7-ELEVEN

1401 E Peckham Ln | **Reno, NV 89502**

Offering Memorandum

MATTHEWS™

Exclusively Listed By

David Harrington
Broker of Record
License No. B.1003120.CORP (NV)

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Property Overview

7-Eleven
1401 E Peckham Ln, Reno, NV 89502

Investment Highlights

Property Highlights

- **High Performing Store:** Reports Store Sales — low rent-to-sales ratio. Contact broker for more details.
- **Creditworthy Tenancy:** Leased to 7-Eleven, an investment-grade tenant (S&P: A-)
- **Demonstrated Tenant Commitment:** 7-Eleven exercised an early lease extension in 2025 and over 40+ years of operating history at this location, underscoring long-term operational stability
- **Strong Demographics:** Over ±211,680 residents within a five-mile radius and more than ±400,363 within ten miles.
- **Affluent Area**: Average household income over ±$100,000 in a 5-mile radius
- **Excellent Highway Access:** Located less than one mile from Interstate 580, which accommodates over ±134,000 vehicles per day.
- **Dense National Retail Presence:** Surrounded by a wide array of national retailers and QSR tenants, including Chick-fil-A, Starbucks, Chipotle, Dutch Bros Coffee, Raising Cane's, and McDonald's, among others.
- **Established Big Box Corridor:** Adjacent to major shopping centers anchored by national brands such as Walmart Supercenter, Target, Whole Foods, Lowe's, Best Buy, Trader Joe's, Burlington, CVS, and The Home Depot.
- **Proximity to Convention Hub:** Less than one mile away from the Reno-Sparks Convention Center, a ±600,000 SF exhibition facility hosting high-profile national sporting events and conferences annually.
- **Nearby Resort-Casinos:** Minutes from Peppermill Reno and Atlantis Casino Resort Spa—two AAA Four Diamond properties offering over 2,400+ guest rooms, extensive gaming, spa, and convention facilities.
- **Access to Regional Mall:** Less than one mile away from Meadowood Mall, a ±901,000 SF super-regional center anchored by Macy's, Dillard's, Dick's Sporting Goods, and JCPenney.
- **Close to Reno-Tahoe International Airport:** Situated within three miles of RNO, which serves approximately 4.8 million passengers annually and contributes $3.6 billion in total economic impact.

Smart&Final
Staples
COSTCO WHOLESALE
REI co-op
urban Air ADVENTURE PARK
TOYOTA
CINEMARK
SPORTSMAN'S WAREHOUSE
ASHLEY
INTERSTATE 580
PEPPERMILL RENO
OUTBACK STEAKHOUSE
POPEYES
TACO BELL
Atlantis CASINO RESORT SPA•RENO
± 134,000 VPD
GROCERYOUTLET bargain market
RENO-SPARKS CONVENTION CENTER
DUTCH BROS
Subject Property
Walmart Supercenter
Michaels FLOOR & DECOR
T.J.maxx
HomeGoods
sam's club
WORLD MARKET
BOB'S DISCOUNT FURNITURE
TWIN PEAKS
McDonald's
Olive Garden
NATURAL GROCERS
NORDSTROM rack
Applebee's GRILL • BAR
MOD
Jersey Mike's SUBS
LOWE'S
BEST BUY
BARNES & NOBLE
Meadowood Mall
macy's
sears HOME SERVICES
JCPenney
DICK'S SPORTING GOODS
The Cheesecake Factory
Bath & Body Works
HOLLISTER
Chick-fil-A
Red Robin
FIVE GUYS BURGERS and FRIES
Famous Dave's
CHIPOTLE
HOBBY LOBBY
Two Chicks
WHOLE FOODS MARKET
HARBOR FREIGHT
Pizza Hut
QDOBA MEXICAN EATS
Cane's
Total Wine & MORE
DSW DESIGNER SHOE WAREHOUSE
PETSMART
Guitar Center
THE HOME DEPOT
target
TRADER JOE'S
CVS pharmacy
CHUCK E. CHEESE
O'Reilly AUTO PARTS
Jack in the box
AutoZone
Raley's ACE Hardware
Longley Ln ± 15,900 VPD
NORTHERN NEVADA REBAR EST. 1997
Bristle Pointe Apts.
Frito Lay
Reno-Tahoe International Airport
N

1401 E Peckham Ln
Reno, NV 89502

±2,760 SF
GLA

1980
Year Built

40+ Years
Operating History

Absolute NNN
Lease Type

10
Parking Spaces

Financial Overview

7-Eleven
1401 E Peckham Ln, Reno, NV 89502

Financial Summary

$2,350,000	5.62%	±2,760 SF	±0.41 AC
List Price	Cap Rate	GLA	Lot Size

Property Details

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	20 Years
Rent Commencement Date	8/29/1979
Lease Expiration Date	8/30/2030
Term Remaining on Lease	±4.35 Years
Increases	10% Every 5 Years
Options	Two, 5-Year Options

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current- 8/30/2030	**$11,000**	**$132,000**	**$47.83**	**5.62%**
Option 1	$12,100	$145,200	$52.61	6.18%
Option 2	$13,310	$159,720	$57.87	6.80%

Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
A- (S&P)

Annual Revenue
$81.5B

Tenant Overview

7-Eleven, Inc. stands as a globally recognized leader in the convenience-retailing sector, operating an expansive network of stores that define its robust market presence and brand strength. As a wholly owned subsidiary of Seven-Eleven Japan (part of Seven & I Holdings), the company benefits from strong financial backing and strategic global integration. With a reputation for innovation—from proprietary loyalty platforms to rapid delivery offerings—7-Eleven continues to set the standard in customer convenience and retail adaptability.

Why Invest in 7-Eleven?

- **Extensive Global Footprint:** Operates approximately 85,000 locations across 20 countries, including nearly 13,000 stores in North America—making it the world's largest convenience retailer by store count.
- **Strong Parent Company Backing:** Fully owned by Seven & I Holdings Co., Ltd., a Tokyo-based retail conglomerate with significant capital resources and a long-term commitment to international growth.
- **Growth Through Strategic Acquisitions:** Demonstrated expansion strategy through major acquisitions such as Speedway and Stripes, solidifying market leadership in high-traffic, high-growth U.S. regions.
- **Loyalty and Digital Innovation:** Drives repeat customer engagement through proprietary platforms like 7Rewards and 7 NOW, aligning with evolving consumer expectations around convenience and mobile access.
- **Diversified Retail Format:** Offers a wide array of essential products and services—including fuel, grocery staples, hot food, and parcel lockers—supporting stable, recurring revenue in both urban and suburban markets.

Market Overview

7-Eleven
1401 E Peckham Ln, Reno, NV 89502

Reno, NV

Market Demographics

274,915
Total Population

$84,684
Median HH Income

114,000
# of Households

47%
Homeownership Rate

150,000
Employed Population

30%
% Bachelor's Degree

39.4
Median Age

$474,000
Median Property Value

Local Market Overview

Reno benefits from a balanced mixture of tourism, technology, and industrial growth. The city draws visitors through gaming, events, and its proximity to Lake Tahoe and the Sierra Nevada, while also serving as a growing hub for advanced manufacturing, logistics, and technology operations. Major industrial development in the Tahoe Reno Industrial Center drives regional demand for transportation and distribution infrastructure.

Transportation access supports that mix: Reno lies on I-80 and U.S. 395/Interstate 580, linking California and the Mountain West. The Reno-Tahoe International Airport offers commercial flights and connects the region to national hubs. Rail access further supports commercial activity, with Union Pacific freight service running through the city. The University of Nevada, Reno contributes both as an educational anchor and as a source of skilled labor, research, and innovation. Together, these factors place Reno at the intersection of leisure, industry, and education, supporting consistent economic activity across sectors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,447	81,320	215,013
Current Year Estimate	13,486	79,574	211,680
2020 Census	12,832	77,734	205,713
Growth Current Year-Five-Year	7.12%	2.19%	1.57%
Growth 2020-Current Year	5.09%	2.37%	2.90%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,203	37,273	96,314
Current Year Estimate	5,663	36,008	93,423
2020 Census	4,742	33,164	87,063
Growth Current Year-Five-Year	9.54%	3.51%	3.09%
Growth 2020-Current Year	19.42%	8.58%	7.31%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$77,728	$105,370	$109,027

Local Attractions

Reno supports a combination of cultural, recreational, and educational resources. The city is home to the Nevada Museum of Art, the National Automobile Museum, and the Discovery Museum, all of which serve as year-round institutions for residents and visitors. Seasonal events, including Hot August Nights and the Reno Rodeo, draw regional traffic and support hotel, dining, and retail activity. The Downtown Riverwalk District offers access to the Truckee River, with walking paths and proximity to food and beverage services. Parks and public space, such as Idlewild Park and Rancho San Rafael Regional Park, offer amenities for community use.

Reno is located near Lake Tahoe and the Sierra Nevada, giving the area consistent traffic from outdoor recreation. Regional activities include skiing, hiking, mountain biking, and camping, with multiple ski resorts operating within a one-hour drive. The Reno-Tahoe International Airport connects the city to major markets, and both Interstate 80 and U.S. 395/Interstate 580 provide primary ground access. Rail freight operations continue along Union Pacific's network. The University of Nevada, Reno, located near the downtown core, operates as a Tier 1 research institution and maintains enrollment that contributes to both educational demand and workforce supply.

Economic Drivers

Reno's economy includes employment from healthcare, public education, logistics, manufacturing, and gaming. Top employers in the area include Renown Health, Washoe County School District, University of Nevada, Reno, Grand Sierra Resort, and Peppermill Resorts. The city also draws workforce demand from casino-resort operations, service industries, and warehousing. Tesla's Gigafactory, located east of Reno in the Tahoe Reno Industrial Center, anchors regional industrial growth alongside other users in electric vehicle supply, data centers, and third-party logistics. The city has seen steady industrial absorption and an expansion of build-to-suit and speculative development in recent years.

Washoe County's gross domestic product reflects steady contributions from trade, manufacturing, healthcare, and education sectors. The region's economic base continues to diversify, with an increase in non-gaming-related capital investment and employment. Infrastructure investments tied to the Reno-Sparks metro area, including roadway improvements and water treatment expansions, support continued growth in both commercial and residential sectors. The presence of the University of Nevada, Reno, strengthens workforce training pipelines and adds research capabilities in engineering, agriculture, and renewable energy. The Reno-Sparks area continues to function as a logistics and distribution hub for west coast supply chain networks.

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