



- 11+ Year Single-Tenant NNN Corporate 7-Eleven (S&P "A")
- Exceptionally High Traffic, Urban Infill Location in Heart of Los Angeles
- Adjacent to Major Interchange: I-5, I-10, US 101 and US 60
- Signalized Hard-Corner Intersection with +65,000 VPD

**watch the video**

**1717 S Soto St, Los Angeles, CA 90023**



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# Executive Summary

Pegasus Investments Real Estate Advisory, as exclusive advisors to the Seller, is pleased to present the fee simple interest in a corporate-operated 7-Eleven located at the signalized hard corner of E Washington Boulevard and S Soto Street in the heart of Downtown Los Angeles' Soto Street Junction (the "Property"). 7-Eleven continues to carry an investment grade credit rating of "A" from Standard & Poor's. This trophy urban convenience asset is backed by a corporate triple net lease where the tenant is responsible for roof and HVAC maintenance, repair and replacement as well as the entire premises. The sole landlord responsibility in the lease is maintaining the structure and slab of the improvements. The lease features 11+ years remaining on the original base term, with a 10% rent increase scheduled in 2028 and in each of the four (4) five-year renewal options, offering investors both income stability and predictable growth.

Constructed ground-up in 2018, the 2,506 SF building is positioned at a signalized hard-corner intersection with over 65,000 vehicles passing daily, located in a dense industrial pocket of Downtown Los Angeles. The thriving commercial and industrial surroundings drive a significant increase in daytime population due to the concentration of nearby employment centers. In addition to its strong real estate fundamentals, the Property generates supplemental passive income through three billboards under a newly executed 15-year absolute NNN lease with Clear Channel, following over 30 years of continuous operation at the site. Clear Channel, a nationally recognized media operator, serves as both tenant and guarantor under the lease, offering stable, long-term income with no landlord responsibilities.

Strategically positioned on E Washington Boulevard, a key arterial road that connects commuters to USC, the Los Angeles Convention Center, Crypto.com Arena, and the Fashion and Arts Districts, the Property enjoys daily exposure to tens of thousands of drivers. Moreover, its location just south of one of the most critical freeway interchanges on the West Coast, where the 5, 10, 60, and 101 Freeways converge, offers exceptional accessibility.

The Soto Street Junction is one of Los Angeles' most robust and vital industrial corridors, home to countless 24/7 regional and international distribution and manufacturing operations. This micro-dynamic supports constant customer traffic to the Property, which has a 24-hour operating format, allowing the tenant to capture revenue from round-the-clock employment in the immediate area. With its irreplaceable and high-barrier to entry corner location, high-visibility signage, rare parking, and proximity to Los Angeles' major economic hubs, this offering presents a compelling opportunity to acquire a corporate-guaranteed urban retail asset with durable income and long-term upside.

**\$3,300,000**

Price

**5.00%**

Cap Rate

**\$165,000**

NOI



# The Bottom Line

- **Investment Grade (S&P “A”) Corporate Triple Net (NNN) Lease:** 7-Eleven maintains an investment grade credit rating and is responsible for maintaining the entire parcel and all repair, replacement and maintenance of the roof and HVAC.
- **11+ Years of Remaining Term & Recent Tenant Extension:** Recently built in 2018 – the tenant signed an initial 15-year lease term and just agreed to a multi-year extension, demonstrating commitment and reinvestment into the location.
- **Exceptionally High Traffic, Urban Infill Location:** Situated at the signalized hard corner of S Soto and E Washington Blvd which sees average daytime traffic of 65,000 VPD.
- **High Barrier to Entry Market:** Located at the bullseye of LA’s most dense industrial and manufacturing hub, the Property benefits from nearly no retail competition and almost no remaining land available for retail use within a greater than 1-mile radius.
- **New 15-Year Clear Channel Billboard Income Included:** After 20-years of successful operation, Clear Channel just committed to a new 15-year lease term on the Property which features 3 separate billboards.
- **24/7/365 Operating Location:** The surrounding market demographics support 24-hour operating hours at the Property, which also benefits from a beer and wine sales license.
- **Massive Daytime Population Increases:** The dense commercial market surrounding the Property drives a 170% increase in daytime population counts from incoming employment centers within a 1-mile radius of the Property.
- **Proximity to Major Freeway Hub:** Immediate access to the 5, 10, 60, and 101 Freeways— one of the most critical highway interchanges in Southern California.



ELEVEN®



# Downtown Los Angeles

## Fashion District

Over 4,000 apparel and accessory lines across 90-100 blocks with 1,000+ wholesale and retail businesses



## Arts District

LA's Vibrant and Creative Cultural Hub



Los Angeles Times



MARU



320,300 VPD



Redondo Junction

**SUBJECT**



VINTAGE ON POINT



E Olympic Blvd

25,200 VPD

## Massive Daytime Population Increases

Strategically located within a highly dense industrial corridor that generates a 170% increase in daytime population within a one-mile radius. This significant surge is driven by a steady influx of employees commuting into the area, creating demand for convenience retail throughout the workday. With limited retail competition serving this workforce, the subject Property is well-positioned to capture daytime consumer traffic and support strong, stable tenant performance.



65,000 VPD

S Soto St

E Washington Blvd



# Investment Highlights

## Investment Grade (S&P “A”) Corporate Triple Net (NNN) Lease

The Property is leased to the corporate entity of 7-Eleven, the largest convenience store operator in the U.S., which continues to carry an investment grade credit rating (S&P “A”). The nearly absolute triple net (NNN) lease structure offers investors fee-simple ownership with no landlord responsibilities other than the repair and replacement of the structure of the building. The tenant is responsible for all other operating expenses including the maintenance, repair and replacement of the roof, HVAC, and parking lot. The tenant also pays taxes and insurance expense directly providing nearly full passive ownership and the benefit of building depreciation.

## 11+ Years of Remaining Term & Recent Tenant Extension

Newly constructed in 2018 as a build to suit 7-Eleven, the tenant recently extended the base lease term by another three years, bringing the remaining lease term to over 11 full years. The tenant extended to demonstrate its commitment to the location and reinvestment of CapEx dollars into the mid-term improvement of the building to continue to deliver strong sales performance at this extremely active 24-hour location in the heart of Los Angeles.

## Exceptionally High Traffic, Urban Infill Location

The subject property is located at the signalized hard corner of E Washington Blvd and S Soto Street which benefits from daily exposure of over 65,000 vehicles per day. It is positioned within one of Los Angeles’ most densely populated trade areas, with over 321,000 residents within a three-mile radius and a population density exceeding 11,000 people per square mile. Its strategic positioning and exceptional traffic exposure make it an advantageous location for sustained retail performance and tenant success.







# Investment Highlights

## High Barrier to Entry Market

Located in an industrial-dominant zone of East Los Angeles, opportunities for new retail development are limited. Restrictive zoning policies, coupled with rising land values and complex entitlement processes, have created a market where existing retail sites are highly sought after and rarely traded. The lack of supply, combined with the property's strong visibility and demographic density, and the low investment basis relative to the rent the Tenant pays compared to other Southern California locations, insulates the asset and income stream and provides long-term value creation.





# Investment Highlights

## New 15-Year Clear Channel Billboard Income Included

After two decades of successful operations at the site, Clear Channel has executed a new 15-year absolute NNN lease covering three billboards. Under this structure, Clear Channel is both the tenant and guarantor, offering a long-term commitment from a nationally recognized media operator. The lease provides durable, passive income with no landlord responsibilities and enhances the Property's daily visibility and marketing exposure.

## 24/7/365 Operating Location

The tenant's ability to operate 24 hours a day positions this location to fully capitalize on its high-traffic, infill setting. With a surrounding demographic that includes industrial workers, shift-based employees, commuters, and dense residential populations, extended hours enable 7-Eleven to meet continuous demand for essential goods and convenience items. This around-the-clock availability not only supports higher sales volumes and operational efficiency, but also establishes a clear competitive advantage over nearby retailers with restricted hours. The result is enhanced customer retention, maximized revenue potential, and long-term tenant stability, especially as the tenant is able to participate in food delivery service orders at all hours of the day.

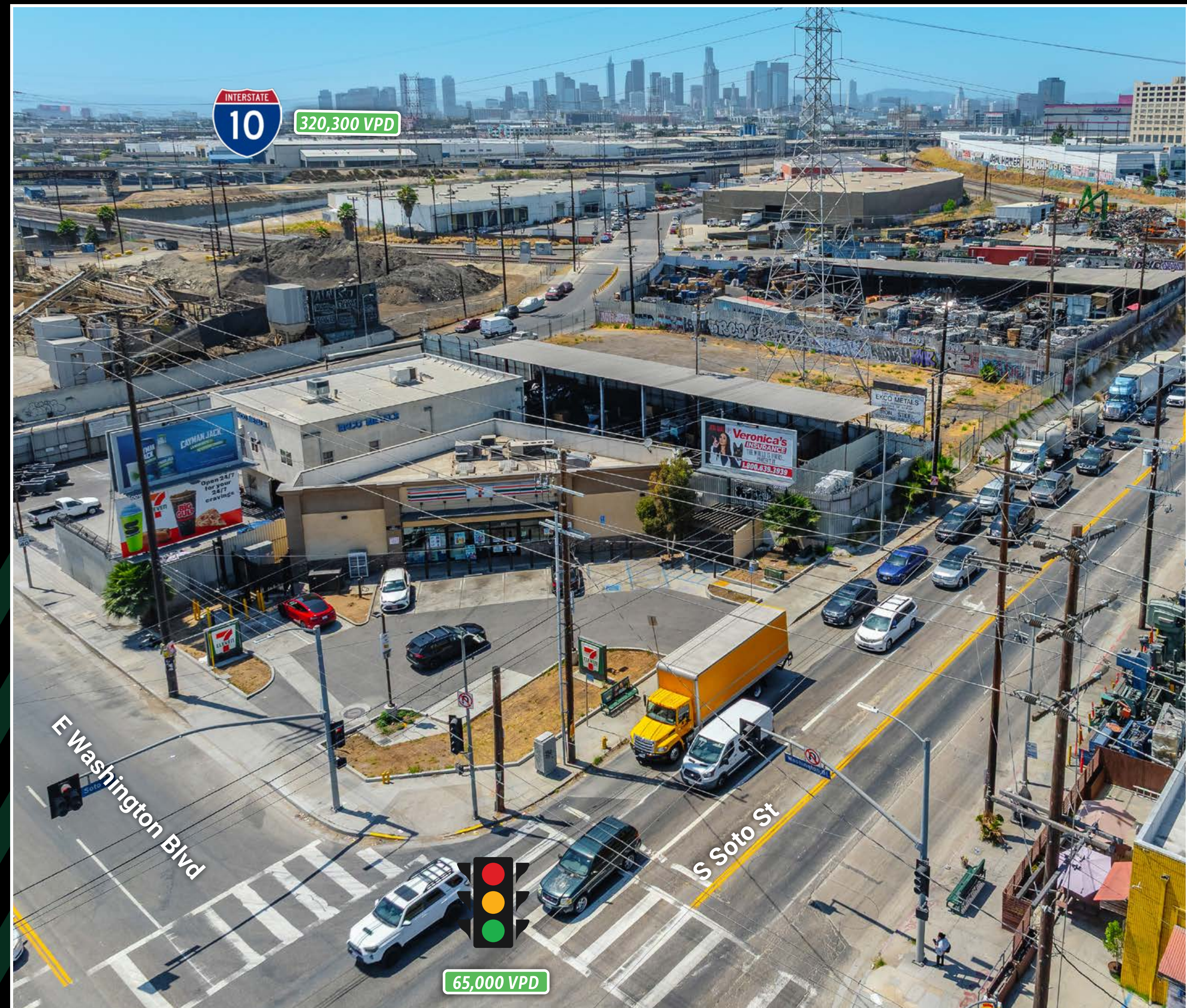




# Investment Highlights

## Proximity to Major Freeway Hub

Positioned at the intersection of the 5, 10, 60, and 101 Freeways, the asset sits within one of Southern California's most vital and heavily trafficked transportation corridors. This central location offers seamless access to Downtown Los Angeles, the Ports, the Inland Empire, and key commercial nodes across the region.







# Physical Description

**1717 S Soto St, Los Angeles, CA 90023**

APN:	5169-016-001
ZONING:	LAM3
GLA:	± 2,506 SF
LOT SIZE:	± 0.21 ACRES
YEAR BUILT	2018
NUMBER OF STORIES:	1
NUMBER OF BUILDINGS:	1
PARKING SPACES:	± 9 SURFACE SPACES
PARKING RATIO	3.59 : 1,000 SF



## 7-Eleven Lease Summary

LESSEE NAME:	7-ELEVEN, INC.
TYPE OF OWNERSHIP:	FEE SIMPLE
LESSEE ENTITY TYPE:	CORPORATE
LEASE TYPE:	NNN
ROOF AND STRUCTURE:	T ROOF / LL STRUCTURE
TERM REMAINING:	± 11.11 YEARS
LEASE COMMENCEMENT DATE:	10/11/2018
LEASE EXPIRATION DATE:	8/31/2036
INCREASES:	10% INCREASES EVERY 5 YEARS
OPTIONS:	FOUR, 5-YEAR OPTIONS

## Clear Channel Billboard Lease Summary

LESSEE NAME:	CLEAR CHANNEL COMPANY
LEASE TYPE:	ABSOLUTE NNN
LEASE EXPIRATION DATE:	4/30/2041

## Annualized Operating Data 7-Eleven

	MONTHLY RENT	ANNUAL RENT
CURRENT - 8/31/2028	\$13,292	\$159,500
9/1/2028 - 8/31/2036	\$14,622	\$175,462
OPTION 1	\$16,083	\$192,995
OPTION 2	\$17,691	\$212,295
OPTION 3	\$19,460	\$233,524
OPTION 4	\$21,406	\$256,876
Clear Channel Billboard		
CURRENT - 4/30/2041	\$458	\$5,500
TOTAL	\$13,750	\$165,000





Representative Photo



# Tenant Summary

7-Eleven, Inc. is a globally recognized convenience retail leader with a nearly 100-year history of innovation, expansion, and market dominance. Founded in Dallas, Texas in 1927, the company pioneered the extended-hours retail model and has since evolved into one of the most ubiquitous and resilient brands in the world. Today, 7-Eleven operates, franchises, or licenses over 13,000 stores across North America and more than 84,000 globally, serving millions of customers daily with a focus on speed, convenience, and accessibility.

The company is a wholly owned subsidiary of Seven & i Holdings Co., Ltd., a publicly traded Japanese retail conglomerate with a diversified portfolio and a market capitalization exceeding \$30 billion. In recent years, 7-Eleven has prioritized growth through transformative acquisitions and modernization initiatives. Most notably, its \$21 billion acquisition of Speedway in 2021 significantly expanded its U.S. footprint and solidified its position as the nation's top convenience retailer. The company continues to reinvest in store upgrades, digital platforms, and omni-channel offerings, ensuring it remains competitive in both traditional fuel-based convenience and evolving urban retail formats. With its stable corporate backing and commitment to long-term expansion, 7-Eleven is widely considered a top-tier tenant in the net lease investment space.





# Market Overview

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	10,253	321,788	1,036,878
HOUSEHOLDS	2,683	94,979	311,336
AVERAGE HOUSEHOLD INCOME	\$59,765	\$72,026	\$70,222

## Los Angeles, California

Los Angeles, California, stands as one of the most influential and diverse metropolitan regions in the United States, characterized by dynamic population growth, robust economic drivers, and a thriving corporate landscape. The city's population has steadily expanded, with over 4 million residents and a broader metropolitan area exceeding 18 million people. This growth is fueled by both domestic migration and international immigration, contributing to its position as a global hub for culture, commerce, and innovation. Economically, Los Angeles is a powerhouse, with a diverse range of industries propelling its development. The entertainment sector, anchored by Hollywood, remains a dominant force, contributing significantly to both the local and global economy. Additionally, LA's technology and startup ecosystem has seen significant growth, particularly in sectors like digital media, cybersecurity, and software development, further diversifying its economic base.

The region is also a major center for international trade, with the Ports of Los Angeles and Long Beach handling a significant portion of the U.S. import-export volume, making logistics and transportation critical economic drivers. The aerospace industry, though evolving, continues to play a role, with major players like Boeing and Northrop Grumman maintaining a presence in the area. Los Angeles is home to a number of Fortune 500 companies, including industry giants in sectors like healthcare, real estate, finance, and manufacturing. The city's highly educated workforce, coupled with its world-class infrastructure and connectivity, supports these industries and positions LA as a critical player on the global stage. As the region continues to grow, the combination of population expansion, diverse industries, and a thriving corporate environment ensures that Los Angeles remains a major economic engine and a key destination for investment and business opportunities.





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