



7-ELEVEN

BRAND NEW, LOW PRICE POINT 7-ELEVEN

LOVELAND, CO



CAPITAL PACIFIC

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Leuthold Commercial Properties

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7-ELEVEN

706 E EISENHOWER BLVD, LOVELAND, CO 80537 

\$3,618,557

PRICE

4.85%

CAP

NOI:

\$175,500

LEASE TERM:

15 YEARS

LEASABLE AREA:

3,000 SF

LAND AREA:

.61 AC

YEAR BUILT:

2020

PARKING:

14 SPACES

**LOCATED ON SIGNALIZED HARD CORNER WITH
TRAFFIC COUNTS OF 47,500 VPD**



THE OFFERING

The offering is a new 15-year corporate 7-Eleven with three 5-year options and 7.5% rental increases every 5 years. Featuring a low price point for a new construction 7-Eleven, this site is a strategic relocation opportunity for 7-Eleven to better position themselves within the market while maintaining the previous location's customer base. There are plans to close the non-gas site at the NW corner of Hwy 34 and Madison Avenue shortly after opening this location. The relocation allows them to pick up eastbound Hwy 34 traffic (which was not being served), and provide convenience and gasoline services to customers that were not being accommodated at the existing store.

The subject property is located in a dense residential and commercial area with numerous national tenants within a 3-mile radius including, Sprouts, Sam's Club, The Home Depot, Walmart Supercenter, Lowe's, Panda Express, Taco Bell, Arby's, Sonic, Smash Burger, Dairy Queen, and Walgreens. The property features two ingress/egress points including a shared access drive with the adjacent property.

HIGHLIGHTS

- **Traffic Counts are over 47,500 VPD on Eisenhower Blvd with excellent visibility & full access from Eisenhower Blvd**
- **Hwy 34 is a major east/west highway for commuters**
- **Average household income within a 5-mile radius is over \$89K**
- **The location is surrounded by strong densities, schools and generators and is in the central downtown area**
- **7-Eleven is located on the signalized hard corner of Eisenhower Blvd and Monroe Ave**

Income & Expense

PRICE **\$3,618,557**

Price Per Square Foot: **\$1,206.19**

Capitalization Rate: **4.85%**

Total Rentable Area (SF): 3,000

Lot Size (AC): 0.61

STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$58.50 \$175,500

Effective Gross Income \$58.50 \$175,500

LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Total Operating Expenses NNN \$0.00

EQUALS NET OPERATING INCOME \$175,500



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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
7-Eleven	3,000	08/04/20	08/03/25	\$175,500.00	\$14,625.00	\$175,500.00	\$4.88	\$58.50	
		08/04/25	08/03/30		\$15,721.92	\$188,663.04	\$5.24	\$62.89	
		08/04/30	08/03/35		\$16,901.00	\$202,812.00	\$5.63	\$67.60	
		Option 1	08/04/35	08/03/40		\$18,168.58	\$218,022.96	\$6.06	\$72.67
		Option 2	08/04/40	08/03/45		\$19,531.25	\$234,375.00	\$6.51	\$78.13
		Option 3	08/04/45	08/03/50		\$20,996.08	\$251,952.96	\$7.00	\$83.98
TOTALS:	3,000			\$175,500.00	\$14,625.00	\$175,500.00	\$4.88	\$58.50	

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Lease Abstract



RENT ROLL

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
8/4/20-8/3/25	\$14,625	\$175,500
8/4/25-8/3/30	\$15,721	\$188,663
8/4/30-8/3/35	\$16,901	\$202,812

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 8/4/35-8/3/40	\$18,168	\$218,022
#2. 8/4/40-8/3/45	\$19,531	\$234,375
#3. 8/4/45-8/3/50	\$20,996	\$251,952

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT	7-Eleven
LEASE TYPE	NN
REMAINING LEASE TERM	15 Years
LEASE COMMENCEMENT	August 4, 2020
LEASE TERMINATION	August 3, 2035

EXPENSES

LANDLORD'S OBLIGATIONS

Landlord agrees to maintain the foundation (excluding the slab), footings, and structural soundness of the Premises at Landlord's sole cost & expense

TAXES

Tenant Responsibility

INSURANCE

Tenant Responsibility

UTILITIES

Tenant Responsibility

LEASE PROVISIONS

EARLY TERMINATION

No

RIGHT OF OFFER

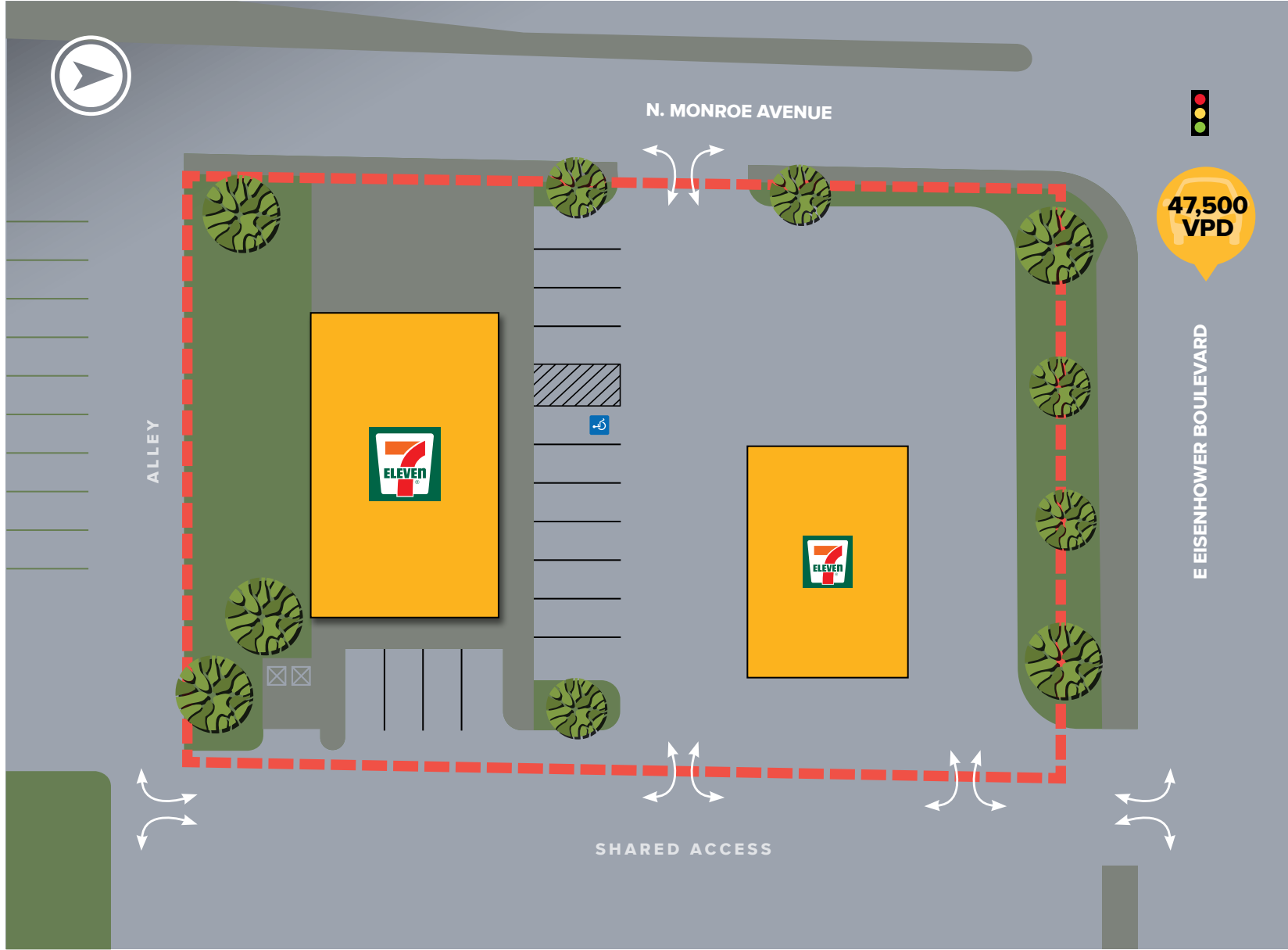
20 days after receipt of the Offer

Site Plan

sf
3,000
RENTABLE SF

ac
0.61
ACRES

14
SPACES



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Tenant Overview



ABOUT 7-ELEVEN

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 66,000 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. For more information [click here](#).

70,000

**LOCATIONS IN 17
COUNTRIES**

S&P CREDIT RATING: AA-



COLORADO STATE UNIVERSITY FOOTHILLS CAMPUS

COLORADO STATE UNIVERSITY

UC HEALTH POUDBRE VALLEY HOSPITAL

67,400 VPD



287

Logos: OLD NAVY, JCPenney, HomeGoods, TJ-maxx, BEST BUY, BIG LOTS!, TARGET, HARBOR FREIGHT TOOLS, BARNES & NOBLE, PETSMART, Cona's HomeFlix, dressbarn

Logos: macy's, DICK'S Sporting Goods, rack, H&M, ROSS, SIERRA

Logos: Lowe's, ULTA, Party City, SUPER TARGET, WORLD MARKET, STAPLES, HP

Logos: Walmart

GOLF COURSE

ELEMENTARY SCHOOL

Logos: Costco

Logos: Walmart

Logos: Sams Club, GENESIS, KOHL'S, Guitar Center

UC HEALTH HARMONY HOSPITAL

BANNER FORT COLLINS MEDICAL CENTER

ELEMENTARY SCHOOL

36,000 VPD

392

Logos: Costco

GOLF COURSE

MIDDLE SCHOOL HIGH SCHOOL

Walmart

Target

DOLLAR TREE

392

DENVER 54 MILES

15,500 VPD

Logos: Tractor Supply Co, Walmart

287

83,000 VPD

NORTHERN COLORADO REGIONAL AIRPORT



Safeway

ACE Hardware

GOLF COURSE

SPORTS COMPLEX

SPORTS COMPLEX

W 57TH STREET

E 57TH STREET

ELEMENTARY SCHOOL

MIDDLE SCHOOL

Logos: ReStore, Tractor Supply Co

Logos: Budweiser

GOLF COURSE

16,000 VPD

GOLF COURSE

GOLF COURSE

MIDDLE SCHOOL

Logos: Hobby Lobby, DOLLAR TREE

Logos: Family Dollar, PETCO, Office DEPOT, ACE Hardware, AutoZone, GNC

Logos: OLD NAVY, BED BATH & BEYOND, TARGET, PETSMART, JO-ANN, Sportsmans Warehouse, Marshalls

UC HEALTH MEDICAL CENTER OF THE ROCKIES

Logos: AEROPOSTALE, macy's, BEST BUY, DICK'S Sporting Goods, BARNES & NOBLE, LOFT Soma, Eddie Bauer, TORRID

AIMS COMMUNITY COLLEGE PUBLIC SAFETY INSTITUTE

51,000 VPD

34

GOLF COURSE

Kmart

Safeway

Safeway

MIDDLE SCHOOL

HIGH SCHOOL

16,100 VPD

287

Logos: JAX, Sams Club

Logos: Lowe's, Walmart, KOHL'S

E EISENHOWER BOULEVARD

UC HEALTH MEDICAL CENTER OF THE ROCKIES

NORTHERN COLORADO LONG TERM ACUTE HOSPITAL

Logos: verizon, SCHEELS Burlington, Tuesday Morning, ULTA


34

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Demographics

POPULATION

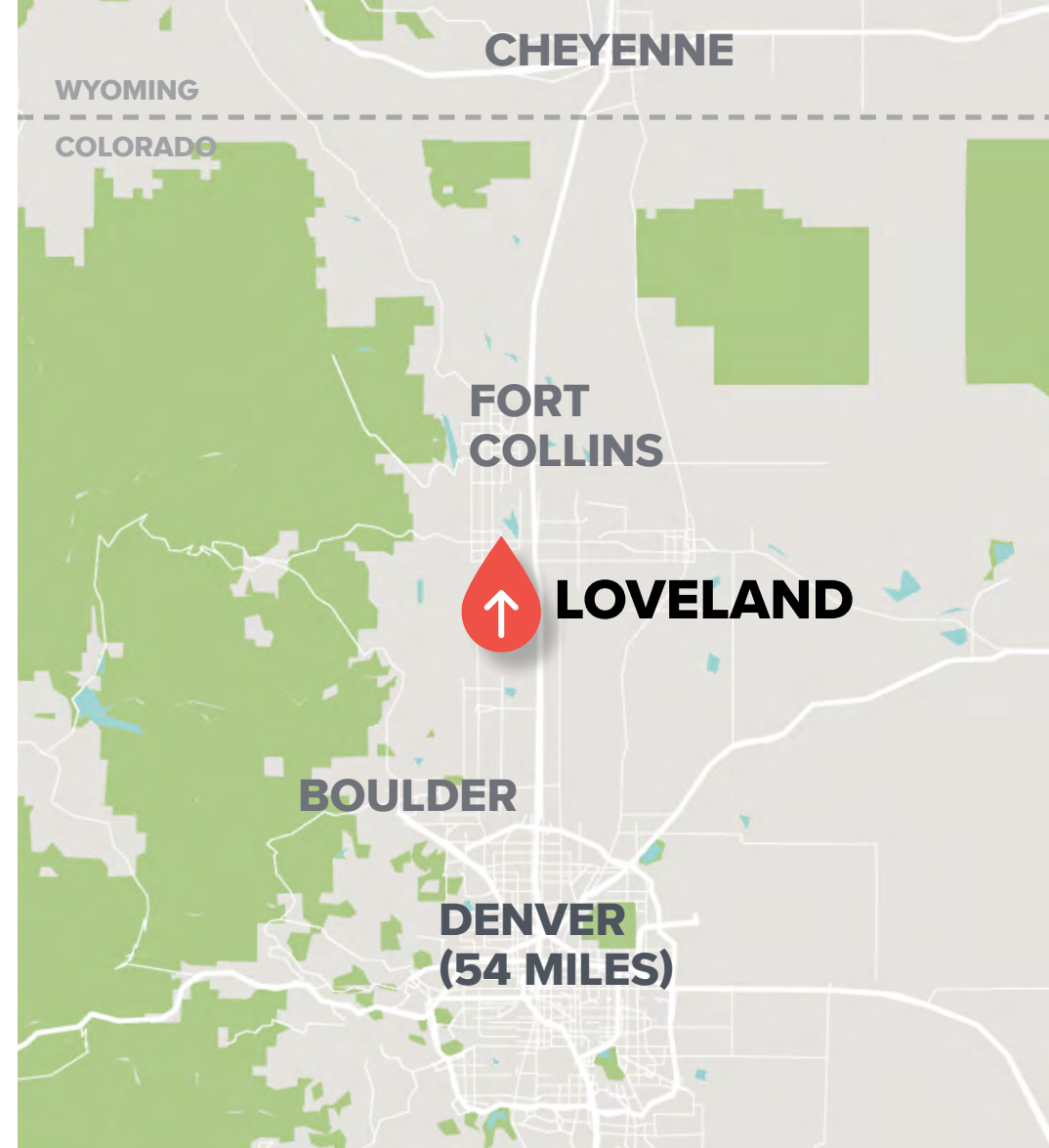
	1-MILE	3-MILES	5-MILES
2010	11,120	56,732	79,082
2019	12,085	63,892	95,204
2024	13,117	68,495	103,527

2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$70,599	\$77,787	\$89,286
Median	\$50,119	\$59,390	\$69,722

FORTUNE 500 COMPANIES IN COLORADO

EMPLOYER	INDUSTRY
Ball Corporation	Advanced Manufacturing
Dish Network	Telecommunications
Level 3	Telecommunications
Liberty Interactive	Telecommunications
Newmont Mining	Energy



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$89K

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LOVELAND, COLORADO



LOVELAND is located 54 miles north of Denver and 10 miles south of Fort Collins. The second most populous city in Larimer County, it has an estimated population of 77,446 residents. The city offers a hometown atmosphere and access to some of the region's most attractive sites such as Rocky Mountain National Park, which attracted over 4.5 million visitors in 2018 alone. Loveland's economy is routinely considered part of the same metropolitan statistical area as Fort Collins. Fort Collins has grown to become the center of commerce for Northern Colorado and home of Colorado State University.

LARIMER COUNTY is located in north central Colorado and is the sixth-largest county in the state based on population. The county extends to the Continental Divide and includes several mountain communities and Rocky Mountain National Park. It encompasses 2,640 square miles which include some of the finest irrigated farmland in the state, as well as vast stretches of scenic ranch lands, forests, and high mountain peaks. Over 50% of Larimer County is publicly owned, most of which is land within Roosevelt National Forest and Rocky Mountain National Park.

310,487



**FORT COLLINS-
LOVELAND MSA
POPULATION
(ESTIMATED)**

Contact us.

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