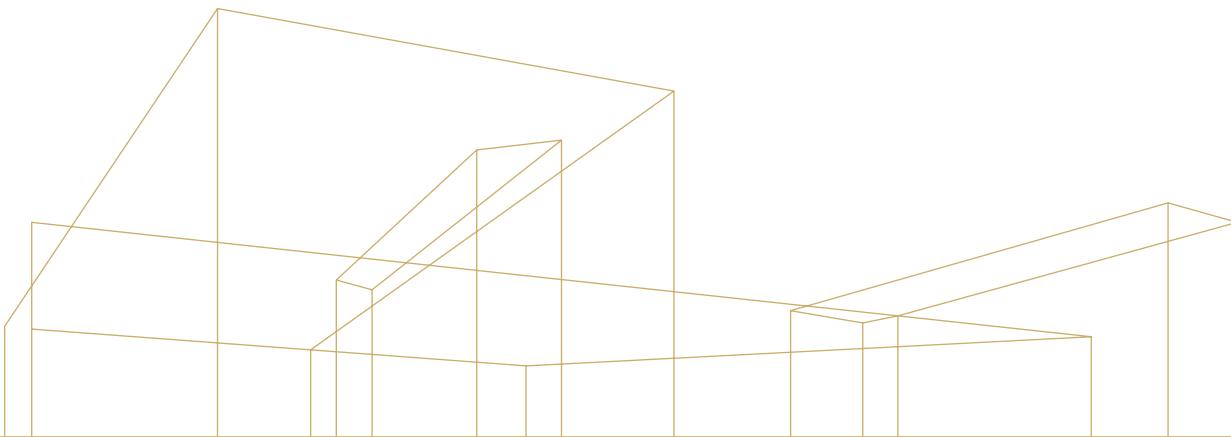


7-ELEVEN

OFFERING MEMORANDUM | 13203 TELEGRAPH RD | SANTA FE SPRINGS, CA

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01

INVESTMENT SUMMARY

THE OFFERING

PROPERTY OVERVIEW

INVESTMENT OVERVIEW

Kidder Mathews is pleased to present an exclusive investment offering for a single-tenant property leased to 7-Eleven ("Tenant") at 13203 Telegraph Rd, Santa Fe Springs, CA 90670 ("Property").

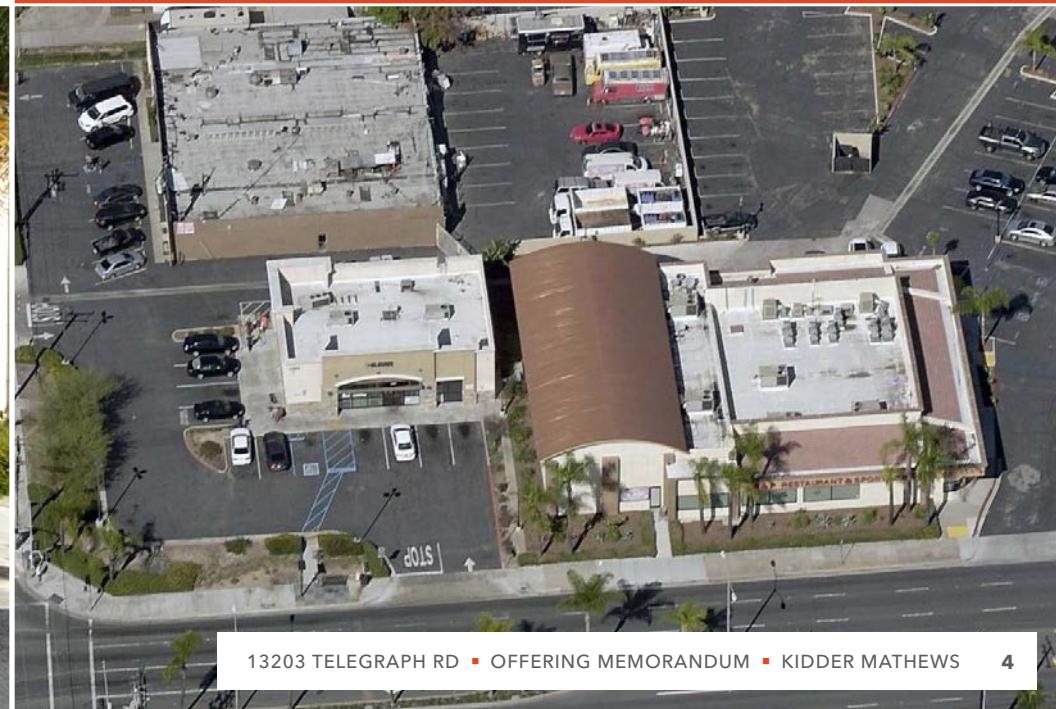
THE OFFERING

This opportunity consists of a freestanding single-tenant property currently leased to 7-Eleven located on a major retail thoroughfare in the City of Santa Fe Springs just south of I-605 and east of the I-5 freeways. 13203 Telegraph Rd will provide an investor the opportunity to acquire 16,599 SF of land.



PROPERTY OVERVIEW

Address	13203 Telegraph Rd Santa Fe Springs, CA, 90670w
Offering Price	\$3,750,000
NOI	\$150,000
CAP Rate	4.00%
Total Building SF	2,542
Total Land SF	16,599





02

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY STRENGTHS

PROPERTY PHOTOS

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

A FREE-STANDING single tenant property currently leased to 7-Eleven (Corporate)

LOCATED on a major retail thoroughfare in the City of Santa Fe Springs with ingress/egress on Painter Ave and Telegraph Rd

JUST south of I-605 and east of the I-5 freeways

PROPERTY STRENGTHS

7-ELEVEN exercised two options to extend the lease early showing their commitment to the location

OPERATING at the location since building construction

CORPORATE guarantee

SURROUNDED by national retailers such as Target, McDonald's, Aldi, In-N-Out Burger, Taco Bell, Chase Bank, etc.

LOCATED in a dense retail thoroughfare with traffic counts approximately 14,000 per day and a population of over 21,000 within a two mile radius and a population of over 149,000 within a five mile radius

VERY STRONG demographics with household income of over \$83,000 in a two mile radius

DIRECTLY across the street and adjacent to a Walmart and an El Super / Target anchored shopping center, as well as a Food 4 Less anchored shopping center

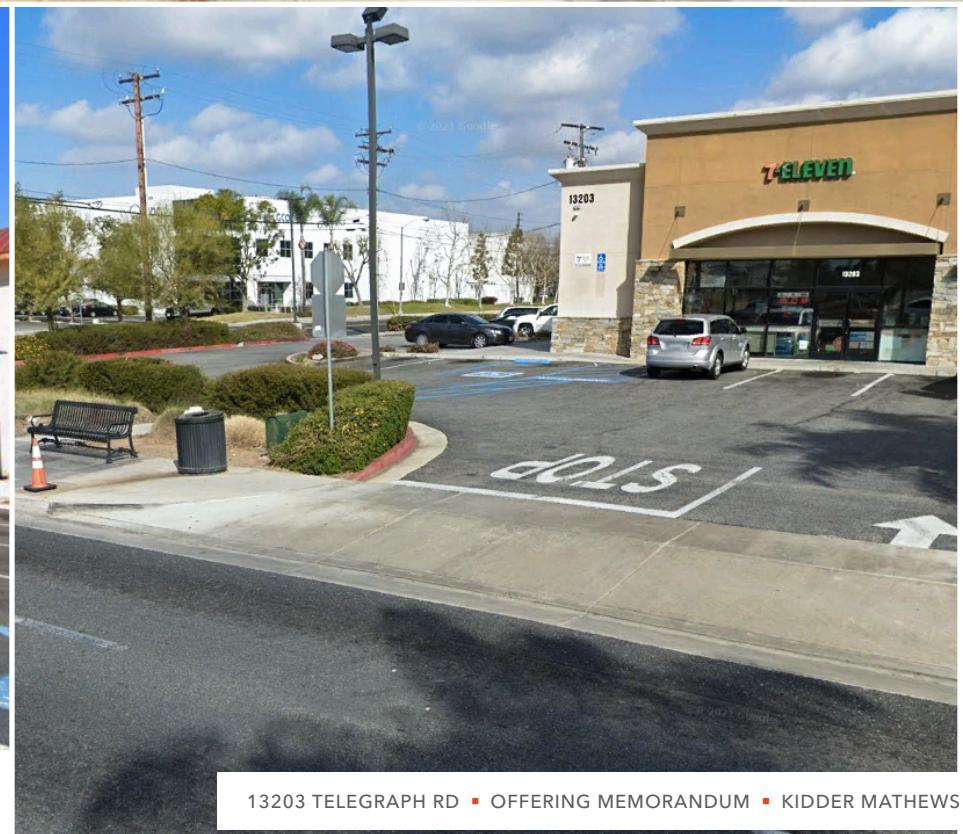
SITUATED on a 4-way signalized corner

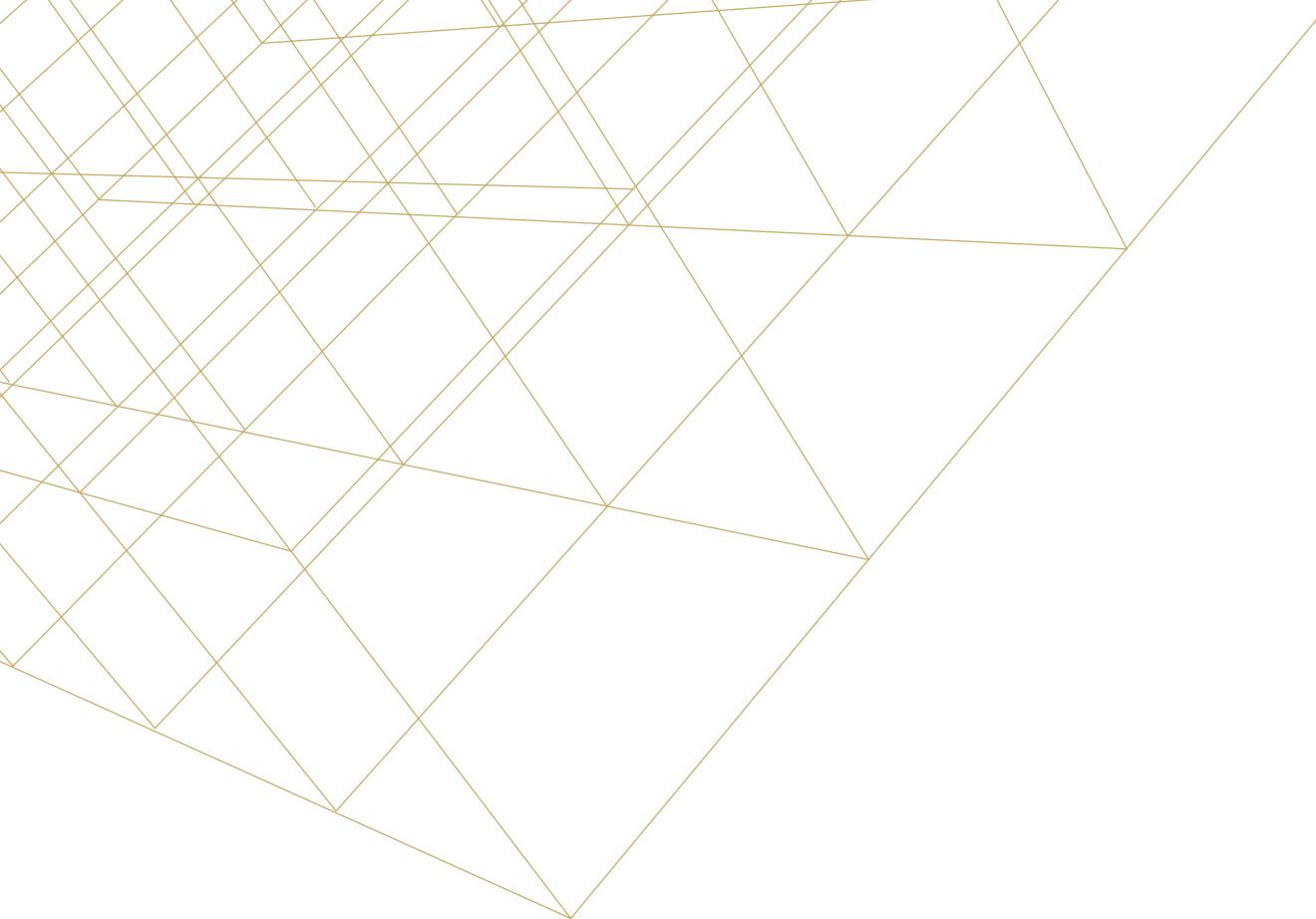


PROPERTY DETAILS

Address	13203 Telegraph Rd, Santa Fe Springs, CA, 90670
APN	8011-006-019
Building Size	2,542 SF
Land Size	16,599 SF
Year Built	2012
Tenant	7-Eleven
Percentage Leased	100%
Lease Term	10 year (term ends December 31, 2032)
Current Monthly Rent	\$12,500 (January 1, 2023)
Current Annual Rent	\$150,000 (January 1, 2023)
Current Rent/SF/Month	\$4.92
Options	(3) 5 year
Rent Increases in Each Option	10% (next increase \$165,000) every 5 years

PROPERTY PHOTOS





03

PROPERTY MAPS

AERIAL MAP

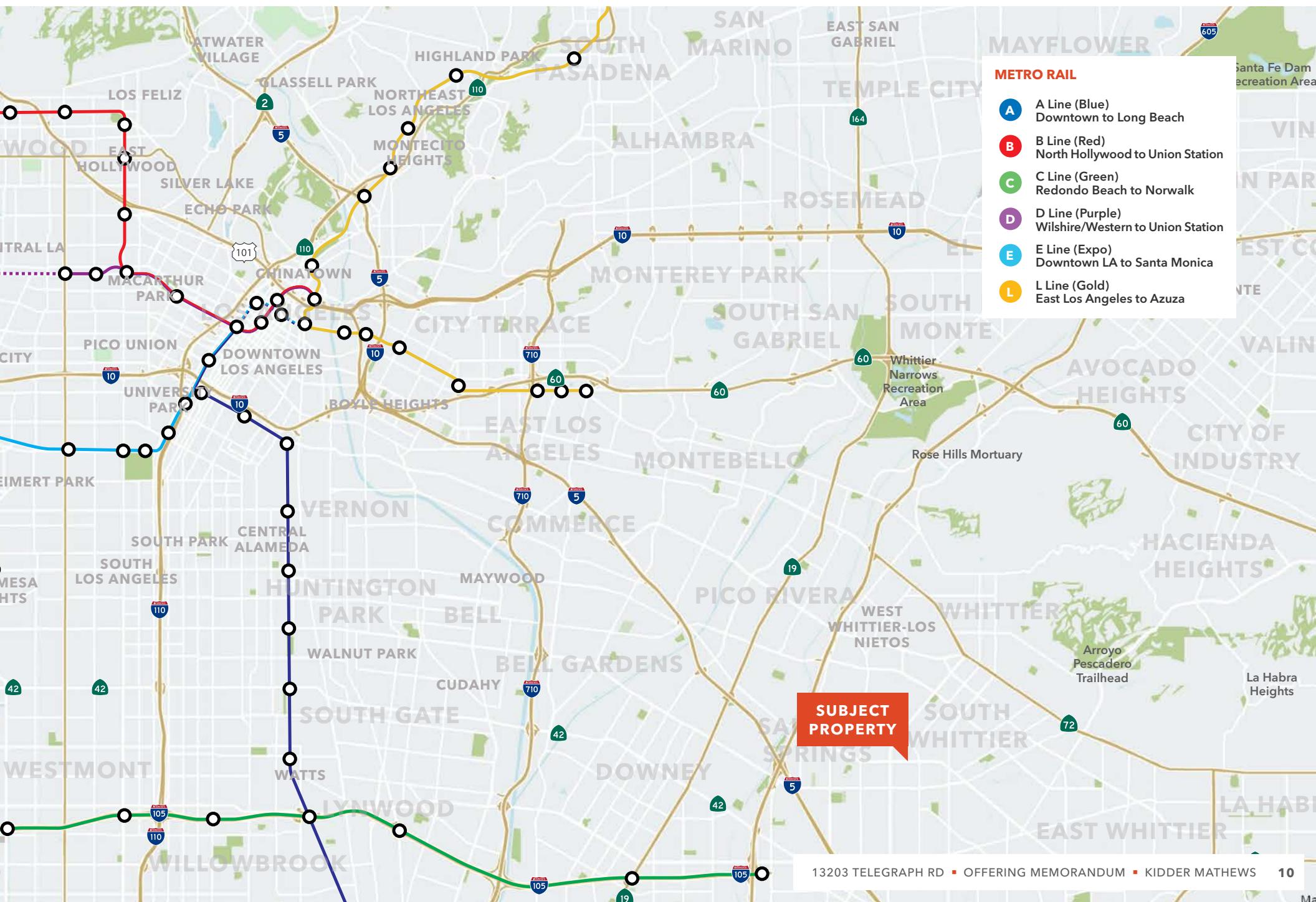
REGIONAL MAP

AMENITIES MAP

AERIAL MAP

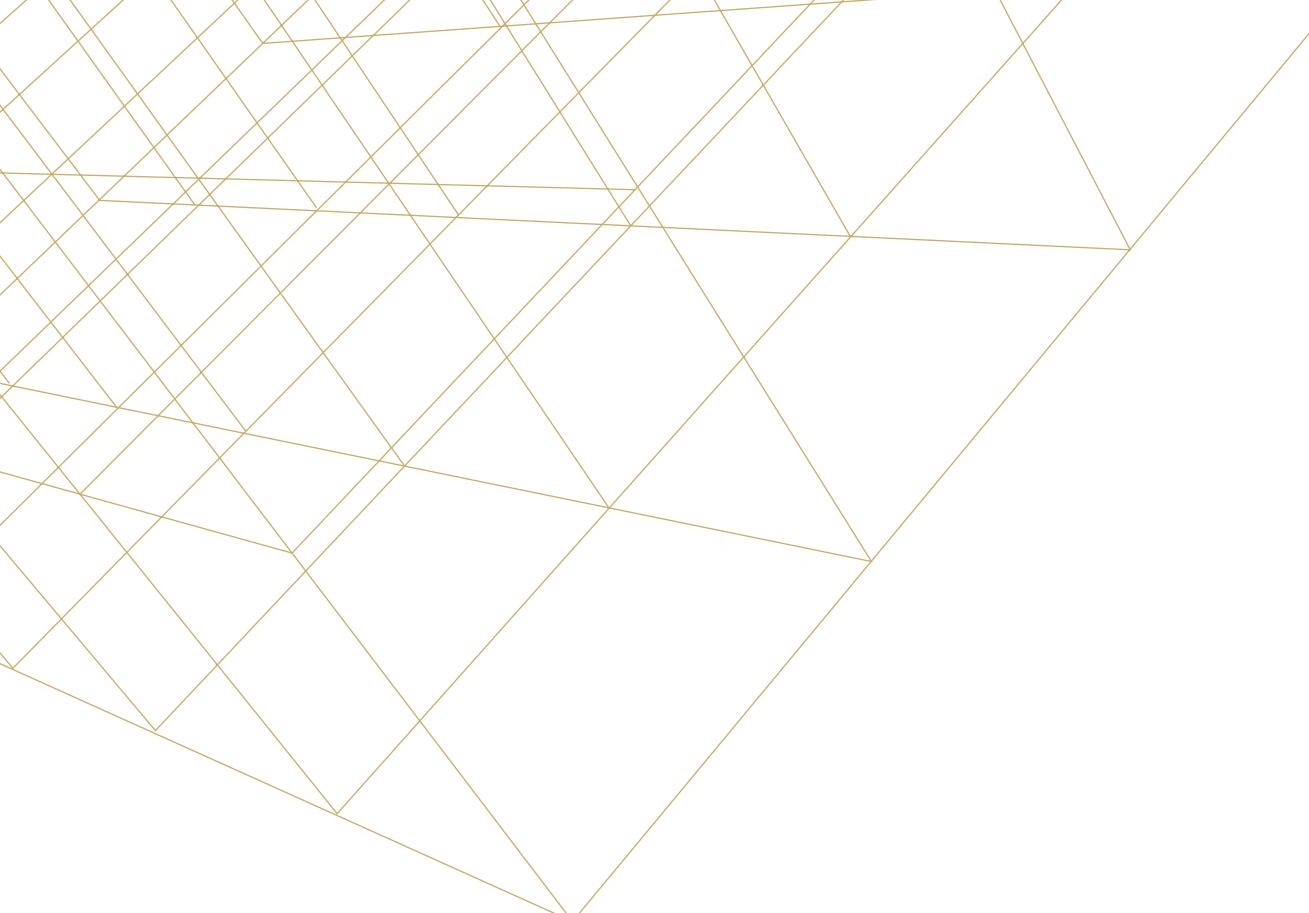


REGIONAL MAP



AMENITIES MAP



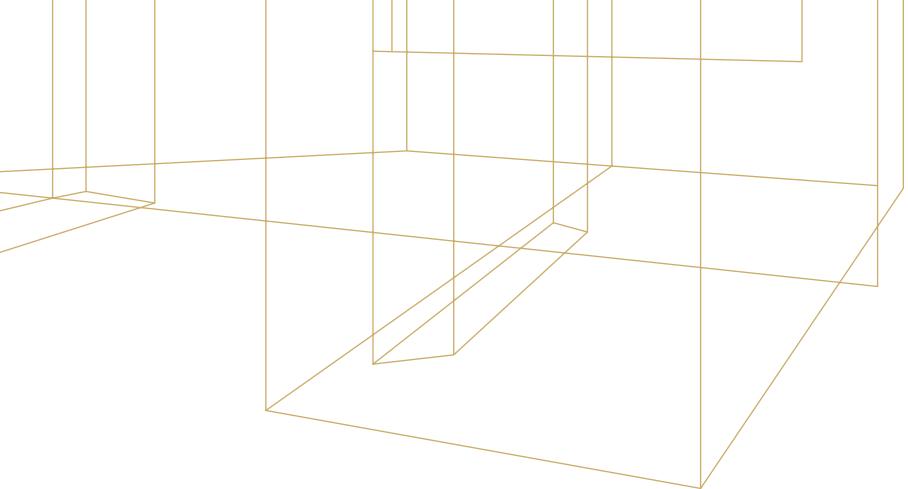


04

TENANT OVERVIEW

ABOUT 7-ELEVEN

TENANT OVERVIEW



PUBLIC
OWNERSHIP

DALLAS, TX
HEADQUARTERS

7-ELEVEN.COM
WEBSITE

±71,000
LOCATIONS



7-Eleven, Inc. is a Japanese-owned chain of convenience stores, headquartered in Dallas, Texas. They operate approximately 10,000 stores in the U.S. and Canada with 71,000 additional locations in 17 countries throughout the world. Annual revenues have climbed to over \$18.25 Billion with a market cap of approximately \$41.67 Billion. 7-Eleven is owned by parent company Seven & I Holdings Co., Ltd. which trades on the Tokyo Stock Exchange under the symbol 3382.



05

MARKET OVERVIEW

ABOUT THE CITY OF SANTA FE SPRINGS

DEMOGRAPHIC HIGHLIGHTS

MARKET OVERVIEW

SANTA FE SPRINGS OVERVIEW

Santa Fe Springs is a city in Los Angeles County, California, United States. It is one of the Gateway Cities of southeast Los Angeles County.

Although it was officially incorporated just 60 years ago, Santa Fe Springs has a storied history that begins with a native American tribe (Tongva). Over the years it has known notoriety for its sulphur spring, a tourist draw, and an oil

boom in the 1920s which helped launch the career of J. Paul Getty, renowned industrialist and philanthropist.

For an enjoyable and educational outing, visit Heritage Park, a historic site and museum that tells of the many people who have lived and worked in the area, including the first known inhabitants, the Tongva Indians. Of course, the city's proximity to Los Angeles gives you an almost limitless array of world-class attractions, including Disneyland, the Hollywood Walk of Fame, The Getty Center (art museum), and Universal Studios Hollywood.

DEMOGRAPHIC HIGHLIGHTS

264,660

2020 5-MILE ESTIMATED POPULATION

1.12%

2010-2020 5-MILE PROJECTED GROWTH

41.40

2020 5-MILE AVERAGE AGE

\$200,577

2020 1-MILE AVERAGE HOUSEHOLD INCOME

\$3M+

2020 5-MILE ANNUAL CONSUMER SPENDING

19,093

DAILY TRAFFIC COUNT FOOTHILL BLVD & HILL ST



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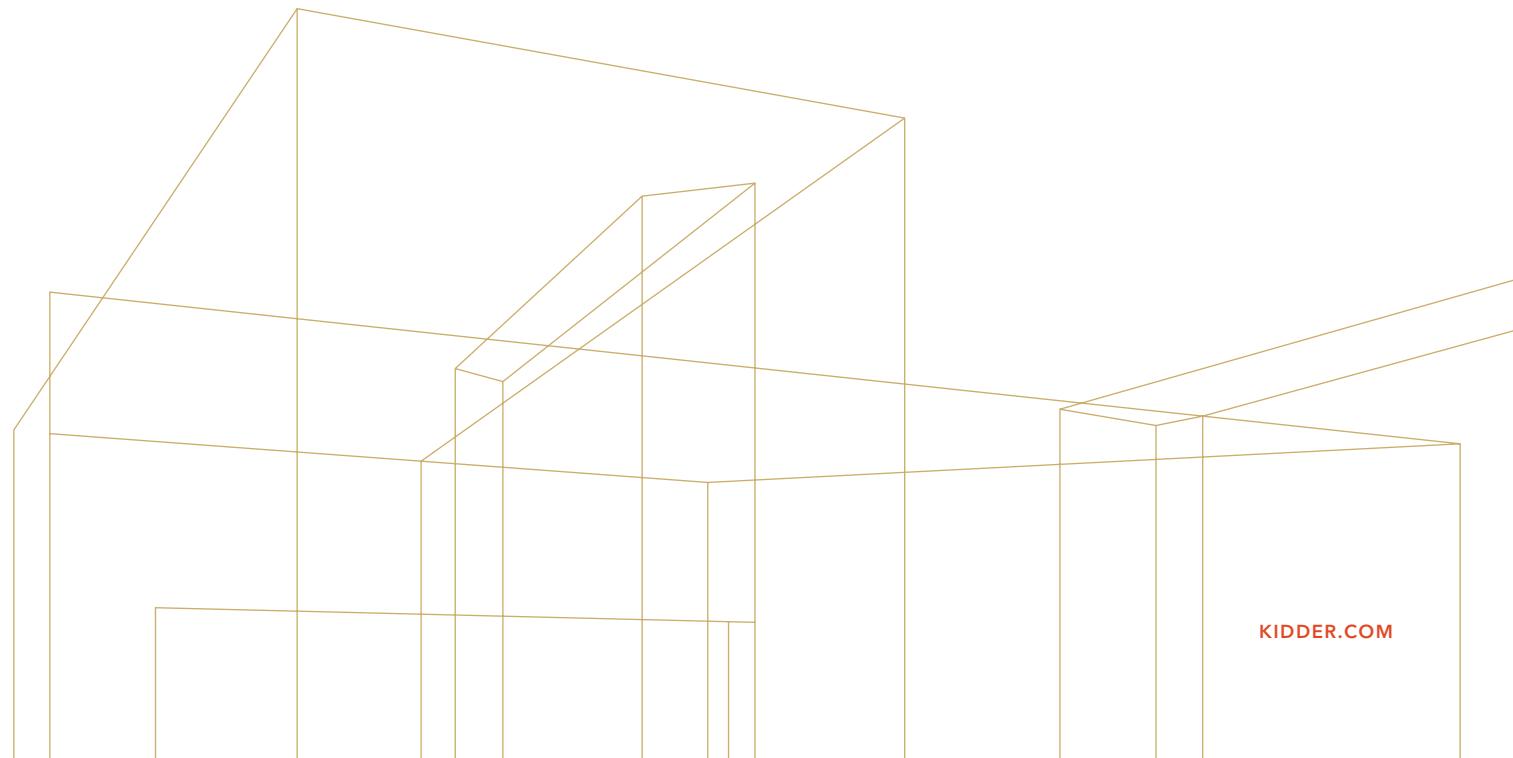
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