SONIC
OAKLEY, KS

3689 US 40, OAKLEY, KS

6-UNIT PORTFOLIO
BRAND NEW 20-YEAR LEASES

AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO

OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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PORTFOLIO SUMMARY

TENANT	ADDRESS	PRICE	CAP RATE	NOI	LEASE TERM	LEASE TYPE	RENTAL INCREASES	OPTIONS	LINK TO OMS
Sonic	451 E Oklahoma Ave Ulysses, KS	$1,196,200	6.00%	$71,772	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	550 Northstar Ct Tonganoxie, KS	$2,400,000	6.00%	$144,000	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	8311 Hedge Lane Terrace, Shawnee, KS	$1,021,467	6.00%	$61,288	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	15516 State Ave Basehor, KS	$1,500,000	6.00%	$90,000	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	211 W Holme St Norton, KS	$1,415,417	6.00%	$84,925	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
Sonic	3689 US 40 Oakley, KS	$1,480,250	6.00%	$88,815	20 Years	Absolute NNN	10% Every 5 Years	3, 5-Year	Link to OM
	TOTAL	**$9,013,333**	**6.00%**	**$540,800**					

INVESTMENT SUMMARY

PRICING
$1,480,250

CAP RATE
6.00%

NOI
$88,815

LEASE TERM
20 YEARS

INCREASES
10% EVERY 5 YEARS

INVESTMENT HIGHLIGHTS

6-UNIT SONIC PORTFOLIO (AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO)

CBRE is pleased to present an exclusive listing for a 6-unit Sonic portfolio in Kansas, net leased to SERJ Drive-In Kansas, a seasoned multi-brand restaurant operator. Spanning markets across Kansas, the portfolio offers meaningful geographic diversification across a range of trade area profiles. The properties are available individually or as a portfolio, providing a flexible acquisition structure for investors.

20-YEAR ABSOLUTE TRIPLE NET (NNN) LEASES

The tenant has executed new 20-year Absolute Triple Net (NNN) leases, providing investors with long-term, stable income from day one. Tenant is responsible for taxes, insurance, and all repairs & maintenance at the property, including roof & structure, leaving the landlord with zero management responsibilities. The lease features 10% rental increases every 5 years and three, five-year tenant renewal options.

CONSERVATIVE RENT TO SALES RATIO

The lease has been structured with a conservative rent to sales ratio, ensuring long term operational success. Contact agent for more details.

EXPERIENCED OPERATOR

The property is operated by SERJ Group, a successful multi-brand franchisee of Taco Bell and Sonic with 25+ locations across three states.

I-70 CORRIDOR LOCATION

The subject property benefits from its location along US-40 directly adjacent to a point of entry along I-70, one of the most heavily traveled interstates in the region. I-70 connects Oakley to Denver to the west and Topeka and Kansas City to the east. The property also has the added benefit of a Tesla Supercharger station located adjacent to the property, an additional draw to the restaurant.

LEASE ABSTRACT

Tenant	Sonic Drive-In
Address	3689 US 40, Oakley, KS
Price	$1,480,250
Cap Rate	6.00%
NOI	$88,815
Gross Leasable Area	2,762 SF
Lot Size	2.30 AC
Year Built	2017

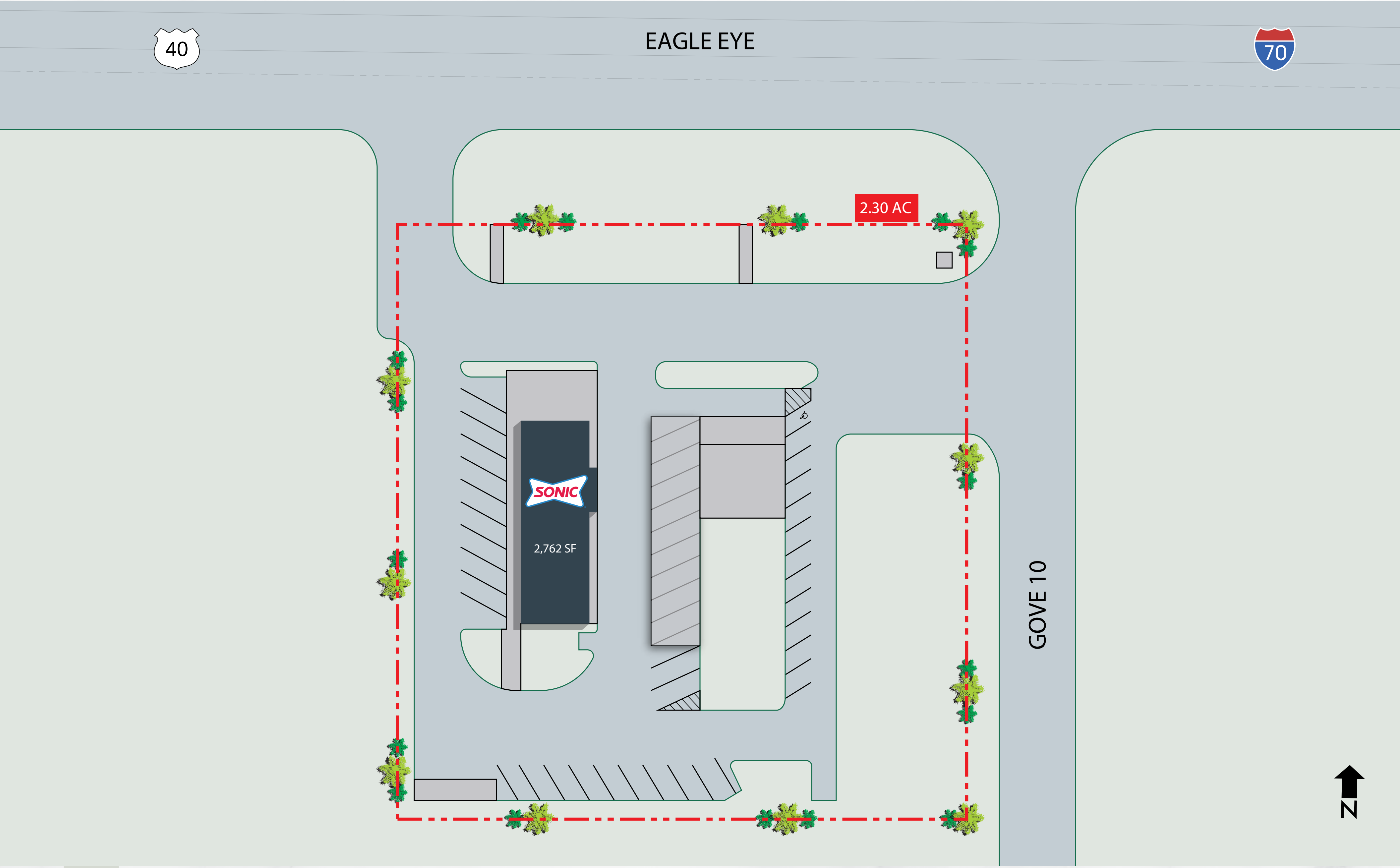
Lease Type	Absolute Triple Net (NNN)
Property Type	Retail - QSR
Lease Term	20 Years
Rent Commencement Date	7/1/2026
Lease Expiration Date	6/30/2046
Rental Increases	10% Every 5 Years
Renewal Options	3, 5-Year
Lease Guarantor	SERJ Drive-In Kansas

Taxes	Tenant Responsible
Insurance	Tenant Responsible
Utilities	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Common Area Maintenance	Tenant Responsible

RENT SCHEDULE

Period	Lease Years	Annual Base Rent	Increases
Initial Term	1-5	$88,815.00	-
Initial Term	6-10	$97,696.50	10%
Initial Term	11-15	$107,466.15	10%
Initial Term	16-20	$118,212.77	10%
First Renewal Term	21-25	$130,034.04	10%
Second Renewal Term	26-30	$143,037.45	10%
Third Renewal Term	31-35	$157,341.19	10%

SITE PLAN



TENANT OVERVIEW

Tenant Name	Sonic Drive-In
Business Summary	Sonic Drive-In is an American drive-in fast-food chain founded in 1953 in Shawnee, Oklahoma, and is currently a wholly-owned subsidiary of Inspire Brands. Inspire Brands is a privately held multi-brand restaurant company owned by Roark Capital Group, with over 33,000 locations systemwide and approximately $32.6 billion in system-wide revenue as of 2024, making it one of the largest restaurant groups in the United States. The Inspire Brands portfolio includes Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', and Jimmy John's, in addition to Sonic. Sonic operates more than 3,400 locations across the United States and is distinguished by its iconic carhop service model, made-to-order menu, and signature beverages — including its well-known slushes and milkshakes — which have cultivated a loyal and consistent customer base for over seven decades. The brand's deep integration within the Inspire Brands platform provides franchisees and landlords alike with the operational infrastructure and institutional backing of one of the nation's premier quick-service restaurant operators.

COMPANY FAST FACTS

Tenant Name	Sonic Drive-In
Website	https://www.sonicdrivein.com/
Sector	Fast Food
U.S. Headquarters	Oklahoma City, OK
Number of Locations	3,400+

LOCATION OVERVIEW

OAKLEY

Oakley is the county seat of Logan County, located in northwestern Kansas at the confluence of Interstate 70, U.S. Route 40, and U.S. Route 83, a strategically significant crossroads position that makes it the primary commercial hub for a vast surrounding region. The city sits roughly one mile south of the South Fork of the Saline River in the High Plains region of the Great Plains. The leading employment sectors include agriculture, health care and social assistance, and retail trade, consistent with Oakley's role as a trade and service center for the surrounding agricultural region. The city's interchange position along I-70 supports a healthy hospitality and fuel service economy that serves long-haul travelers and regional visitors year-round. Oakley combines meaningful interstate highway visibility with authentic western heritage, making it a compelling location for businesses serving both the local trade area and the traveling public.

DEMOGRAPHICS

	5 Miles	7 Miles	10 Miles
POPULATION			
2025 Population - Current Year Estimate	2,226	2,365	2,779
HOUSEHOLD INCOME			
2025 Average Household Income	$113,910	$113,490	$111,059
2025 Median Household Income	$78,686	$78,847	$77,568

Source: CBRE Research

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