7-Eleven Franchise Opportunity

Las Vegas - Nevada

Naila Tariq 702-755-5466 NailaTariq@msn.com NV Sales Lic# S.201495, BUSB.0007238

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OFFERING SUMMARY

Location

7-Eleven

- For location information and financial summary
- complete the NDA with the following link

https://nailatariq.com/nda-form

Offering Summary

Price	**$550,000**
Lease Term	15 years including 2 (5) years options
Rent	$7,397 NNN

The store operates under 7-Eleven's BCP – Business Conversion Program, where owners split is much higher than non-BCP standard 7 Eleven franchise agreement

7-Eleven Brand and Franchise Opportunity

- A globally recognized convenience store—brand with more than 86,000 stores across 19 countries and regions
- 7-Eleven approval required

For additional information complete the NDA

- Complete the NDA with the following link
  https://nailatariq.com/nda-form
- **Proof of fund required for financial summary**

INVESTMENT HIGHLIGHTS

7-Eleven is globally recognized retail identity and convenience-store brand with more than 86,000 stores across 19 countries and regions

Location overview: Located at the signalized intersection. 7-Eleven has a recognizable corner location in an established east Las Vegas retail area. A historical property describes nearby national retailers, grocery stores, restaurants, and services, giving the location a mix of neighborhood and passing-customer activity.

Trade area: Densley populated area with over 424,000 population and over 143,000 daytime Employee work within five miles radius

Investment highlights

- Existing store operating under the recognized **7-Eleven** brand.
- **Well Established 7-Eleven location Signalized corner intersection on Tropicana Ave**
- **Slot Machine Gaming revenue**
- **Substantial surrounding population:** approximately **424,000 within five miles**,
- **Recognized global brand:** 7-Eleven reports more than **86,000 stores across 19 countries and regions**.
- **Franchise infrastructure:** 7-Eleven describes training and operational support for its franchisees, subject to the program and agreements applicable to this store.

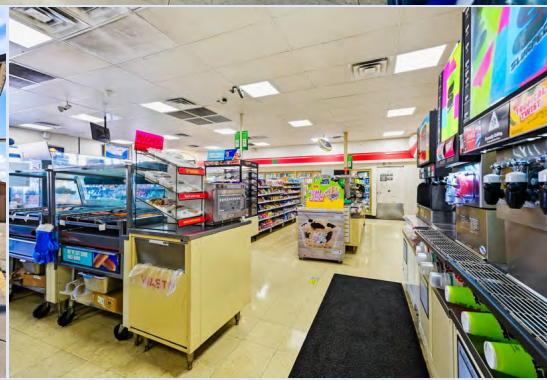
7-Eleven Brand and Franchise opportunity

7-Eleven is a globally recognized convenience-store brand with a long operating history dating to 1927. Its familiar name, product offering and franchise infrastructure appeals to a buyers seeking to operate within an established retail system. It gives the location an established retail identity. For its traditional franchise model, 7-Eleven describes merchandise, bookkeeping, operational, and business-consultant support, as well as a gross-profit-sharing structure rather than charging a conventional royalty calculated solely on sales. The Buyer must verify and review actual franchise documents; the published terms for one franchise program should not be assumed to apply to every store. These are descriptions of the franchise system generally; the agreements governing the store will determine the buyer's actual rights, costs, and obligations.

Buyer qualification and approval

7-Eleven approval required. A buyer's ability to acquire and continue operating this location as a 7-Eleven is subject to meeting 7-Eleven's qualifications, obtaining its written approval, completing any required training, and signing the applicable franchise and related agreements. Approval is not guaranteed by the seller or broker. Prospective buyers must independently review the Franchise Disclosure Document, applicable agreements, transfer conditions, fees, financial requirements, and ongoing obligations directly with 7-Eleven and review the applicable Franchise Disclosure Document with their own advisors.

INTERIOR - EXTERIOR VIEWS



INTERIOR VIEWS

INTERIOR VIEWS

INTERIOR VIEWS

AERIAL OVERVIEW

AERIAL OVERVIEW

AREA OVERVIEW

LAS VEGAS

Las Vegas, colloquially referred to as **Vegas**, is the most populous city in the U.S. state of Nevada and the seat of Clark County. The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States.[9][10] Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center in Nevada. According to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053, making it the 24th-most populous city in the United States.

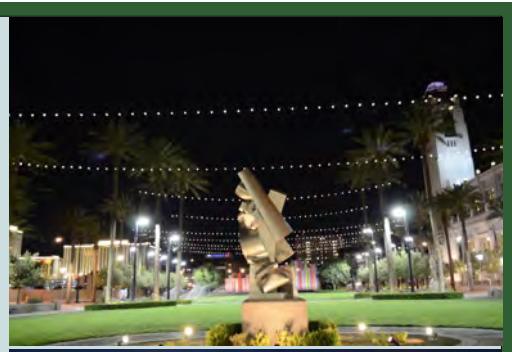
The city bills itself as the Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels. With over 40.8 million visitors annually as of 2023, Las Vegas is one of the most visited cities in the United States. It is the third most popular U.S. destination for business conventions and a global leader in the hospitality industry. The city is also host to more AAA Five Diamond hotels than any other city in the world. Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment has earned it the nickname "Sin City," and has made it a popular setting for literature, films, television programs, commercials and music videos.

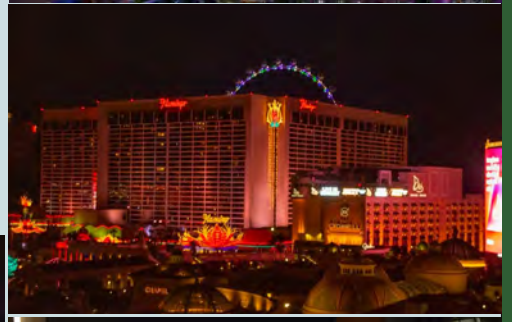
Las Vegas was settled in 1905 and officially incorporated in 1911. At the close of the 20th century, it was the most populated North American city founded within that century (a similar distinction was earned by Chicago in the 19th century). Population growth has accelerated since the 1960s and into the 21st century, and between 1990 and 2000 the population nearly doubled, increasing by 85.2%..

Although the city of Las Vegas shares the same history and cultural identity, the Las Vegas Strip is not inside the city limits of Las Vegas; it is instead part of the unincorporated towns of Paradise and Winchester.

Toponymy

In 1829, Mexican trader and explorer Antonio Armijo led a group consisting of 60 men and 100 mules along the Old Spanish Trail from modern day New Mexico to California. Along the way, the group stopped in what would become Las Vegas and noted its natural water sources, now referred to as the Las Vegas Springs, which supported extensive vegetation such as grasses and mesquite trees. The springs were a significant natural feature in the valley, with streams that supported a meadow ecosystem. This region served as the winter residence for the Southern Paiute people, who utilized the area's resources before moving to higher elevations during the summer months. The Spanish "las vegas" or "the meadows" (more precisely, lower land near a river) in English, was applied to describe the fertile lowlands near the springs. Over time, the name began to refer to the populated settlement.





Presented By:

Naila Tariq 702-755-5466 NV

951-858-2628 CA

NailaTariq@msn.com

Nevada License	Business Broker	BUSB.7238
	Sales License	S.201495
California License	Broker License	01463387

KW Commercial **Las Vegas, NV**

KW VIP Corporate Office — 7501 Tule Springs Rd, Suite 170, Las Vegas, CA 89131

KW VIP Town Square Office — 6623 S. Las Vegas Blvd, Suite 250, Las Vegas, CA 89119

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C 21 Commercial **Chino Hills, CA**

Century 21 Masters Chino Hills Office — 15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709

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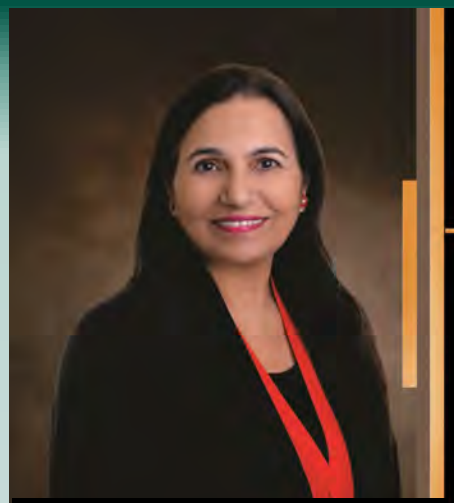

NAILA TARIQ

951•858•2628

NailaTariq@msn.com

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CalDRE: 01463387 NV Sales Lic: S.201495

www.NailaTariq.com

KW COMMERCIAL

702-755-5466

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KW VIP Commercial — Las Vegas, NV

Corporate Office

7501 Tule Springs Rd
Las Vegas, NV 89131

Town Square Office

6623 S. Las Vegas Blvd
Las Vegas, NV 89119

KW COMMERCIAL

NV Business Broker License
BUSB.7238 S.201495

Century 21 Masters — Chino Hills, CA

Chino Hills Office

15335 Fairfield Ranch Rd, Suite 100
Chino Hills CA 91709

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