



7-ELEVEN

9416 S WESTERN AVE, OKLAHOMA CITY, OK 73139

BANG
REALTY


TRI-OAK
CONSULTING GROUP



Shane Karnes

Net-Lease Advisor

(678) 551-6263

Shane@Tri-Oak.com

Brian Brockman

License #: 177814

Bang Realty-Oklahoma Inc

bor@bangrealty.com

513-898-1551



TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

4

OFFERING SUMMARY

5

TENANT OVERVIEW

7

LOCATION INFORMATION

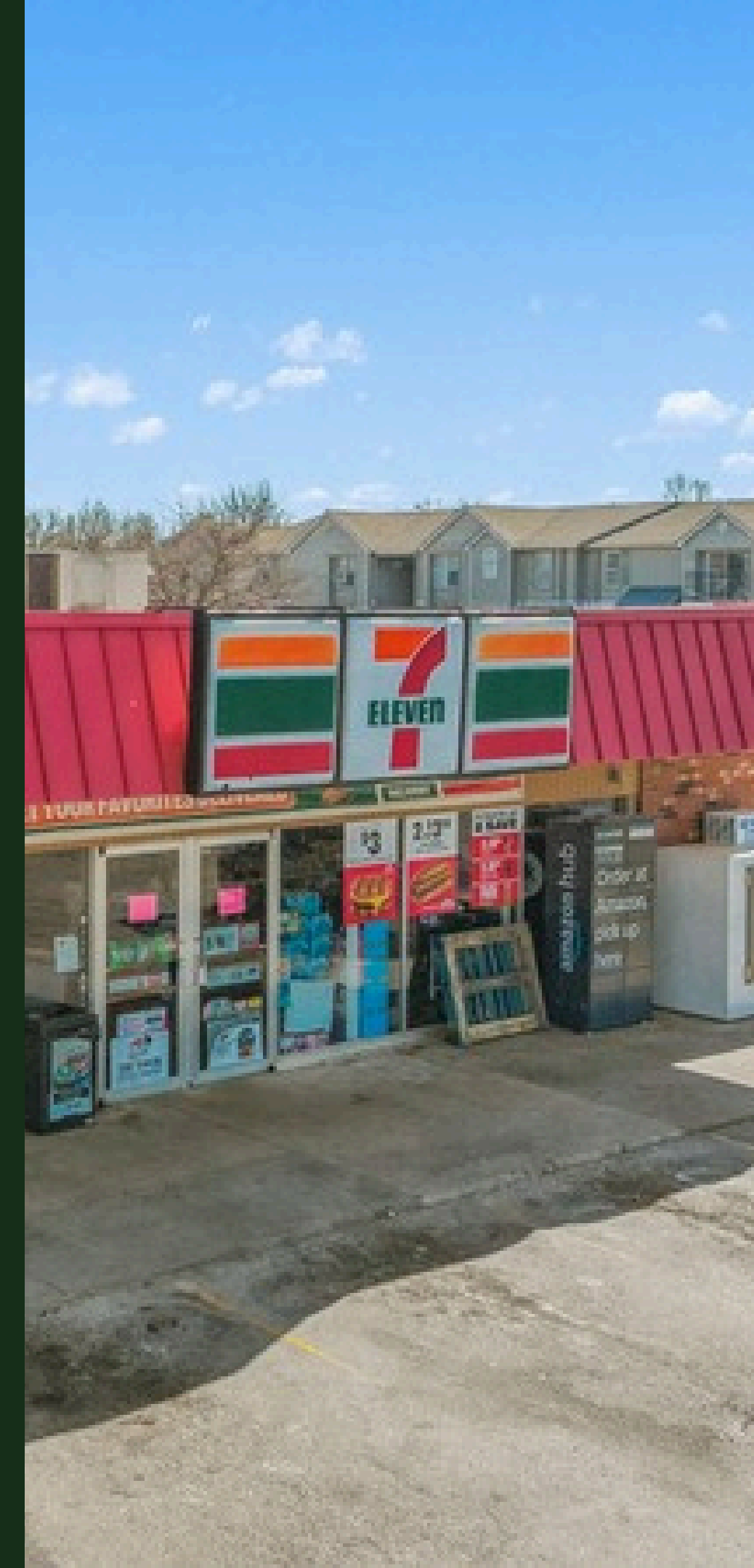
9

CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Absolute NNN (Fee Simple)** - No Landlord Responsibilities
- **Corporate Guaranty** - lease backed by investment-grade tenant (S&P: A)
- **High Traffic Location** - subject property is located in a dense area experiencing nearly 25,000 VPD
- **High Population Counts** - Population exceeds 225,000 in a 5-mile radius
- **Attractive CPI-Based Increase Structure** - Increase structure directly tied to CPI providing an inflation hedge for investors
- **Only One Renewal Remaining** - Subject property has a RPSF below market value providing potential upside to investors once the final renewal has expired
- **Below Construction Cost** - Subject property is being offered at a price point lower than what it would cost to build a 5,000 SF building today

5 | OFFERING SUMMARY

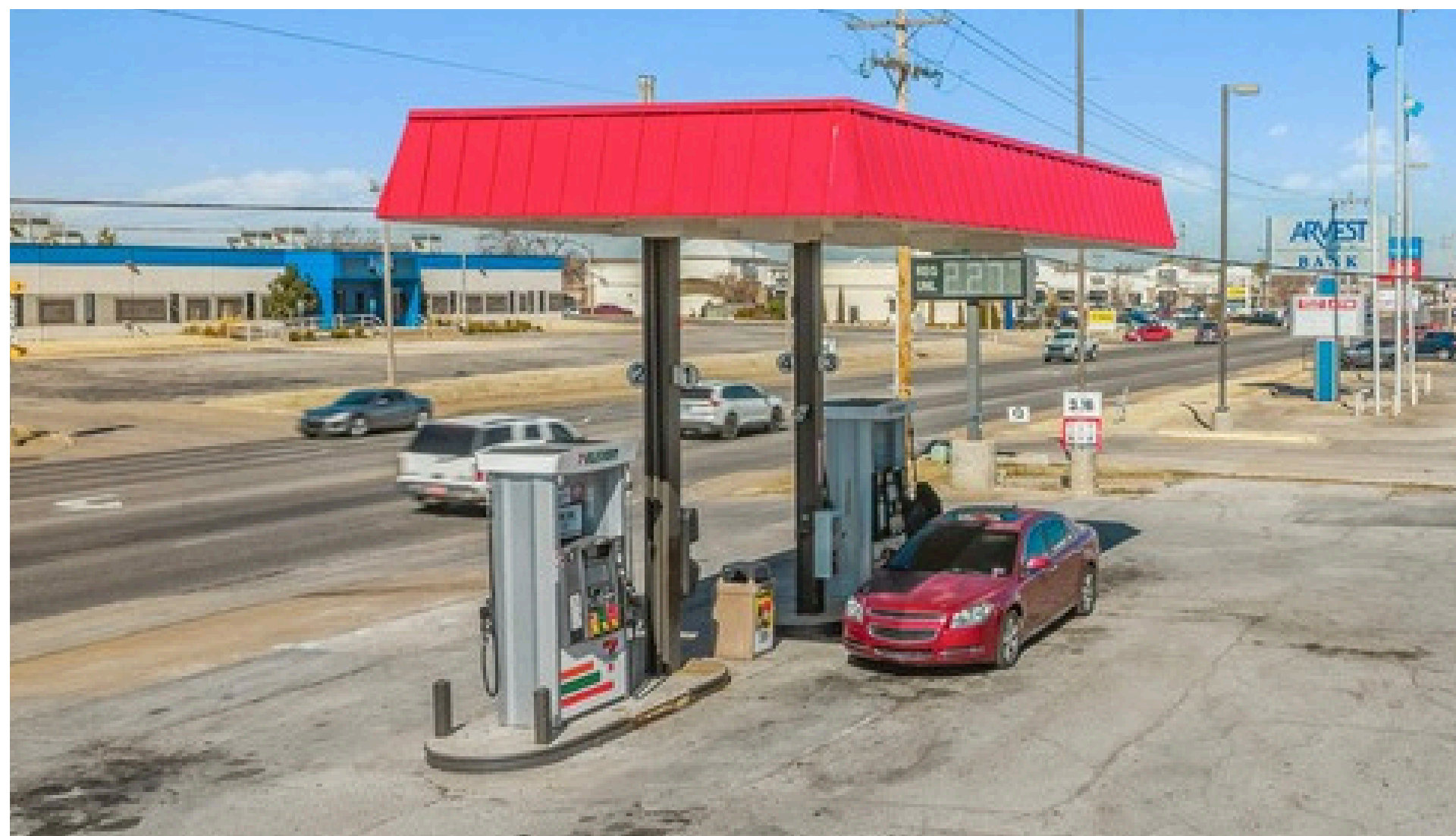
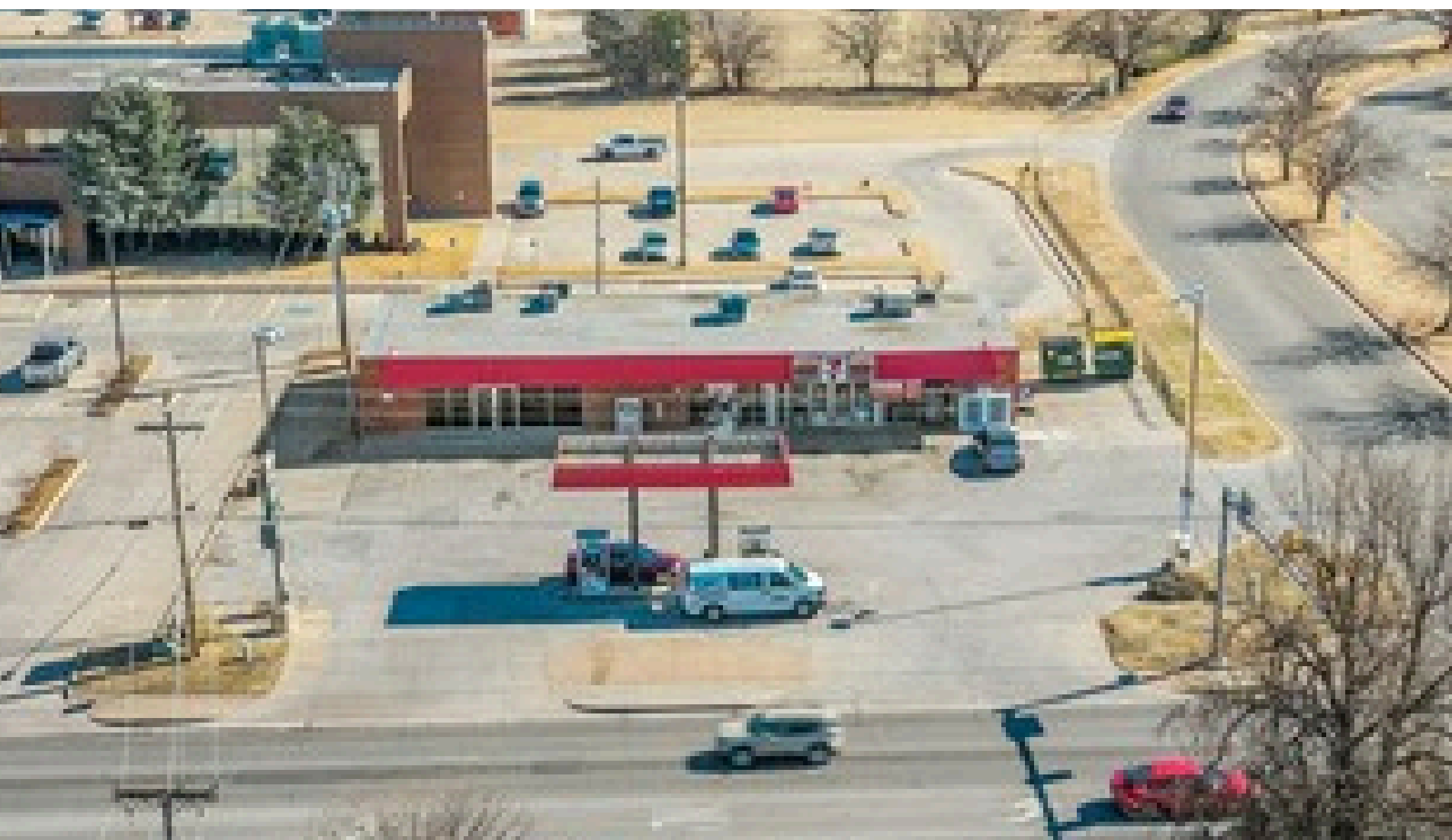
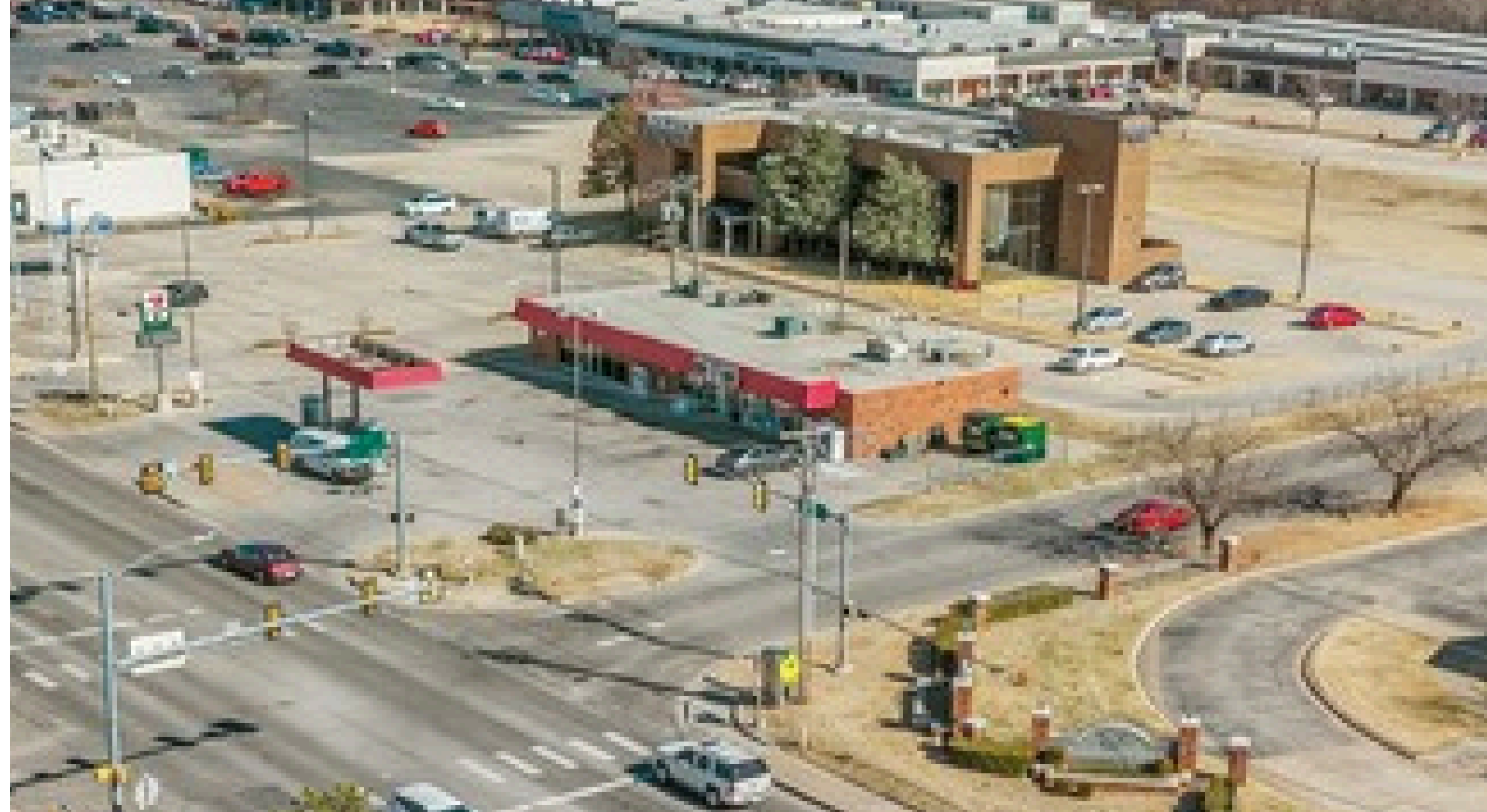
| | |
|--------------------|------------------|
| LIST PRICE: | \$560,000 |
| CAP RATE: | 5.27% |

| | |
|------------------------|----------------------------|
| NOI: | \$29,518 |
| LEASE START: | 12/29/2004 |
| LEASE END: | 12/31/2029 |
| TERM REMAINING: | 3.75+ Years |
| OPTIONS: | One, 5-Year Options |
| INCREASES: | CPI-based Increase |
| BUILDING SIZE: | 4,000 SF |
| LOT SIZE: | 0.45 Acres |
| YEAR BUILT: | 2004 |
| LEASE TYPE: | Absolute NNN |
| GUARANTOR: | Corporate |
| TENANCY: | Single-Tenant |
| OWNERSHIP: | Fee Simple |



| LEASE YEAR | ANNUAL RENT | RENT INCREASES | CAP RATE |
|---------------------|---------------------------|---------------------------|---------------------------|
| Current Term | \$29,518 | -- | 5.18% |
| FINAL OPTION | CPI-Based Increase | CPI-Based Increase | CPI-Based Increase |







Headquartered in Irving, Texas, 7-Eleven, Inc. is the world's largest convenience store operator, serving millions of customers daily with a focus on accessibility and speed. Founded in 1927, the company operates and franchises approximately 85,000 locations globally, offering a wide range of everyday essentials, foodservice items, and private-label products across urban, suburban, and high-traffic retail corridors.

As a subsidiary of Seven & I Holdings Co., Ltd., 7-Eleven benefits from the financial strength and global scale of one of the world's leading retail groups. The brand is known for its resilient business model, strong consumer demand, and consistent foot traffic, making it a premier convenience retail tenant in markets across the United States and internationally.

| | |
|-----------------------------|--|
| Company: | 7-Eleven, Inc. |
| Year Founded: | 1927 |
| Locations: | 85,000 stores globally as of 2024 |
| Annual Sales (2023): | \$81.5 Billion |
| Website: | https://www.7-eleven.com/ |
| Headquarters: | Irving, TX |
| Guarantor: | Corporate |

LOCATION INFORMATION



DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|-------------------------|--------------|----------|----------|
| POPULATION | | | |
| 2025 Population | 12,127 | 107,489 | 225,247 |
| 2030 Projection | 12,369 | 109,239 | 229,753 |
| Annual Growth 2020-2025 | 0.45% | 0.38% | 0.53% |
| Annual Growth 2025-2030 | 42,433 0.40% | 0.32% | 0.40% |
| HOUSEHOLDS | | | |
| 2025 Households | 5,286 | 42,130 | 83,985 |
| 2030 Projection | 5,426 | 43,027 | 86,186 |
| INCOME | | | |
| AVG. Household Income | \$74,419 | \$78,935 | \$80,794 |



23,000+ VPD
along S Western Ave

DOLLAR GENERAL

Little Caesars
BANK OF AMERICA

Carl's Jr.

Beyond Learning Child Development Center

UPTOWN CHEAPSKATE
Louie's grill & bar
CVS pharmacy

planet fitness **goodwill** **BRICKS & MINIFIGS** **GAME HQ**
Dominos Pizza **DUNKIN' DONUTS** **Arby's** **jiffy lube**
Freddy's FROZEN CUSTARD & STEAKBURGERS **Sunnyside DINER**

Hangar 46

ARVEST BANK
Member FDIC

American Self Storage #7

Sky Ranch Elementary School

S Western Ave - 23,000+ VPD

SUBJECT PROPERTY

Brookwood Village Apartment Homes

9 | LOCATION OVERVIEW - Oklahoma City, OK



Oklahoma City, Oklahoma is the state's capital and largest city, known for its blend of Western heritage, modern development, and a steadily growing economy. Located near the geographic center of the state, the city serves as a major hub for government, commerce, and transportation. Oklahoma City has experienced significant revitalization over the past few decades, particularly in its downtown area with the Bricktown Entertainment District, Scissortail Park, and an expanding arts and food scene. The city offers a relatively low cost of living, a strong sense of community, and a business-friendly environment, making it attractive to both residents and companies relocating from higher-cost markets.

The primary economic drivers of Oklahoma City include energy, aviation and aerospace, healthcare, government, and logistics. The city has long been tied to the oil and natural gas industry, with many energy companies headquartered or operating in the region. Aviation and aerospace are also major contributors, anchored by Tinker Air Force Base, one of the largest employers in the state, along with a growing network of aerospace manufacturing and maintenance firms. Healthcare plays a significant role through large hospital systems, research institutions, and biotechnology companies. Additionally, Oklahoma City benefits from its central location, which supports distribution, warehousing, and transportation industries, further diversifying and stabilizing the local economy.



BANG
REALTY

Shane Karnes

Net-Lease Advisor

(678) 551-6263

Shane@Tri-Oak.com

Brian Brockman

License #: 177814

Bang Realty-Oklahoma Inc

bor@bangrealty.com

513-898-1551



9416 S WESTERN AVE, OKLAHOMA CITY, OK 73139