



NET LEASE INVESTMENT

2230 Stevens Creek Blvd,
San Jose, CA 95128



Offering Memorandum

STEVENS CREEK BLVD

HWY 880
HWY 280

N. BASCOM AVE.

Uniquely
perfect
location

7-ELEVEN STORES
ARE ESSENTIAL IN
COMMUNITIES ACROSS
THE NATION AND WILL
CONTINUE TO KEEP THEIR
DOORS OPEN.



STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the 7-ELEVEN, 2230 Stevens Creek Boulevard located in the City of San Jose, County of Santa Clara, State of California (the “Property”).

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions Owner’s obligations thereunder have been satisfied or waived.

Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner. This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no further interest in the property, please return this investment offering memorandum forthwith.

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300 Santana Row #500, San Jose, CA 95128 | p +1 408 6153400

01 ▶

PROPERTY OVERVIEW



01

7-ELEVEN AND COVID-19
 EXECUTIVE SUMMARY, ASSET PROFILE, OFFERING TERMS
 INVESTMENT HIGHLIGHTS
 LOCATION HIGHLIGHTS
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SILICON VALLEY MARKET ANALYSIS
 MARKET STATISTIC



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SITE PLAN
 RENT ROLL



04

7-ELEVEN

7-ELEVEN AND COVID-19

Serving the community has been at the heart of what 7-ELEVEN does. Now more than ever, 7-ELEVEN franchisee, corporate store leaders and store associates are showing their unwavering commitment to provide food and critical supplies, keep shelves stocked, and customers safe during this difficult time. 7-ELEVEN wants their communities to know that as we all navigate through the changes that have come as a result of the COVID-19 (coronavirus) pandemic, you can continue to count on them.

WHAT 7-ELEVEN IS DOING TO REMAIN OPEN DURING THIS TIME:

HEALTH & SAFETY MEASURES

- Enhanced Standards and Procedures for Hygiene, Hand-Washing, Sanitation, Food-Handling & Preparation
- Customers are Requested to Practice Social Distancing
- All Open-Air, Self-Serve Fresh Food Items are Now Clerk-Served
- Fresh Baked Goods are Sold Pre-Packaged
- The Fresh Condiment Bar has Been Replaced with a Selection of Pre-Packaged Condiments
- The Use of Personal Cups for Hot & Cold Beverages have Temporarily Been Discontinued

SUPPORTING THEIR PEOPLE

- 7-ELEVEN's Paid Time Office Policy has been Enhanced to Provide Support and Comfort to Those Who are At Risk of Illness
- Plans Have Been Announced for as Many as 20,000 New Store Associates to Be Hired and its Independent Franchised Business Owners to Meet the Increased Demand for Products and Services

“CONTACTLESS” DELIVERY & PAYMENT OPTIONS

- 7-ELEVEN has Implemented an App Called 7NOW Delivery Where Customers can Have Their Items Delivered Right to Their Door

**7-ELEVEN THANKS YOU
FOR YOUR CONTINUED SUPPORT
AND TRUST. WE ARE ALL IN THIS
TOGETHER, AND WE WILL GET
THROUGH THIS TOGETHER.**

EXECUTIVE SUMMARY



Cushman & Wakefield is pleased to offer for Sale, 7-ELEVEN, approximately 2,500 square foot convenience store anchored neighborhood center located in the established and densely populated Santa Clara county Community of West San Jose, California. The Center has **excellent visibility and access from Stevens Creek Boulevard and Bascom Avenue**, which is the main North/South arterial connecting the densely populated North San Jose, Santa Clara, Willow Glen and Campbell residential communities of Santa Clara County.

OFFERING TERMS

PRICE

\$3,800,000.00

CAP

3.47%

NOI

\$132,000.00



ASSET PROFILE

ADDRESS: 2230 Stevens Creek Blvd,
San Jose, CA 95128

PARCEL NUMBER: 277-04-066

GROSS LEASABLE AREA: ±2,500 SF

PROPERTY TYPE: Community/Neighborhood Retail

NO. STORIES: One (1)

PROPERTY SUB-TYPE: Convenience Store

YEAR BUILT: 2018

LOT SIZE: ±0.34 AC (±15,000 SF)

LEASE TERM: Approximately 13 Years Remaining

PRIMARY LEASE COMMENCEMENT: September 1, 2018

PRIMARY LEASE EXPIRATION: August 31, 2033

OPTIONS: Four (4) Five (5) Year Options with 10% Increases Every Five (5) Years

LEASE TYPE: Corporate Lease – S&P Credit Of “AA-“

TENANT RESPONSIBILITIES: Interior, Non-Structural Portions, Utilities, Maintenance of Parking Lot, and HVAC

LANDLORD RESPONSIBILITIES: Exterior Roof, Foundation, Slab & Structure

INVESTMENT HIGHLIGHTS

The subject property is located in the heart of Silicon Valley, one of the wealthiest and fastest-growing areas in the United States. San Jose has a population of over 1,000,000 residents. The property is flanked by two of the most heavily traveled freeways in the Bay Area. Santana Row, the premier destination for shopping, dining and living and Westfield Valley Fair Mall one of the largest malls in the United States and has the highest-sales volume in California, with \$1,200 per square foot a mere \pm 0.2 miles away.

- 7-ELEVEN has 6 dedicated parking spaces plus cross-access parking with the rest of the center.
- The 7-ELEVEN and strip center are on separate parcels. The buildings have an air gap between them.
- Tenant has license for beer & wine, which is a major driver of sales and difficult to obtain.
- Located at one of the most highly trafficked intersections in San Jose.



INVESTMENT GRADE

AA-S&P

CREDIT
TENANT



BRAND NEW NNN LEASE

15 YEARS

WITH 4 - 5 YEAR OPTIONS
(— Years Remaining)



RENT INCREASES

10%

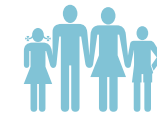
EVERY 5 YEARS



STRONG POPULATION

254,257

3 MILE RADIUS



2018-20123 ANNUAL
GROWTH RATE

0.87%

BY ZIP CODE



TOP DESTINATION
MARKET

12M

VISITORS ANNUALLY

TOTAL BUSINESSES

1,791

1 MILE RADIUS



LOCATION HIGHLIGHTS — SAN JOSE, CA (PARKMOOR)

Parkmoor **median real estate price is \$889,533**, which is more expensive than 77.1% of the neighborhoods in California and 95.0% of the neighborhoods in the U.S. The average rental price in Parkmoor is currently \$2,365. The average rental cost in this neighborhood is higher than 62.3% of the neighborhoods in California.

Parkmoor is a densely urban neighborhood (based on population density) located in San Jose, California.

Parkmoor real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the Parkmoor neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built before 1940.

Real estate vacancies in Parkmoor are 6.2%, which is lower than one will find in 66.1% of American neighborhoods. Demand for real estate in Parkmoor is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. **This neighborhood is very unique in some important ways.**

THE NEIGHBORS: INCOME

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. The neighbors in the Parkmoor neighborhood in San Jose are **upper-middle income**, making it an above average income neighborhood. Exclusive analysis reveals that this neighborhood has a higher income than 68.0% of the neighborhoods in America.

THE NEIGHBORS: OCCUPATIONS

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In the Parkmoor neighborhood, **35.9% of the working population is employed in executive, management, and professional occupations**. The second most important occupational group in this neighborhood is **sales and service jobs, from major sales accounts, to working in fast food restaurants**, with 29.9% of the residents employed. Other residents here are employed in **manufacturing and laborer occupations** (19.9%), and 14.3% in **clerical, assistant, and tech support occupations**.

THE NEIGHBORS: LANGUAGES

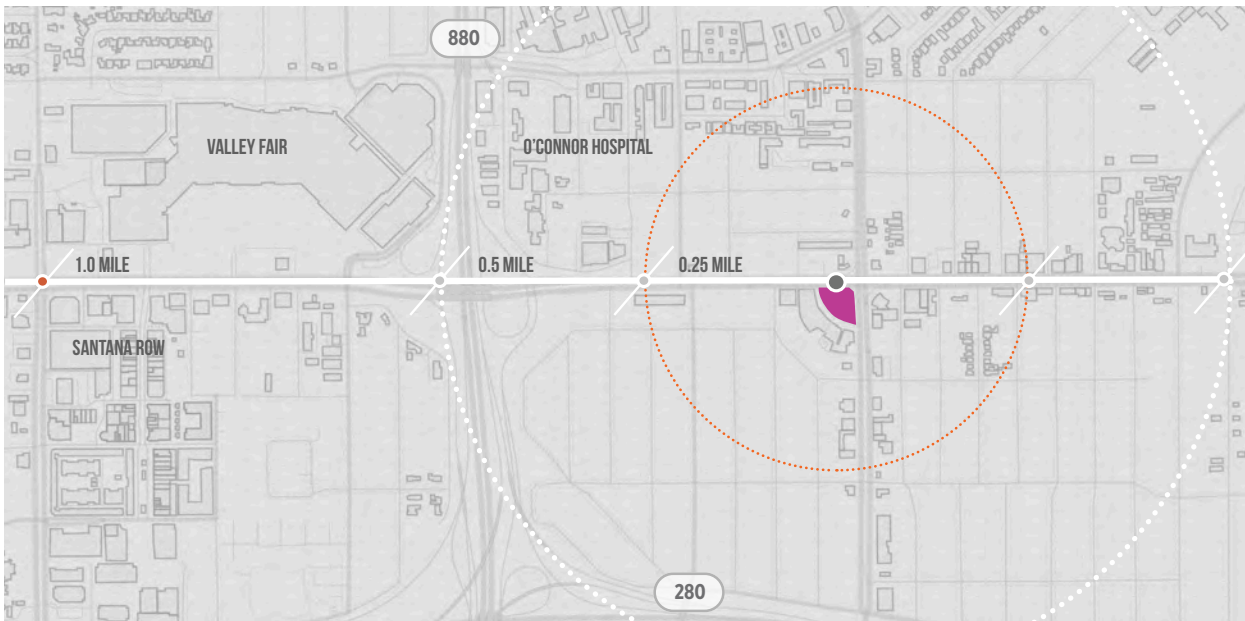
The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Parkmoor neighborhood is English, spoken by 48.4% of households. Other important languages spoken here include Spanish, Tagalog (the first language of the Philippine region), Vietnamese and Chinese.

GETTING TO WORK

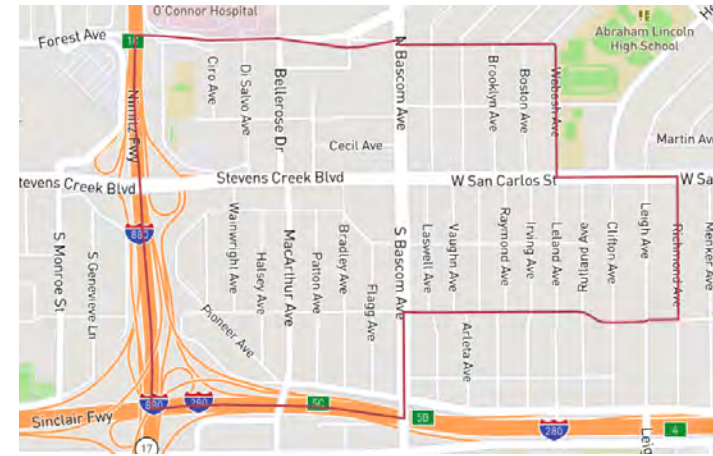
Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Parkmoor neighborhood spend between 15 and 30 minutes commuting one-way to work (49.0% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (73.2%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (12.8%). In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

1.0 mile | 20 minute walk | 7 minute scooter/bike



OFFERING MEMORANDUM



01

PROPERTY OVERVIEW

DEMOGRAPHICS



Population
37,301



Median Household Income
\$80,916
National \$55,322



Median Home Value
\$750,500
National \$184,700



Median Rent
\$1,679
National \$949

	1 Mile	3 Miles	5 Miles
Population (People)	26,677	254,257	620,455
Households (Home)	9,917	98,743	221,231
Median Income (\$)	\$90,361	\$98,504	\$106,028

Urban Suburban
Mix



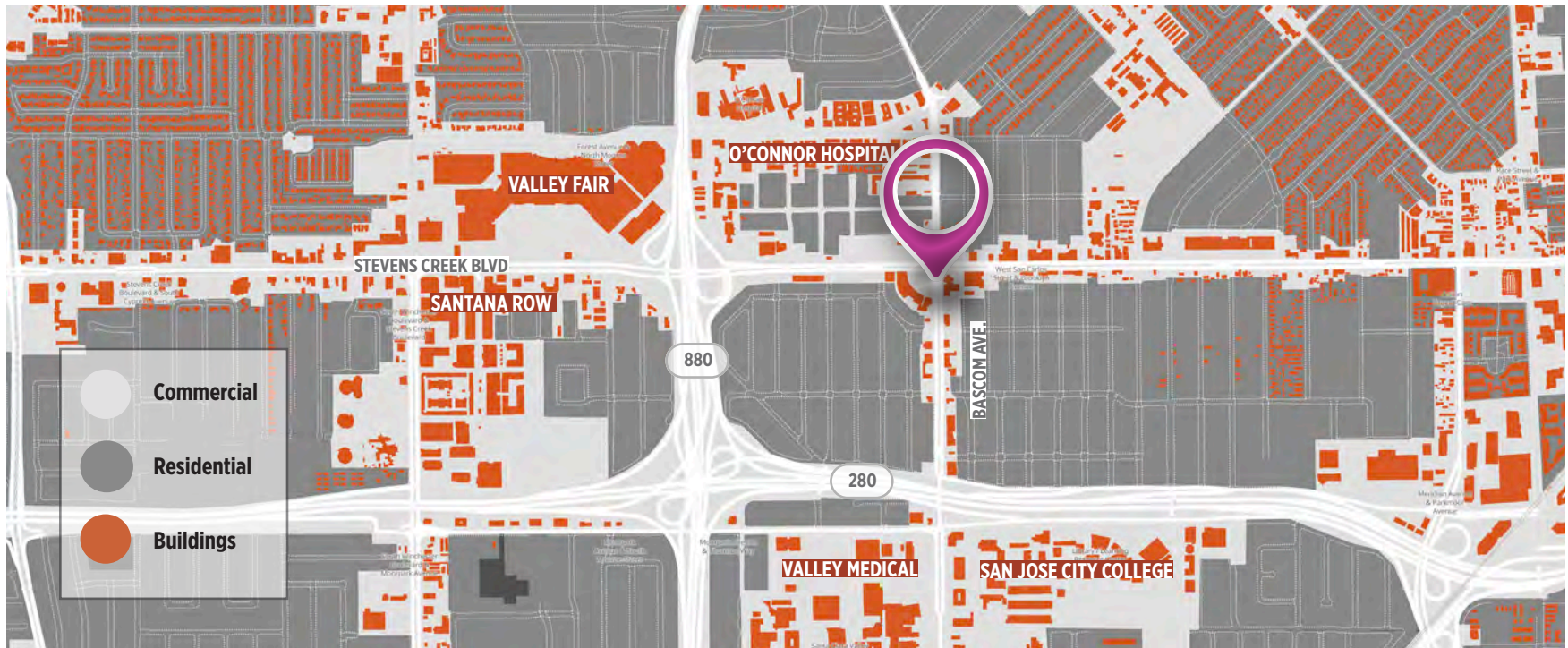
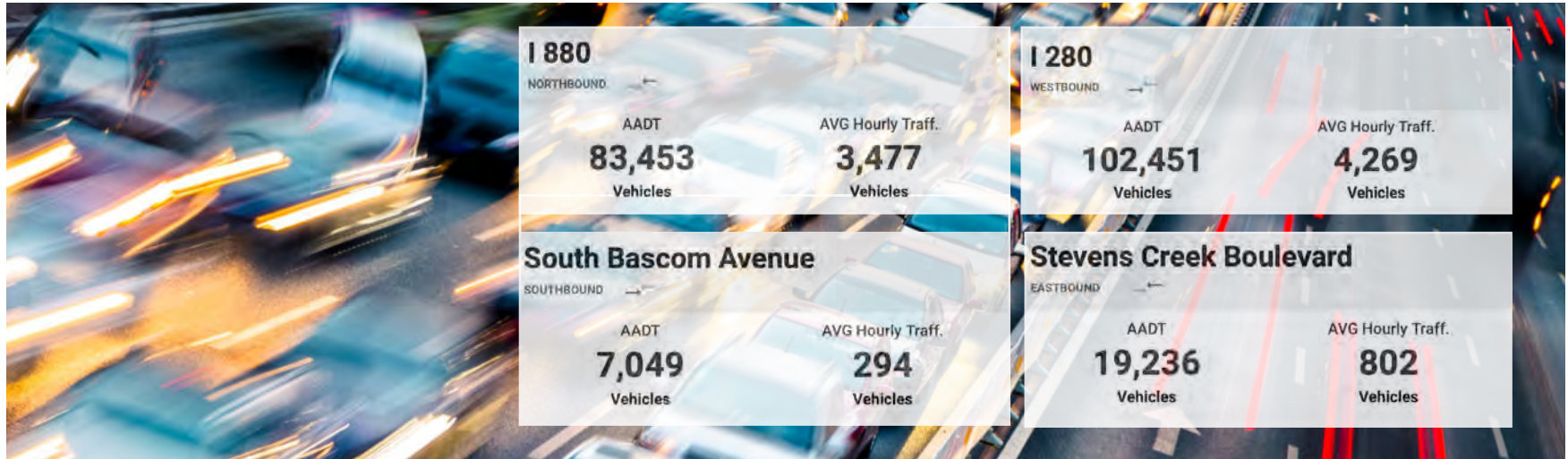
Rent vs. Own



Unemployment Rate **3.2%**

TRAFFIC COUNTS

PROPERTY OVERVIEW



01 RETAIL KEY DIFFERENTIATORS

PROPERTY OVERVIEW



172,730
DAYTIME POPULATION
1-3 miles

VALLEY FAIR MALL
\$140,909
MEDIAN DISPOSABLE INCOME

SANTANA ROW
\$120,352
MEDIAN DISPOSABLE INCOME

\$79,109
MEDIAN DISPOSABLE INCOME

SOUTH BASCOM
AADT AVG Hourly Traff.
7,050 **294**
Vehicles Vehicles

STEVENS CREEK BLVD
AADT AVG Hourly Traff.
19,236 **802**
Vehicles Vehicles

I -280
AADT AVG Hourly Traff.
102,451 **4,269**
Vehicles Vehicles

HWY 880
AADT AVG Hourly Traff.
87,952 **3,665**
Vehicles Vehicles

NORTH BASCOM
AADT AVG Hourly Traff.
11,909 **496**
Vehicles Vehicles

2019 MEDIAN HOUSEHOLD INCOME
\$79,109 - \$200,00
PER YEAR, PER HOUSEHOLD
(1-3 MILES)

2019 USA RETAIL GOODS SPENDING:
\$22,126 - 89,500
PER YEAR, PER HOUSEHOLD
(1-3 MILES)

2019 RETAIL OPPORTUNITY CA Block Group 060855020013

20
TOTAL RETAIL BUSINESSES

\$10,389,166
ANNUAL RETAIL SALES (SUPPLY)

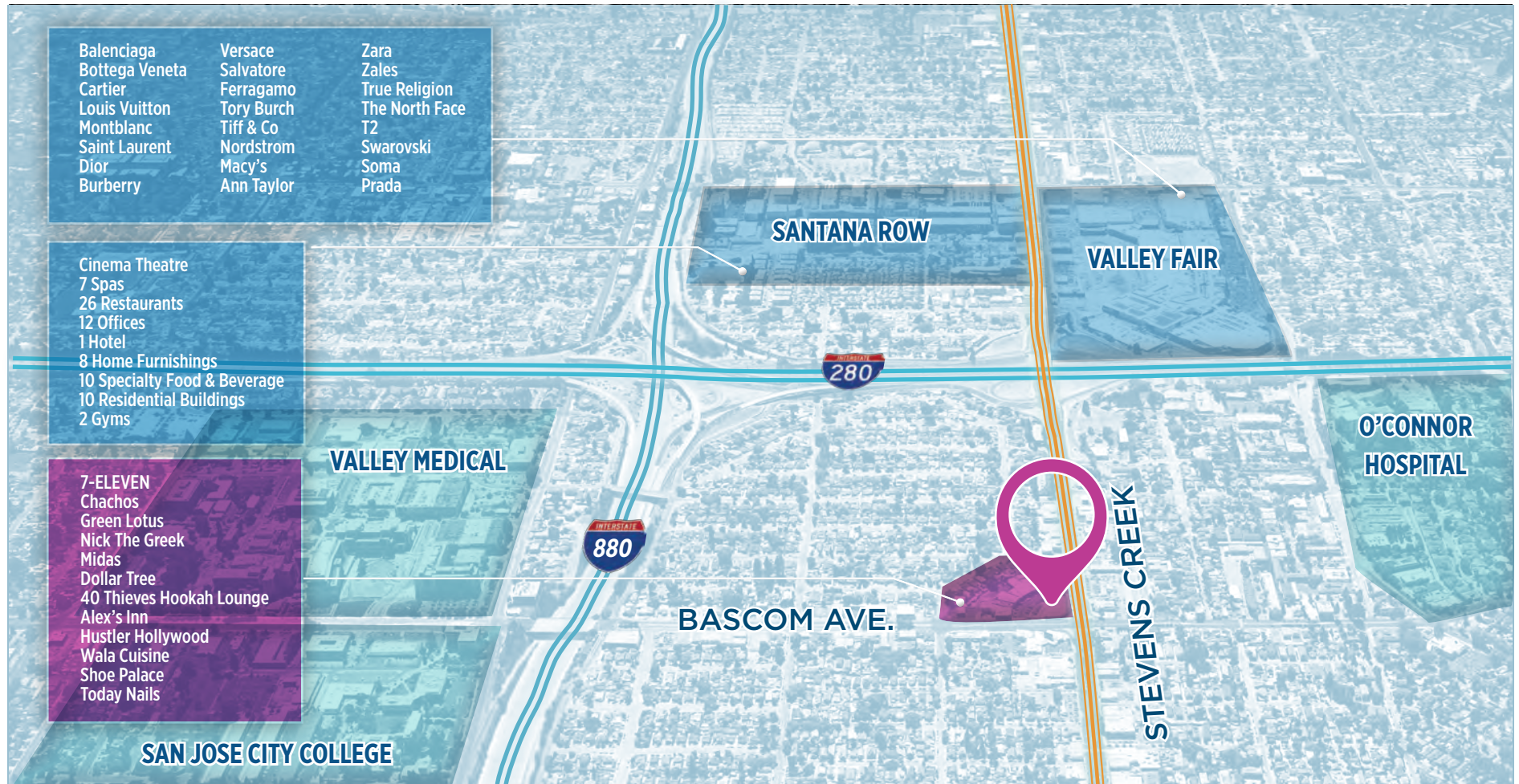
\$22,657,722
ANNUAL RETAIL SALES POTENTIAL (DEMAND)

37
MARKET OPPORTUNITY (LEAKAGE/SURPLUS)

01

VIBRANT LOCATION IN THRIVING CITY OF SAN JOSE

PROPERTY OVERVIEW



02 MARKET OVERVIEW

MARKETBEAT

SILICON VALLEY

Retail Q2 2020



CUSHMAN & WAKEFIELD

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (NNN)*
San Jose (DT/South)/Campbell/Los Gatos	18,567,191	36,298	1,026,664	5.7%	-87,796	-50,037	0	\$34.10
Sunnyvale/Cupertino	4,690,501	7,334	101,242	2.3%	11,303	-8,220	110,000	\$40.24
Santa Clara	2,300,436	0	105,205	4.6%	1,329	-18,529	0	\$29.77
Palo Alto/Mountain View/Los Altos	2,541,404	7,195	63,917	2.8%	-15,517	-36,082	0	\$52.79
Milpitas/North San Jose	5,285,945	340	272,625	5.2%	-46,782	-73,535	106,440	\$38.30
Morgan Hill/Gilroy	3,977,248	24,600	274,273	7.5%	-39,637	-28,380	12,029	\$25.48
SILICON VALLEY TOTALS	37,362,725	75,767	1,843,926	5.1%	-177,100	-214,783	228,469	\$35.02

*Rental rates reflect NNN asking

KEY LEASE TRANSACTIONS Q2 2020

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
1751 E Capitol Expy	San Jose	Outdoor Supply Hardware	50,700	New Lease
2620-2926 Aborn Square Road	San Jose	Chavez Supermarket	25,000	New Lease
1365 McCandless Drive (Turing)	Milpitas	Trader Joe's	20,000	New Lease
120-158 Ranch Drive	Milpitas	HL Peninsula Restaurant	18,000	New Lease
2904-2910 Alum Rock Avenue	San Jose	Kelly-Moore	10,000	Sale-Leaseback

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q2 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
5540 Winfield Boulevard (former Sears)	San Jose	Sears Holdings Corp / Unibail-Rodamco-Westfield	148,200	\$21.0M / \$142
2555 Charleston Road (Ace Hardware)	Mountain View	Russ Group / Peninsula Land & Cap	44,600	\$24.0M / \$538
2904-2910 Alum Rock Avenue	San Jose	Kelly-Moore Paint / Dmitri Triphon; ADCO Commercial Roofing & Waterproofing	16,250	\$7.0M / \$430
2485 Charleston Road	Mountain View	Peter Edwards / Peninsula Land & Cap	15,100	\$6.8M / \$450
301-307 2 nd Street	Los Altos	Janet Duca Norton; Antoinette O'Brien; Leo Hanley / Samantha Chien	14,900	\$12.1M / \$812

KEY CONSTRUCTION COMPLETIONS YTD 2020

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER / DEVELOPER
2752 Goble Lane (Montecito Vista – Building B & C)	San Jose	N/A	15,500	Cord Associates

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03 ▶ SITE PLAN

VALUATION



03 ▶ RENT ROLL

VALUATION

TENANT INFO		LEASE TERMS		RENT SUMMARY			
TENANT NAME.	SQ.FT.	TERM		CURRENT RENT	MONTHLY RENT	YEARLY RENT	
7-Eleven	±2,500 SF	1	5	\$132,000.00	\$11,000.00	\$132,000.00	
		6	10		\$12,100.00	\$145,200.00	
		11	15		\$13,310.00	\$159,720.00	
		Option 1	16	20		\$14,641.00	\$175,692.00
		Option 2	21	25		\$16,105.00	\$193,261.00
		Option 3	26	30		\$17,715.61.00	\$212,587.32
		Option 4	31	35		\$19,487.17.00	\$233,846.04
Totals:	±2,500			\$132,000.00	\$11,000.00	\$132,000.00	

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

04 ▶ 7-ELEVEN

7-ELEVEN

7-ELEVEN is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-ELEVEN focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over 7 million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-ELEVEN Store.

7-ELEVEN franchises more than 66,000 stores in 17 countries, including 11,600 in North America and nearly 9,100 in the United States. It is No. 1 on CSP's 2018 Top 202 ranking of c-store chains by U.S. company-owned retail outlet. The US subsidiary of the Japanese firm has its headquarters in the One Arts Plaza building in downtown Dallas, Texas. Its stores are located in 18 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. The company operates, franchises and licenses more than 8,700 stores in the U.S. and Canada.

The name 7-ELEVEN originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-ELEVEN's business. 7-ELEVEN focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.



TOP GLOBAL FRANCHISES LIST
#1
ENTREPRENEUR MAGAZINE

TOP 20 FRANCHISES TO START
#3
FORBES MAGAZINE

- 7-ELEVEN is the #1 of the top 100 convenience store chains of 2018 & 2019.
- Largest operator, franchisor & licensor of Convenience stores
- Silver level military friendly employer for 2017 (Victory media)
- #1 On stores magazine top 100 retailers for 2016

7-ELEVEN is the world's #1 convenience store with sales of \$89 billion in 2016.

7-ELEVEN Inc.'s operating income for the quarter grew 47%, from \$88 million to \$130 million.





SANTANA ROW

MISORA SANTANA ROW
RESIDENTIAL



NET LEASE INVESTMENTS



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