Marcus & Millichap

OFFERING MEMORANDUM



7-ELEVEN®

ARLINGTON, VA

WASHINGTON, DC MSA

The Offering



PROPERTY DETAILS	
GLA	2,950
Lot Size	0.22 Acres
Year Built	1976
Lease Type	NNN
Rent Commencement	Estimated 1975
Lease Expiration	4/30/2031
Increases	10% Every 5 Years
Options	Two; Five-Year Options
Parking	12 Spaces
Zoning	C-2 (Columbia Pike Formed Based Code Area)

ANNUALIZED DATA	ANNUAL RENT
Current (5/1/2026-4/30/2031)	$183,624
Option 2 (5/1/2031-4/30/2036)	$201,984
Option 3 (5/1/2036-4/30/2041)	$222,180

The present lease has been extended and restructured, and 7-Eleven has renewed several times since opening around 1975.

Investment Overview

RECENT BLEND-AND-EXTEND DEMONSTRATES TENANT COMMITMENT

A recent blend-and-extend further demonstrates 7-Eleven's commitment to this location. 7-Eleven has operated here for nearly 50 years, extending their lease term three times. Presently, there are 5+ years of base term and two, five-year renewal options remaining, and the lease features 10% rental increases every five years. The present $62 PSF rental rate is an at-market rental rate, and could be replicated if the tenant were to vacate.

LONG-TERM REDEVELOPMENT OPPORTUNITY

Arlington County's Columbia Pike Form Based Code is intended to transform the corridor into a more walkable community organized around a "main street," with restaurants, businesses, public spaces and higher-density development. The County's broader vision includes mid-rise, mixed-use buildings of up to six stories along portions of the Columbia Pike frontage.

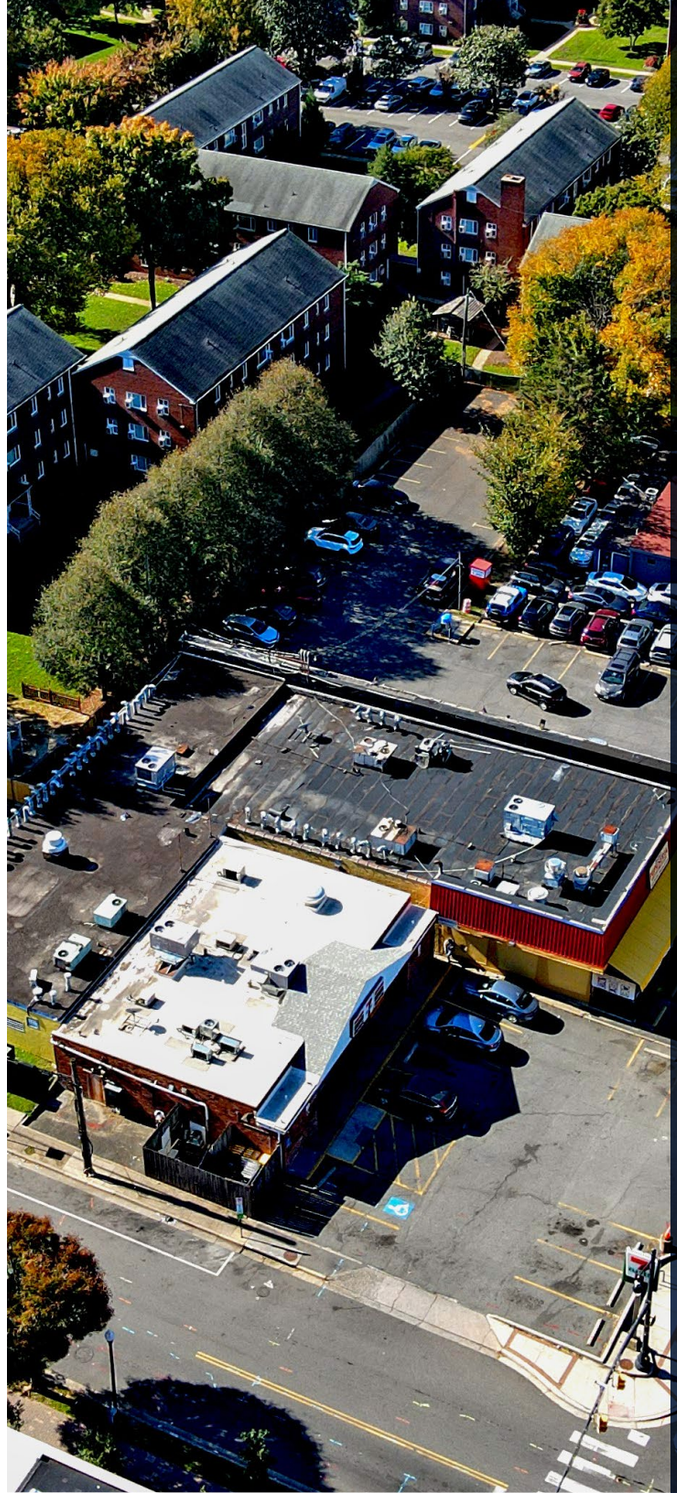
The Property's corner location provides investors with potential long-term redevelopment optionality beyond the existing income stream. An assemblage with neighboring parcels could increase the scale and flexibility of a future redevelopment.

IRREPLACEABLE LOCATION ALONG COLUMBIA PIKE

The Property is surrounded by a substantial built-in customer base, with approximately 1,436 apartment units located within one-half mile. Several of these communities are positioned along or immediately surrounding Columbia Pike, providing daily traffic, recurring neighborhood demand and a walkable customer base for the tenant. The Property is also immediately adjacent to a Bank of America with a reported $301 million in deposits, reinforcing the intersection as an established neighborhood-service destination.

HIGHLY SOUGHT-AFTER ARLINGTON COUNTY

The Property sits in the heart of Arlington's Douglas Park neighborhood, surrounded by residential density and convenient access to major employment centers in Washington, D.C., Crystal City and the Pentagon. A mix of established neighborhoods, newer apartments and nearby retail creates a strong built-in customer base, while continued investment along Columbia Pike adds to the long-term value of the location. Presently, there are 37,728 residents within one-mile, and more than 295,963 residents within three-miles with average household income of $156,124.



Highlights

LONG-TERM COVERED LAND PLAY AND REDEVELOPMENT OPPORTUNITY

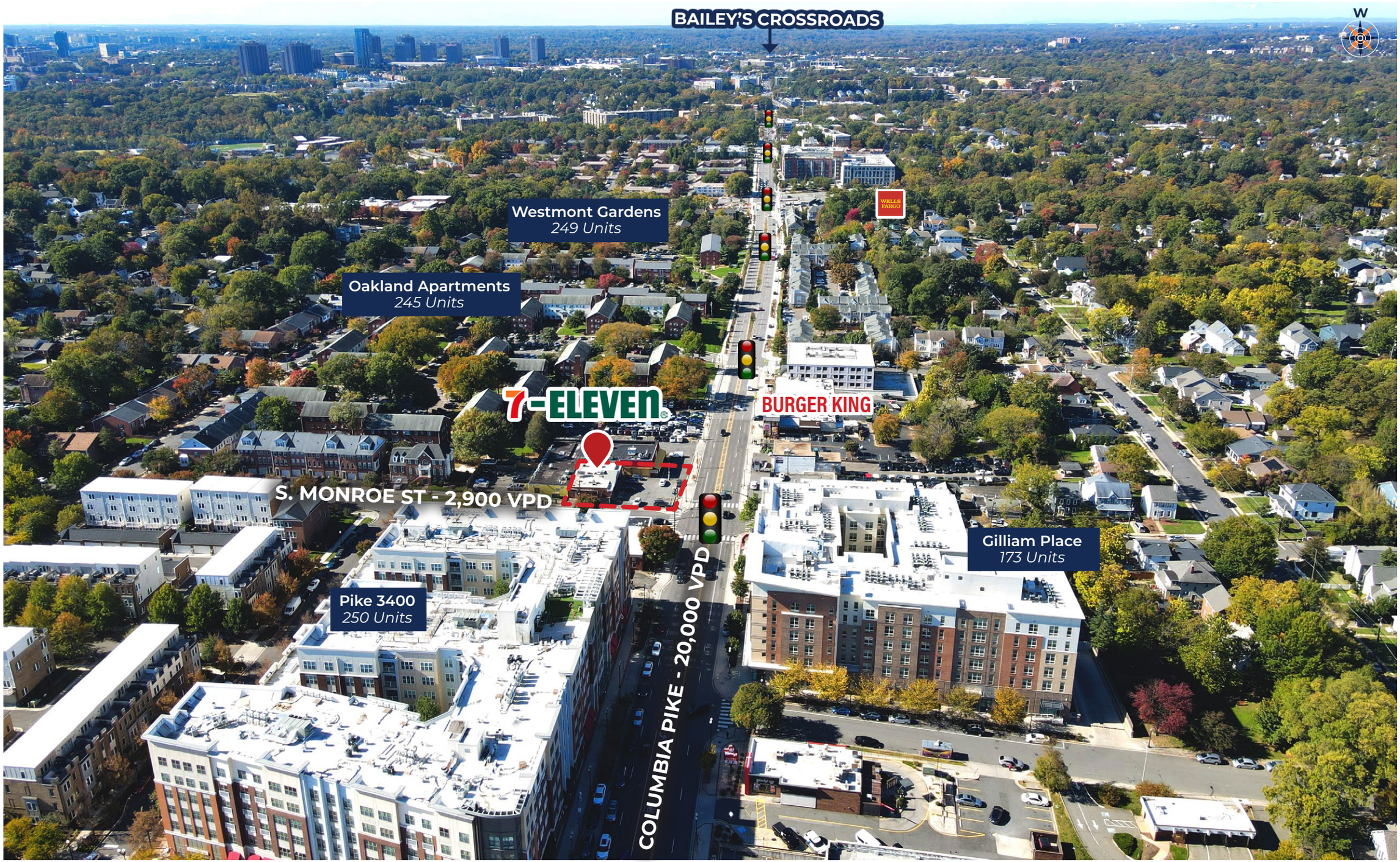
INVESTMENT GRADE TENANT

NEARLY 50 YEARS OF OPERATING HISTORY AT THE SITE

INFILL, DENSE CORNER LOCATION WITH 20,000+ VPD AND HIGHLY WALKABLE

HIGHLY SOUGHT-AFTER ARLINGTON SUBMARKET


E
N
S
W
WASHINGTON, DC
NATIONAL LANDING
CRYSTAL CITY & PENTAGON CITY)
DCA: REAGAN AIRPORT
Jasper Columbia Pike
269 Units
Giant
WALGREEN'S
Westmont
150 Units
MC'DONALDS
FIVE GUYS
BURGERS and FRIES
CVS
CHIPOTLE
MEXICAN GRILL
Gilliam Place
173 Units
Wendy's
Pike 3400
250 Units
COLUMBIA PIKE - 20,000 VPD
BANK OF AMERICA
S. MONROE ST - 2,900 VPD
7-ELEVEN


BAILEY'S CROSSROADS
W
Westmont Gardens
249 Units
Oakland Apartments
245 Units
WELLS FARGO
7-ELEVEN
BURGER KING
S. MONROE ST - 2,900 VPD
Gilliam Place
173 Units
Pike 3400
250 Units
COLUMBIA PIKE - 20,000 VPD

Tenant Overview

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven® stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards® loyalty programs with more than 80 million members, place an order in the 7NOW® delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

7-Eleven has received numerous accolades throughout its 88 years in business. It was ranked Number 1 on Entrepreneur magazine's 2017 Top Global Franchises List, recognized as a Top 100 Global Retail Franchise for five years straight, Number 3 on Fast Company's "World's Top 10 Most Innovative Companies in Retail" in 2013, among many other achievements.

#1
Top Global Franchisee
- Entrepreneur Magazine

#3
World's Top Most Innovative Companies
- Fast Company



7-ELEVEN®

REVENUE
$87.6 Billion

NO. OF EMPLOYEES
140,000

NO. OF LOCATIONS
78,000

YEAR FOUNDED
1927

HEADQUARTERS
Dallas, TX

OWNERSHIP
Public


7 ELEVEN
READY WHEN YOU ARE
7NOW




Columbia Pike

Location Overview

WASHINGTON, DC

As the capital city of the United States, Washington, D.C., is located along the Potomac River, just inland from the Chesapeake Bay. In addition to the District of Columbia, the metro encompasses 22 counties and jurisdictions in portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are densely populated. Washington, D.C., is the largest city in the metro, with a population of over 700,000 residents. Amazon's HQ2 headquarters in Arlington has further strengthened the region's economic profile, contributing thousands of jobs and supporting continued demand for housing, retail amenities, and commercial development throughout the Washington metropolitan area.

ECONOMY

The economy of the Washington, D.C., metro is one of the largest in the nation and is home to a wide variety of Fortune 500 companies, including Capital One Financial, Leidos Holdings, DXC Technology, AES, Danaher, Fannie Mae and Freddie Mac.

Employment is primarily focused on government, lobbying, defense contracting, data processing and news reporting.

The metro has a sizable hospitality sector that, while still recovering from the health crisis, typically employs more than 325,000 workers and supports the roughly 20 million annual visitors to the region's vast array of attractions.

MAJOR AREA EMPLOYERS

Georgetown University
Capital One Bank
GW
Fannie Mae
Inova
Booz | Allen | Hamilton
LOCKHEED MARTIN



Regional Map

$163K

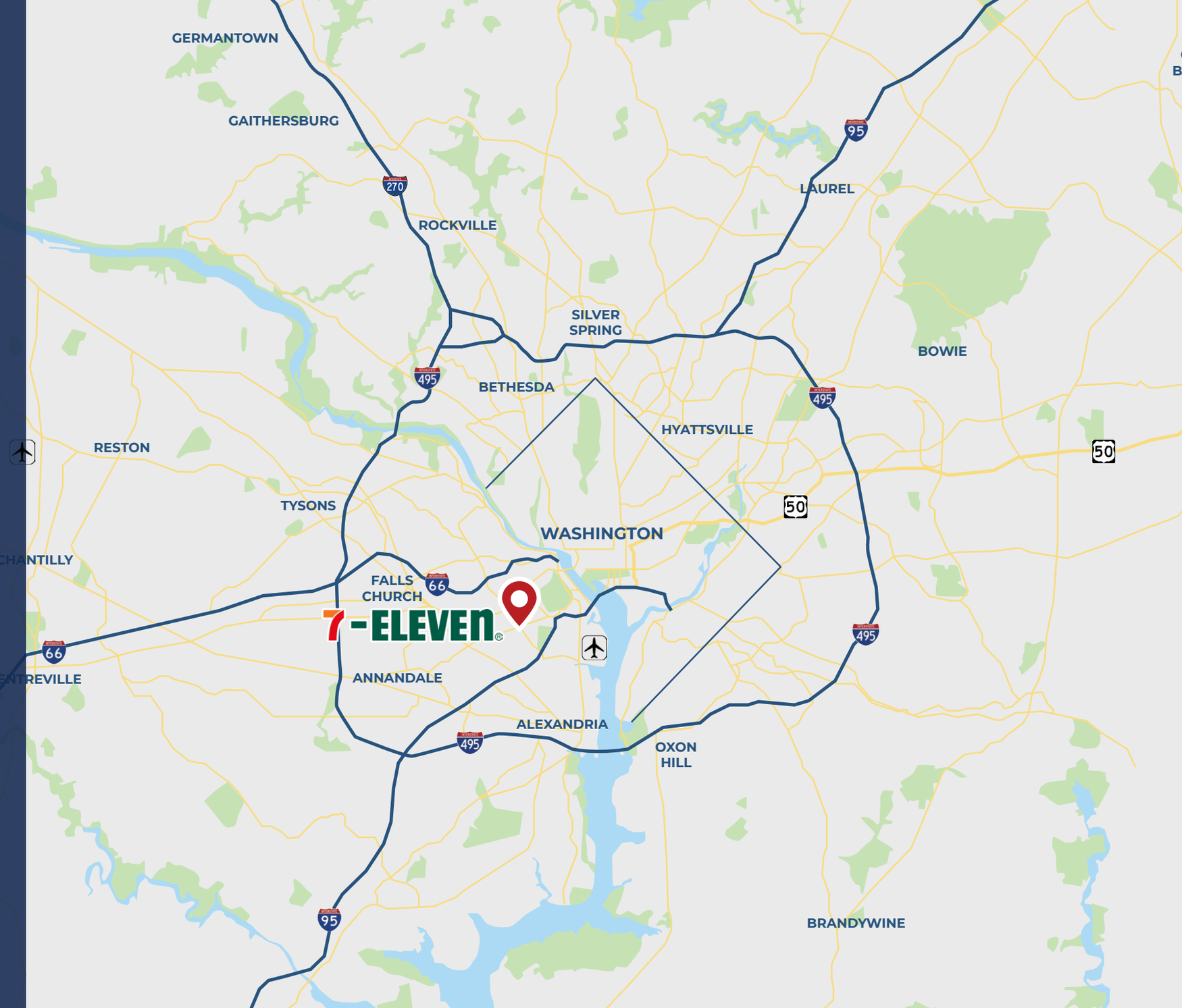
Within a 5-mile radius, the average household income is $162,850.

23K

An average of 22,900 vehicles per day drive by Columbia Pike and S Monroe St.

670K

Within a 5-mile radius, the population density is 669,752.



Lease Abstract

LEGAL TENANT NAME	7-Eleven, Inc.
NOTIFICATION PERIOD TO EXERCISE OPTIONS	180 Days
LANDLORD OBLIGATIONS	None
TENANT OBLIGATIONS	Lessee agrees to keep the improvements at any time located on the Leased Premises in good repair, casualty damage and reasonable wear and tear excepted. Lessee shall be responsible for repairing the plumbing, heating, ventilating and air conditioning systems.
HVAC RESPONSIBILITY	Tenant
ASSIGNMENT & SUBLETTING	Lessee shall have the right to assign or sublease the whole or any part of the Leased Premises, provided that any assignment or sublease shall be subject to all of the terms and conditions of this Lease Agreement and that Lessee shall remain primarily liable for the payment of rent and the performance of the terms and conditions of this Lease Agreement.

Demographic Summary

POPULATION	1-MILE	3-MILES	5-MILES
2030 Projection	38,230	303,301	669,752
2025 Estimate	37,728	295,963	655,753
2020 Census	39,191	297,279	652,008
2010 Census	34,945	263,000	573,021

HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average	$153,302	$156,124	$162,850
Median	$131,409	$133,732	$140,265
Per Capita	$70,343	$75,332	$77,516

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2030 Projection	17,734	147,318	322,635
2025 Estimate	17,477	143,906	315,889
2020 Census	17,012	137,480	303,110
2010 Census	15,344	124,520	268,187

HOUSING	1-MILE	3-MILES	5-MILES
Median Home Value	$727,699	$770,130	$793,046

EMPLOYMENT	1-MILE	3-MILES	5-MILES
2025 Daytime Population	19,743	328,844	1,137,990
2025 Unemployment	2.61%	2.26%	2.23%
Average Time Traveled (Minutes)	30	30	30

EDUCATIONAL ATTAINMENT	1-MILE	3-MILES	5-MILES
High School Graduate (12)	1.16%	1.11%	0.97%
Some College (13-15)	15.24%	11.51%	10.98%
Associate Degree Only	7.23%	6.25%	6.10%
Bachelor's Degree Only	3.69%	3.94%	3.67%
Graduate Degree	63.61%	66.82%	68.53%



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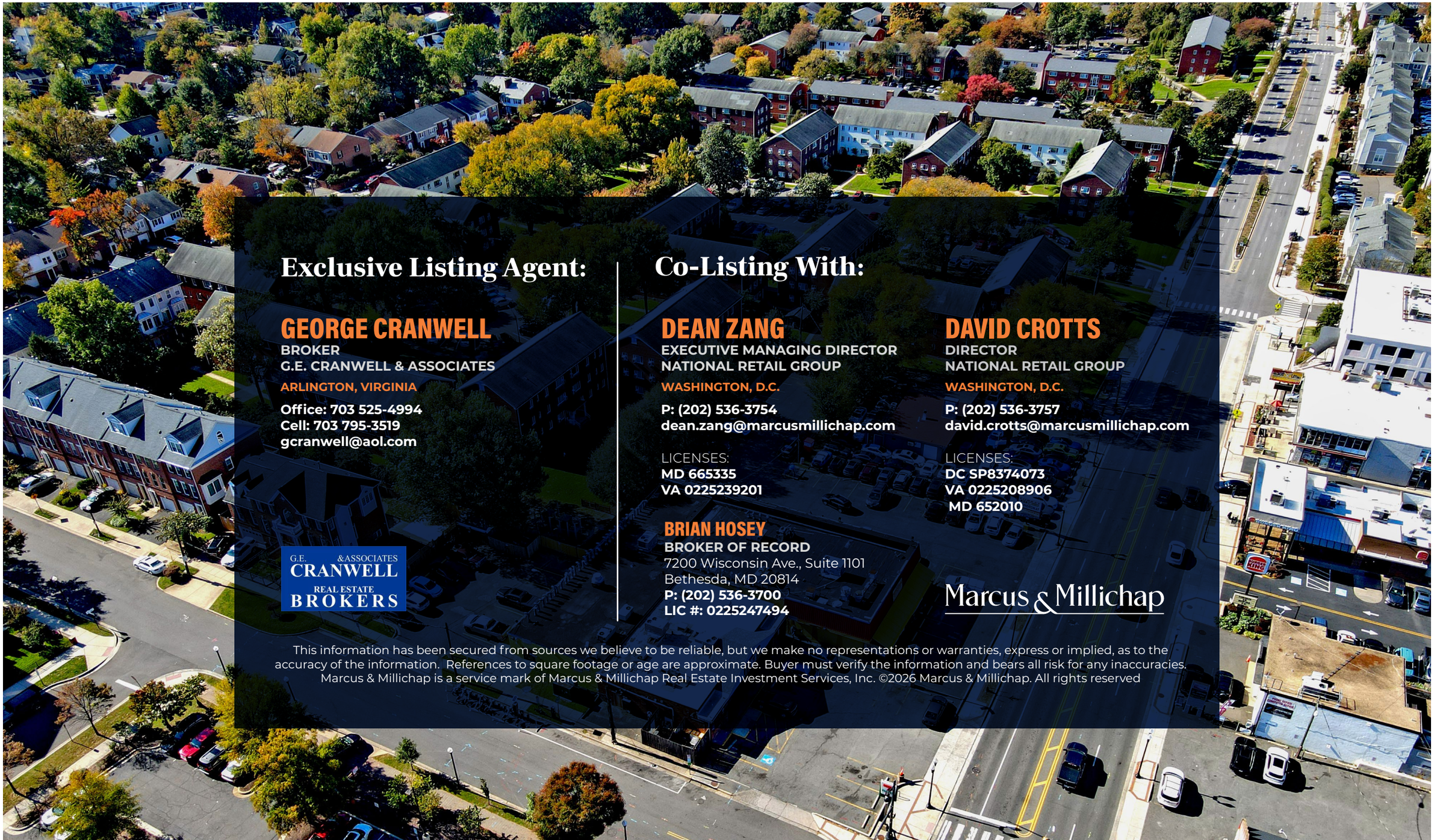
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