



202 N PARKER ST | OLATHE, KS

**OFFERED
FOR SALE**
\$4,330,000
5.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present an existing Absolute NNN 7-Eleven located at 202 N Parker St in Olathe, Kansas. The 4,146-square-foot property is leased directly to 7-Eleven under a corporate lease with zero landlord responsibilities, generating \$227,282 in annual NOI at a 5.25% cap rate and a listing price of \$4,330,000. The lease extends through June 2037, with three additional five-year renewal options providing potential occupancy through 2052.

The investment is backed by 7-Eleven, Inc., the world's largest convenience store operator, with approximately 12,400 U.S. locations and more than 86,000 globally. The lease features a 5% rent increase in 2032 and 10% increases during each renewal option, providing contractual income growth.

Strategically located at the signalized intersection of N Parker St and W Santa Fe St, the property benefits from combined traffic counts exceeding 43,000 VPD. The surrounding five-mile trade area includes 145,671 residents and average household incomes above \$147,195, offering investors long-term passive income backed by corporate credit in the growing Kansas City MSA.

RENT SCHEDULE	YEAR	RENT
Current Term	Present - 6/30/2027	\$227,282
Current Term	7/1/2027 – 6/30/2032	\$227,282
Current Term	7/1/2032 – 6/30/2037	\$238,646
1st Option	7/1/2037 - 6/30/2042	\$262,511
2nd Option	7/1/2042 - 6/30/2047	\$288,762
3rd Option	7/1/2047 - 6/30/2052	\$317,638

NOI	\$227,282
CAP RATE	5.25%
LISTING PRICE	\$4,330,000

ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	202 N Parker St, Olathe, KS 66061
Building Size (GLA)	4,146 SF
Land Size	1.27 Acres
Year Built	1997
Signatory/Guarantor	Corporate
Rent Type	Abs.NNN
Landlord Responsibilities	None
Rent Commencement Date	12/27/1996
Lease Expiration Date	6/30/2037
Remaining Term	11 Years
Rent Escalations	5% Increase in 2032 10% Increases Every Option
Current Annual Rent	\$227,282




145,671
PEOPLE
IN 5 MILE RADIUS


\$147,195
AHHI IN
5 MILE RADIUS

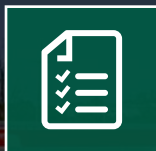

48,500
VPD ON
US 321





INVESTMENT GRADE CREDIT TENANT

Direct corporate obligation of 7-Eleven, Inc. | Backed by parent Seven & i Holdings Co., Ltd. (S&P A-) | Approximately 12,400 U.S. locations, 86,000+ globally.



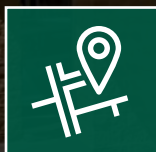
STRONG LEASE FUNDAMENTALS

Absolute NNN structure with approximately 11 years of remaining term to 6/30/2037 | Built-in 5% escalation in 2032 | Three (3) five (5) year renewal options with 10% increases.



HIGHLY AFFLUENT AND POPULATED AREA

5-mile AHHI exceeds \$147,000+ | 5-mile population exceeds 145,000+.



GREAT CORNER LOCATION

Located at the corner of N Parker St & W Santa Fe St | Combined VPD exceeds 43,000+.



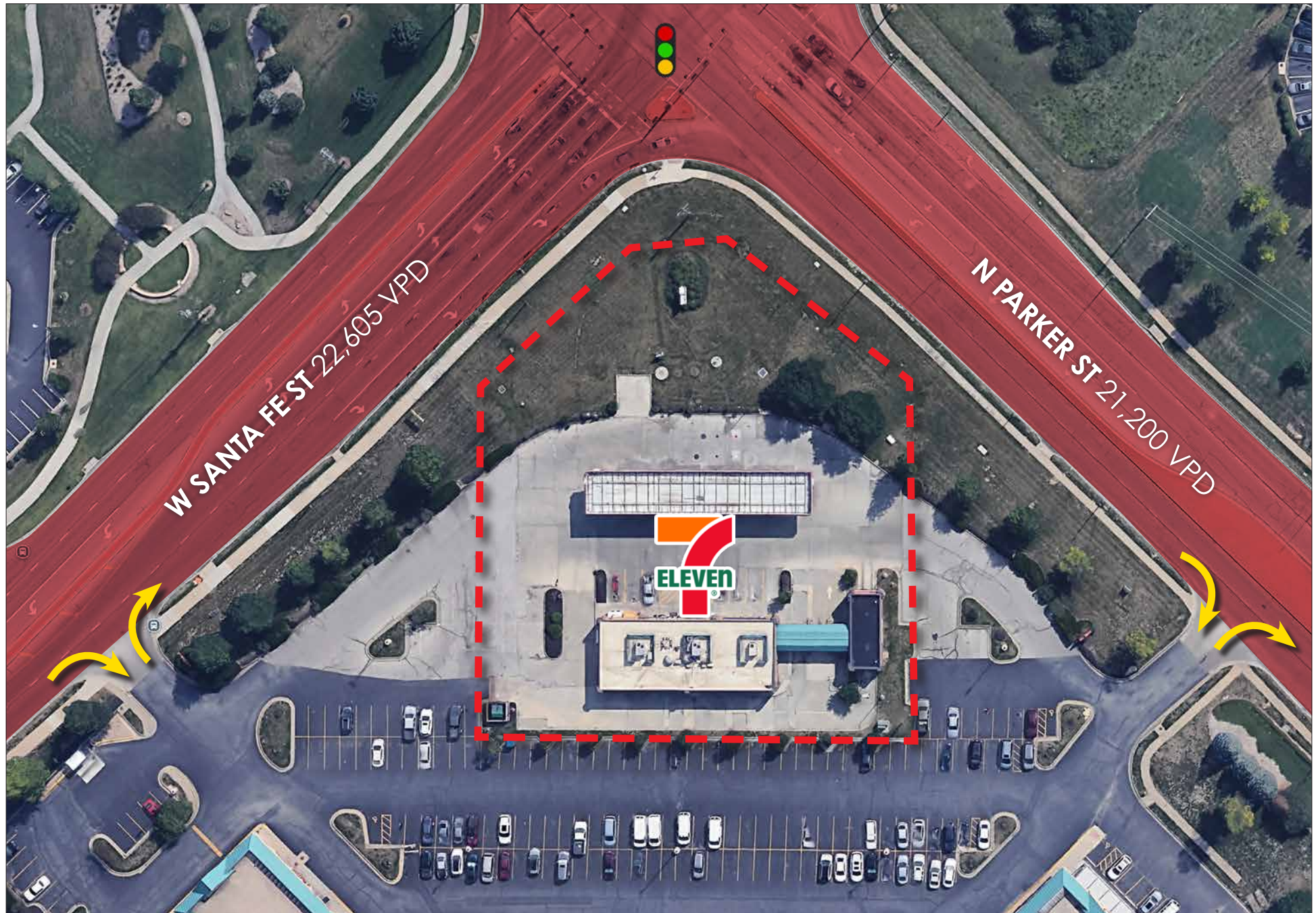
ZERO LANDLORD RESPONSIBILITIES

Absolute NNN structure | Tenant responsible for taxes, insurance, maintenance and repairs | No landlord obligations after closing.



LONG-STANDING TENANT

Existing, operating store built in 1997 with an established customer base and sales history | Positioned as a daily fuel and convenience stop at a high-traffic corner.





Advance
Auto Parts

STARBUCKS

SUBWAY
PAPA JOHN'S

BASKIN
BR
ROBBINS

PRICE
CHOPPER

tropical CAFE
FirstWatch
WINGSTOP

ACE
Hardware

Firestone

Walmart

JOEY JOE'S
EINSTEIN BROS
PANDA EXPRESS

CVS

W SANTA FE ST 22,605 VPD

N PARKER ST 21,200 VPD

7-ELEVEN

RedCrow

BB's
Grill



Walmart

STORTROPOLIS
SELF-STORAGE

ALDI

SHERWIN
WILLIAMS

MURPHY
USA

BURGER
KING

Firestone

JJ
TIMMY JOHNS
SUBS

EINSTEIN
BROS
BAGELS

PANDA
EXPRESS
CHINESE KITCHEN

BB's
Grill

Sweet Thang's
CAFE
LEMON ICE CREAM

BROWN BAG
LIQUOR

N PARKER ST 21,200 VPD

7-ELEVEN

PAPA MURPHY'S
TAKE 'N' BAKE PIZZA

Red Crow
BREWING COMPANY

W SANTA FE ST 22,605 VPD



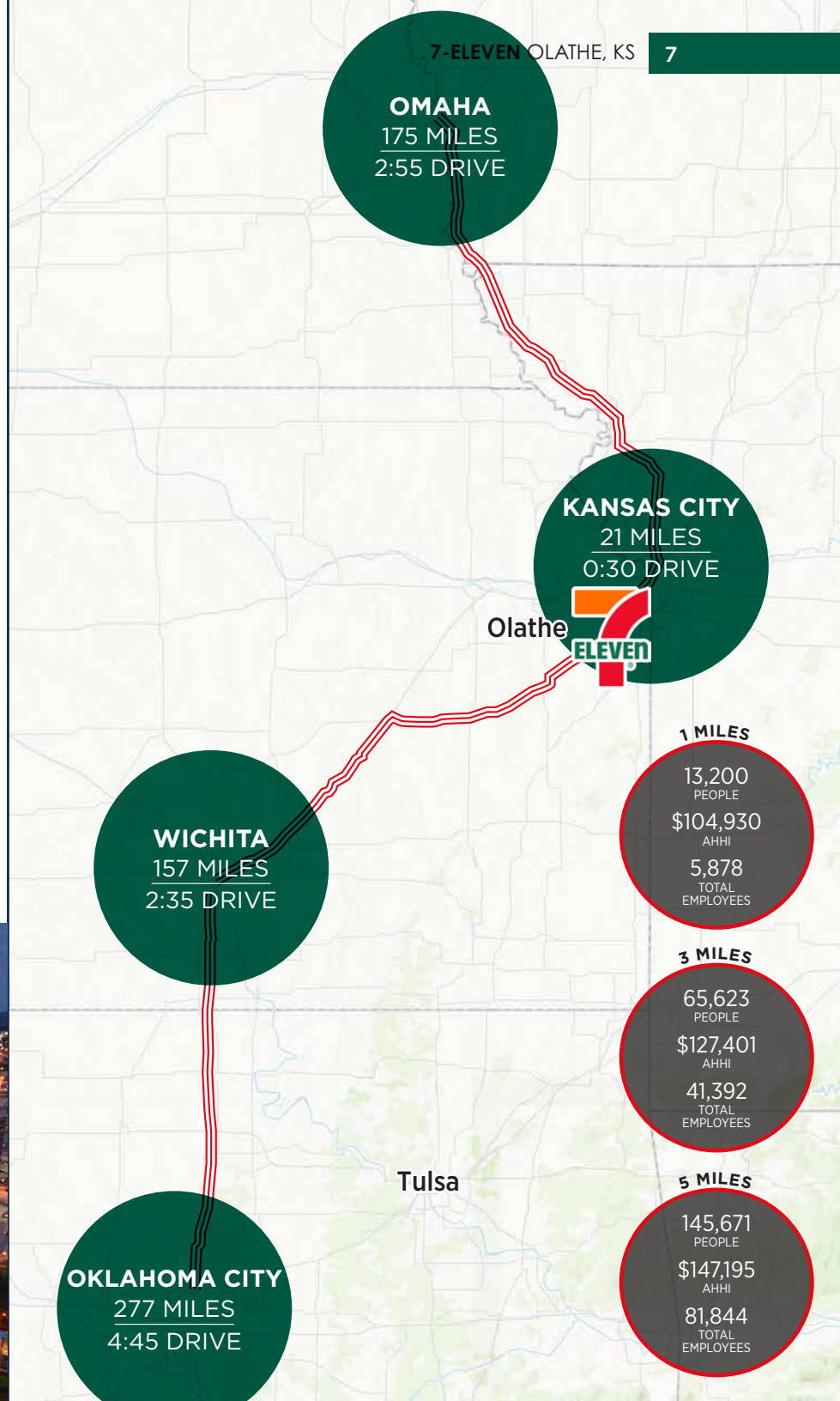


LOCATION OVERVIEW

KANSAS CITY, MO

Kansas City, Missouri, nestled along the Missouri River, is a vibrant city renowned for its rich history, jazz music, barbecue cuisine, and passionate sports culture. As the largest city in Missouri, it serves as a bustling hub of commerce, art, and innovation in the Midwest. Visitors are drawn to its iconic attractions like the National WWI Museum and Memorial, the Nelson-Atkins Museum of Art, and the lively Power & Light District. With a diverse population, Kansas City celebrates its cultural heritage through festivals, music events, and a thriving culinary scene. Whether exploring its historic neighborhoods, cheering on the Chiefs or the Royals, or savoring mouthwatering barbecue, Kansas City offers a dynamic and unforgettable experience for residents and visitors alike

- Downtown KC has experienced more than \$9 billion in commercial, residential and hotel development in the last 10 years.
- The City of Kansas City, Missouri, touts 220 parks, 134 miles of trails and bikeways, 29 lakes, 103 playgrounds and 119 monuments.
- Located in the heart of the country, Kansas City is only a 3-hour flight from either coast.





TENANT SUMMARY

7-ELEVEN OLATHE, KS

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7-Eleven, Inc. is the largest convenience store chain in the world by store count, tracing its roots to 1927 as the Southland Ice Company in Dallas, Texas, and adopting the “7-Eleven” name in 1946 in reference to its then-novel 7 a.m. to 11 p.m. operating hours. Today the company operates more than 86,000 stores across 19 countries, with roughly 12,400 locations in the United States and about 13,000 across the U.S. and Canada combined, giving it a footprint within two miles of a majority of the U.S. population. 7-Eleven has been a wholly owned subsidiary of Seven & i Holdings Co., Ltd., a Japanese retail conglomerate listed on the Tokyo Stock Exchange, since 1991, and Seven & i has since fended off an unsolicited roughly \$47 billion acquisition proposal from Canada’s Alimentation Couche-Tard, which Couche-Tard formally withdrew on July 16, 2025, citing a lack of engagement, while separately advancing plans toward a partial U.S. IPO of the 7-Eleven business.

Operationally, 7-Eleven has been in an active turnaround under new non-Japanese CEO Stephen Dacus, targeting and exceeding cost-reduction goals (cutting \$562 million of spending in fiscal 2024 against a \$500 million target), modernizing food and beverage programs across hundreds of stores, and growing delivery sales double digits year-over-year. That said, the North American business remains under real pressure: same-store sales and foot traffic have softened amid inflation-sensitive, lower-income consumer spending, and Seven & i has announced a net contraction in the U.S./Canada store count for fiscal 2026, roughly 645 store closures (including conversions to wholesale fuel-only locations) against only about 205 new openings, even as Seven-Eleven Japan continues to expand domestically. This is a company-wide, sector-level trend rather than anything specific to this location, but it is useful credit-quality context for a long-dated net lease.

7-ELEVEN QUICK FACTS

Founded:	1927
Ownership:	Public (OTC: SVNDY)
# of Locations:	86,000+
Headquarters:	Irving, TX
Guaranty:	Corporate
Market Cap:	\$37.18B





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5.25% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

BEN OLMSTEAD

Senior Associate

704.651.5953

bolmstead@atlanticretail.com

MIKE LUCIER

Executive Vice President

980.337.4469

mlucier@atlanticretail.com

BROKER OF RECORD:

Brian Brockman – In-State Broker

License #: 239819

Bang Realty-Kansas Inc

bor@bangrealty.com

513-898-1551

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