/year.

Positioned at a signalized intersection (New Hampshire Ave & Hwy 410) with a combined traffic count exceeding 50,000 vehicles per day, the property is surrounded by a strong mix of national retailers, including Lidl, AutoZone, Planet Fitness, Wendy's, and Dunkin' Donuts. The property has a prime position on New Hampshire Ave, a main commuter thoroughfare running south into Washington, DC. The site is just 3 miles from the University of Maryland, home to over 30,000 students, and only 6 miles from the U.S. Capitol Building, this property is ideally situated in a high-demand, strategic location.

32 9455 NW 17th Ave, Miami, FL 33147



Price	\$6,292,000
Gross Leasable Area	3,408 SF
Cap Rate	5.25%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

10+ Years Remaining | Fee-Simple Ownership | Bonus Depreciation | Off I-95 (267,000 VPD)



Price \$9,700,000
Gross Leasable Area 4,730 SF
Cap Rate 5%
Status Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Across From New 70-Acre Mixed Use Development | Off Major Commuter Thoroughfares | Dense Demographic



Price \$4,762,000
Gross Leasable Area 4,842 SF
Cap Rate 4.85%
Status Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

7-Eleven signed a 15-year absolute net corporate lease for a convenience and fuel location in Tyler, Texas, with lease commencement in 2022. The Property is priced significantly below replacement cost with ground up development costs for brand new construction Texas 7-Eleven's at an all-time high and multiple assets on the market in excess of \$7,000,000. Located 7 minutes from Downtown Tyler, the Property sits at the signalized hard corner intersection of Loop 323 and Van Highway (State Highway 110) with combined traffic counts in excess of 37,000 vehicles per day. 7-Eleven features a 4,842 SF convenience store with two highly visible pylon signs, multiple ingress/egress points and fourteen, 7-Eleven branded gas pumps located on an oversized 1.78 acre parcel. The lease features 10% rent escalations every 5 years with four, 5-year renewal options and zero landlord responsibilities. 7-Eleven, Inc. corporate credit is rated "A" by S&P and "Baa2" by Moody's, both considered investment grade. The Property benefits from Laredo Taco Company, excellent visibility on a signalized hard corner with access points along Loop 323, Van Highway and Garden Valley Road as well as a favorable location minutes from Walmart Supercenter (just minutes south). Other national area retailers include Family Dollar, Dollar Tree, Walgreens, Chase Bank, Starbucks, Aldi, CubeSmart Self Storage IHOP, Atwoods, Dairy Queen, Rent-A-Car, McDonalds, Taco Bell and Wingstop amongst others.



Price	\$5,824,000
Gross Leasable Area	3,010 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

12 Year Absolute NNN Corporate Lease w/ (4) 5 Year Options to Renew



Price	\$6,426,000
Gross Leasable Area	3,010 SF
Cap Rate	4.90%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

10+ Years Remaining on Initial 15-Year NNN Lease with 7-Eleven, Inc.



Price \$6,696,000
Gross Leasable Area 4,903 SF
Cap Rate 5.50%
Status Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- Brand-new, state-of-the-art construction with 7-Eleven's latest prototype
- Top-rated tenant | 7-Eleven has an A, investment-grade credit rating (Standard and Poor's; Stable outlook) which is stronger than a majority of national retail tenants
- New, 15-year lease with 10% rent increases every 5 years throughout the initial term and options, providing an excellent hedge against inflation
- Ideal market share | This will be the first gas station for over 15 miles when traveling E/NE on Highway 44/State Rd 44
- Excellent access and visibility from Highway 44/State Rd 44 | 12,450 VPD
- Accelerated Depreciation Eligibility | The investment may be eligible for accelerated and/or bonus depreciation (consult your CPA to confirm) which is a significant cash flow advantage from a tax perspective
- Investment is located in an income tax-free state
- 7-Eleven is one of the nation's largest independent gasoline retailers and has well over 70,000 stores worldwide throughout 18 countries



Price \$4,886,000
Gross Leasable Area 4,750 SF
Cap Rate 4.85%
Status Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- New 15-year lease with 4 (5-year) option periods to extend
- Corporate Guaranty – 7-Eleven, Inc., the largest retailer in the world with an A credit rating from Standard & Poor's
- 10% rental increases every 5 years
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor
- Fee simple ownership of a convenience store qualifies for accelerated depreciation



Price	\$7,400,000
Gross Leasable Area	5,596 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

15-Year Lease | \$175,000 Household Incomes | Bonus Depreciation



Price	\$9,304,000
Gross Leasable Area	4,761 SF
Cap Rate	5%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

7-Eleven signed a 15-year absolute new corporate lease for a 2024 convenience and fuel location in the high growth northern DFW submarket of Sachse, TX. The tenant is anticipated to open for business on December 10, 2024. The property is located 20 minutes from downtown Dallas and DFW Airport. 7-Eleven sits on 2.10 acres with excellent positioning at the signalized hard corner of President George Bush Turnpike and Merritt Road which boasts a combined traffic count of over 89,900 VPD. The property consists of a 4,761 SF masonry construction convenience store including sixteen (16) 7-Eleven branded gas pumps. The lease features 7.5% rent escalations every five (5) years with four 5-year renewal options and zero landlord responsibilities. 7-Eleven, Inc. corporate credit is rated "A" by S&P and "Baa2" by Moody's, both considered investment grade. The property benefits from Laredo Taco Company, excellent visibility on a signalized hard corner with access points along Merritt Road and PGBT frontage road, direct adjacency to 600 apartment units and a highly visible double sided monument sign fronting PGBT frontage road. Notable national area retailers include The Home Depot, Kroger, Walgreens, Tom Thumb, CVS, Kohl's, Hobby Lobby, Best Buy, Dillard's, Macy's and Lowes amongst others.



Price	\$9,688,888
Gross Leasable Area	4,650 SF
Cap Rate	4.50%
Status	Active

Property Notes

For more information on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SVN | Net Lease is pleased to present this Fee Simple Corporate 7-Eleven / Laredo Taco opportunity in the San Antonio, Texas MSA @ 19525 McDonald Street in Lytle, Texas. Lytle, Texas is just 20 miles Southwest of San Antonio and the very large 2.47 Acre Parcel includes Diesel Fuel Pumps. This Build to Suit Opportunity opened in June of 2023 and is 7-Eleven Store #42132. It originated with a (15) Year Prime Lease Term with (5) Year Option Periods. This is an Absolute NNN Lease with 7.5% Rent Increases each (5) Years. Located at the McDonald Street Exit at I-35 this 7-Eleven / Laredo Taco is adjacent to HEB Grocery, CVS, McDonalds, Taco Bell, Whataburger, Burger King, Auto Zone, O'Reilly Auto Parts. This Location has 50,000+ VPD with great Ingress & Egress from the Interstate. This HEB is Ranked #19 of 340 Texas Stores which is in the Top 6% per Placer Ai.
