



**ASKING PRICE: \$2,020,000 | CAP RATE: 4.75%**

**7-Eleven Ground Lease Offering**  
6016 Gunn Highway • Tampa, FL

**OFFERING  
MEMORANDUM**



## Contact

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## 7-Eleven PROPERTY OVERVIEW

## 7-Eleven Ground Lease Offering 6016 Gunn Highway • Tampa, FL

Name	7-Eleven	Tenant	7-Eleven, Inc.
Address	6016 Gunn Highway	Website	www.7-eleven.com
Market	Tampa (Hillsborough County)	Credit Rating	S&P: AA-
Sale Price	\$2,020,000	Net Operating Income (NOI)	\$96,000
CAP Rate	4.75%	Lease Commencement	March 1, 2000
Building Size	2,940 square feet	Lease Expiration	February 28, 2025
Land Size	2.63 acres	Lease Term	Twenty-five (25) Years
Lease Type	Ground Lease	Options	Three (3), Five (5) Years
Landlord Responsibilities	None	Increases	10% every Five Years
		Additional Rent	Tenant reimburses for CAM, taxes and insurance



### PROPERTY HIGHLIGHTS:

- 7-Eleven, Inc. is the world's largest convenience store chain with 55,000+ stores in 16 countries — 10,400+ stores in the U.S.
- Less than 2 miles from major shopping center, Westfield Citrus Park Mall, with over 1.1M sf — one of the top malls in the Tampa Bay area
- Florida has NO STATE INCOME TAX
- Rent increases and options to extend lease; zero landlord responsibilities
- Nearly 227,000 people, with an average household income of \$72K+, within a 5 mile radius
- Tampa area is the 4<sup>th</sup> largest metropolitan statistical area in the Southeastern U.S.

### NOI INCREASES

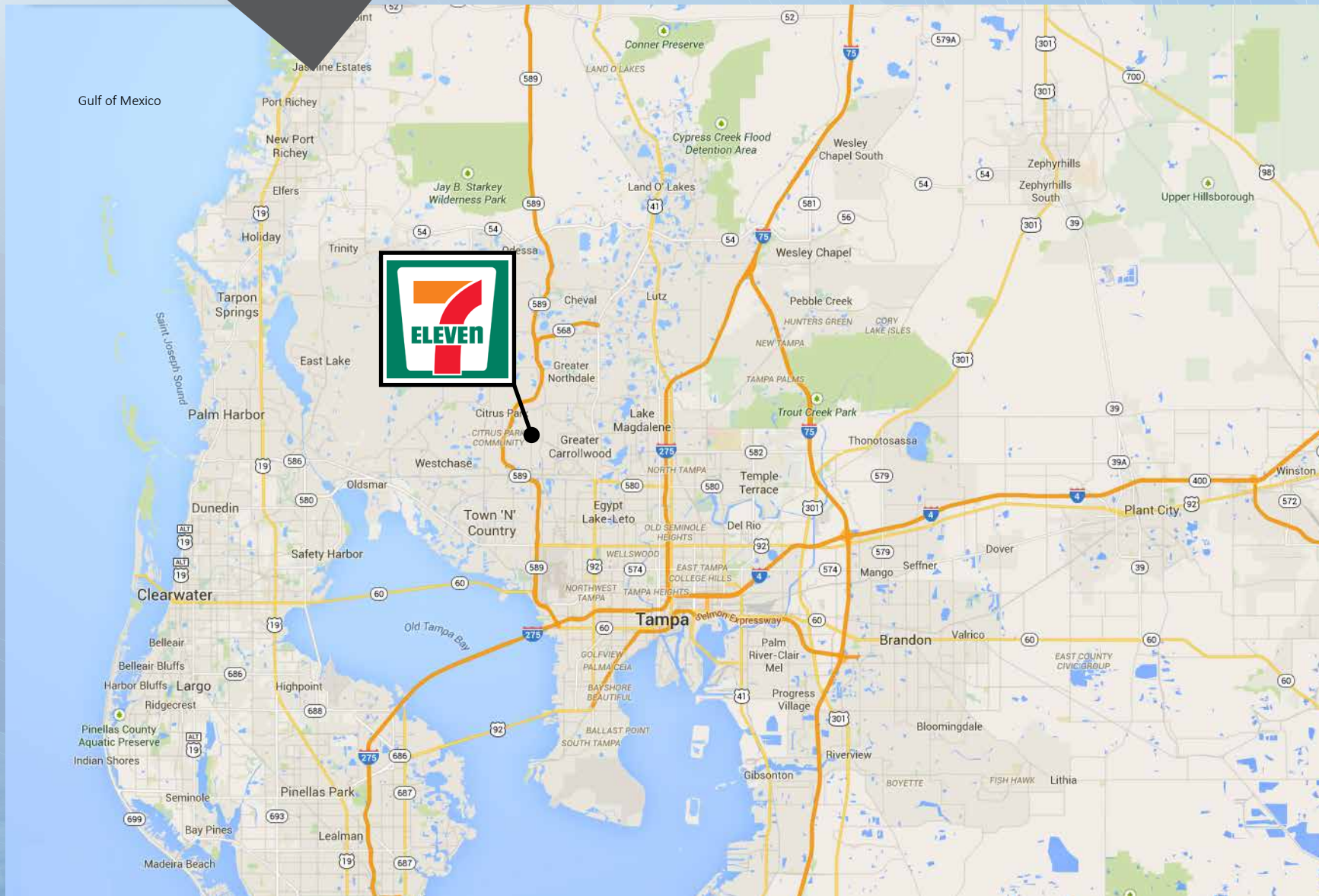
<b>Years 15–20</b>	\$96,000 (\$32.65/sf)	4.75%
<b>Years 21–25</b>	\$105,600 (\$35.92/sf)	5.23%
<b>Option 1 Years 26–30</b>	\$116,160 (\$39.51/sf)	5.75%
<b>Option 2 Years 31–35</b>	\$125,616 (\$42.73/sf)	6.22%
<b>Option 3 Years 36–40</b>	\$140,554 (\$47.81/sf)	6.96%

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# 7-Eleven AREA MAP



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7-Eleven  
CLOSE-UP  
AERIAL



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# 7-Eleven AERIAL



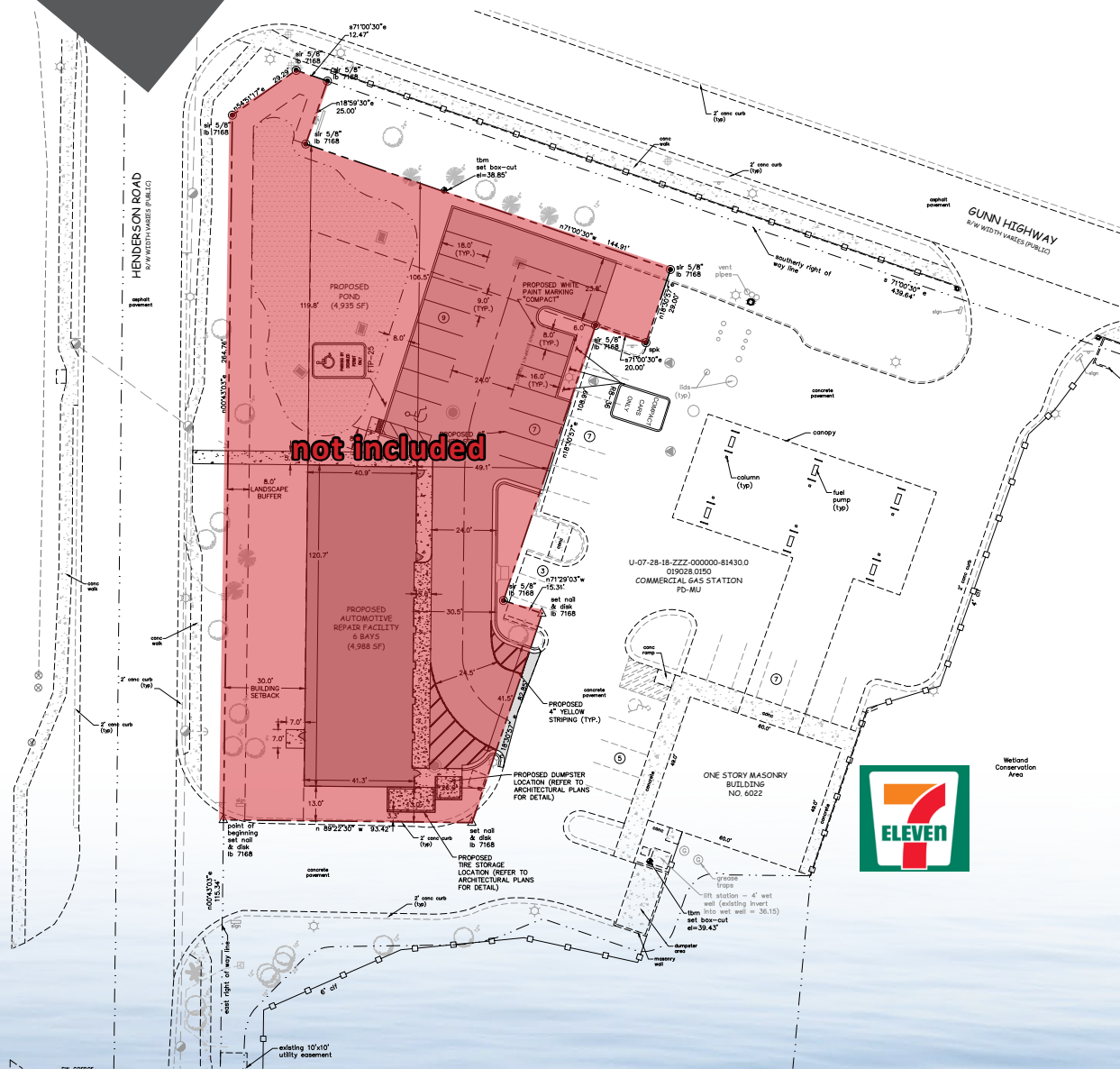
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# 7-Eleven PROPERTY SITE PLAN



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## 7-Eleven TENANT PROFILE



**7-Eleven**, the North American subsidiary of Seven-Eleven Japan, operates more than 10,000 company-owned or franchised stores in the US and Canada under the 7-Eleven name. Globally, 7-Eleven licenses more than 51,000 stores in about 15 countries, mostly in the Asia Pacific and Nordic regions. Its stores range from 2,400 to 3,000 sq. ft. and sell about 2,500 items. What started out in Dallas, Texas, back in 1927 has grown and evolved into the world's largest operator, franchisor and licensor of convenience stores.

7-Eleven has been honored by numerous companies and organizations throughout its 88 years in business. Recent 7-Eleven accolades include:

- No. 10 on *Entrepreneur* magazine's Top 500 list for 2015; No. 1 in Global Franchise Rankings for 2014 and 2013
- Ranked No. 5 on the *Franchise Direct* Top 100 Global Franchises list for 2015
- Named to the "Ten Best Overall Franchises" for January 2015 by *FranchiseRankings.com*

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## 7-Eleven MARKET OVERVIEW

### TAMPA, FLORIDA

2<sup>nd</sup> largest metropolitan statistical area in the state — 4<sup>th</sup> largest in the Southeastern US

Tampa's port and international airport make it an easily accessible, popular destination in Florida

Ranked as the 5<sup>th</sup> most popular American city by a 2009 Pew Research Center study



**Tampa** is a city in and the county seat of Hillsborough County, located on the west coast of Florida near the Gulf of Mexico. As the nation's 54th largest city, Tampa offers a unique and exciting experience for everyone. Tampa is a part of the metropolitan area most commonly referred to as the Tampa Bay Area. For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States. The Greater Tampa Bay area has over 4 million residents and is projected to reach over 4.5 million by 2017.

In 2008, Tampa was ranked as the 5<sup>th</sup> best outdoor city by Forbes. Tampa also ranks as the fifth most popular American city, based on where people want to live, according to a 2009 Pew Research Center study. In recent years Tampa has seen a notable upsurge in high-market demand from consumers, signaling more wealth concentrated in the area. The city offers exciting nightlife, a diverse selection of great restaurants and some of the state's best attractions, including the Florida Aquarium, Busch Gardens Tampa Bay, the Straz Center for the Performing Arts, and Lowry Park Zoo.

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## 7-Eleven DEMOGRAPHICS



### DEMOGRAPHICS OVERVIEW

Nearly 227,000 people, with an average household income of \$72K+, within five miles.



Demographics	1 Mile	3 Miles	5 Miles
2014 Estimated Population	13,433	84,025	226,909
2019 Projected Population	14,076	88,044	237,760
2010 Census Population	12,903	80,725	218,011
2000 Census Population	11,191	73,414	196,143
Projected Annual Growth 2014 to 2019	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2014	1.4%	1.0%	1.1%
2014 Estimated Households	5,050	33,545	89,713
2019 Projected Households	5,361	35,600	95,212
2010 Census Households	4,780	31,747	84,908
2000 Census Households	4,199	28,175	76,485
Projected Annual Growth 2014 to 2019	1.2%	1.2%	1.2%
Historical Annual Growth 2000 to 2014	1.4%	1.4%	1.2%
2014 Est. HH Income \$200,000 or More	1.6%	4.5%	5.1%
2014 Est. HH Income \$150,000 to \$199,999	3.2%	4.3%	4.6%
2014 Est. HH Income \$100,000 to \$149,999	12.1%	12.4%	11.9%
2014 Est. HH Income \$75,000 to \$99,999	13.9%	14.4%	12.5%

Demographics	1 Mile	3 Miles	5 Miles
2014 Est. HH Income \$50,000 to \$74,999	22.6%	20.0%	19.7%
2014 Est. HH Income \$35,000 to \$49,999	18.1%	15.1%	15.0%
2014 Est. HH Income \$25,000 to \$34,999	13.0%	10.6%	11.2%
2014 Est. HH Income \$15,000 to \$24,999	9.1%	10.1%	10.4%
2014 Est. HH Income Under \$15,000	6.5%	8.7%	9.8%
2014 Est. Average Household Income	\$60,409	\$71,852	\$72,380
2014 Est. Median Household Income	\$56,061	\$58,813	\$58,657
2014 Est. White	74.6%	77.9%	78.9%
2014 Est. Black	9.7%	8.7%	8.5%
2014 Est. Asian or Pacific Islander	5.4%	4.7%	4.3%
2014 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
2014 Est. Other Races	10.0%	8.3%	8.0%
2014 Est. Hispanic Population	5,556	29,812	84,835
2014 Est. Hispanic Population	41.4%	35.5%	37.4%
2019 Proj. Hispanic Population	42.6%	36.5%	38.5%
2010 Hispanic Population	40.0%	34.3%	36.1%

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