

# 7-Eleven

11366 South Redwood Road, South Jordan, UT 84095

**NNN Lease | Corporate Guarantee | Convenience Store & Gas Station**



Renz & Renz  
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## 7-Eleven - Convenience Store & Gas Station

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List Price	\$3,047,000
Building Size	4,457 SqFt
Lot Size	36,590 SqFt
Year Built	1997
APN	27-22-176-025
Zoning	Z-C-C

Adjacent Properties Information      North of the property is a proposed Resort Lifestyle Senior Housing project.  
The current neighbor to the West is Nelson Farms Residential & to the South is ICH South Jordan Clinic.

## Property Highlights

- 36,590 SqFt Parcel
- Excellent Location
- High Traffic Location
- Corporate NNN Lease with 7-Eleven
- Convenience Store & Gas Station





## Tenant Summary

Tenant Trade Name	7-Eleven
Lease Guarantor	7-Eleven, Inc.
Lease Type	Net Lease
Current Rent	\$13,333.33 Monthly   \$160,000 Annually
Landlord Responsibilities	None
Original Lease Term	15-year
Lease Commencement Date	May 11, 2005
Current Lease Expiration Date	May 10, 2026
Term Remaining on Lease	4.75+ Years
Rental Increases	Increase with each option
Options	Two 5-year options Remaining

## Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
Current	5.11.21 - 5.10.26	\$13,333.33	\$160,000
Option 1	5.11.26 - 5.10.31	\$14,933.33	\$179,200
Option 2	5.11.31 - 5.10.36	\$16,725.33	\$200,704

## ABOUT 7-Eleven

7-Eleven, Inc.--known as The Southland Corporation until April 1999--is the world's largest operator, franchisor, and licensor of convenience stores, with more than 18,200 stores in 18 countries, the vast majority of which carry the 7-Eleven banner. About 2,200 of the outlets offer self-service gasoline, almost all of which is sold under the Citgo brand through a long-term product purchase agreement with Citgo Petroleum Corporation. The company's operations include 5,560 7-Eleven convenience stores in 30 U.S. states and five Canadian provinces. 7-Eleven's largest area licensee is Seven-Eleven Japan Co., Ltd., which operates 7,605 7-Eleven stores in Japan and 48 in Hawaii. Other major foreign territories include Taiwan with 1,908 units, Thailand with 1,105, China with 398, Australia with 177, South Korea with 171, Malaysia with 151, and the Philippines with 149. The debt load from a 1987 leveraged buyout led the company into bankruptcy by 1990, which in turn led to a Japanese corporation securing a majority stake in it during 1991. 7-Eleven, Inc. is 65 percent owned by IYG Holding Company, which is in turn jointly owned by Ito-Yokado Co., Ltd. and Seven Eleven Japan. The latter is itself a 50.3 percent owned subsidiary of Ito-Yokado, which is a leading Japanese retailer.

Public Subsidiary of IYG Holding Company

Incorporated: 1961 as The Southland Corporation

Employees: 32,368

Sales: \$7.26 billion (1998)

Stock Exchanges: NASDAQ

Ticker Symbol: SVEV

NAIC: 445120 Convenience Stores; 447110 Gasoline Stations with Convenience Stores

\*\*\*Information gathered from the following website:

<https://www.referenceforbusiness.com/history2/4/7-Eleven-Inc.html#ixzz6wqtVde67>



### Population

	1 Mile	3 Miles	5 Miles
2010	7,988	76,307	222,288
2020	9,911	102,070	298,449
2025 (projected)	10,880	112,282	327,337

### Households

	1 Mile	3 Miles	5 Miles
2010	2,217	22,412	64,864
2020	2,822	30,180	87,494
2025 (projected)	3,095	33,161	96,122
2020 Average Size	3.51	3.38	3.36

### 2020 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$111,366	\$105,071	\$93,740
Average Income	\$138,377	\$126,494	\$113,176
Per Capita Income	\$39,445	\$37,578	\$33,244

### About South Jordan

South Jordan is a city in south central Salt Lake County, Utah, 18 miles (29 km) south of Salt Lake City. Part of the Salt Lake City metropolitan area, the city lies in the Salt Lake Valley along the banks of the Jordan River between the 9,000-foot (2,700 m) Oquirrh Mountains and the 12,000-foot (3,700 m) Wasatch Mountains. The city has 3.5 miles (5.6 km) of the Jordan River Parkway that contains fishing ponds, trails, parks, and natural habitats. The Salt Lake County fair grounds and equestrian park, 67-acre (27 ha) Oquirrh Lake, and 27 parks are located inside the city.

Founded in 1859 by Mormon settlers and historically an agrarian town, South Jordan has become a rapidly growing bedroom community of Salt Lake City. Kennecott Land, a land development company, has recently begun construction on the master-planned Daybreak Community for the entire western half of South Jordan, potentially doubling South Jordan's population. South Jordan is the first city in the world with two temples of The Church of Jesus Christ of Latter-day Saints, Jordan River Utah Temple and Oquirrh Mountain Utah Temple. The city has two TRAX light rail stops, as well as one commuter rail stop on the FrontRunner. South Jordan is also a growing tech hub with headquarters of companies like IT software company Ivanti.

The economy of South Jordan, UT employs 32k people. The largest industries in South Jordan, UT are Health Care & Social Assistance (4,025 people), Manufacturing (3,695 people), and Professional, Scientific, & Technical Services (3,386 people), and the highest paying industries are Utilities (\$84,688), Agriculture, Forestry, Fishing & Hunting, & Mining (\$83,065), and Mining, Quarrying, & Oil & Gas Extraction (\$83,065).

Median household income in South Jordan, UT is \$99,856. Males in South Jordan, UT have an average income that is 1.53 times higher than the average income of females, which is \$41,859. The income inequality in South Jordan, UT (measured using the Gini index) is 0.484, which is higher than the national average.

\*\*\*information gathered from the following websites:

[https://en.wikipedia.org/wiki/South\\_Jordan,\\_Utah](https://en.wikipedia.org/wiki/South_Jordan,_Utah) & <https://datausa.io/profile/geo/south-jordan-ut/>





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Renz & Renz Investment and Commercial Brokerage. Return completed forms to [George@renzrenz.com](mailto:George@renzrenz.com) for a detailed package with income information.

### **NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT**

*For: Prospective Clients, Customers, Buyers & Lenders*

The Undersigned hereby agrees to the following:

1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale, lease or exchange of the following described Property and/or Business referred to as: **11366 South Redwood Road, South Jordan, UT 84095**.
2. Signor understands this investment is tenanted. **Tenants may not be contacted or disturbed**. California laws hinders any site visit without appropriate tenant notice. You may not contact the tenant or any private unit owner directly. All inquiries and requests to be made through seller's agent.
3. All materials provided to any party is considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
7. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Buyers Real Estate Agent

\_\_\_\_\_  
Prospective Buyer



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EXCLUSIVELY LISTED BY



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