



7-ELEVEN / SPEEDWAY C-STORE & GAS

1 Romeroville Frontage Rd | Las Vegas, NM 87701

Asking Price: \$5,080,000 | Cap Rate: 5.75%

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INVESTMENT HIGHLIGHTS

- ◆ Top Placer.ai Ranking: #1 7-Eleven in New Mexico; top 3% nationwide
- ◆ Absolute NNN Lease: 5% rent bumps every 3 years through 2034, plus 10% reset in 2035; zero landlord responsibilities
- ◆ Bonus Depreciation Potential: Accelerated depreciation benefits (consult tax advisor)
- ◆ Investment-Grade Tenant: 7-Eleven / Speedway; Fortune Global 500 (#162), S&P A-rated
- ◆ Limited Competition: Only gas station within 5 miles at major I-25 & US-84 junction
- ◆ Recession & E-Commerce Resistant: Essential convenience and fuel demand
- ◆ Excess Land (7 Acres): Long-term value, expansion, or redevelopment optionality
- ◆ Recent Capital Investment: New fuel pumps installed 1/14/26, signaling strong tenant commitment



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