



QuikTrip

\$7,855,855 | 5.50% CAP

10768 W Florissant Ave., St. Louis Missouri

- ✓ **5.5± Years Remaining on Absolute NNN Lease** with (7), 5-Year Options. Next Rent Bump Commences on 5/1/2024
- ✓ **Strategically Located off I-270** on Florissant Avenue with a combined VPD of 171,295
- ✓ **Hard-Corner Location with Traffic Light** - Directly Across from Walmart & Sam's Club Anchored Shopping Center
- ✓ **0.5 Miles from St. Louis Community College – Florissant Valley** with 7,400± Students
- ✓ **12th Largest Convenience** Store Chain in the U.S. with Over 850 Locations in 11 States

The QuikTrip Corporation, more commonly known as QuikTrip, is an **American chain of convenience stores** based in **Tulsa, Oklahoma** that primarily operates in the **Midwestern, Southern, and Southeastern** United States as well as in **Arizona**.



INVESTMENT OVERVIEW

— QUIKTRIP ST. LOUIS, MO



SUBJECT
PROPERTY

CONTACT FOR DETAILS

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\$7,855,855

5.50% CAP

NOI

\$432,072

Building Area

±6,172 SF

Land Area

±2.17 AC

Year Built

2013

Lease Type

NNN

Occupancy

100%

- ✓ **5.5± Years Remaining on Absolute NNN Lease** with (7), 5-Year Options
- ✓ **Strategically Located on Hard Corner with Traffic Light** directly across from Walmart & Sam's Club Anchored Shopping Center.
- ✓ **Signature property is strategically placed in** high-traffic location along W Florissant Ave & Interstate 270 with a combined VPD of 171,295.
- ✓ **Prime location in dense retail corridor with national tenant retailers including:** Sam's Club, Walmart, Planet Fitness, Goodwill, Harbor Freight Tools, Starbucks, McDonald's, Krispy Kreme, & Wingstop. Nearby proximity to St Louis Community College with an enrollment size of 7,400.
- ✓ **St. Louis, the second-largest city in Missouri, is a major midwestern metropolis filled with culture.** St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to 8 Fortune 500 companies headquartered in Missouri.
- ✓ **QuikTrip operates over 850 locations in 11 states and** does not franchise to other operators. Making sure each store is consistent and meets QuikTrip's quality expectations.
- ✓ **QuikTrip is the 12th largest convenience store chain in the country.** QuikTrip was recently ranked by Forbes as the 28th largest private company with over \$11 Billion in Revenue.

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.

SECURE
NET LEASE

TENANT OVERVIEW

QUIKTRIP ST. LOUIS, MO

QuikTrip

Lessee: QuikTrip Corporation

Guarantor: QuikTrip Corporation

REVENUE

\$11 B

CREDIT RATING

BBB

TOTAL LOCATIONS

850+



quiktrip.com

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.

Founded in 1958, QuikTrip has grown to a more than **\$11 billion** company with **780+ stores across 11 states**. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip Corp. currently holds an **NAIC 2 Rating** which is the equivalent of a “BBB” rating by Standard & Poor’s. QuikTrip locations feature the company’s own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT’s own Quik’n Tasty and Hotzi lines of sandwiches. With over **20,000 employees**, QuikTrip has made Fortune Magazine’s list of **“Best Companies to Work For”** every year for the last 15 years and received the **38th spot** in People Magazine’s **“50 Companies That Care.”**

QuikTrip is consistently **ranked as one of the top convenience store** marketers in product quality and friendly service, including a top spot on GasBuddy’s **Top Rated C-Store list for 2017**, and Top Rated Convenience Store Brand in the state of **Missouri**. It is also ranked **68th on Fortunes 100 best companies** to work for in 2017 and **33rd on Forbes List of Private Companies**. QuikTrip also gives back to the communities it serves, donating **5% of net profits** to qualified 501c3 non-profit agencies, which includes United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships and many other agencies that support at-risk youth and early childhood education



SUBJECT
PROPERTY

QuikTrip Celebrates 900th Store Milestone

JULY 26, 2021 (CONVENIENCE STORE NEWS)

QuikTrip Corp. (QT) is celebrating a company milestone with the opening of its 900th convenience store, located in Corsicana, Texas.

Over the course of the company's **63 years**, it has grown to **12 states**. Four more states — Tennessee, Arkansas, Alabama and Colorado — are scheduled to enter the pipeline in the next year, reported Tulsa World. "We are proud of the strategic progress QT has made over the course of our **63-year history**," QuikTrip Marketing Director Steve Wilson said in a statement. "To think back on this small grocery store that was started decades ago and look at where we are now, opening our **900th sophisticated convenience store**, is truly humbling.

QT's 900th store milestone comes just two years after the convenience operator celebrated its 800th store in the San Antonio, Texas metro area in 2019, followed by its 850th store in September 2020.

"Our team has worked incredibly hard to be at the forefront of the c-store industry," he added. "We hold a great amount of pride in our investment in our people and the communities we serve."

In **1958**, Burt Holmes and Chester Cadieux invested their life savings to open the first QuikTrip, a small grocery store in their hometown of Tulsa.

Today, Tulsa-based QT has **grown to a more than \$11 billion** company and is consistently listed among **Forbes' largest privately held companies**.

EXPLORE ARTICLE



How QuikTrip Is Investing in Its Leaders

DANIELLE ROMANO, JUNE 16, 2021 (CONVENIENCE STORE NEWS)

Founded in 1958, QuikTrip Corp. (QT) has been a key player in transforming the convenience retailing landscape. Today, the 850-store chain has grown to a more than \$11 billion company with operations across 11 states, and is consistently listed among Forbes' largest privately held companies.

But at the core of QT's longevity and success is its **more than 24,000 employees**, who have contributed to the operator being named one of the Best Companies to **Work For for 14 years**.

With its leaders dispersed over multiple locations and with diverse responsibilities, QT was driven to create a common leadership language that could be used universally throughout the company and directly correlated to its mission to help employees grow and succeed.

"QuikTrip has a **very powerful culture and is growing**, which is why it needed a common leadership language. One of the most common constraints to a company that is looking to grow is that you have to have leaders who will perpetuate that culture," Marcia Dolby, principal learning partner, global solutions at HBP, told Convenience Store News. "Having a common leadership language helps to develop a talent pipeline that will help the company grow."

Joining forces to craft and define what "leadership" is and what it means to the company, QT and HBP created the **Advanced Leadership Program (ALP)** in 2015, aimed at high-potential leaders. They then added the **Master Leadership Program (MLP)**, which expands on the ALP.

The programs cover a gamut of lessons, such as decision making, effective communication, strategy, **delivering impact** and value, and managing and developing people. Courses consist of case studies, application and simulations, and lessons taught by Harvard faculty and authors.

EXPLORE ARTICLE



LEASE OVERVIEW

QUIKTRIP ST. LOUIS, MO

Initial Lease Term	15-Years, Plus (7), 5-Year Options to Renew
Rent Commencement	May 2014
Lease Expiration	April 2029
Lease Type	NNN
Rent Increases	\$11,676 Every 5 Years, In Primary Term & Options
Term Remaining	5.5± Years
Current NOI	\$420,396
Annual Rent Years 11-15	\$432,072*
Annual Rent Option 1	\$443,748
Annual Rent Option 2	\$455,424
Annual Rent Option 3	\$467,088
Annual Rent Option 4	\$478,788
Annual Rent Option 5	\$490,464
Annual Rent Option 6	\$502,140
Annual Rent Option 7	\$513,816

*Basing NOI off of next rent bump. Seller will credit rent between closing and April 31st.

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.





SITE OVERVIEW

QUIKTRIP ST. LOUIS, MO



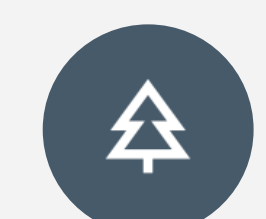
Year Built

2013



Building Area

±6,172 SF

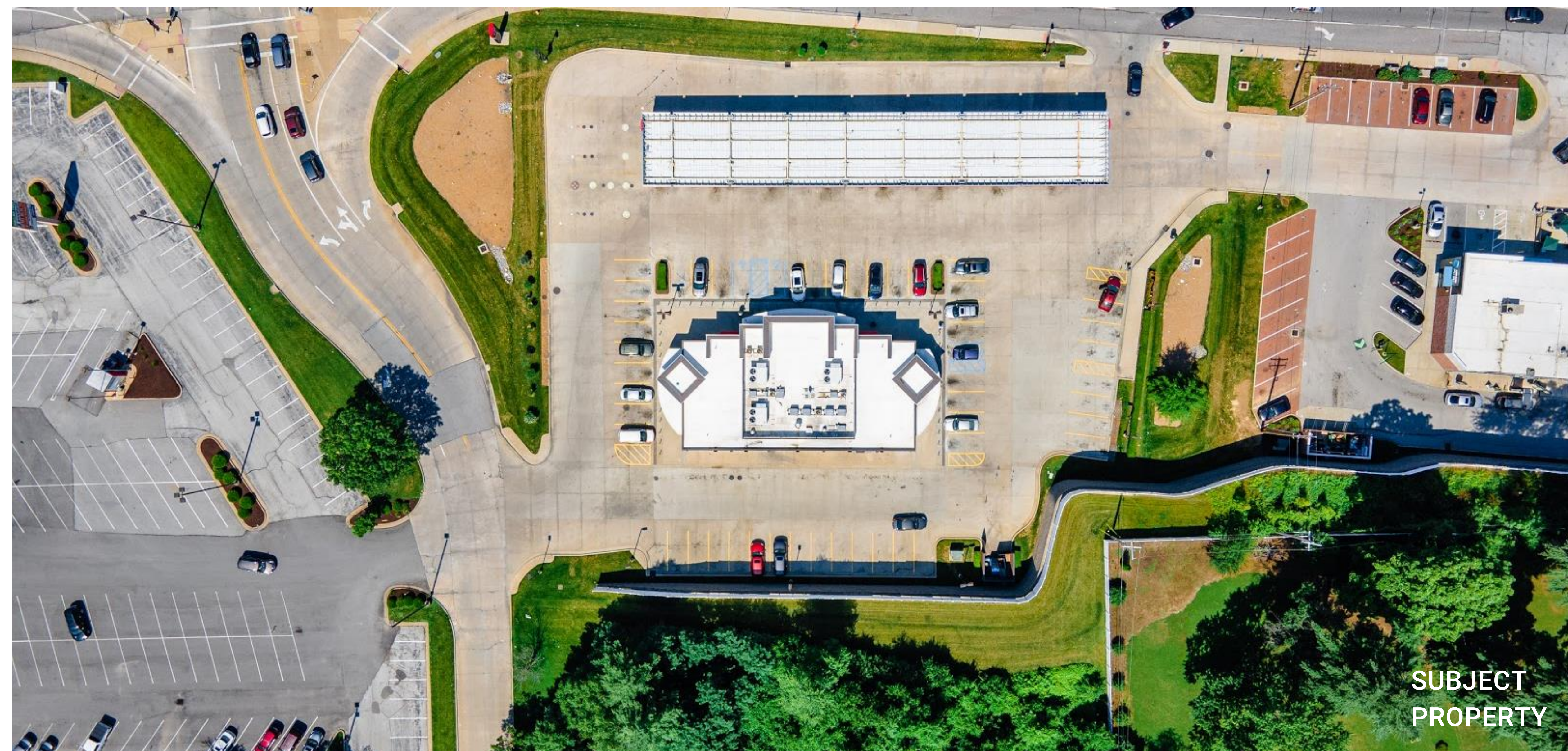


Land Area

±2.17 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Party City
- ROSS Dress For Less
- Sam's Club
- Schnucks
- Aldi
- Walgreens
- Family Dollar
- AutoZone Auto Parts



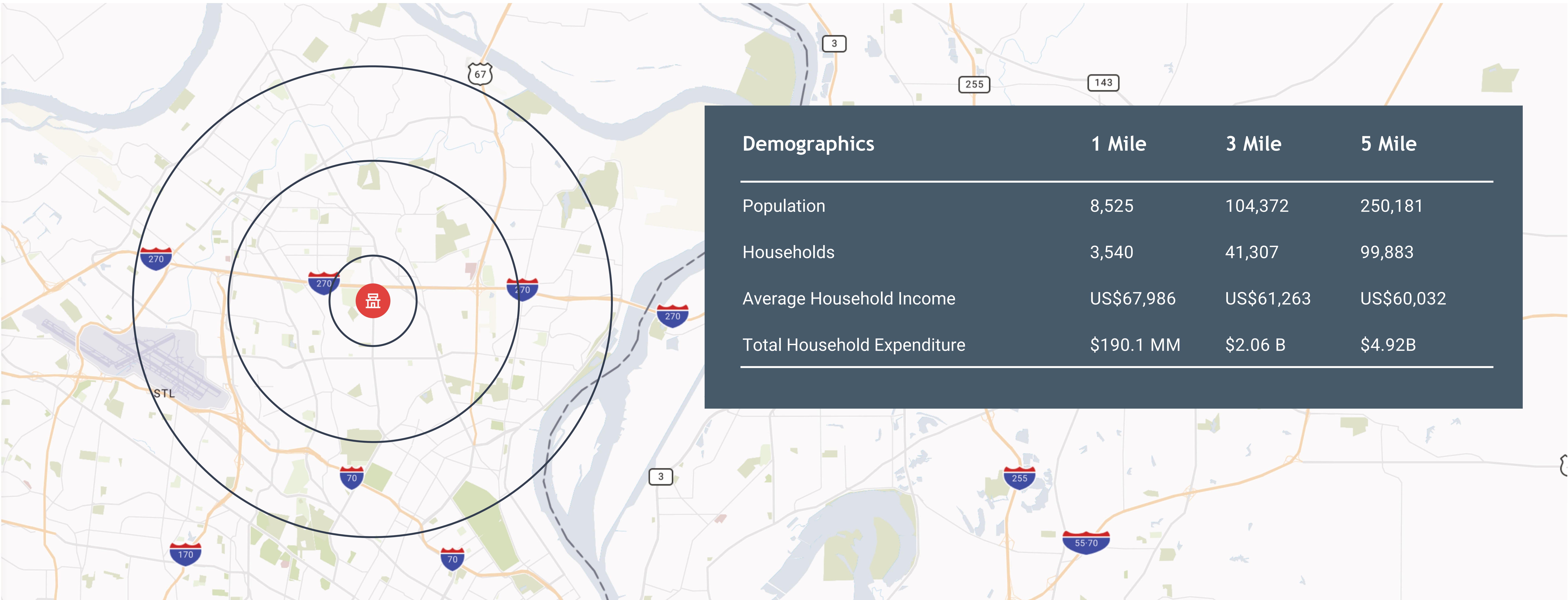
SUBJECT
PROPERTY

sam's club

Walmart

QT
QuikTrip

W Florissant Ave
~ 32,290 VPD



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. University of Missouri (30,849)

2. Washington University (18,947)

3. BJC Health Systems (15,424)

4. Viasystems Group, Inc. (14,854)

5. St. Louis University (12,799)

6. Express Scripts Holding Co. (10,001)
7. Barnes-Jewish Hospital (9,879)

8. City of St. Louis (7,957)

9. Defense Finance & Acct Services (6,164)

10. A G Edwards/Wells Fargo (5,768)

11. St. Louis Board of Education (4,561)

12. US Postal Service (4,364)
13. STL Children's Hospital (4,177)

14. SSM SLUH Inc. (4,139)

15. Mercy Hospital South (3,208)

LOCATION OVERVIEW

QUIKTRIP ST. LOUIS, MO

St. Louis

Missouri

 **302,838**
Population

 **\$43,889**
Median Household Income

St. Louis is listed as one of the top 25 best cities in the country for first-time homebuyers

TOP 25

St. Louis has been named the United States' best city for millennials

BEST CITY

St. Louis, the largest metropolitan area in Missouri, is a major midwestern metropolis filled with culture.

St. Louis planners have created an aesthetically beautiful city with green space at the street level.

According to the 2019 U.S. News & World Report, St. Louis ranks among the best places to live in the U.S., coming in at number 81 of 125 cities.

The Gateway Arch, the world's tallest man-made monument, forms a triumphant city skyline. An open mall surrounded by reflecting pools leads up to the historic court house, the site of the Dred Scott decision, facing the Gateway Arch.

It is said that St. Louis is second only to Washington, D.C. in the number of free activities available in an American city. St. Louis is one of America's most historic cities. The city's past, as a staging post for westward expansion, as an industrial and transportation hub, and as one of the country's musical and baseball capitals, is etched into the city's DNA. It's not immediately obvious to a new arrival, but sooner or later you realize that St. Louisans are imbued with the conviction that theirs is one of America's great cities – and that's part of the charm.



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