

OFFERING MEMORANDUM

# QUIKTRIP KANSAS CITY

528 NW Englewood Rd, Kansas City, MO 64118


Marcus & Millichap



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# 01



## EXECUTIVE SUMMARY & PROPERTY INFORMATION

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# OFFERING SUMMARY

528 NW ENGLEWOOD RD



Listing Price  
**\$6,722,400**



Cap Rate  
**5.00%**



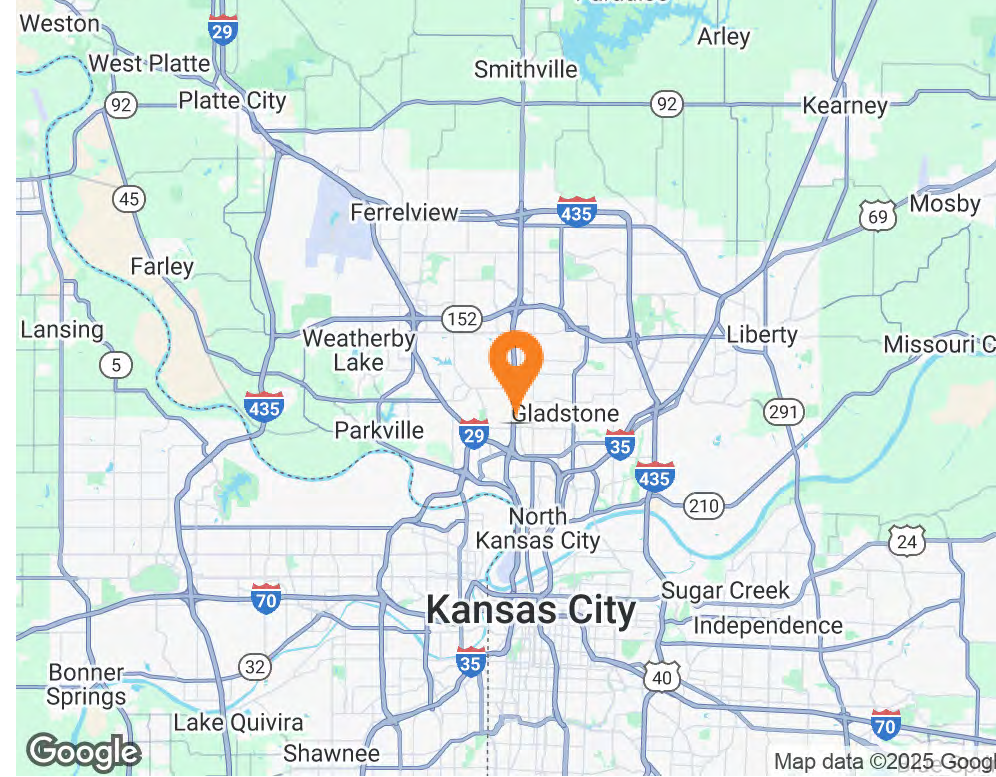
Price/SF  
**\$1,145.02**

## FINANCIAL

Listing Price	\$6,722,400
NOI	\$336,120
Cap Rate	5.00%
Price/SF	\$1,145.02

## OPERATIONAL

Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Lease Expiration	02/28/2040
Rentable SF	5,871 SF
Lot Size	1.61 Acres (70,140 SF)
Year Built	2013/14





# INVESTMENT HIGHLIGHTS & OVERVIEW

The QuikTrip gas station located at 528 NW Englewood Rd in Kansas City, MO presents a strong net-leased investment opportunity. This **replacement store** property features a **long-term NNN lease** backed by a corporate guarantee from QuikTrip, a nationally recognized tenant. The site sits on 1.61 acres with a 5,871 SF building in a high-traffic corridor within the growing Kansas City metro area.

The primary term expires February 28, 2032, but QuikTrip will exercise the first 8-year option at closing, providing the investor with approximately 14 years of remaining term by extending the base term expiration to February 28, 2040.

## Long-Term Passive Income //

Approximately **14 years remaining** on current lease term with multiple renewal options.

## High Performing Store //

This location is a **replacement store** and situated in a high-traffic area surrounded by retail and residential communities.

## Strong Visibility & Access //

Strong visibility with **direct access to US-169**. High consumer and vehicle traffic counts support high sales volume.

## Robust Demographics //

Reported 3-mile population of 72,843 and **5-mile population of 160,058**.

## Strategic Location in Northland Submarket //

This QuikTrip sits in the **heart of the Northland area**, a growing suburban region with strong retail synergy.

## Tax Advantage Structure //

Qualifies for **100% bonus depreciation** in the first year.

## Institutional-Grade Tenant //

Leased to QuikTrip, a nationally recognized convenience store and fuel brand with a **strong corporate guarantee** and loyal customer base.

## Zero Landlord Responsibilities //

True passive income with **zero maintenance, taxes or insurance obligations**.





SECTION 2

# 02

## FINANCIAL ANALYSIS

Financial Details  
Tenant Profile  
Demographics  
Net Lease Disclaimer

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# QUIKTRIP - KANSAS CITY

## FINANCIAL DETAILS

### THE OFFERING

Price	\$6,722,400
Capitalization Rate	5.00%
Price/SF	\$1,145.02

### PROPERTY DESCRIPTION

Year Built / Renovated	2013/14
Gross Leasable Area	5,871 SF
Type of Ownership	Fee Simple
Lot Size	1.61 Acres

### LEASE SUMMARY

Tenant	QuikTrip
Rent Increases	5, 5 Year Options
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	02/04/2015
Lease Expiration	02/28/2040
Renewal Options	See Lease Summary
Term Remaining on Lease (Yrs)	Approximately 14 Years
Option to Purchase	30-Day ROFR
Landlord Responsibility	None
Tenant Responsibility	All Expenses, Including USTs

### RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current: Years 11-25	\$336,120	\$28,010	\$57.25	5.00%
Option #2: Years 26-30	\$355,212	\$29,601	\$60.50	5.28%
Option #3: Years 31-35	\$366,312	\$30,526	\$62.39	5.45%
Option #4: Years 36-40	\$377,412	\$31,451	\$64.28	5.61%
Option #5: Years 41-45	\$388,512	\$32,376	\$66.17	5.78%
Option #6: Years 46-50	\$399,612	\$33,301	\$68.07	5.94%



## TENANT PROFILE

# QuikTrip

- **Founded:** 1958
- **Headquartered:** Tulsa, Oklahoma
- Privately held chain of retail gas stations and convenience stores
- Over 1,100 locations across 17 states with 31,000+ employees
- QuikTrip is a leading operator of convenience stores and fuel stations, known for:
  - High-volume fuel sales
  - Fresh food offerings (QT Kitchens)
  - Clean, well-maintained facilities
  - 24/7 operations in most locations
- Consistently ranked on **Fortune's "100 Best Companies to Work For"**
- Strong revenue growth and reinvestment strategy
- Most locations are strategically situated at hard corner, high-traffic intersections
- The company donates 5% of its net profits to charitable organizations in communities where it operates



**National Footprint**  
1,100+ Locations



**Recent Expansion**



**31,000+**  
**Employees**



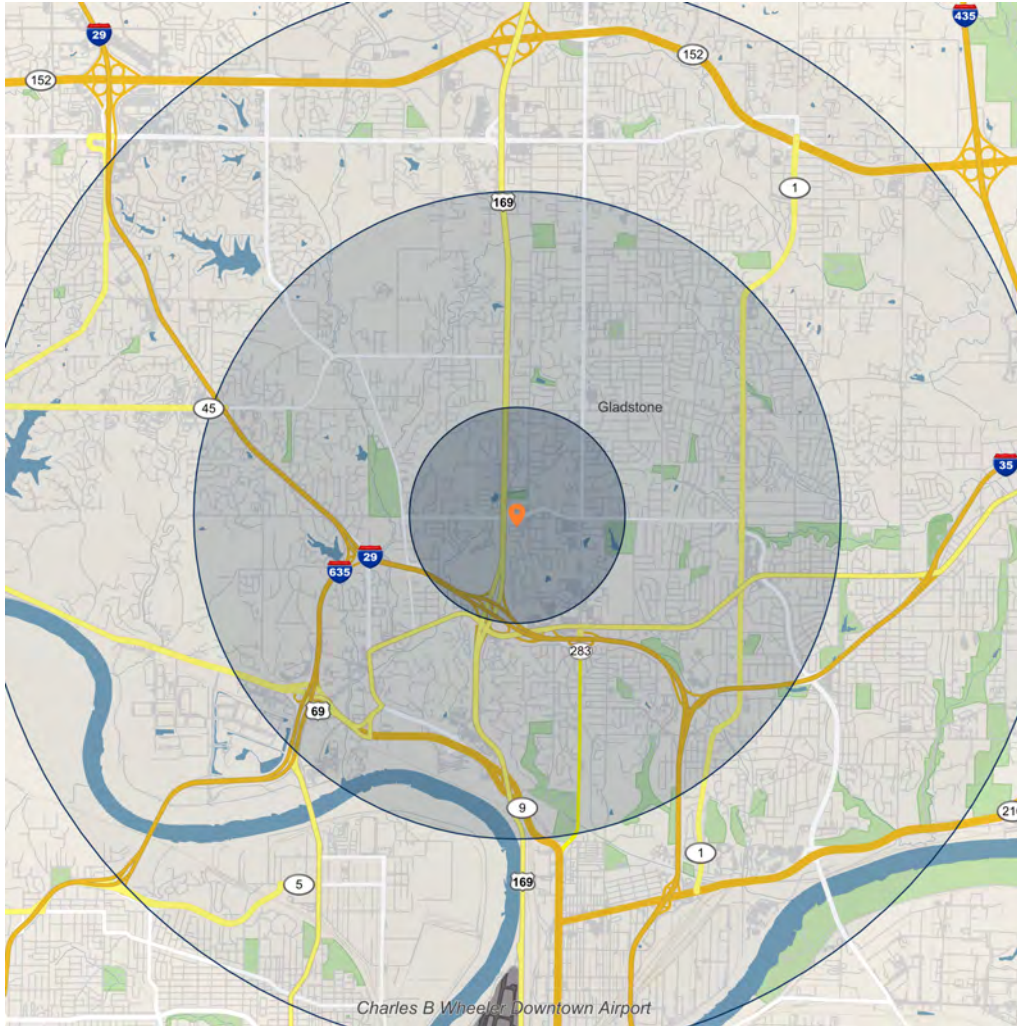
**#9 on CSP's 2025**  
**Top 202 List**



QUIKTRIP.COM

# QUIKTRIP - KANSAS CITY

## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2029 Projection	10,807	73,451	162,006
2024 Estimate	10,777	72,843	160,058
2020 Census	10,875	73,824	160,098
2010 Census	8,778	66,398	141,235
<b>HOUSEHOLD INCOME</b>			
Average	\$82,412	\$87,850	\$92,343
Median	\$67,684	\$71,920	\$77,549
Per Capita	\$36,869	\$38,077	\$39,350
<b>HOUSEHOLDS</b>			
2029 Projection	4,890	32,494	71,264
2024 Estimate	4,844	32,065	69,974
2020 Census	4,782	31,481	68,213
2010 Census	3,770	28,588	60,253
<b>HOUSING</b>			
Median Home Value	\$265,917	\$236,824	\$250,127
<b>EMPLOYMENT</b>			
2024 Daytime Population	10,909	71,445	154,861
2024 Unemployment	2.35%	2.47%	2.22%
Average Time Traveled (Minutes)	23	23	24
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	1.40%	1.52%	1.56%
Some College (13-15)	32.76%	36.97%	34.62%
Associate Degree Only	16.14%	14.64%	15.32%
Bachelor's Degree Only	10.27%	8.30%	8.93%
Graduate Degree	29.58%	32.03%	33.21%

# 2026 IS THE TIME TO BUY

## 100% BONUS DEPRECIATION FOR CONVENIENCE STORE PROPERTIES IN 2026

### BONUS DEPRECIATION

**2026 = 100%**

In order for a gas station to qualify for the bonus depreciation it will need to meet one of the three requirements below:

*50% or more of its gross revenues generated from petroleum sales*

*50% or more of its floor space devoted to petroleum marketing sales*

*The C-store building is 1,400 square feet or less*

If the Service Station meets any of the three requirements, you can use the 100% bonus depreciation in 2026, net of land value, and enjoy the tax incentives created in 2026.



#### EXAMPLE

Gas Station Purchased in 2026 for \$5 Million

Purchase Price Land Value (cannot depreciate land)	\$5,000,000
Value to Depreciate @ 100%	(\$1,000,000)
2026 Depreciation Value =	\$4,000,000

**\$4,000,000 TAX DEDUCTIONS IN YEAR 1**

# NET LEASE DISCLAIMER

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Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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OFFICES THROUGHOUT THE U.S. AND CANADA  
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