



**7-ELEVEN**  
101 W Haven Blvd  
Leduc, Alberta, Canada (Edmonton CMA)



## TABLE OF CONTENTS

### I. Executive Profile

Executive Summary  
Investment Highlights  
Property Overview

### II. Location Overview

Photographs  
Aerial  
Site Plan  
Map

### III. Market & Tenant Overview

Demographic Report  
Market Overview  
Tenant Overview

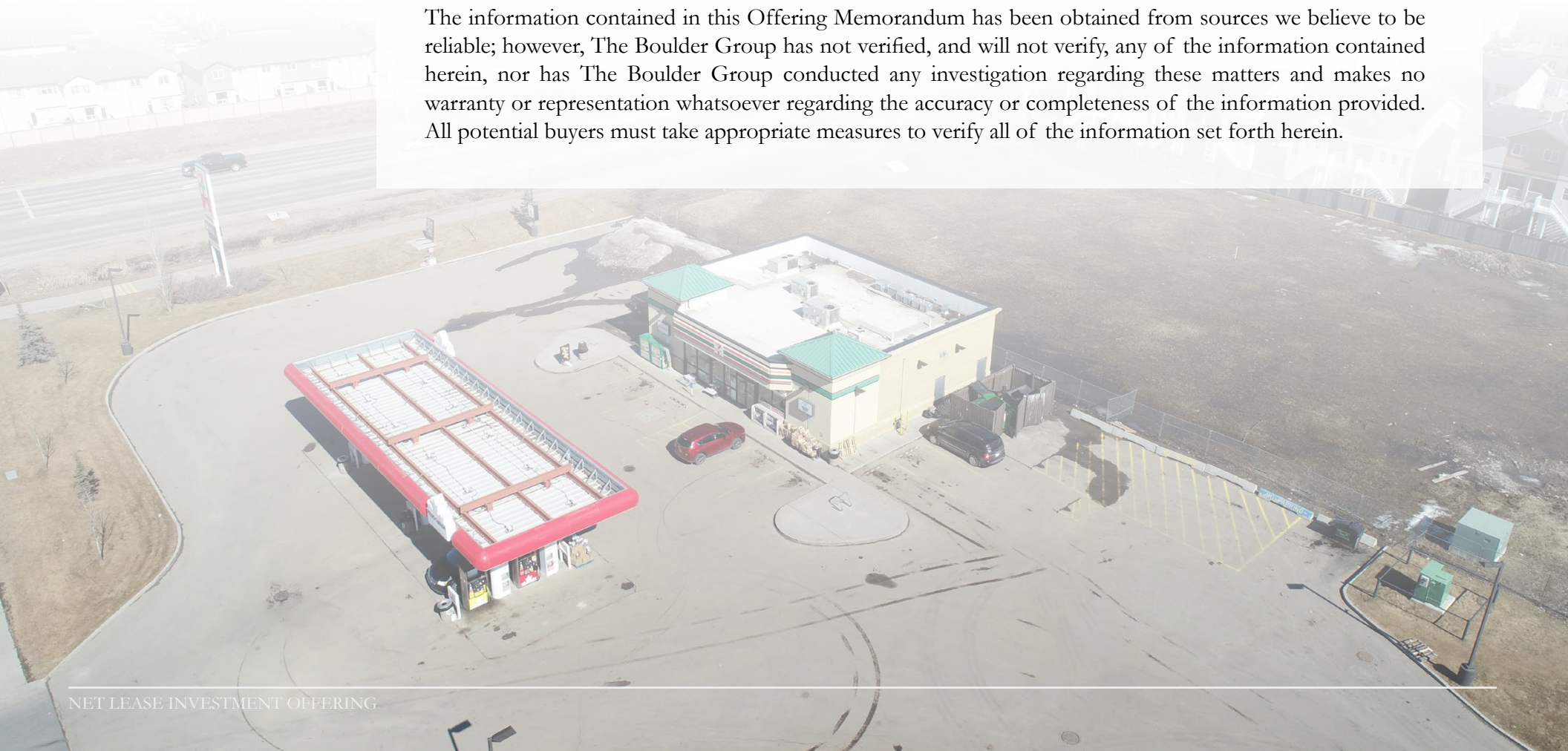


**DISCLAIMER  
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale the fee simple interest in a single tenant net leased 7-Eleven property located in Leduc, Canada, which is part of the Edmonton CMA. The absolute triple net lease has fifteen years remaining in the primary term. The lease is corporately guaranteed by 7-Eleven, which is an investment grade tenant with a Standard & Poor's rating of AA-.

The 2,400 square foot 7-Eleven is located at the hard corner of a signalized intersection along 50th Avenue which a primary east-west thoroughfare. The 7-Eleven property is strategically located in the area's primary retail corridor with Walmart Supercenter, RONA, Canadian Tire, TD Canada Trust, Jiffy Lube, Staples, Michaels, Domino's, Tim Hortons and Dairy Queen. The property is located in close proximity to Edmonton International Airport, which drives economic growth to the region.

The lease is absolute triple net and features five 5-year renewal options. This is a 24-hour location and also has gas pumps on the large 1.19-acre site. 7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 64,319 stores in 18 countries. 7-Eleven is also one of the nation's largest independent gasoline retailers and was ranked #1 by Entrepreneur Magazine in the 2017 annual "Franchise 500" ranking



**INVESTMENT HIGHLIGHTS:**

- Located in the Edmonton CMA
- Corporately guaranteed
- 7-Eleven is an investment grade rated tenant (S&P: AA-)
- Absolute NNN lease with no landlord responsibilities
- Located at the hard corner of a signalized intersection along 50th Avenue which a primary east-west thoroughfare
- Strategically located in the area's primary retail corridor with Walmart Supercenter, RONA, Canadian Tire, TD Canada Trust, Jiffy Lube, Staples, Michaels, Domino's, Tim Hortons and Dairy Queen
- Located in close proximity to Edmonton International Airport which drives economic growth to the region
- 24 Hour location



**PROPERTY OVERVIEW:**

Price: \$4,515,000 (CAD) | 6.00% Cap Rate

Rent Schedule:

<u>Escalations</u>	<u>NOI*</u>
Current - 12/31/34 (Option 1)	270,900
1/1/35 - 12/31/35	275,641
1/1/36 - 12/31/36	280,464
1/1/37 - 12/31/37	285,373
1/1/38 - 12/31/38	290,367
1/1/39 - 12/31/39	295,448
1/1/40 - 12/31/40 (Option 2)	300,618
1/1/41 - 12/31/41	305,879
1/1/42 - 12/31/42	311,232
1/1/43 - 12/31/43	316,679
1/1/44 - 12/31/44	322,221
1/1/45 - 12/31/45 (Option 3)	327,859
1/1/46 - 12/31/46	333,597
1/1/47 - 12/31/47	339,435
1/1/48 - 12/31/48	345,375
1/1/49 - 12/31/49	351,419
(Option 4 & 5)	FMV

Lease Expiration Date: December 31, 2034

Renewal Options: Five 5-Year

Guarantor: 7-Eleven, Inc.

Standard & Poor's Rating: AA-

Year Built: 2006

Lease Type: Absolute NNN

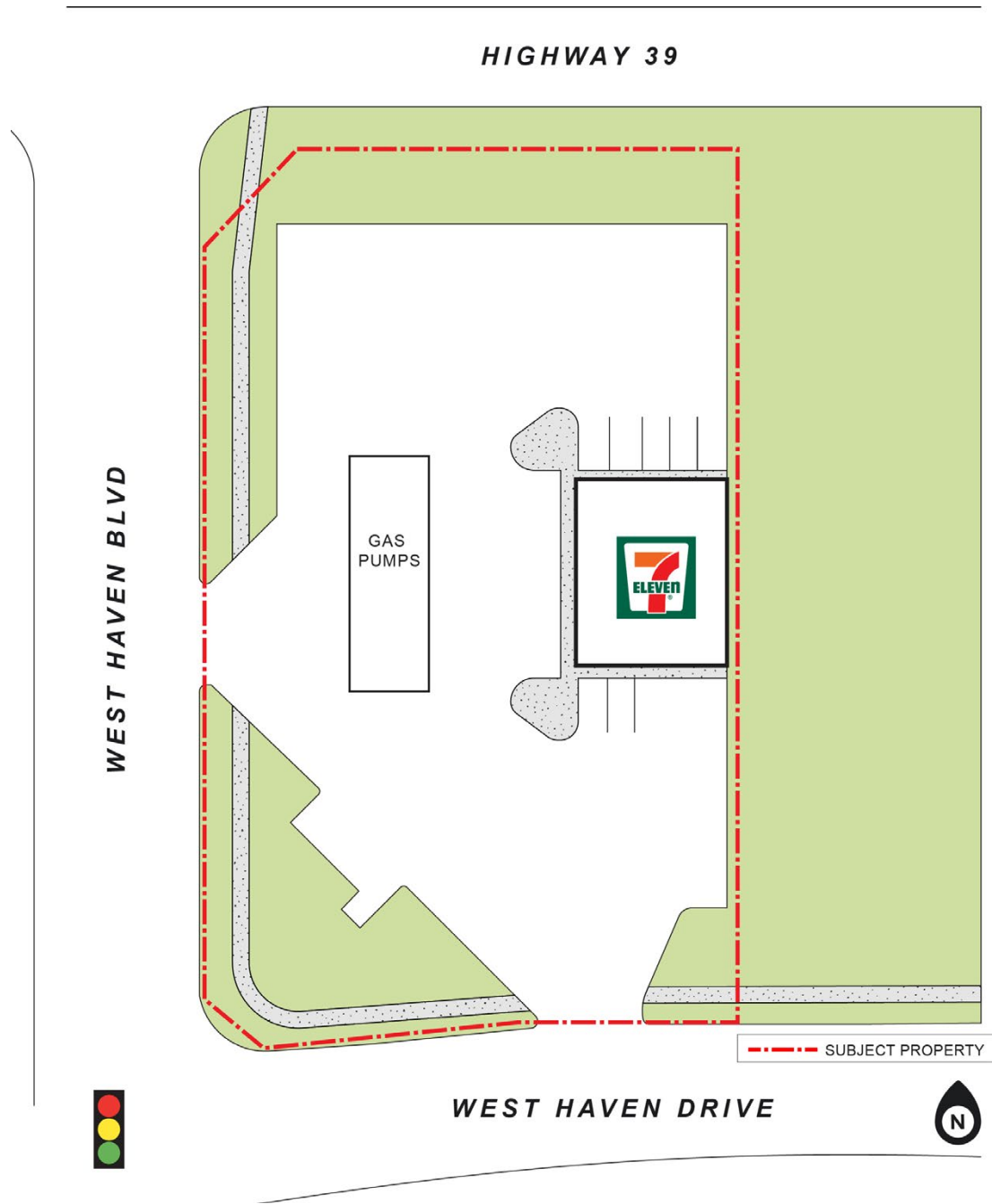
Building Size: 2,400 SF

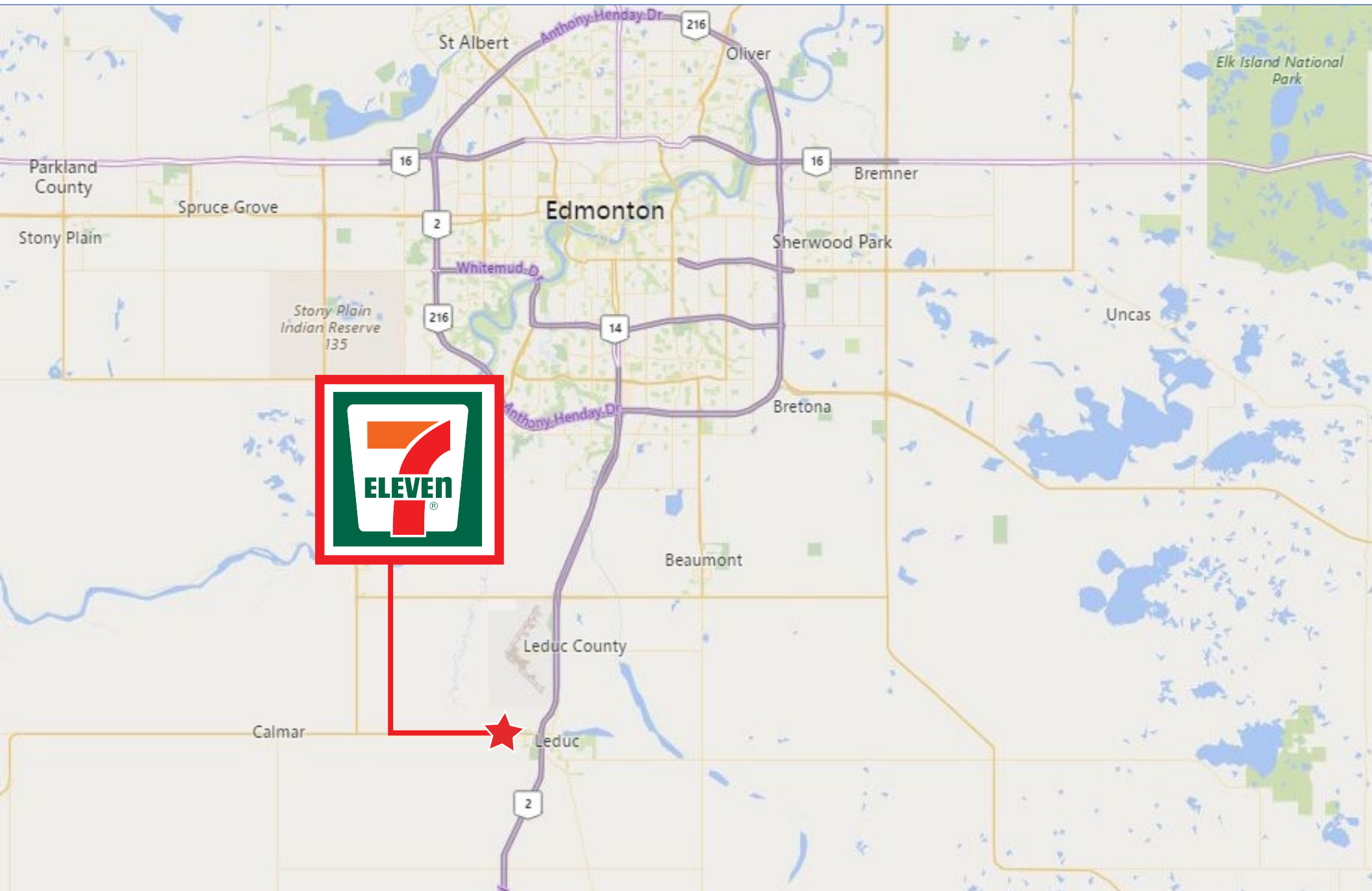
Land Size: 1.19 AC

*NOI in CAD. Conversion rate [here](#)*









**DEMOGRAPHIC REPORT:**

Population	3-km	5-km	7-km
------------	------	------	------

Total Population	18,271	31,369	33,512
------------------	--------	--------	--------

Total Households	5,051	8,745	9,352
------------------	-------	-------	-------

Income	3-km	5-km	7-km
--------	------	------	------

Average Household Income	CAN 113,307	CAN 114,638	CAN 116,885
--------------------------	-------------	-------------	-------------



**MARKET  
OVERVIEW:**

**Leduc, AB, Canada**

Leduc is a city in the province of Alberta, Canada. It is 33 kilometres (21 mi) south of the provincial capital of Edmonton and is part of the Edmonton Metropolitan Region.

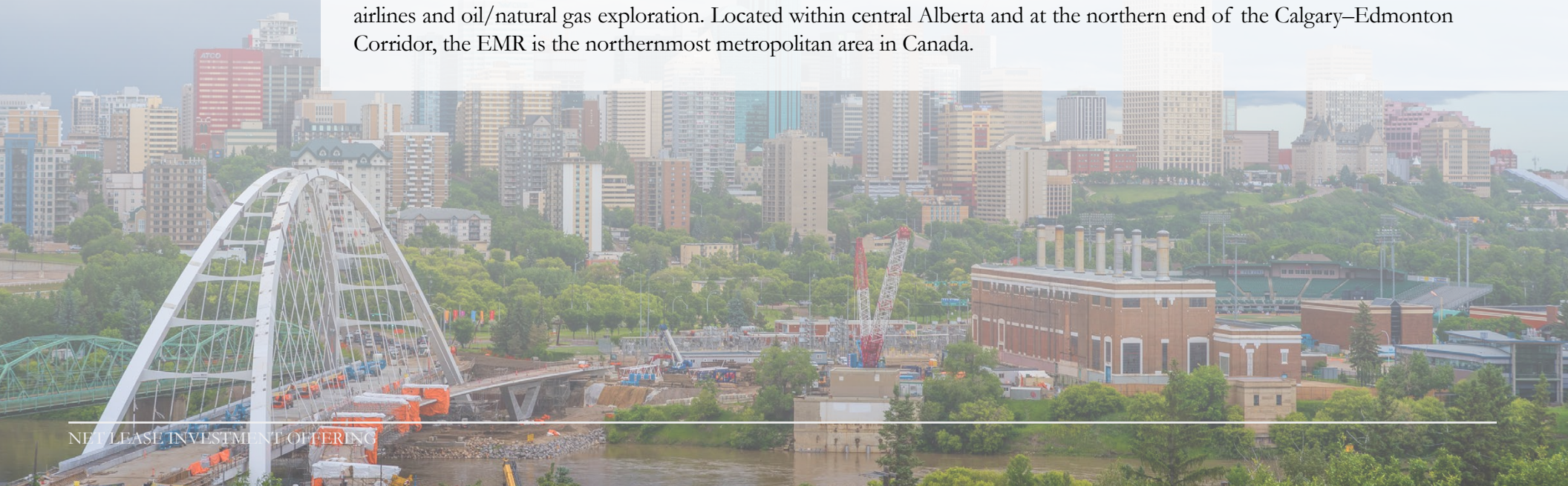


The City of Leduc is a founding member of the Leduc-Nisku Economic Development Association, an economic development partnership that markets Alberta's International Region in proximity to the Edmonton International Airport. The city forms part of this international transportation and economic region. It is on the CANAMEX Trade Corridor at the intersection of two Canadian Pacific Railway lines and is adjacent to the Edmonton International Airport. These transportation links support the petrochemical activities in Alberta's Industrial Heartland, the Fort McMurray area, and other economic hubs.

The oil and gas industry has long been the base of Leduc's economy. The Leduc Business Park, in the northern portion of the city, contains more than 1,400 businesses. The Nisku Industrial Park, located to the north within Leduc County, also contains many businesses.

**Edmonton CMA**

The Edmonton Metropolitan Region (EMR), also commonly referred to as the Alberta Capital Region, Greater Edmonton or Metro Edmonton, is a conglomeration of municipalities centred on Alberta's provincial capital of Edmonton. The EMR is considered a major gateway to northern Alberta and the Canadian North, particularly for many companies, including airlines and oil/natural gas exploration. Located within central Alberta and at the northern end of the Calgary-Edmonton Corridor, the EMR is the northernmost metropolitan area in Canada.



**TENANT  
OVERVIEW:**

**7-Eleven**

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 64,319 stores in 18 countries. 7-Eleven is also one of the nation's largest independent gasoline retailers. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling perishable items as a convenience to guests. The company's iconic products have become a substantial part of American culture from its well-known Big Gulp® fountain soft drink and Big Bite® grill items to the Slurpee® beverage and its fresh-brewed coffee. 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods. The name 7-Eleven originated in 1946 when the stores were open from 7:00AM to 11:00PM. 7-Eleven was ranked #1 by Entrepreneur Magazine in the 2017 annual "Franchise 500" ranking. It is an investment grade rated company with a Standard & Poor's rating of AA-.

Website:	<a href="http://www.7-eleven.com">www.7-eleven.com</a>
Founded:	1927
Number of Locations:	64,319
Number of Employees:	45,000+
Standard & Poor's Rating:	AA-
Headquarters:	Irving, Texas





**Randy Blankstein**  
President  
847.562.0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**Jimmy Goodman**  
Partner  
847.562.8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

3520 Lake Avenue, Suite 203  
Wilmette, IL 60091

[www.bouldergroup.com](http://www.bouldergroup.com)

THE  
**Boulder**  
GROUP