



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

703 Union Road | (Affton) St. Louis, MO 63123



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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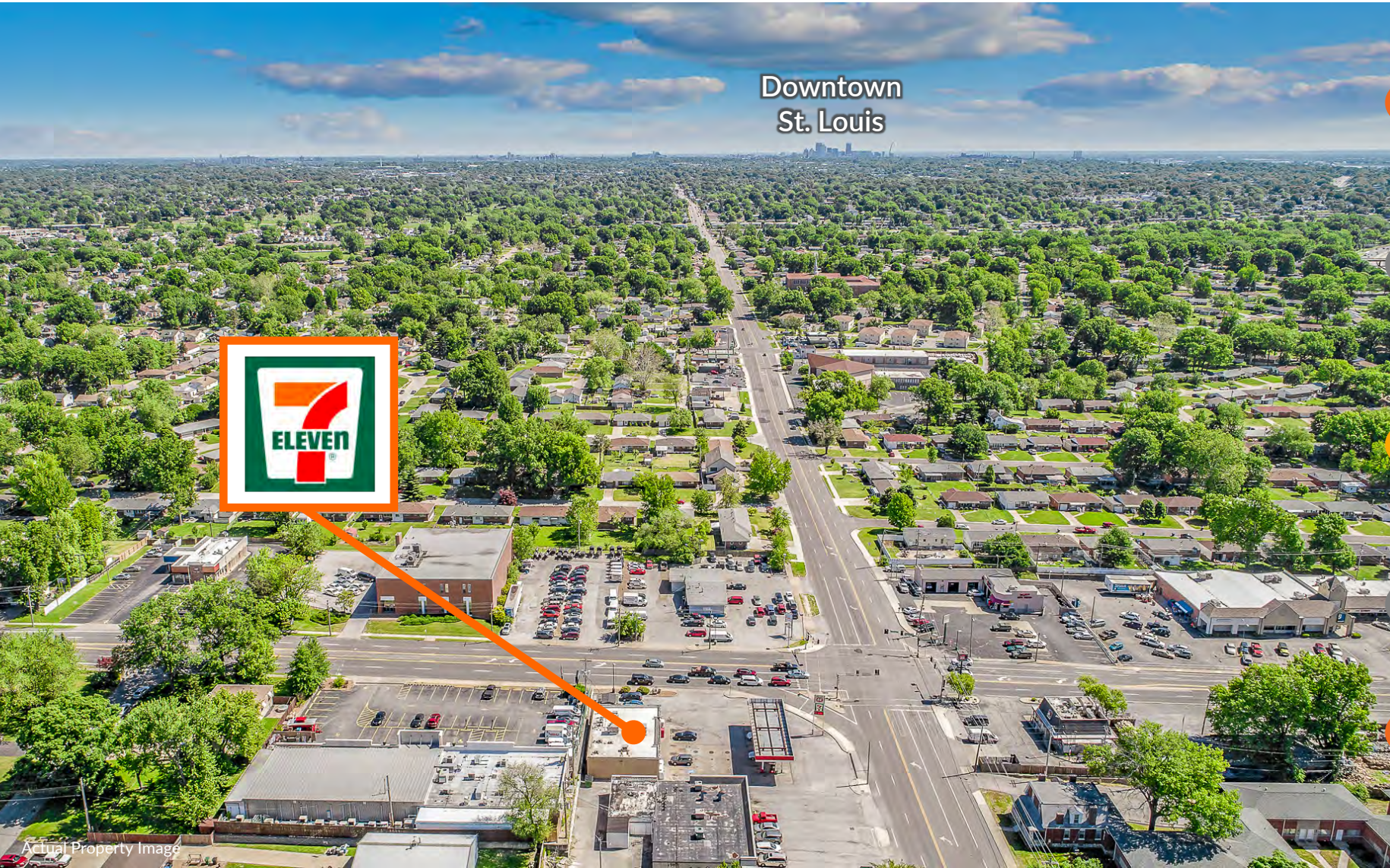
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,845 SF 7-Eleven Located 703 Union Road in St. Louis, Missouri. This Opportunity Includes a Recently Renewed Triple Net (NNN) Lease With 9 Years Remaining, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$1,818,100
CAP	5.50%
NOI	\$100,000
PRICE PER SF	\$639.05
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	703 Union Road St. Louis, MO 63123
COUNTY	St. Louis
BUILDING AREA	2,845 SF
LAND AREA	0.42 AC
BUILT	1998

Actual Property Image

# HIGHLIGHTS



7-Eleven Recently Renewed Lease - Showing Commitment to the Location



Long Term Triple Net (NNN) Lease With 9 Years Remaining



Situated on a Signalized Corner With Dual Access Off Weber Road and Union Road



Combined VPD of Over 43,715 Vehicles at the Intersection of Weber and Union Roads



0.2 Miles to I-55 With Over 116,362 VPD



Minutes From the Bayless Elementary, Bayless Jr High and Bayless High School Which Serves Over 1,500 Students and Staff



Excellent Demographics With Over 115,794 Residents Making an Annual Household Income of \$67,723 Within a 3-Mile Radius



Just 15 Minutes South of Downtown St. Louis, the Gateway Arch, Anheuser-Busch St. Louis Brewery, Busch Stadium (Home of the St. Louis Cardinals Baseball Team) and the St. Louis Zoo; the Metro Population of St. Louis Is Over 2.8 Million Residents

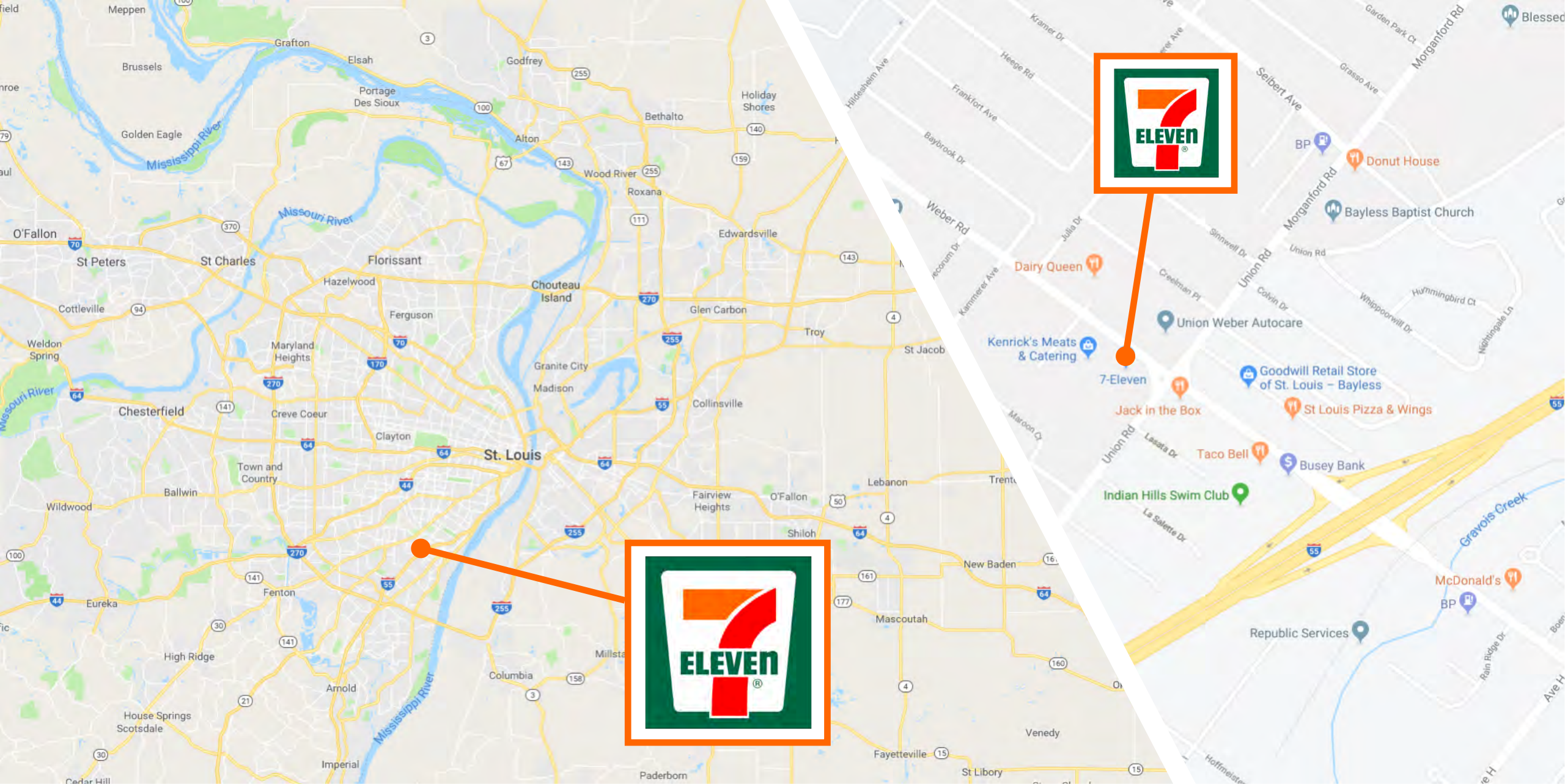


Less Than 10 Minutes to the Border of Mississippi and Illinois – Located Along the Mississippi River



Nearby Tenants Include: Seher Grocery, Kenrick's Meats & Catering, Union Weber Autocare, Bayless Tire, Jack in the Box, Dairy Queen, Taco Bell and Goodwill





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TACO BELL  
TITLE CASH  
China Wok  
SUBWAY  
Great Clips  
boostmobile



Indian Hills Swim Club

Busey  
Your Dream. Our Promise.



Union Rd



August Packaging

Steelwend  
Equipment Co. Inc

nu way

Zeller Electric

ORLANDO'S



La Salette  
Apartments

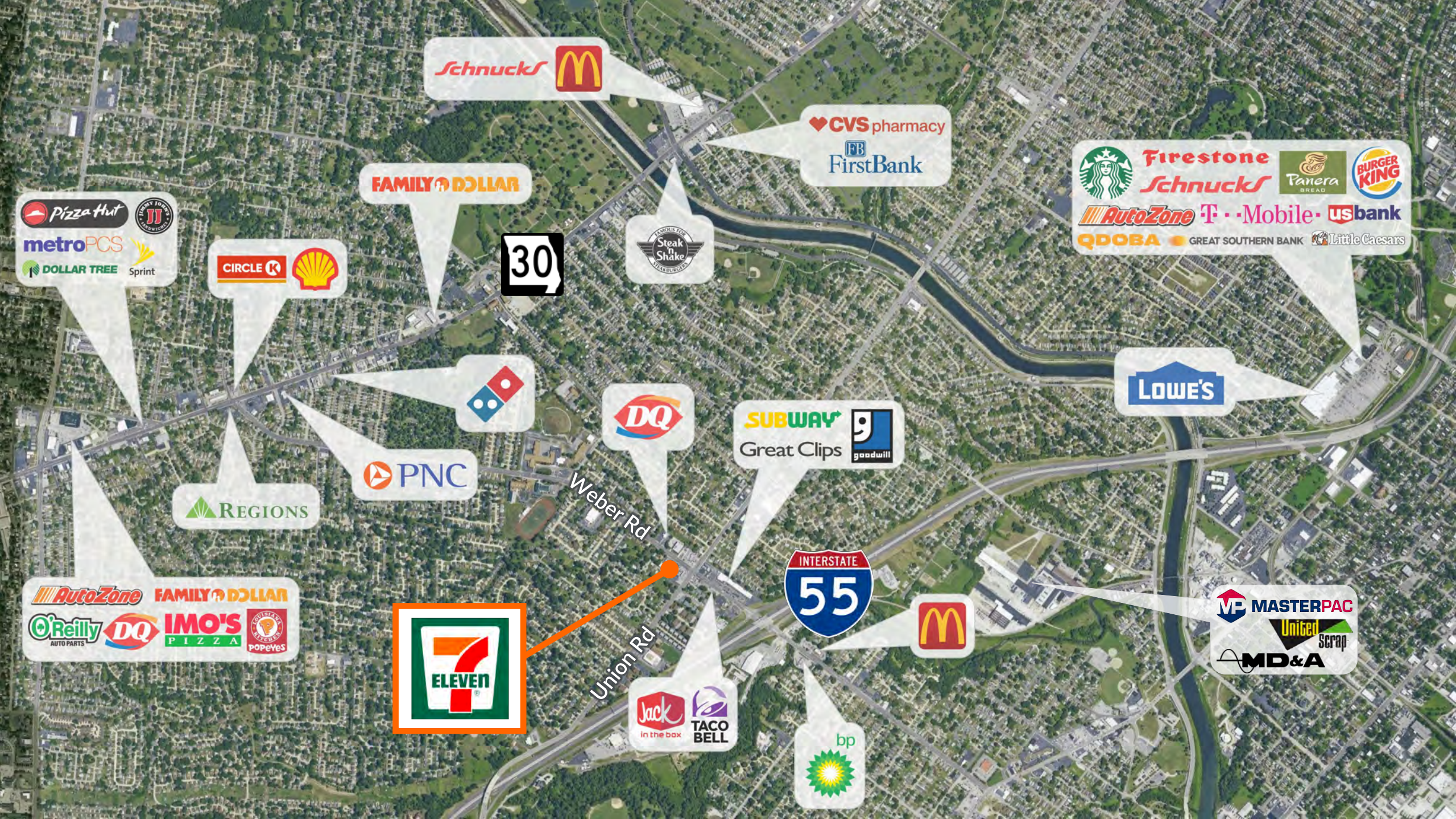
Seher Grocery



Kenrick's  
Meats  
& Catering

Weber Rd





Schnucks McDonald's

CVS pharmacy  
FirstBank

Starbucks Firestone Schnucks Panera BREAD BURGER KING  
AutoZone T-Mobile USbank  
QDOBA GREAT SOUTHERN BANK Little Caesars

FAMILY DOLLAR

Steak 'n Shake

30

Pizza Hut JJ  
metroPCS  
DOLLAR TREE Sprint

CIRCLE K Shell

Lowe's

SUBWAY  
Great Clips goodwill

DQ

Domino's

PNC

REGIONS

Weber Rd

INTERSTATE  
55

McDonald's

MASTERPAC  
United Scrap  
MD&A

AutoZone FAMILY DOLLAR  
O'Reilly AUTO PARTS DQ IMO'S PIZZA Popeyes

7-ELEVEN

Union Rd

Jack in the box TACO BELL

bp



# CITY OVERVIEW

St. Louis | St. Louis County | Missouri

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## St. Louis, MO

St. Louis is an independent city and inland port in the U.S. state of Missouri. The city developed along the western bank of the Mississippi River, which forms Missouri's border with Illinois. The city had an estimated 2018 population of 308,626 residents and is the cultural and economic center of the Greater St. Louis Metropolitan area, which is home to nearly 3,000,000 people. The area is also the largest metropolitan area in Missouri and the 19th largest in the United States. The city has become a major bio-tech and business center. St. Louis has also become occupied by nearly 40 colleges, universities, and technical schools, some of the largest being Washington University in St. Louis, Saint Louis University and University of Missouri. The city is commonly identified with the 630-foot tall Gateway Arch in the city's downtown.



## Economy

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including, Boeing Defense, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Scotttrade, Go Jet, Purina and Sigma-Aldrich. As of 2018, the St. Louis Metropolitan Area is home to ten Fortune 500 companies, the 7th largest Fortune 500 city in the United States. Some of St. Louis' largest Fortune 500 companies are: Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric, and Edward Jones Investments. This city has also become known for a growing medical, pharmaceutical and research city. St. Louis economy is also affected by the city's two professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League.



## Contemporary Life

St. Louis is defined by music and the performing arts, especially its association with blues, jazz, and ragtime. The city is home to the St. Louis Symphony, the 2nd-oldest symphony orchestra in the United States, which has toured nationally and internationally. The city is also home to the City Museum, which is a museum whose exhibits consist largely of repurposed architectural and industrial objects, housed in the former International Shoe building; it attracts more than 700,000 visitors a year. The city is also famous for being the home to the Gateway Arch which marks St. Louis' downtown and the city's historic center that includes the Federal courthouse where the Dredd Scott case was first argued. The Arch is the world's tallest arch, the tallest man-made monument in the Western Hemisphere, and Missouri's tallest accessible building.



# DEMOGRAPHICS

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7-Eleven | 703 Union Road | (Affton) St. Louis, MO 63123



## Population

3-MILE

115,794

5-MILE

269,550

10-MILE

744,379



## Average Household Income

3-MILE

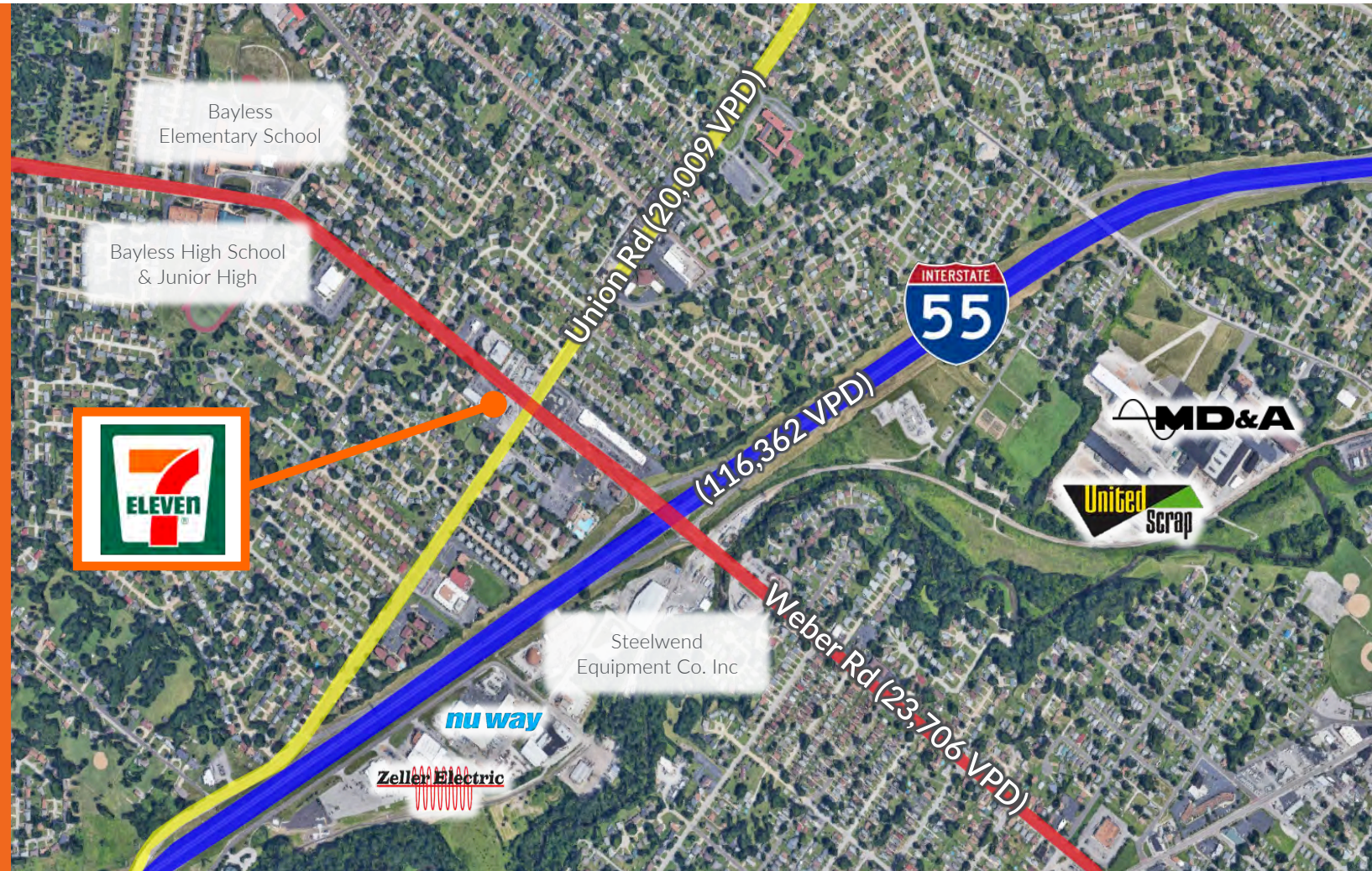
\$67,723

5-MILE

\$72,190

10-MILE

\$80,903





# TENANT PROFILE

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7-Eleven Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Dallas, Texas. The chain was known as Tote'm Stores until it was renamed in 1946. 7-Eleven is the world's largest convenience store chain and is a brand that's recognized worldwide. The company has also made a reputable name for themselves in the franchise business, and are consistently ranked as a top-five franchisor. 7-Eleven has a legacy of innovation. The company was the first to provide to-go coffee cups, offer a self-serve soda fountain, operate for 24 hours a day, and yes, they even coined the phrase "BrainFreeze®" in honor of the world's favorite frozen drink.

Then came the innovation of their most popular menu items: the SLURPEE® drink, the BIG GULP® and then the BIG BITE®. Now, the company continues the history of innovation and powers it through digital initiatives. 7-Eleven's parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 67,480 stores in 17 countries as of December 2018. Seven-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd. 7-Eleven was ranked #1 on Entrepreneur magazine's 2017 Top 500 Franchises List and they were ranked on Fast Company magazine's World's Top 10 Most Innovative Companies in Retail.



COMPANY TYPE  
Subsidiary



FOUNDED  
1927



# OF LOCATIONS  
67,480+



HEADQUARTERS  
Dallas, TX



WEBSITE  
7-eleven.com





# LEASE SUMMARY

TENANT	7-Eleven
PREMISES	A Building of Approximately 2,845 SF
LEASE COMMENCEMENT	June 1, 2018
LEASE EXPIRATION	May 31, 2028
LEASE TERM	9 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% in 2023 and 10% at Each Option
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF	Tenant's Responsibility
STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image



# RENT ROLL

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Actual Property Images

TENANT  
NAME

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

RENTAL  
INCREASE

LEASE  
BEGIN

LEASE  
END

OPTIONS

7-Eleven

2,845 SF

\$100,000

\$35.15

5% in 2023  
10% at Each Option

06/01/2018

05/31/2028

3 x 5 Years



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Actual Property Image



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