



File Photo

Corp. 7-Eleven - RARE 10% Increases

\$7,657,000 | 5.25% CAP

1501 S. Council Rd, Oklahoma City, OK 73128

- ✓ **New 15-Year Corporate NNN Lease** with 10% Rental Increases Every 5 Years in Both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** – 5.158 Acre Parcel at the Intersection of SW 15th Street and S. Council Rd. – Featuring 9 MPDs, Truck Court & Highspeed Diesel Terminal.
- ✓ **Prime Retail Location** Positioned at S. Council Rd. and SW 15th St. with 12,500+ VPD, Near Major Retailers Like Walmart, Target, and Crest Foods.
- ✓ **Proximity to Major Demand Drivers** Close to Integris Southwest Medical Center (406 Beds) and Will Rogers World Airport (4 Million Passengers Annually).
- ✓ **Global Convenience Leader** 7-Eleven Operates 85,000+ Locations Worldwide, Backed by an “A” S&P Credit Rating, Ensuring Strong Tenant Reliability.

7-Eleven, Inc. is the premier name and **largest chain** in the **convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **approximately 85,000 stores** in **20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN OKLAHOMA CITY, OK

\$7,657,000

5.25% CAP

NOI

\$401,969

Building Area

±4,732 SF

Land Area

±5.158 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-Year Corporate NNN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Brand New 2025 Construction Large Format 7-Eleven** - Sitting on a large 5.158 Acre Parcel at the Intersection of Southwest 15th Street and South Council Road - Featuring 9 MPDs, Truck Court & Highspeed Diesel Terminal.
- ✓ **Prime Retail Location with High Traffic Visibility** The subject property is strategically positioned at the intersection of S. Council Rd. and SW 15th St., with over 12,500 combined vehicles per day (VPD). This bustling trade area is anchored by high-performing national retailers, including Walmart Supercenter, Target, and Crest Foods, which serve as major traffic drivers.
- ✓ **Proximity to Major Attractions** Located within minutes of Integris Southwest Medical Center, a regional hospital with over 406 beds, serving more than 20,000 patients annually, and providing essential healthcare services that generate consistent traffic to the area. Will Rogers World Airport, just 5 miles away, handles over 4 million passengers annually, offering extensive regional and national connectivity and driving significant economic activity.
- ✓ **Educational Institutions** The property is near Mustang Public Schools, with an enrollment of over 12,000 students, and Southwestern Christian University, which attracts hundreds of local and out-of-state students annually. These institutions contribute to a steady flow of residents and visitors in the trade area.
- ✓ **Vibrant Economic and Cultural Hub** As the capital and largest city in Oklahoma, Oklahoma City boasts a \$90+ billion economy, driven by thriving industries such as energy, aerospace, and healthcare. With a growing population nearing 700,000 residents, the city is recognized for its affordability, robust job market, and cultural attractions like the Bricktown Entertainment District and the National Cowboy & Western Heritage Museum. Its strategic location and infrastructure make it a key metropolitan area in the southern United States.
- ✓ **World's Largest Convenience Store Chain** 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 13,000+ in the U.S. and Canada. Known for its innovation and customer-centric approach, 7-Eleven serves millions daily, offering high-quality products and services. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.



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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN OKLAHOMA CITY, OK

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is the world's largest convenience store chain, operating, franchising, or licensing over 85,000 stores across 19 countries and regions.

Founded in 1927, the company has grown to become a global leader in the convenience retail industry, with a particularly strong presence in North America and Asia. In the United States and Canada alone, 7-Eleven operates **approximately 13,229 locations**, offering a wide range of products and services to meet the evolving needs of consumers. In fiscal year **2024**, the company reported a **revenue of \$81.3 billion**.

The company is known for its **innovative approach** to convenience retailing, constantly adapting its store formats and product offerings to stay ahead of market trends. 7-Eleven's latest initiative, the "New Standard" store concept, focuses on larger formats with expanded food and beverage options, including made-to-order specialty beverages, self-serve specialty coffee, and an **increased emphasis** on fresh and prepared foods. These new stores have shown promising results, outperforming the existing store network **average by 13%** in same-store sales during their first year of operation. Looking to the future, 7-Eleven has ambitious plans for growth and innovation. The company aims to open **500 new "food forward"** stores **between 2025 and 2027**, further expanding its footprint and enhancing its food service capabilities. Additionally, 7-Eleven is investing in digital technologies, sustainability initiatives, and proprietary product development to maintain its competitive edge in the rapidly evolving retail landscape. With its global reach, strong brand recognition, and commitment to innovation, 7-Eleven is well-positioned to **continue its growth** and maintain its **leadership** in the convenience store industry.



IN THE NEWS

7-ELEVEN OKLAHOMA CITY, OK

7-Eleven to open over 600 stores under new design by 2027

BRETT DWORSKI, OCTOBER 24, 2024 (C-STORE DIVE)

7-Eleven is planning to open over 600 large-format, food-focused convenience stores in North America by the end of 2027, according to an investor presentation posted Thursday by parent company Seven & i Holdings.

7-Eleven is leaning into **foodservice** as a means to **help improve** its financial standing in North America — especially in the **U.S.** — where it has taken a significant financial blow this year amid **economic headwinds**.

The retailer's newest format features "a larger product assortment and expanded food and beverage offerings," CEO Joseph DePinto told investors on Thursday.

7-Eleven's New Standard format is the **first prototype** the convenience retailer has launched since it rolled out its Evolution store concept in **March 2019**. Those locations featured 7-Eleven's Mexican QSR, Laredo Taco Company, as well as made-to-order specialty beverages, **self-serve specialty coffee**, a cold treats bar, mobile checkout and delivery capabilities. DePinto said on Thursday that 7-Eleven has "leveraged key learnings" from its Evolution stores over the past few years, which have resulted in the New Standard design. He added that beyond the **increased food** and beverage offerings, the New Standard c-stores feature "**many of the same elements of the Evolution stores**," as well as in-store seating and electric vehicle charging stations.

EXPLORE ARTICLE



7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States** and **Canada**.

7-Eleven International LLC Inks **\$1.1B** Acquisition Deal

"**Stripes and Laredo Taco Co.** have been a great addition to our family of brands since they initially joined us back in **2018**," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even **more customers across west Texas, New Mexico and Oklahoma.**"

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven **grew** its U.S. store footprint by **12%** when it acquired **approximately 1,030** Sunoco c-stores for **more than \$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year** take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion** gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's **growth strategy** in key geographic areas, and that it could learn a **great** deal about how to cater to the **Mexican-American** customer base in south Texas.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN OKLAHOMA CITY, OK

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	Feb. 1, 2025 (Estimated)
Lease Expiration	Jan. 31, 2040 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$401,969.40
Annual Rent YRS 6-10	\$442,166.40
Annual Rent YRS 11-15	\$486,382.92
Option 1	\$535,021.32
Option 2	\$588,523.44
Option 3	\$647,375.76
Option 4	\$712,113.36

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



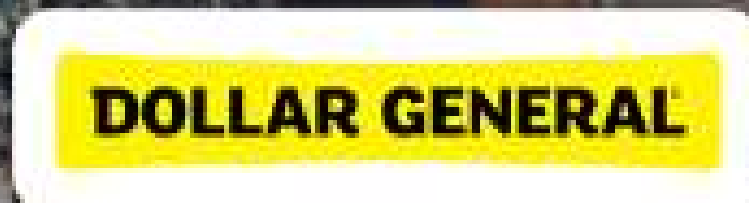


U.S. HIGHWAY 270
±51,132 VPD

BANANA REPUBLIC
AMERICAN EAGLE
SKECHERS
FOREVER 21
Michaels
Where Creativity Happens
Zales
THE DIAMOND STORE

OLD NAVY
FAMOUS footwear
claire's
carter's
VICTORIA'S SECRET
LANE BRYANT
NIKE
PINK

DICK'S SPORTING GOODS
DISCOUNT TIRE
TACO BELL
BUFFALO WILD WINGS
Jersey Mike's



SW 15TH STREET
±10,806 VPD

SUBJECT PROPERTY
1501 S. COUNCIL RD.



Walmart Supercenter
Burlington
ROSS DRESS FOR LESS
Bath & Body Works
Panera Bread
Olive Garden

HOBBY LOBBY Party City
PET SMART
DOLLAR TREE
five BELOW
Schlotzsky's
Applebee's
Freddy's STEAKBURGERS

BEST BUY
SHOE CARNIVAL
FIVE GUYS
CAVENDER'S
McALISTER'S DELI
Chick-fil &

at home
FLOOR DECOR
tropical CAFE
Wendy's



STAYBRIDGE SUITES
Holiday Inn
Hampton HOME

FIREHOUSE SUBS
TEXAS ROADHOUSE
McDonald's
KFC

Fairfield TOWNEPLACE SUITES
Hilton Garden Express



S COUNCIL ROAD
±16,059 VPD



MUSTANG CANYON RIDGE INTERMEDIATE
(749 STUDENTS)



DOLLAR GENERAL
SUBWAY
SONIC



WESTERN HEIGHTS MIDDLE SCHOOL
(442 STUDENTS)

WESTERN HEIGHTS HIGH SCHOOL
(531 STUDENTS)



JOHN KILPATRICK TURNPIKE
±8,719 VPD



AIRPORT ROAD
±16,356 VPD



PRAIRIE VIEW ELEMENTARY SCHOOL
(765 STUDENTS)








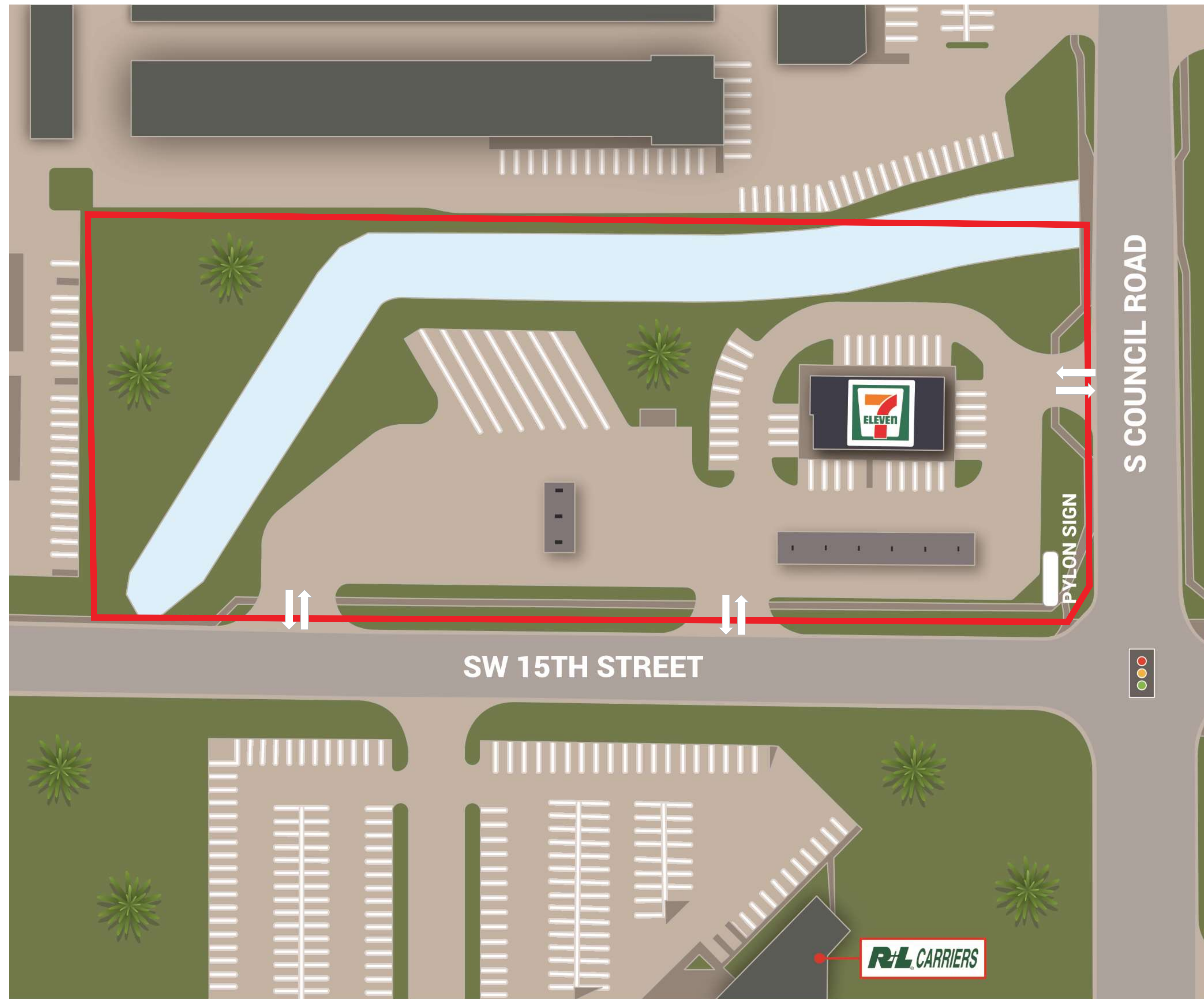
WILL ROGERS WORLD AIRPORT



SITE OVERVIEW

7-ELEVEN OKLAHOMA CITY, OK

	Year Built		2025
	Building Area		±4,732 SF
	Land Area		±5.158 AC
	Pumps		9
	Fueling Positions		18



NEIGHBORING RETAILERS

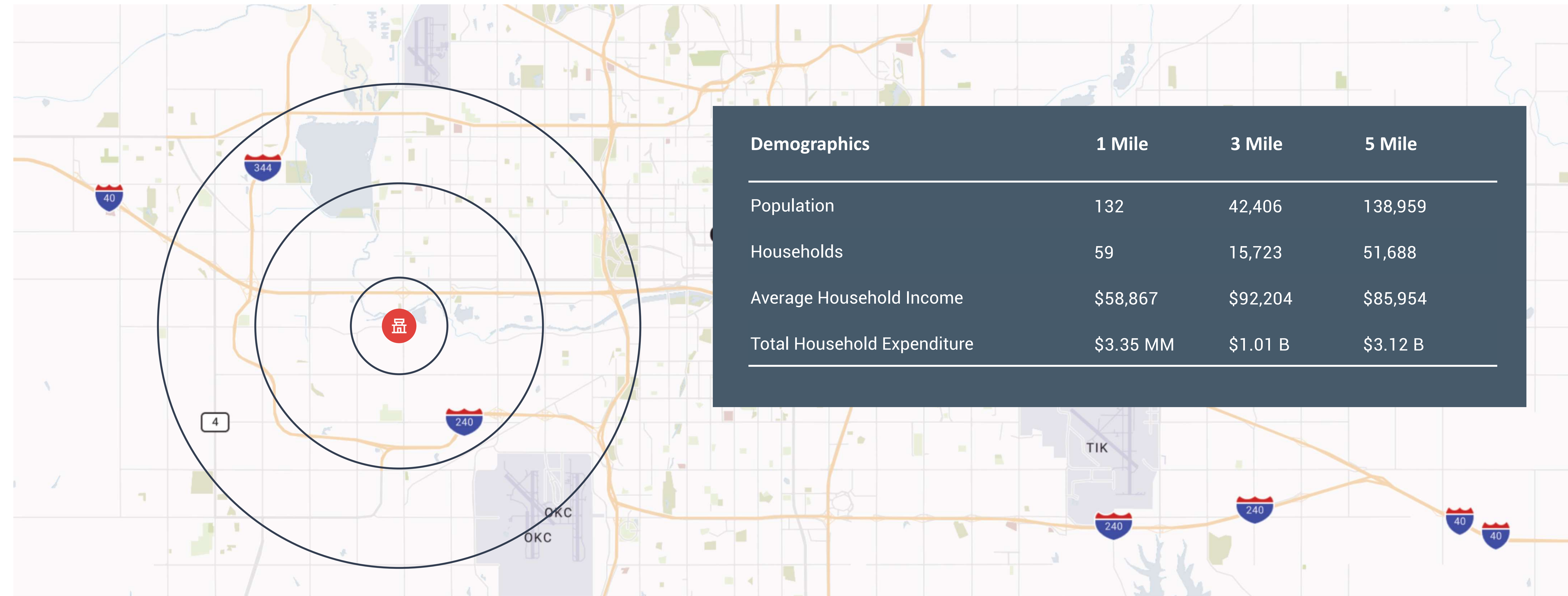
- Walmart Supercenter
- Hobby Lobby
- Sam's Club
- Best Buy
- Old Navy
- The Home Depot
- Burlington
- Ross Dress For Less
- Bath & Body Works
- Aaron's



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LOCATION OVERVIEW

7-ELEVEN OKLAHOMA CITY, OK



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State of Oklahoma (47,300)
2. Tinker AFB (24,000)
3. Integris Health (9,000)
4. OU Health Sciences (7,500)
5. FAA (7,000)
6. Hobby Lobby (6,500)
7. Mercy Hospital (5,540)
8. Amazon (5,000)
9. City of Oklahoma City (4,800)
10. Boeing Company (3,600)

LOCATION OVERVIEW

7-ELEVEN OKLAHOMA CITY, OK

Oklahoma City

Oklahoma

 **681,088**
Population

 **\$64,251**
Median Household Income



Lowest Cost of living
among large cities

RANKED NO. 1

No. 5 for Real GDP
Growth

OKLAHOMA

Oklahoma City, the capital of Oklahoma, is a dynamic and growing metropolis with a rich history and a thriving economy.

As the 11th largest city in the southern United States, Oklahoma City serves as a central hub for business, culture, and tourism in the region.

The city's population growth has been fueled by its diverse employment opportunities and quality of life, which have attracted new residents from across the country.

The city's economy is anchored by industries such as oil and gas, aerospace, healthcare, and livestock, which contribute to its robust economic base.

Steady Growth and Development

Oklahoma City has demonstrated consistent population and economic growth over the years, supported by an affordable cost of living and a strong job market. Oklahoma City's vibrant downtown area and ongoing infrastructure improvements continue to bolster its appeal to businesses and investors.

Cultural and Economic Significance

Known for its unique blend of modern metropolitan amenities and cowboy culture, Oklahoma City offers a wealth of attractions, including the National Cowboy & Western Heritage Museum, Bricktown Entertainment District, and Chesapeake Energy Arena, home to the NBA's Oklahoma City Thunder. In addition to its cultural offerings, the city has been recognized as a top destination for travelers, named one of the "50 Best Places to Travel" by Travel + Leisure.

Infrastructure and Connectivity

Oklahoma City's strategic location and well-developed transportation infrastructure make it a regional hub for commerce and logistics. The city is intersected by three major interstates (I-35, I-40, and I-44), offering direct connections to surrounding states and beyond. Will Rogers World Airport further supports the city's accessibility, serving millions of passengers annually and enhancing its reputation as a business-friendly destination.

Commitment to Growth and Innovation

Oklahoma City's leadership has invested heavily in initiatives like the MAPS (Metropolitan Area Projects) program, which has revitalized public spaces, improved schools, and developed state-of-the-art facilities. These efforts have transformed the city into a vibrant and attractive location for businesses, residents, and visitors. The combination of public-private partnerships and ongoing development projects ensures the city's long-term growth and competitiveness.

IN THE NEWS

7-ELEVEN OKLAHOMA CITY, OK

Greater OKC Chamber Releases 2024 "By the Numbers" Report

NOVEMBER 18, 2024 (VELOCITY)

The 2024 By the Numbers report from the Greater Oklahoma City Chamber shows that the region continues to experience significant growth and economic expansion.

From **population increases** to **sector growth** and improvements in workforce development, the report provides an updated snapshot of the area's ongoing **development**. Below are some of the key updates:

The Greater Oklahoma City Chamber's "2024 By the Numbers" report highlights a 19% population increase since 2010, bringing the metropolitan area's population to approximately 1.49 million.

Population Growth: A 19% Increase Since 2010

Greater Oklahoma City's metropolitan area now has a population of **1.49 million people**, reflecting a 19% increase since 2010. Over the past 14 years, the region has added **233,354 residents**. This growth is part of a larger trend of increasing population in the area, which remains one of the fastest-growing metros in the country.

A Diverse and Growing Economy

The economy of Greater Oklahoma City is diverse, with several key sectors showing growth. Aerospace remains a major driver. The region's aerospace industry employs more than **43,000 people**, and between **2015 and 2020**, the sector saw a **48% increase** in output. Oklahoma City is home to Tinker Air Force Base, one of the largest military maintenance, repair, and overhaul (MRO) facilities in the world, and the FAA Mike Monroney Aeronautical Center, both of which continue to support growth in the aerospace sector.

EXPLORE ARTICLE



New Tallest Skyscraper in America Has Officially Been Approved to Be Built at an 'Unlimited' Height

NATALIA SENANAYAKE, JUNE 11, 2024 (PEOPLE)

"AO is delighted that the Oklahoma City Council has approved the development team's request for unlimited height," the architecture firm says in a statement

The **tallest skyscraper** in America is coming to Oklahoma City — and it's reaching even **bigger heights!** A spokesperson for AO — the firm leading the development of the building — confirmed to **PEOPLE** on Tuesday, **June 11**, that the Oklahoma City Council has officially signed off on the history-making Legends Tower to be built without any height restrictions.

"We are grateful that the City Council has embraced the vision of Matteson Capital and the entire design team to transform the City into a global destination."

The company is teaming up with real estate developers Matteson Capital to bring the towering structure to life in the **up-and-coming neighborhood** of Bricktown.

"AO and Matteson Capital eagerly anticipate the commencement of construction on the first buildings this Fall, and subsequent **groundbreaking** on the Legends Tower, poised to be the tallest building in the U.S," they continue. "Once completed, the impact of the Boardwalk at Bricktown will be significant, felt locally in Oklahoma City and resonating across the globe. It will set a **new standard** for urban innovation and architectural excellence." Oklahoma City's Public Information Officer Kristy Yager issued a statement to PEOPLE, writing, "The Boardwalk development is planned for Oklahoma City's historic Bricktown District."

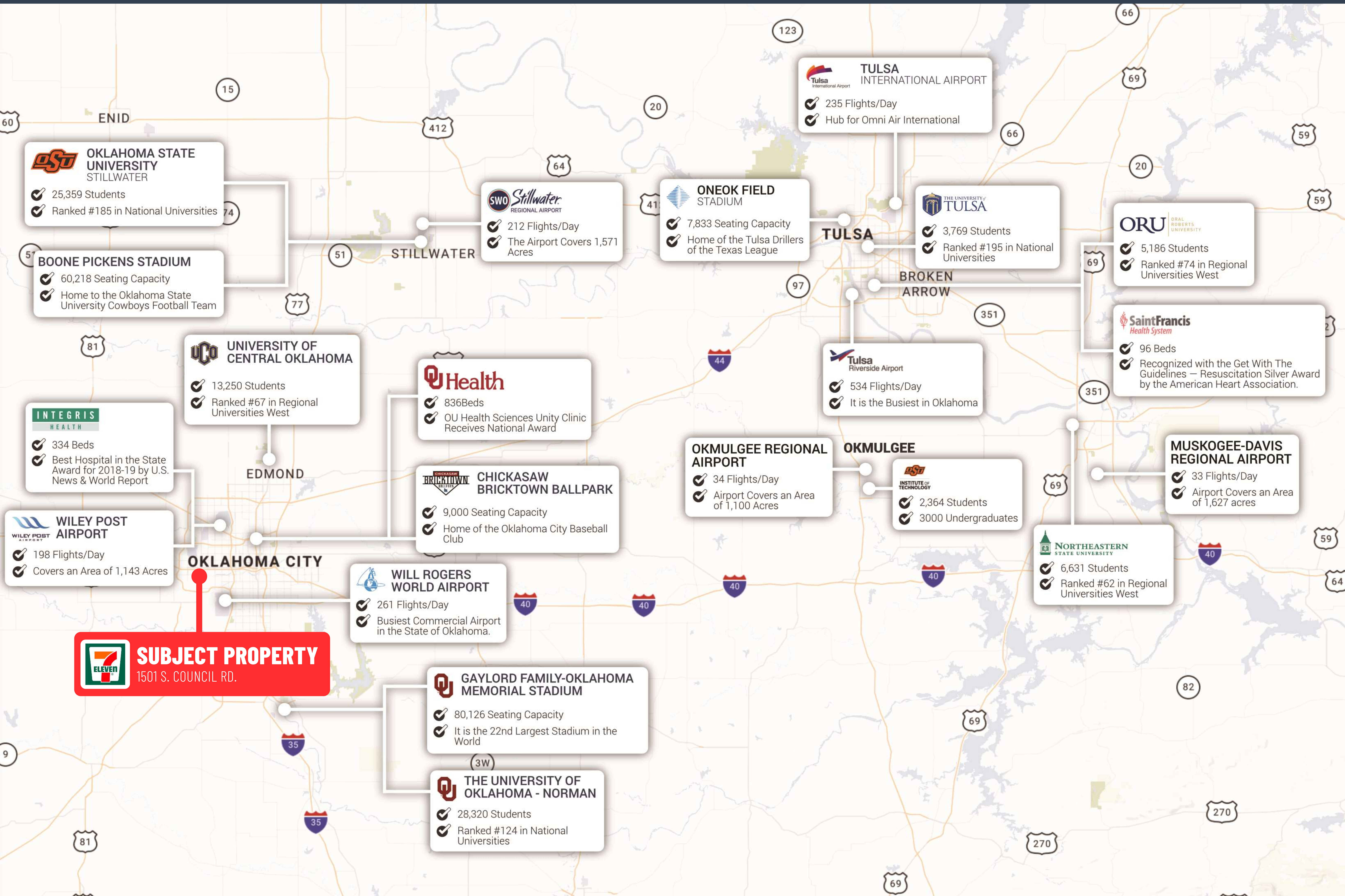
It continued, "Downtown is experiencing unprecedented growth right now. Construction is slated to begin in **2025** on a **\$41 million** multipurpose stadium that will be located next to the Boardwalk. Work on a new **\$900 million arena**, which will be the new home of the Oklahoma City Thunder, will start nearby in the next few years as well."

EXPLORE ARTICLE



METRO AREA

7-ELEVEN OKLAHOMA CITY, OK



OKLAHOMA STATE UNIVERSITY
STILLWATER

- 25,359 Students
- Ranked #185 in National Universities

BOONE PICKENS STADIUM

- 60,218 Seating Capacity
- Home to the Oklahoma State University Cowboys Football Team

INTEGRIS HEALTH

- 334 Beds
- Best Hospital in the State Award for 2018-19 by U.S. News & World Report

WILEY POST AIRPORT

- 198 Flights/Day
- Covers an Area of 1,143 Acres

UNIVERSITY OF CENTRAL OKLAHOMA

- 13,250 Students
- Ranked #67 in Regional Universities West

OKLAHOMA CITY

WILL ROGERS WORLD AIRPORT

- 261 Flights/Day
- Busiest Commercial Airport in the State of Oklahoma.

CHICKASAW BRICKTOWN BALLPARK

- 9,000 Seating Capacity
- Home of the Oklahoma City Baseball Club

GAYLORD FAMILY-OKLAHOMA MEMORIAL STADIUM

- 80,126 Seating Capacity
- It is the 22nd Largest Stadium in the World

THE UNIVERSITY OF OKLAHOMA - NORMAN

- 28,320 Students
- Ranked #124 in National Universities

Stillwater REGIONAL AIRPORT

- 212 Flights/Day
- The Airport Covers 1,571 Acres

ONEOK FIELD STADIUM

- 7,833 Seating Capacity
- Home of the Tulsa Drillers of the Texas League

TULSA INTERNATIONAL AIRPORT

- 235 Flights/Day
- Hub for Omni Air International

THE UNIVERSITY OF TULSA

- 3,769 Students
- Ranked #195 in National Universities

Tulsa Riverside Airport

- 534 Flights/Day
- It is the Busiest in Oklahoma

OKMULGEE REGIONAL AIRPORT

- 34 Flights/Day
- Airport Covers an Area of 1,100 Acres

OKMULGEE

- 2,364 Students
- 3000 Undergraduates

ORU ORAL ROBERTS UNIVERSITY

- 5,186 Students
- Ranked #74 in Regional Universities West

Saint Francis Health System

- 96 Beds
- Recognized with the Get With The Guidelines – Resuscitation Silver Award by the American Heart Association.

MUSKOGEE-DAVIS REGIONAL AIRPORT

- 33 Flights/Day
- Airport Covers an Area of 1,627 acres

NORTHEASTERN STATE UNIVERSITY

- 6,631 Students
- Ranked #62 in Regional Universities West

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231
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Los Angeles

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