7-ELEVEN®

SUISUN CITY, CA
RARE BAY AREA STNL PURCHASE OPPORTUNITY
NOW OPEN!

Representative Photo

THE EDWARDS COMPANY
commercial real estate services

PROUD PARTNER
XTEAM
RETAIL ADVISORS

TABLE OF CONTENTS

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OFFERING SUMMARY

LOCATION

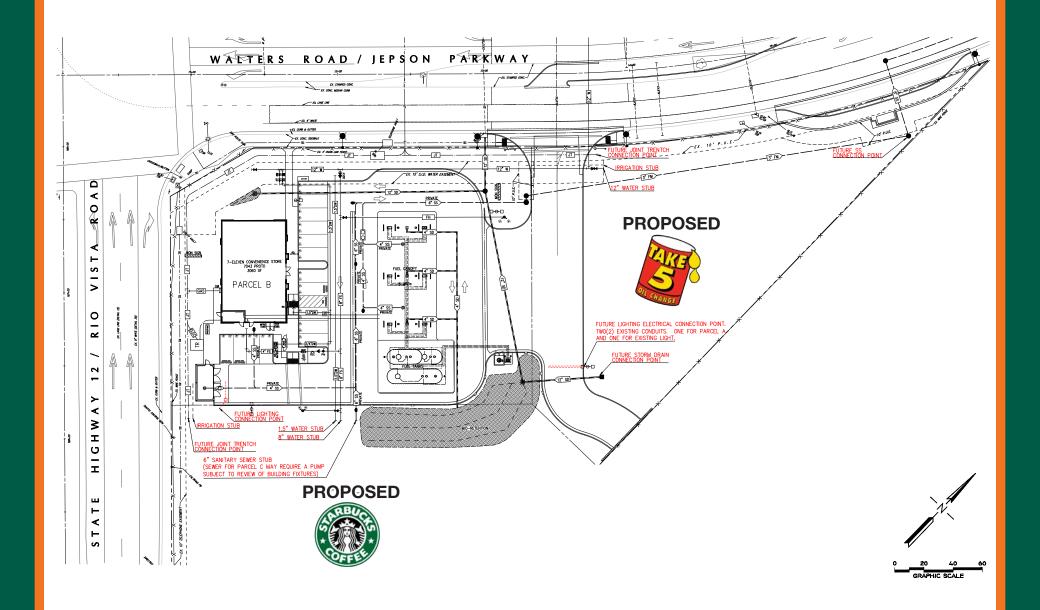|	
TENANT	7-Eleven, Inc.
ADDRESS	301 Walters Rd Suisun City, CA 94585
STARTING RENT	$271,560.00 Annually
RENT INCREASES	10% every 5 years
RENT COMMENCEMENT	Anticipated 10/08/2021
LEASE TYPE	Triple Net Lease *Landlord responsible for roof and structure*
ORIGINAL LEASE TERM	15 Years
OPTIONS	Three 5-Year Options
RIGHT OF FIRST REFUSAL	No
LAND SIZE	42,600 SF
BUILDING SIZE	3,060 SF

PROPERTY HIGHLIGHTS

- Rare Bay Area STNL opportunity to own a 7-Eleven
- Across from a very successful Walmart Supercenter
- Adjacent to proposed Starbucks & Take 5 Oil
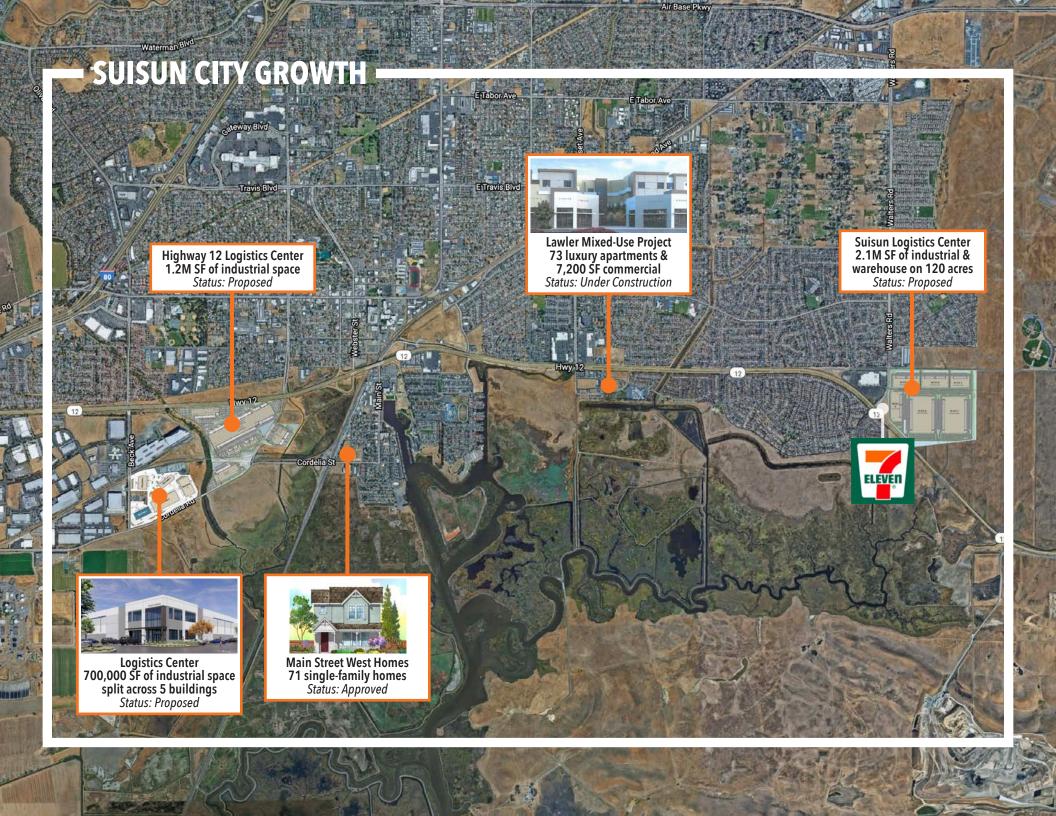- 2% Commission to Procuring Broker

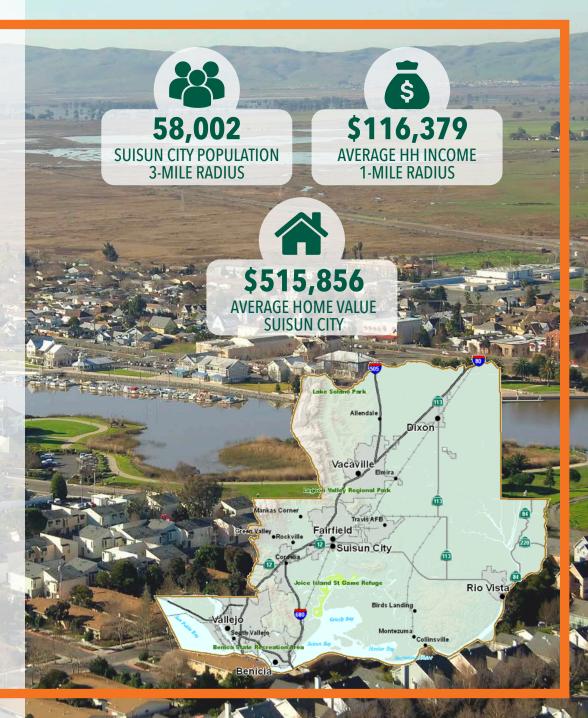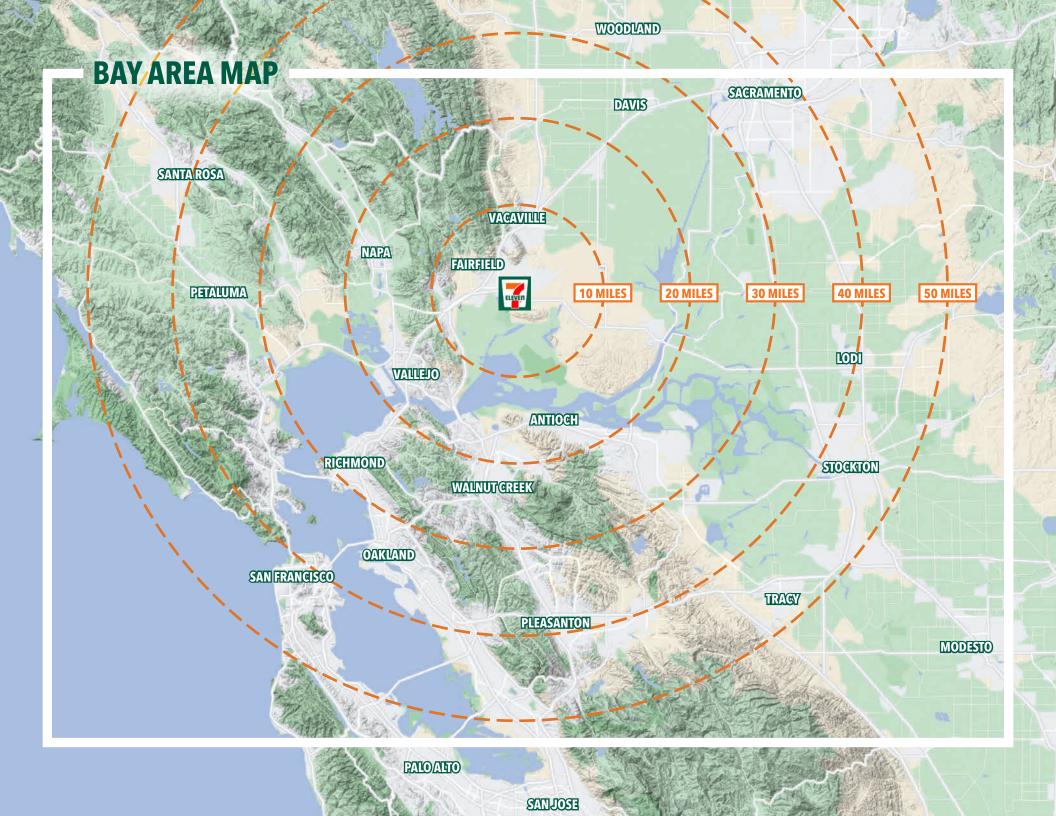### ASKING PRICE
$6,543,614
4.15% CAP RATE

Representative Photo

PARCEL MAP

WALTERS ROAD / JEPSON PARKWAY

STATE HIGHWAY 12 / RIO VISTA ROAD

7-ELEVEN CONVENIENCE STORE
7043 PROTO
3060 SF

PARCEL B

FUEL CANOPY

FUEL TANKS

BIO-RETENTION

FUTURE JOINT TRENTCH
CONNECTION POINT

IRRIGATION STUB

12" WATER STUB

FUTURE SS
CONNECTION POINT

PROPOSED

TAKE 5 OIL CHANGE

FUTURE LIGHTING ELECTRICAL CONNECTION POINT.
TWO(2) EXISTING CONDUITS. ONE FOR PARCEL A
AND ONE FOR EXISTING LIGHT.

FUTURE STORM DRAIN
CONNECTION POINT

FUTURE LIGHTING
CONNECTION POINT

IRRIGATION STUB

1.5" WATER STUB

8" WATER STUB

FUTURE JOINT TRENTCH
CONNECTION POINT

6" SANITARY SEWER STUB
(SEWER FOR PARCEL C MAY REQUIRE A PUMP
SUBJECT TO REVIEW OF BUILDING FIXTURES)

PROPOSED

STARBUCKS COFFEE

0   20   40   60
GRAPHIC SCALE

SUISUN CITY AERIAL

SOLANO TOWN CENTER
BEST BUY — macy's
DICK'S SPORTING GOODS — JCPenney

GATEWAY PLAZA
SPORTSMAN'S WAREHOUSE — Party City
HOBBY LOBBY — ROSS
BARNES & NOBLE
TRADER JOE'S

INTERSTATE 80

Target — THE HOME DEPOT

7-ELEVEN

FOODMAXX

WAL★MART SUPERCENTER

Raley's — ACE — DOLLAR TREE — AutoZone

IN-SHAPE — RITE AID — Black Bear Diner

GROCERY OUTLET — CVS

7-ELEVEN

Smart & Final extra! — DOLLAR TREE

7-ELEVEN

7-ELEVEN

CALIFORNIA 12

7-ELEVEN

WAL★MART SUPERCENTER

TRAVIS AIR FORCE BASE
4.4 miles / 11 mins
14,353 military members and civilian employees

15,439 ADT   WALTERS ROAD

30,700 ADT

7-ELEVEN

SUISUN CITY GROWTH

Highway 12 Logistics Center
1.2M SF of industrial space
Status: Proposed

Lawler Mixed-Use Project
73 luxury apartments &
7,200 SF commercial
Status: Under Construction

Suisun Logistics Center
2.1M SF of industrial &
warehouse on 120 acres
Status: Proposed

Logistics Center
700,000 SF of industrial space
split across 5 buildings
Status: Proposed

Main Street West Homes
71 single-family homes
Status: Approved

MARKET OVERVIEW

Suisun City is rich in water-oriented natural and recreational resources, as well as historic architecture and other heritage resources. Natural watercourses traverse the community providing opportunities to increase recreational access for people that enjoy kayaking, fishing, bike riding, bird watching, cycling, and hiking.

The Suisun Marsh, the largest contiguous brackish water marsh remaining on the west coast of North America, surrounds the City on the south, and abounds with recreational and open space benefits. Throughout the City, there are stunning views of the Suisun Marsh, Vaca Hills to the north, the Coastal Range beyond to the west, and the Montezuma Hills to the southeast.

Suisun City continues to offer a prime location for housing and employment along the Capitol Corridor train commuter route, with a beautiful and unique waterfront setting. SR 12 and Interstate 80 provide bus transit, truck, and vehicular access to the Bay Area and Sacramento metropolitan areas.

Suisun City is located in Solano County. Solano County is known for its manufacturing strength, one of the largest in the north state in advanced manufacturing, food and beverage and bio-tech companies. The county consists of seven incorporated cities and four with waterfront cities.

58,002
SUISUN CITY POPULATION
3-MILE RADIUS

$116,379
AVERAGE HH INCOME
1-MILE RADIUS

$515,856
AVERAGE HOME VALUE
SUISUN CITY

BAY AREA MAP

10 MILES **20 MILES** **30 MILES** **40 MILES** **50 MILES**

WOODLAND

SACRAMENTO

DAVIS

SANTA ROSA

VACAVILLE

NAPA

FAIRFIELD

PETALUMA

LODI

VALLEJO

ANTIOCH

STOCKTON

RICHMOND

WALNUT CREEK

OAKLAND

SAN FRANCISCO

TRACY

PLEASANTON

MODESTO

PALO ALTO

SAN JOSE

TENANT PROFILE

7-Eleven, Inc. is the premier name and largest chain in the convenience retail industry. Based in Irving, Texas, 7-Eleven operates, franchises, or licenses more than 71,000 stores in 18 countries, including 12,000 in North America.

Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches.

7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for payment services, self-service lockers and other convenient services.

7-Eleven corporate recently announced it expects as many as 20,000 new store employees will be hired by 7-Eleven, Inc. or by independent 7-Eleven franchised business owners in the near future to meet increased demand for 7-Eleven products and services.

7- Eleven is an essential business.

AA-
S&P bond rating

71,000+
locations in 17 countries

PRIVATE
ownership

Representative Photo

DEMOGRAPHICS

POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Total Population	11,135	28,154	58,002	97,292	123,829
2025 Total Population	11,470	28,941	59,445	100,307	128,786
2020 Total Daytime Population	6,443	18,182	51,090	87,507	113,375
2020 Total Employees	11.3%	16.3%	37.0%	38.3%	40.0%
2020 Total Daytime at Home Population	88.7%	83.7%	63.0%	61.7%	60.0%
% 2020 Female population: Adult	39.5%	39.7%	38.6%	38.5%	38.7%
% 2020 Male population: Adult	36.8%	35.9%	35.5%	36.0%	36.5%

RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	35.3%	35.9%	36.8%	38.2%	40.8%
Black or African American	19.9%	21.2%	19.5%	17.9%	16.9%
Hispanic	23.0%	26.7%	34.4%	34.4%	31.7%
Asian	23.5%	18.4%	15.2%	14.8%	15.6%
Two or More Races	8.9%	8.9%	8.4%	8.5%	8.4%

OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	5,463	13,403	26,918	44,671	57,138
White collar	56.7%	54.8%	50.4%	49.1%	52.2%
Blue collar	43.3%	45.2%	49.6%	50.9%	47.8%

EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	7,555	18,939	37,983	63,656	81,835
No High School Diploma	10.6%	11.8%	17.1%	17.4%	15.3%
High school graduate, GED, or alternative	22.8%	25.2%	25.5%	24.9%	23.7%
College No Degree	34.8%	34.8%	31.1%	30.4%	29.9%
College or Advanced Degree	31.7%	28.2%	26.3%	27.4%	31.1%

HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Home value: Median	$351,960	$331,045	$314,683	$320,294	$340,452
2020 Home value: Average	$368,959	$357,780	$351,958	$351,166	$375,570

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Household Income: Median	$96,094	$75,479	$67,620	$66,130	$72,300
% Median Income Change 2000 to 2010	22.1%	18.2%	23.3%	21.9%	23.0%
% Median Income Change 2000 to 2020	39.0%	27.9%	33.4%	37.3%	41.3%
% Median Income Change 2010 to 2025	30.9%	28.8%	28.3%	34.2%	38.7%
% Median Income Change 2020 to 2025	15.0%	19.0%	18.6%	19.2%	20.8%
2000 Household income: Average	$73,621	$64,552	$56,331	$54,856	$59,063
2020 Household income: Average	$116,379	$94,337	$85,574	$85,195	$95,740
2025 Household income: Average	$138,872	$112,727	$102,039	$102,062	$115,194
up to $24,999	7.4%	11.6%	13.8%	15.3%	13.5%
$25,000 to $49,999	15.1%	19.6%	22.0%	21.2%	19.6%
$50,000 to $74,999	14.5%	18.5%	19.9%	20.2%	18.8%
$75,000 to $124,999	31.6%	27.0%	24.9%	24.5%	25.0%
$125,000 to $199,999	20.7%	17.5%	14.9%	14.1%	15.7%
$200,000 or more	10.6%	5.8%	4.5%	4.8%	7.4%

HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Households	3,323	8,736	17,680	29,998	38,825
2025 Households	3,373	8,842	17,847	30,450	39,764
% Household Change 2000 to 2010	15.5%	8.7%	4.4%	1.4%	5.6%
% Household Change 2000 to 2020	18.7%	10.7%	5.9%	4.5%	10.6%
% Household Change 2010 to 2025	4.3%	3.1%	2.4%	4.7%	7.3%
% Household Change 2020 to 2025	1.5%	1.2%	.9%	1.5%	2.4%
Average Household Size	3	3	3	3	3
Owner occupied	81.9%	68.6%	60.1%	56.1%	58.9%
Renter occupied	18.1%	31.4%	39.9%	43.9%	41.1%
% Households with children under 18	37.2%	37.0%	37.9%	38.1%	36.5%
% Households with no children under 18	62.8%	63.0%	62.2%	61.9%	63.5%