



7-ELEVEN WITH GAS - LONG BEACH, CA

JAMES CAPITAL ADVISORS
MARKETING PACKAGE



801 E. Ocean Blvd
Long Beach, CA 90802

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CONTACT INFORMATION



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INVESTMENT SUMMARY



Tenant	7-Eleven with Gas
Street Address	801 E. Ocean Blvd
City	Long Beach
State	CA
Zip	90802
GLA	2,652 SF
Lot Size	0.32 AC
Year Built	1999

\$3,450,000	\$3.4M
<small>PURCHASE PRICE</small>	
4.00%	4.00%
<small>CAP RATE</small>	
\$138,000	\$138K
<small>NET OPERATING INCOME</small>	
Price / SF	\$1,300.90
Rent / SF	\$52.03



Explosive Rent Growth

This lease features 5% annual rental increases, which more than doubles the target inflation number. This will provide an investor with a strong hedge against inflation.

Shoreline Gateway Development

The subject property is located directly across the street from the Shoreline Gateway, a 315-unit, 17-story multifamily development. This is set to be the tallest building in the city and will significantly increase foot traffic to the subject property.

Established Location with Strong Tenant Commitment

The tenant has occupied this site for 20+ years and recently committed to a brand new, 10-year lease with increased rents.

Robust Demographics

There are over 240,000 residents within a 3 mile radius of this site with an expected population growth of over 2% in the coming 5 years.

Absolute NNN Fee Simple Lease Structure

The tenant operates under an absolute NNN lease, which they are responsible for all real estate taxes, insurance, maintenance, and roof & structure.

LEASE SUMMARY



Lease Type	Absolute Net (NNN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	20 Years	Roof & Structure	Tenant Responsible
Commencement Date	6/1/1999	Lease Guarantor	Franchisee
Lease Expiration	5/31/2029	Company Name	LB Ocean Corp
Term Remaining	9.5+ Years	Ownership	Private
Increases	5% Annually		
Options	Two (2), 5-Year		



High Performing Site with Low Rent to Sales Ratio

This location produced over \$6.8 million in total Fuel + C Store Sales in 2018 and 2019.

Irreplaceable Real Estate

This property is located several blocks from the Pacific Ocean and is surrounded by a host of apartments and local businesses. It is strategically positioned at a hard, signalized corner with great visibility and ease of access that has a combined traffic count of over 55,000 vehicles per day.

2nd Largest Metropolitan Area in the Country

This asset is part of the Los Angeles MSA which is the second largest metropolitan area in the United States and 30th largest metropolitan area in the world with a total population of nearly 18.8 million people in 2017.

Globally Recognized Brand

7-Eleven was founded in 1927 and is headquartered in Dallas, TX with a total of 68,236 stores present in 17 countries internationally. It is the premier brand in the convenience store space.

RETAIL AERIAL



SITE PLAN



RENT SCHEDULE

PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
6/1/2019 - 5/31/2020	Base Term	\$138,000.00	\$11,500.00	-	4.00%
6/1/2020 - 5/31/2021	Base Term	\$144,900.00	\$12,075.00	5%	4.20%
6/1/2021 - 5/31/2022	Base Term	\$152,145.00	\$12,678.75	5%	4.41%
6/1/2022 - 5/31/2023	Base Term	\$159,752.25	\$13,312.69	5%	4.63%
6/1/2023 - 5/31/2024	Base Term	\$167,739.86	\$13,978.32	5%	4.86%
6/1/2024 - 5/31/2025	Base Term	\$176,126.86	\$14,677.24	5%	5.11%
6/1/2025 - 5/31/2026	Base Term	\$184,933.20	\$15,411.10	5%	5.36%
6/1/2026 - 5/31/2027	Base Term	\$194,179.86	\$16,181.65	5%	5.63%
6/1/2027 - 5/31/2028	Base Term	\$203,888.85	\$16,990.74	5%	5.91%
6/1/2028 - 5/31/2029	Base Term	\$214,083.29	\$17,840.27	5%	6.21%



ABOUT THE BRAND



7-Eleven is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 68,236 stores in 17 countries as of June 2018. 7-Eleven is a brand that's recognized worldwide. They have made a reputable name for themselves in the franchise business and are consistently ranked as a top-five franchisor.

7-Eleven stores are extended-hour retail convenience stores that emphasize convenience to the guest and provide a broad array of products. 7-Eleven stores are generally open every day of the year, with the vast majority open 24 hours a day, and are located in neighborhood areas, on main thoroughfares, in shopping centers, or on other sites where they are easily accessible and have parking facilities for quick in-and-out shopping.

60,000+

WORLDWIDE LOCATIONS

12,000+

LOCATIONS IN U.S.A.

55,000+

EMPLOYEES



7Rewards® Loyalty Program Crosses 25 Million Member Mark

7-Eleven, Inc. has seen membership in the app-based platform almost triple (278 percent) from 9 million to 25 million members. This explosive membership growth has translated to increased store visits and a larger, more loyal customer base for the world's largest convenience retailer.

7-Eleven Wins Three Top Private Brand Awards for Innovative Products

Three 7-Select-branded products have received 2019 "Salute to Excellence" awards, the Private Label Manufacturers Association's (PLMA) highest honors.

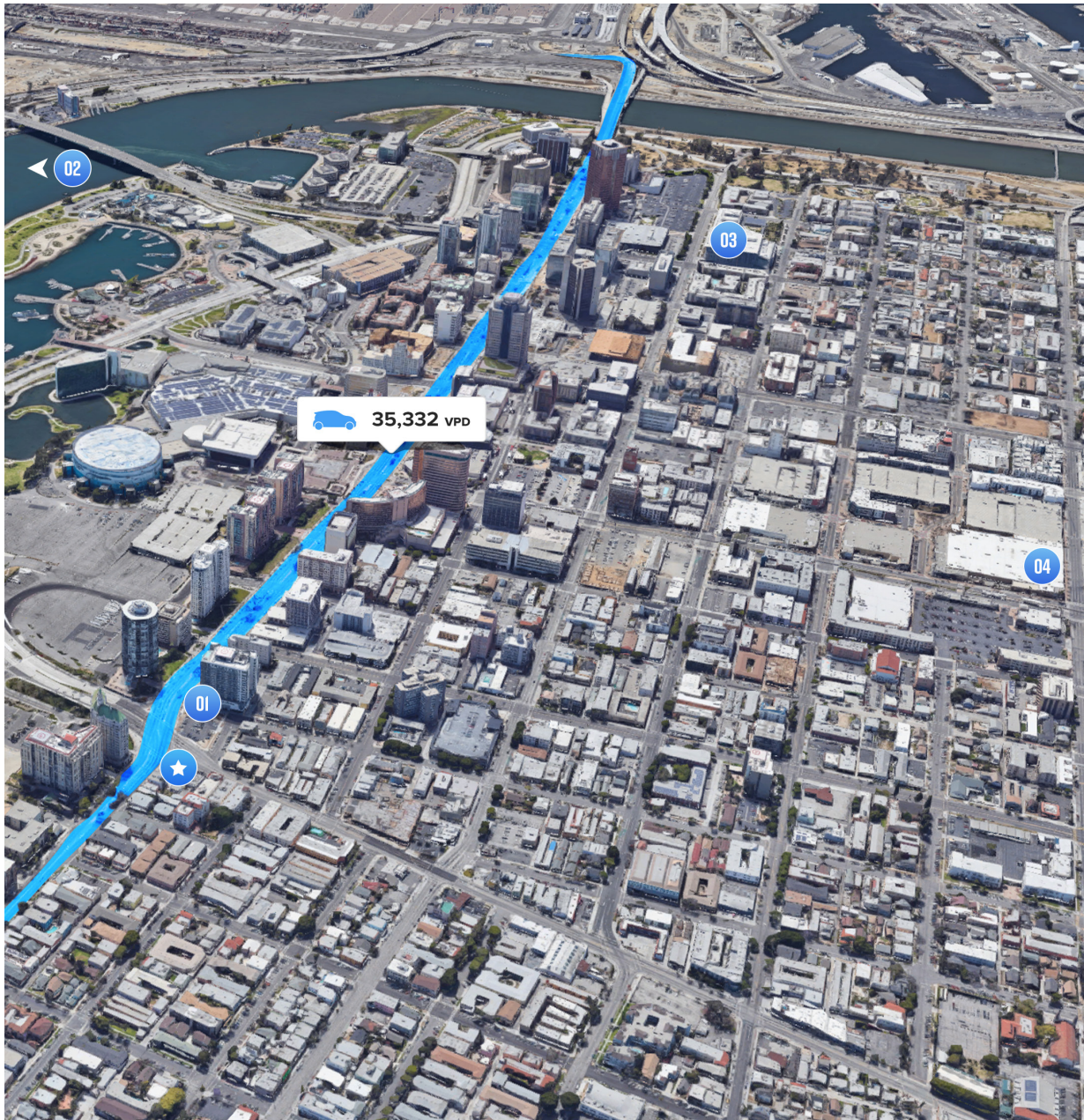
7-Eleven Collaborates to Reduce Carbon Footprint in the USA & Canada

7-Eleven, which aims to reduce its energy footprint in stores by 20% by 2027, has already invested in several energy and sustainability programs to increase efficiency, reduce waste and resource consumption.

7NOW Delivery

7-Eleven recently launched a delivery app where you can order beer, wine, Slurpees, pizza and any other convenience-store staple you might ever need without ever having to leave your home.

DEVELOPMENTS



1. Shoreline Gateway Phase II

This 35-story residential tower will be the tallest in Long Beach. The 315-unit Shoreline Gateway tower will rise right next to a 17-story complex called The Current. Planned by the same developers, the two buildings will be connected by a 10,000-square-foot plaza.

2. The Queen Mary

Urban Commons plans to construct an enormous \$250 million entertainment complex next to the ship—complete with ice climbing, rooftop surfing pavilions, and a 200-room hotel.

3. Long Beach Civic Center

A huge overhaul is on the way for Long Beach's Civic Center, where many of the brutalist buildings that stand on the site today will be razed to make way for a flashy cluster of new structures that will give the city a new library and city hall, fresh retail establishments, a 36-story residential and hotel tower, and more offices for city employees.

4. CSULB Downtown Village

This mixed use project will include housing for 1,100 students at California State University Long Beach, along with a few classrooms, lab space, and a new venue to house the school's art museum.

LOCATION OVERVIEW

1. Cal State Long Beach

1250 Bellflower Blvd, Long Beach, CA 90840
4 MILES FROM SUBJECT PROPERTY

2. Long Beach Airport

4100 Donald Douglas Dr, Long Beach, CA 90808
5 MILES FROM SUBJECT PROPERTY

3. Long Beach Convention

300 E. Ocean Blvd, Long Beach, CA 90802
0.5 MILES FROM SUBJECT PROPERTY

4. Shoreline Village

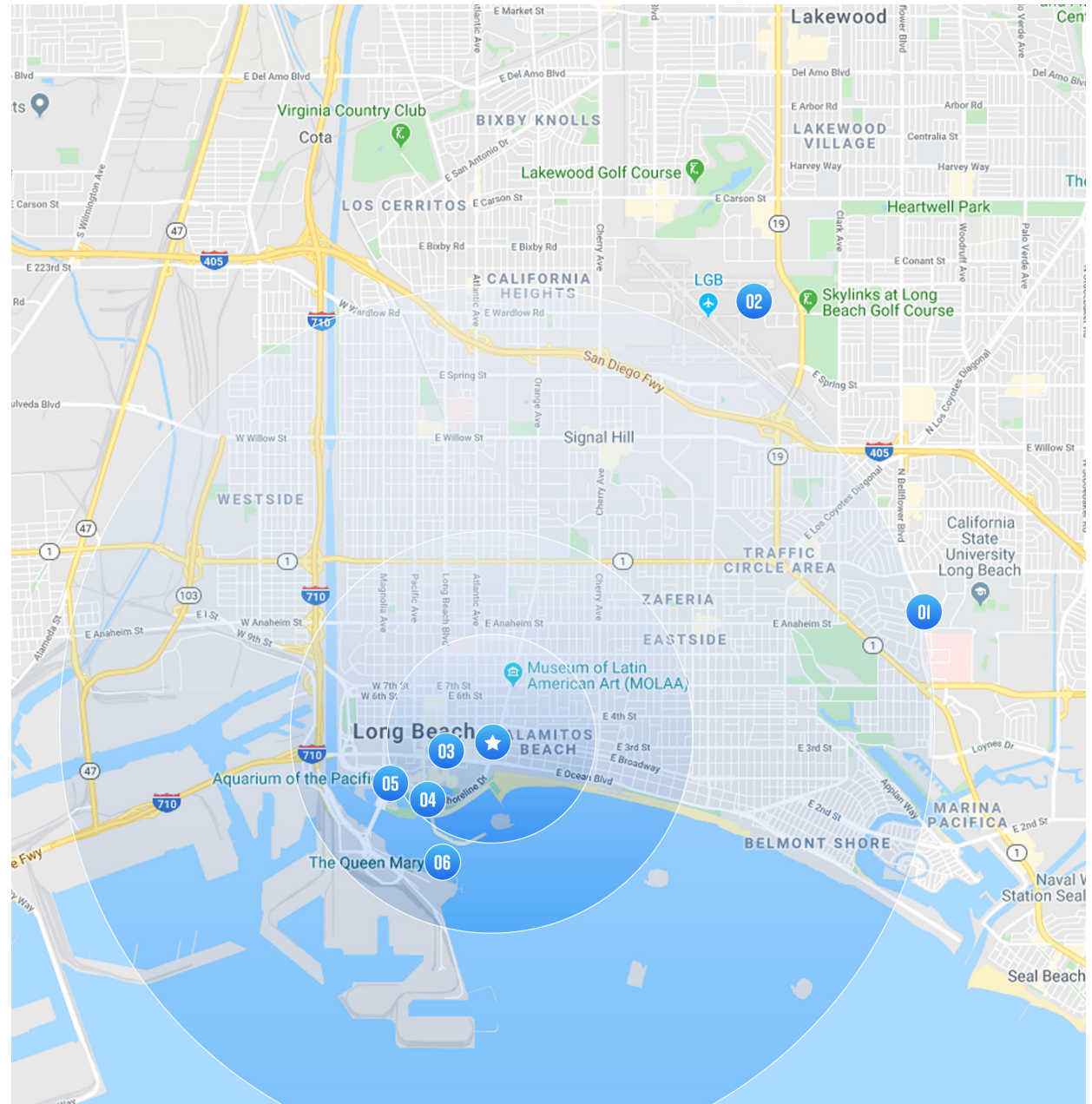
429 Shoreline Village Dr, Long Beach, CA 90802
1 MILE FROM SUBJECT PROPERTY

5. Aquarium of the Pacific

100 Aquarium Way, Long Beach, CA 90802
1 MILE FROM SUBJECT PROPERTY

6. The Queen Mary

1126 Queens Hwy, Long Beach, CA 90802
2.5 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

CAL STATE LONG BEACH

CSULB is a large, urban, comprehensive university in the 23-campus California State University system (37,500 students).



02

LONG BEACH AIRPORT

LGB is a public airport 3 miles northeast of downtown serving over 3 million passengers annually.



03

LONG BEACH CONVENTION

Long Beach Convention & Entertainment Center is an ideal location for tradeshow, conventions, meetings, or special events.



04

SHORELINE VILLAGE

Shoreline Village is a shopping, dining, and entertainment center that overlooks Long Beach's beautiful Rainbow Harbor.



05

AQUARIUM OF THE PACIFIC

The Aquarium of the Pacific is a public aquarium on a 5-acre site on Rainbow Harbor.



06

THE QUEEN MARY

Since her retirement from the sea in 1967, the Queen Mary has never been more popular as an iconic SoCal attraction.

LOCATION OVERVIEW

Long Beach, CA

Voted one of America's "Most Walkable Cities," Long Beach is comprised of eight distinct neighborhoods and tucked in along the waterfront centrally located to Los Angeles and Orange County. Famously known for its big-city feel with small-town charm, Long Beach is 50 square miles in area and is home to more than 460,000 people, making it the 7th largest city in the state of California.

Incorporated in 1897, Long Beach lies in Southern California in the southeastern corner of Los Angeles County. The city is over an oilfield with minor wells both directly beneath the city as well as offshore.

The city is known for its waterfront attractions, including the permanently docked RMS Queen Mary and the Aquarium of the Pacific. Long Beach also hosts the Grand Prix of Long Beach, currently an IndyCar race. The California State University, Long Beach, one of the largest universities in California by enrollment, is located in the city.



Los Angeles County Real Estate Market

The Greater Los Angeles Area has seen steady growth in rental rates in the past decade and overall vacancies experienced a low of 9.7% in Q2 2019, a trend which is expected to continue throughout Q1 2020.

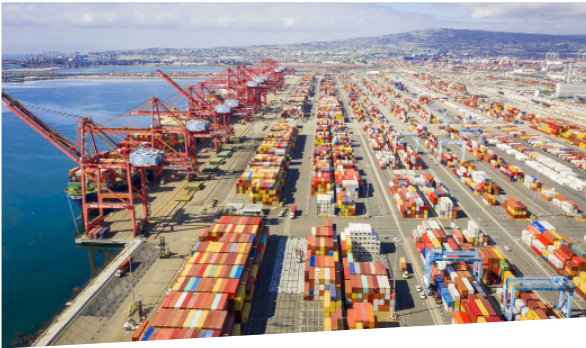
Port's Significant Economic Impact

The Port of Long Beach, also known as the Aquatic Capital of America, is the gateway for Trans-Pacific trade and the second-busiest seaport in the country, serving as the foundation for over 30,000 jobs in Long Beach and moving more than \$180 billion worth of goods annually.

California State University in Close Proximity

Ranked the 3rd best public university system in the west, which includes Long Beach State. The university offers students a mix of academic and outdoor life that is very difficult to beat. Long beach is a huge economic engine for the Los Angeles region and generates a total of \$1 billion for the regional and statewide economy.

LOCATION OVERVIEW



PORT OF LOS ANGELES

It has been the #1 container port in North America since 2000 and facilitated \$297bn in cargo value in 2018.



PORT OF LONG BEACH

It is the 2nd busiest container port in the US - it is currently undergoing an industry leading \$4bn capital improvement.



THE PIKE OUTLETS

This waterfront entertainment district boasts restaurants, nightlife venues, a theater & a Ferris wheel.



MUSEUM OF LATIN AMERICAN ART

MOLAA is the only museum in the United States dedicated to Latin American and Latino art.



LONG BEACH MUSEUM OF ART

The museum's permanent collection includes approximately 3,000 paintings, drawings, sculptures, and decorative art.



MARINE STADIUM

Popular water skiing & rowing spot featuring a beach, boat races, picnic areas & various events.

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2024 Projection	55,452	242,525	383,982
2019 Estimate	54,069	239,007	379,068
2010 Census	48,390	227,808	364,957
Growth '19 - '24	2.56%	1.47%	1.30%
Growth '10 - '19	11.74%	4.92%	3.87%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Projection	26,366	90,076	139,836
2019 Estimate	25,639	88,777	138,135
2010 Census	22,574	84,717	133,607
Growth '19 - '24	2.84%	1.46%	1.23%
Growth '10 - '19	13.58%	4.79%	3.39%
Average Income	\$69,993	\$69,363	\$80,583
Median Income	\$49,495	\$50,288	\$57,793

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