

# 2501

E. BALL ROAD

ANAHEIM, CA 92806



## 7-ELEVEN

**TROPHY SOUTHERN CALIFORNIA ASSET**

**2025 CONSTRUCTION**

**NEW 15-YEAR ABSOLUTE NNN LEASE**

**LOCATED @ OCVIBE (\$4B, 100+ AC PROJECT)**

**MINUTES FROM DISNEY, DUCKS, AND ANGELS**

**FIRST TIME ON THE MARKET IN 80+ YEARS**



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EXCLUSIVELY LISTED BY

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# INVESTMENT SUMMARY

## Investment Highlights

### Trophy Southern California Asset

- ▶ **Rare Orange County 7-Eleven Offering:** Brand New Construction for a Rarely-Offered Brand in One of the Most Coveted Investment Markets in the World
- ▶ **Brand New, 15-Year Absolute NNN Corporate Lease** with 7-Eleven | The Lease Features Zero Landlord Management or Maintenance Responsibilities and 7.5% Increases Every Five Years
- ▶ **Strategic Location:** Signalized, Corner Location at the Prime Intersection of Ball Road & Sunkist Street (±80,000 Cars Per Day)
- ▶ **Exceptional Visibility:** The Subject Property is Located at the Ball Road Entrance and Exit to the 57 Freeway (±287,000 Cars Per Day)
- ▶ **Rare Fee Simple Offering:** Eligible for Depreciation and Other Ownership Tax Benefits

### Investment Grade Tenant

- ▶ Guaranteed by 7-Eleven Inc., an Investment-Grade Tenant with a Strong Credit Profile
- ▶ 7-Eleven is the World's Largest Convenience Store Chain with Over 84,000 Locations Globally | Revenue Exceeded \$80 Billion USD in 2024

### Prime Retail Location

- ▶ Close Proximity to Key Attractions:
  - **Disneyland Resort** - A Global Attraction, Located Approximately 3.5 Miles Away from the Subject Property (±28 Million Visitors Annually)
  - **Angel Stadium of Anaheim** - Located 2 Miles from the Subject, the Stadium Hosts Numerous Annual Events as well as 80+ Home Games for the Angels (±3.5 Million Visitors Annually)
  - **Honda Center** - Just 1.5 Miles Away, the Honda Center is Home to the Anaheim Ducks and a Premier Venue for Sports and Entertainment Events (1 Million+ Visitors Annually)
  - **OCVIBE** - Adjacent to the Honda Center, this \$4 Billion, 100-Acre Project will Completely Transform the Surrounding Area. The Project Includes Multiple Years of New Developments, Including Multiple New Hotels, 1,500+ Residents, 500,000+ Square Feet of Commercial Space, and Dozens of Restaurants and Nightlife Activities. Please See Pages 10-11 for More Information.
- ▶ **Excellent Demographics** - Dense, Infill Location with Population Counts Exceeding 624,000 Within Five Miles | Strong Average Household Income of \$115,000+ Within Five Miles
- ▶ **Dynamic Trade Area** – The Subject Property is Surrounded by a Mix of National Brands, Local Businesses, and Community Amenities | Positioned Near High-Performing Retail Centers and Densely Populated Neighborhoods





# TENANT OVERVIEW

## 7-Eleven Overview

7-Eleven, Inc. is the premier name in the 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. Fuel has been part of the 7-Eleven® convenience offering since 1928, and is now available at over 8,000 locations across the U.S. 7-Eleven is the world's largest convenience store and a top-10 franchisor.

The company's stores offer a wide variety of products including snacks, beverages, prepared foods, household items, lottery, and fuel (at select locations). 7-Eleven is known for signature offerings such as the Slurpee®, Big Gulp®, and its growing selection of hot and fresh food items. In recent years, the brand has also invested heavily in digital innovation, including mobile ordering, loyalty rewards, and on-demand delivery services.

In 2021, 7-Eleven completed its \$21 billion acquisition of Speedway, adding over 3,800 convenience store locations across the U.S., and significantly expanding its national footprint. The company is a wholly owned subsidiary of Tokyo-based Seven & i Holdings Co., Ltd., a global retailing group.

## Tenant Profile

Founded:	1927 (96 Years Operating)
# of Stores	±84,000 Globally (20+ Countries)
C-Store Rank	#1 (Convenience Store News)
Company Type	Private (Subsidiary of Seven & i Holdings Co., Ltd (TYO: 3382)
Credit Rating	A by S&P (Seven & i Holdings)
Revenue (TTM - April 2025)	\$83.5 Billion USD
Market Cap - Seven & i Holdings (April 2025)	\$35.5 Billion USD



# FINANCIAL OVERVIEW

## Property Summary

### PRICING

OFFERING PRICE \$8,894,000

CAP RATE 4.25%

### LEASE INFORMATION

YEAR 1 NOI \$378,000

LEASE TYPE Absolute NNN (Zero Landlord Responsibilities)

GUARANTOR 7-Eleven, Inc., a Texas Corporation

COMMENCEMENT Store Opening

TERMINATION 15 Years from Commencement

REMAINING TERM 15 Years

INCREASES 7.5% Every Five Years

OPTIONS Three, Five-Year

### PROPERTY INFORMATION

PROPERTY ADDRESS 2501 E. Ball Road, Anaheim, CA 92806

OWNERSHIP Fee Simple

TOTAL LAND AREA ±0.81 Acres (±35,283 Square Feet)

ZONING Commercial

TRAFFIC COUNTS ±80,000 Cars Per Day (Ball Road & Sunkist Street)



CONSTRUCTION PROGRESS AS OF APRIL 2025



CONSTRUCTION PROGRESS AS OF APRIL 2025



Aerial Photo - Facing West

Anaheim Convention Center

ANAHEIM GARDEN WALK

Disneyland & California Adventure  
±28,000,000 Annual Visitors

Disneyland Entrance  
@ Ball Road

Anaheim Industrial Zone  
±5 Million Square Feet  
Thousands of Employees

GROVE  
OF ANAHEIM  
ANGELS

Demographics - 5-Mile Radius  
Population: ±624,683  
Households: ±194,037  
Avg. HH Income: \$115,662

Ball Road & Sunkist Street  
±80,000 Cars Per Day

CA-57 Freeway  
±287,000 Cars Per Day

**7-ELEVEN**  
SUBJECT  
PROPERTY

57 Freeway Entrance  
@ Ball Road

57 Freeway Exit  
@ Ball Road

ANGELS  
OCVIBE

Honda Center + OCVIBE Project  
\$4 Billion / 100 Acres  
Redevelopment In Progress  
(see pages 10-11 for more details)

Future  
Development

CALIFORNIA  
57

HONDA  
HYUNDAI

BUICK  
GMC

OFFERING MEMORANDUM



Close-Up Aerial Photo

ANGELS

GROVE  
OF ANAHEIM

ARTIC Regional  
Transportation Hub

Stadium Towers  
±255,000 SF

Stadium Plaza  
±800,000 SF

Anaheim Industrial Zone  
±5 Million Square Feet  
Thousands of Employees

OCVIBE

Future  
Development

CA-57 Freeway  
±287,000 Cars Per Day

7  
ELEVEN  
SUBJECT  
PROPERTY

57 Freeway Entrance  
@ Ball Road

Ball Road & Sunkist Street  
±80,000 Cars Per Day

HONDA

HYUNDAI

BUICK

GMC

CALIFORNIA  
57

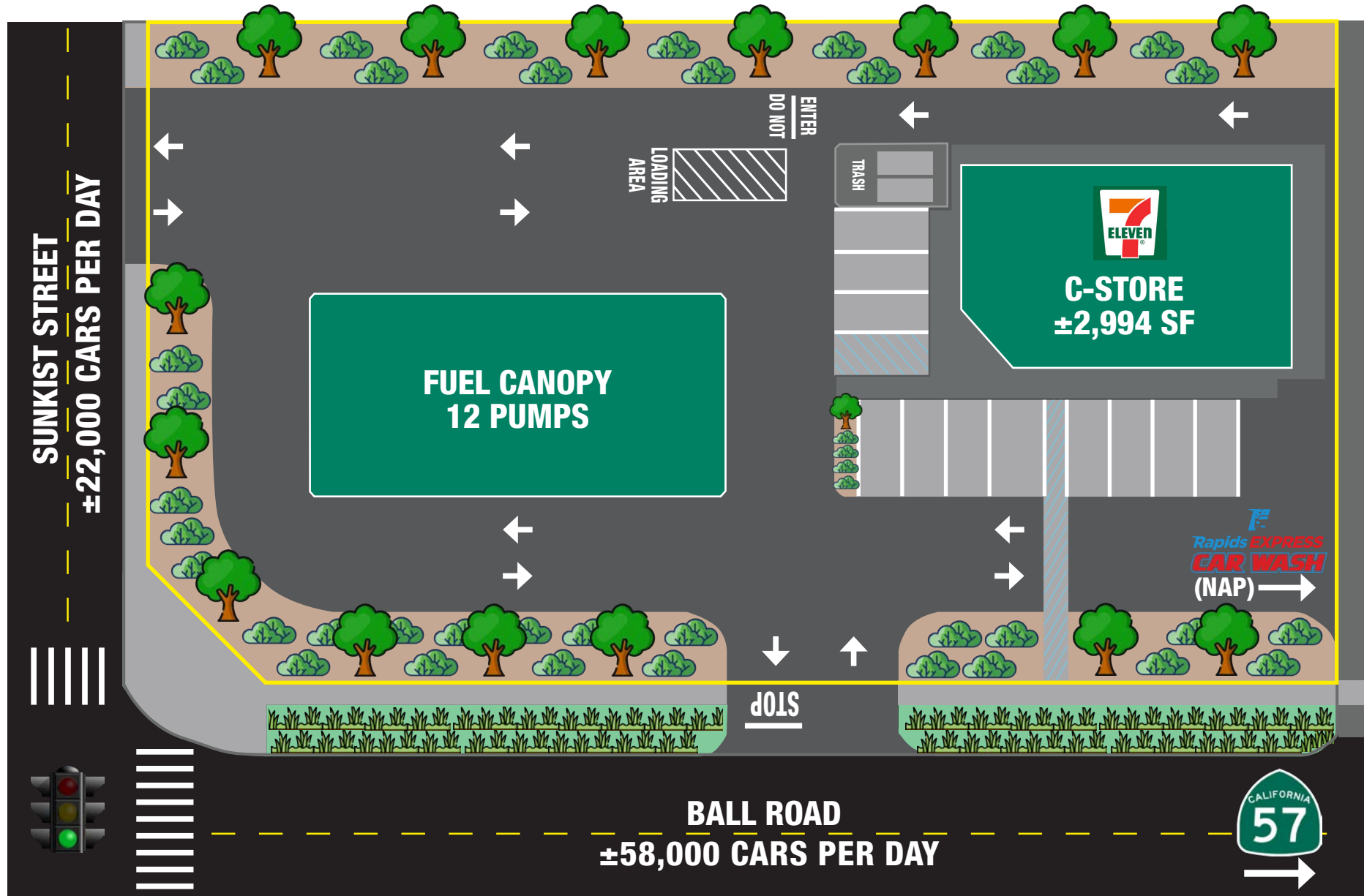
57 Freeway Exit  
@ Ball Road

The Islands  
Golf Center



# INVESTMENT OVERVIEW

## Site Plan



NOTE: This site plan is for representative purposes only. Property boundaries must be independently verified by potential purchasers.



# INVESTMENT OVERVIEW

## Replacement Cost

- ▶ **Priced Below Replacement Cost:** The subject property is priced well below the estimated replacement cost of nearly \$11 million, providing immediate built-in value.
- ▶ **Bypass Development Risks:** Skip the challenges of ground-up construction, including material cost volatility, labor shortages, and extended timelines. This turnkey asset delivers stability from day one.
- ▶ **Hedge Against Inflation:** Rising construction and material costs continue to push replacement values higher—this acquisition locks in a premium asset at yesterday's pricing.

## Replacement Cost Table

Item	Cost
Land Acquisition	\$4,233,000
Building Costs	\$1,650,000
Canopy/Tanks	\$1,400,000
Sitework/Offsite Work	\$900,000
Entitlement & Construction Documents	\$650,000
Carry Costs	\$1,400,000
Interior Equipment	\$400,000
Site Wall	\$320,000
Total	\$10,953,000



**\$10,953,000**

REPLACEMENT COST  
FOR NEW CONSTRUCTION\*

## Construction Progress - As of April 2025



## The Market "by the numbers"



**287,000+**

CARS PER DAY ON THE  
NEARBY 57 FREEWAY



**1.5 MILLION+**

COMBINED DAILY TRAFFIC COUNTS  
FOR NEARBY 5, 55, 57, 22, & 91 FREEWAYS



**340,000+**

ANAHEIM, CA POPULATION  
LARGEST CITY IN ORANGE COUNTY  
10TH LARGEST IN CALIFORNIA



**25 MILLION+**

ANNUAL VISITORS  
TO ANAHEIM, CA

\*NOTE: All replacement cost figures are approximations and must be independently verified by potential purchasers.



# MARKET OVERVIEW

## OCVIBE - A \$4 Billion Development Project



**Spanning 100 acres across the heart of Anaheim, OCVIBE is an immersive entertainment district that redefines the downtown experience for Orange County.**

OCVIBE is a transformative \$4 billion, 100-acre mixed-use development in Anaheim, California, designed to redefine the downtown experience for Orange County.

Spearheaded by the Samueli family (owners of the Anaheim Ducks), the project is privately funded and strategically located around the Honda Center and ARTIC transit hub.

### Key Features:

- ▶ **Entertainment & Venues:** The district will feature a 5,700-seat concert hall, a 2,000-seat theater, and additional venues for live performances and private events.
- ▶ **Dining & Market Hall:** Plans include over 28 new restaurants, 6 bars, and a vibrant market hall showcasing local artisans and global cuisines.
- ▶ **Sustainability Initiatives:** The development emphasizes sustainability with plans for 9 megawatts of on-site solar power, 3 miles of connected walking trails, and LEED-certified buildings.
- ▶ **Office & Commercial Space:** The development includes 1.1 million square feet of office space, featuring a new 325,000-square-foot building, and 230,000 square feet of commercial space.
- ▶ **Green Space & Parks:** The project dedicates 20 acres to public open space, including a five-acre riverfront park, promoting community gatherings and events.
- ▶ **Transportation & Accessibility:** OCVIBE is transit-oriented, situated near the ARTIC transit center, and will provide nearly 11,000 parking spaces to accommodate visitors.



Aerial Rendering of the OCVIBE Project



# MARKET OVERVIEW

## OCVIBE - A \$4 Billion Development Project (Continued)



For more information, visit [www.ocvibe.com](http://www.ocvibe.com)  
(All renderings sourced from <https://www.ocvibe.com/mediacenter>)

### Project Timeline

- ▶ **2025:** Two multi-level parking garages open near Honda Center, improving access and traffic flow for events.
- ▶ **2026:** Enjoy new options for dining and entertainment. Market Hall, five restaurants, a 5,700-seat venue, and Urban Park debut, launching OCVIBE's first phase.
- ▶ **2027:** Nightlife comes alive with exciting new offerings. A 2,000-seat theater, 300-capacity club, and Honda Center's new South Plaza bring nightlife to the district.
- ▶ **2028:** Expanded green spaces and chic hotels. Meadow and Neighborhood Parks open, the first hotel is completed, and a pedestrian bridge connects ARTIC.
- ▶ **2029+:** Stay a while longer or call OCVIBE home. Final phase includes a second hotel, more parking, the North Plaza, and the first move-in ready residences.

### Project Renderings





# MARKET OVERVIEW

## The City Of Anaheim



Anaheim, the most populous city in Orange County, is located approximately 26 miles southeast of Downtown Los Angeles.

With a population of over 345,000 residents, Anaheim is a dynamic, economically diverse city anchored by world-renowned tourism, major league sports, expansive entertainment venues, and a growing tech and healthcare employment base.

Anaheim offers a strong consumer base, with an average household income of approximately \$93,000, and more than 35% of households earning over \$100,000 annually.

The city features a balanced mix of residential neighborhoods, commercial corridors, and employment centers, making it one of Southern California's most resilient and strategically located retail markets.

**The subject property is strategically located near the intersection of State Route 57 and Ball Road** — just minutes from Disneyland Resort, Angel Stadium, and the Anaheim Convention Center.

This central location places the subject property at the heart of the city's economic and tourism engine, where retail demand is fueled by constant foot traffic and freeway accessibility.

## Major Attractions (+Distance to Subject Property)

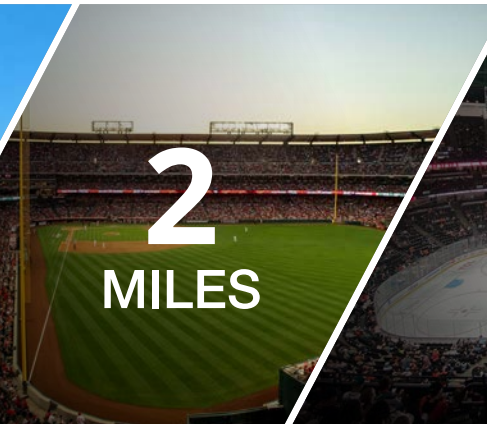
Disneyland Resort  
(17MM Annual Visitors)



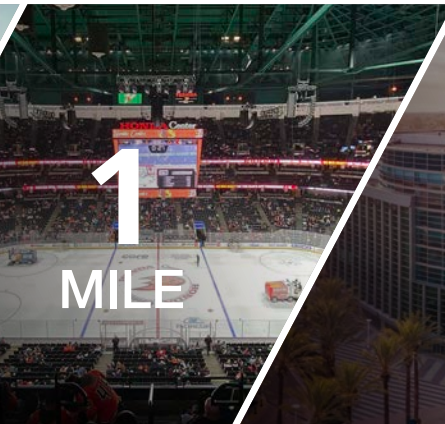
Disney California Adventure  
(11MM Annual Visitors)



Angel Stadium  
(3.5MM Annual Visitors)



Honda Center  
(1MM Annual Visitors)



Convention Center  
(1MM Annual Visitors)



Downtown Disney



ARTIC Transportation Hub



## Demographics

### Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$132,225	\$109,406	\$115,662
Average Household Retail Expenditure	\$254,798	\$238,007	\$238,842
2024 Daytime Population	32,156	336,876	745,147

### Population

2029 Population	12,818	222,738	631,471
2024 Population	12,709	220,243	624,683
2010 Population	12,313	214,781	625,938

### Households

2029 Households	3,995	68,674	196,361
2024 Households	3,982	67,848	194,037
2010 Households	3,790	59,837	178,348



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