

7-ELEVEN

2917 S Highland Dr, Salt Lake City, UT 84106

10% RENT INCREASE ON 8/1/2027 | High-Barrier to Entry Market | 62-Year Operating History | Actual Photo Taken 9/14/2026

BANG
REALTY



Exclusively Listed By:

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A 24-HOUR 7-ELEVEN WITH A NEAR-TERM 10% RENT INCREASE**OFFERING SUMMARY****LIST PRICE****\$2,181,818****CURRENT ANNUAL RENT****\$120,000****CAP RATE****5.50%****LAND / BUILDING****0.36 AC / 2,400 SF****LEASE STRUCTURE****Absolute NNN****TERM REMAINING****7.5+ Years****10% RENT INCREASE ON AUGUST 1, 2027**

Annual rent increases from \$120,000 to \$132,000 in less than one year. At the asking price, the scheduled increase raises the effective yield to approximately 6.05%.

THE NEAR-TERM BUMP ADDS \$12,000 OF ANNUAL NOI

INVESTMENT OVERVIEW

Encore Real Estate Investment Services is pleased to present the fee-simple interest in a 24-hour 7-Eleven located along South Highland Drive between Sugar House and Millcreek. The property is secured by an absolute NNN lease with no landlord responsibilities, 7.5+ years and a corporate guarantee from 7-Eleven, Inc.

The location combines established daily-needs demand with one of the Salt Lake Valley's most active infill residential corridors. Nearly 1,000 new units have been reported around Millcreek's emerging town center roughly one mile south, while the 193-unit Residences at Sugar Alley adds further density along Highland Drive to the north.

The tenant has occupied the site since 1964. Contractual 10% increases continue throughout the remaining term and all three five-year renewal options, creating measurable income growth without additional landlord capital.

MORE THAN 1,180 IDENTIFIED NEW OR RECENT MULTIFAMILY UNITS ALONG THE SURROUNDING HIGHLAND DRIVE CORRIDOR



NEAR-TERM RENT GROWTH IN A DENSE INFILL CORRIDOR
24-HOUR OPERATION ABSOLUTE NNN CORPORATE GUARANTEE

10% RENT INCREASE WITHIN ONE YEAR

Annual rent increases from \$120,000 to \$132,000 on August 1, 2027. The contractual bump adds \$12,000 of annual NOI and increases the effective yield to approximately 6.05% at the asking price.

ABSOLUTE NNN LEASE

7-Eleven bears responsibility for taxes, insurance, maintenance, roof, structure, parking areas and operating costs. The landlord has no ongoing property responsibilities.

EXPANDING MULTIFAMILY CUSTOMER BASE

Publicly reported projects identify more than 1,180 new or recent apartment units along the surrounding Highland Drive corridor, including major development around Millcreek town center and Sugar House.

ICONIC BRAND AND WORLD CLASS GUARANTOR

7-Eleven, Inc. is the premier name in the convenience-retailing industry. The lease is supported by a Corporate Guarantee | Investment Grade (S&P: "A-").

LONG OPERATING HISTORY AND 24-HOUR FORMAT

The location has operated as a convenience store since 1964 and currently has 7.5+ years remaining on the base term. 7-Eleven currently serves customers 24 hours per day, supporting consistent daily-needs traffic.

SUGAR HOUSE AND MILLCREEK INFILL LOCATION

South Highland Drive (20,000+ VPD) connects two established residential and commercial districts. The site benefits from nearby neighborhood retail, dining, parks and direct regional access via I-80 and SR-215.

ANNUALIZED OPERATING DATA

TENANT SUMMARY

Ownership Type:	Fee Simple (Land & Building)
Tenant:	7-Eleven
Lease Guarantor:	7-Eleven, Inc.
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure / Parking:	Tenant Responsibilities
HVAC:	Tenant Responsibility
Term Remaining:	7.5+ Years
Rent Commencement Date:	1964
Lease Expiration Date:	7/31/2034
Increases:	See Rent Schedule
Options:	3, 5 Year Options

RENT SCHEDULE

Date	Monthly	Annually	Increase	Cap Rate
8/01/2022-7/31/2027	\$10,000	\$120,000	-	5.50%
8/01/2027-7/31/2032	\$11,000	\$132,000	10%	6.05%
8/01/2032-7/31/2034	\$12,100	\$145,200	10%	6.65%
Option 1 8/01/2034-7/31/2039	\$13,310	\$159,720	10%	7.32%
Option 2 8/01/2039-7/31/2044	\$14,641	\$175,692	10%	8.05%
Option 3 8/01/2044-7/31/2049	\$16,105	\$193,260	10%	8.86%





Ritz Classic
- 287-Unit Apartment
Building Built in 2019



Montaire
- 334-Unit Student
Housing Built in 2025

Park Avenue
- 234-Unit Apartment
Building Built in 2022

Sugarmont Apartments
- 341-Unit Apartment
Building Built in 2021

Moda Highland Park
- 40-Unit Apartment
Complex Built in 2018

Highland Row
- 22-Unit Rental
Townhomes Built in 2025

✦ SUGARHOUSE ✦
FURNITURE

Sushi Groove

PYLON SIGN

SUBWAY



Highland Dr

E Zenith Ave



TJ-maxx HomeGoods ROSS DRESS FOR LESS ULTA BEAUTY
KOHLS WING STOP AT&T SEPHORA
EASTMAN BROS. JJ HONEY BREADS Little Caesars Chevron Auto Zone
HARMONS SALLY BEAUTY five BELOW WELLS FARGO

MillHaus
- 217-Unit Apartment
Complex Built in 2026

Cottonwood Highland
- 250-Unit Apartment
Complex Built in 2023

The Richmond
- 328-Unit Apartment
Complex Built in 2025

Element 31
- 208-Unit Apartment
Complex Built in 2015

Highland Row
- 22-Unit Rental
Townhomes Built in 2025

SUBJECT PROPERTY
7-Eleven

F O R S E Y ' S
FINE FURNITURE + INTERIOR DESIGN

SF/D

San Francisco Design

PYLON SIGN

E Zenith Ave

CHASE

DEL TACO

Sushi Groove

Walgreens





7-ELEVEN TENANT PROFILE

SALT LAKE CITY, UT
SOUTH HIGHLAND DRIVE



86,000+

STORES
WORLDWIDE



19

COUNTRIES &
REGIONS



13,000+

STORES IN THE
U.S. & CANADA



8,000+

U.S. FUEL
LOCATIONS

COMPANY OVERVIEW

Founded in 1927 and headquartered in Irving, Texas, 7-Eleven, Inc. is the premier name in convenience retailing. The company operates, franchises and licenses more than 13,000 locations across the United States and Canada and is part of a global network exceeding 86,000 stores.

BRAND PLATFORM



7-ELEVEN



SPEEDWAY



STRIPES



LAREDO TACO
COMPANY



7NOW
DELIVERY



7REWARDS

INVESTMENT PERSPECTIVE

7-Eleven combines an extensive store network, internationally recognized branding and a daily-needs retail format. Its broad convenience, foodservice, fuel and digital-delivery platform supports frequent customer visits across a wide range of markets.



SELECT AREA EMPLOYERS

University of Utah	State of Utah
Intermountain Health	Salt Lake County
Delta Air Lines	Adobe
Goldman Sachs	L3Harris Technologies
Zions Bancorporation	U.S. Government



YEAR-ROUND DESTINATION

World-class skiing, mountain recreation and a growing urban dining scene strengthen the region's appeal to residents, employers and visitors.



24-HOUR 7-ELEVEN

SOUTH HIGHLAND DRIVE

SALT LAKE CITY MARKET OVERVIEW

WASATCH FRONT GROWTH SUGAR HOUSE AND MILLCREEK INFILL



1.31M

2025 MSA
POPULATION



28.1M

2025 AIRPORT
PASSENGERS



1,180+

IDENTIFIED
CORRIDOR UNITS



24/7

STORE
OPERATION



DIVERSE ECONOMY

Technology, finance, healthcare, logistics and government support a broad employment base.



UNIVERSITY OF UTAH

A major research institution and employment center anchors the regional talent base.



MOUNTAIN WEST ACCESS

Immediate outdoor recreation and national air service reinforce population and visitor demand.

HIGHLAND DRIVE RESIDENTIAL GROWTH

988

MILL CREEK TOWN
CENTER AREA

193

RESIDENCES AT
SUGAR ALLEY

1,180+

IDENTIFIED NEW OR RECENT
UNITS ALONG THE BROADER
HIGHLAND DRIVE CORRIDOR

The subject sits between Sugar House and Millcreek, pairing established neighborhood demand with expanding multifamily density.

WHY THE LOCATION MATTERS

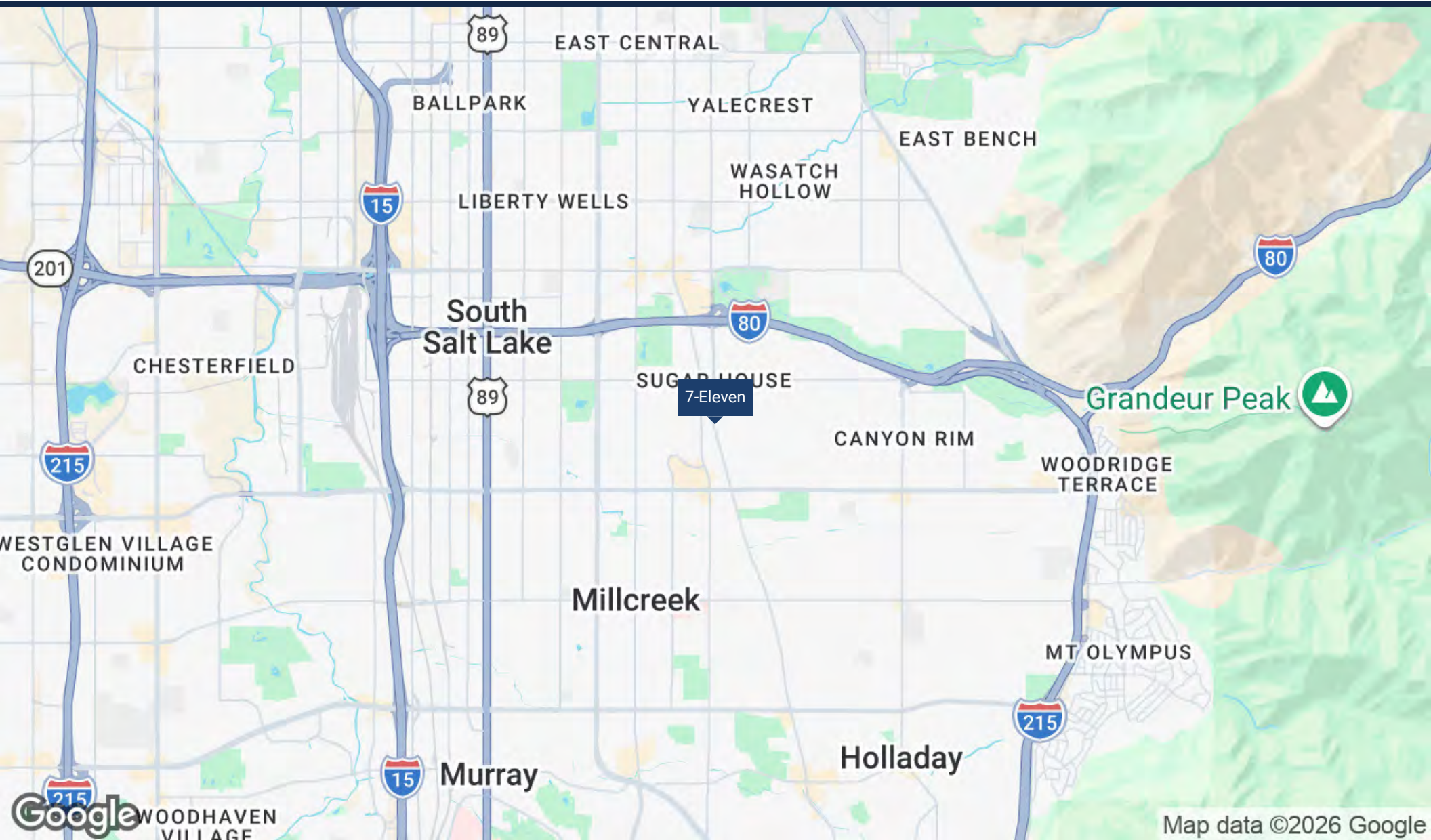
South Highland Drive connects two of the Salt Lake Valley's most desirable infill districts. Mature residential neighborhoods, expanding apartment density and nearby retail support consistent daily-needs traffic throughout the day and evening.

STRONG INFILL FUNDAMENTALS SUPPORT A 24-HOUR CONVENIENCE
USE

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REGIONAL MAP



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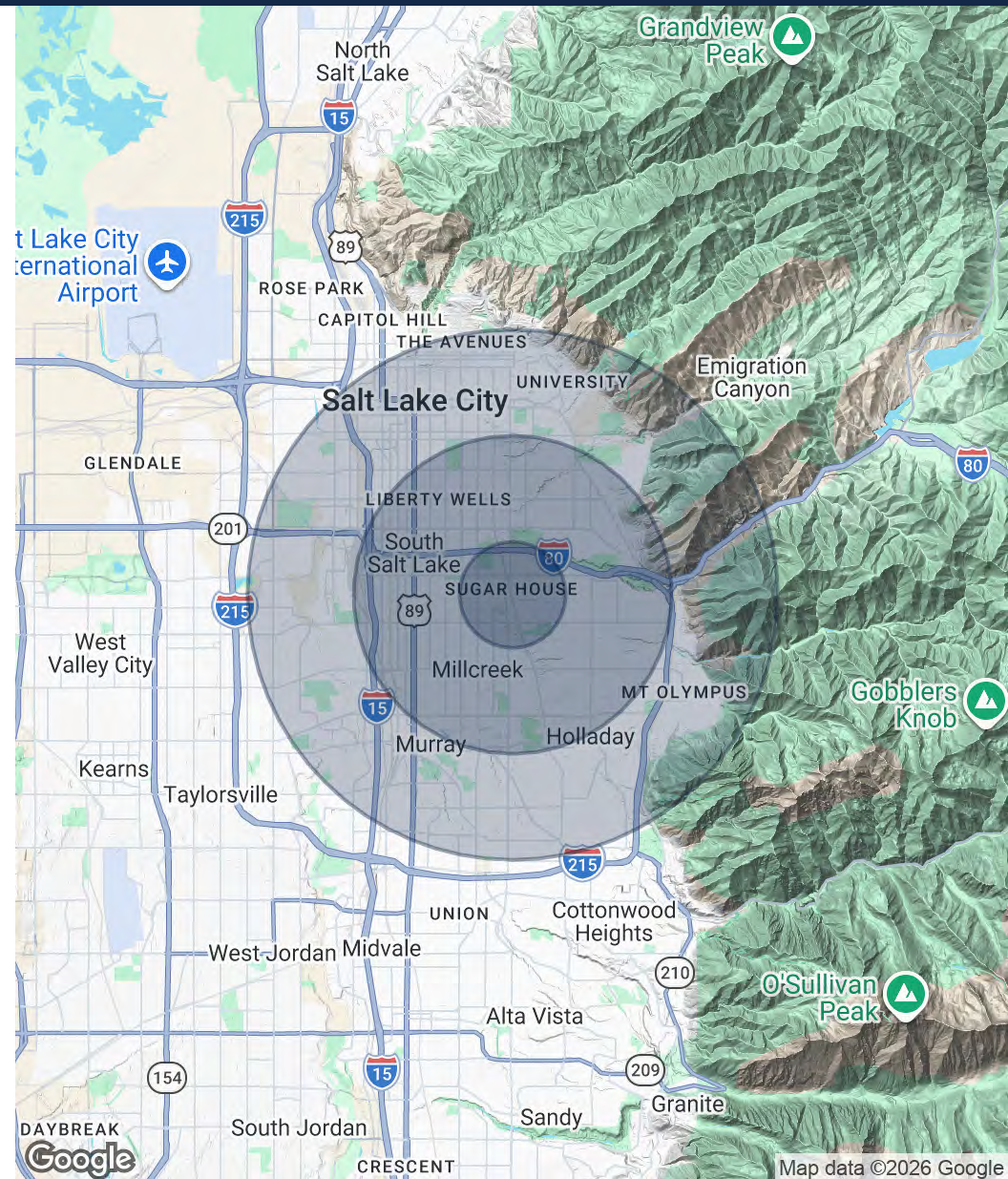
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,773	159,789	339,748
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,949	66,494	138,039
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$122,003	\$121,218	\$111,268
Average House Value	\$648,050	\$680,776	\$651,490

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	15,156	120,804	235,417
Total Population - Black	224	4,482	10,286
Total Population - Asian	557	7,495	17,448
Total Population - Hawaiian	155	1,226	4,018
Total Population - American Indian	132	1,566	3,829
Total Population - Other	557	7,821	22,934

2020 American Community Survey (ACS)



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