



## Pegasus Investments

A Division of MRA Investments, Inc.  
15915 Ventura Boulevard, Penthouse Two  
Encino, California 91436  
<http://www.pegasusnnn.com>

Telephone (818) 981-4910  
Facsimile (818) 990-0268  
[info@pegasusnnn.com](mailto:info@pegasusnnn.com)

### Vacant Properties

#### FOR SALE OR LEASE

Former Burger King 1340 South 7 <sup>th</sup> Street St. Louis, Missouri	2,386 square foot building on .669 acres \$458,000 or \$4,000/month NNN (\$1.68/sf)	Rare downtown area drive-thru b/w ballpark & Soulard City is doing streetscaping along the property's western edge including new sidewalk.
Former Johnny Carino's 5001 San Mateo NE Albuquerque, NM	6,500 square foot building on 1.59 acres \$1,850,000 or \$12,500/month NNN (\$1.92/sf)	Restaurant Row Location Adjacent properties are Chili's and Defined Fitness.
Bennigan's Restaurant 4926 Dressler Road NW Canton, Ohio	7,090 sq ft building on 88,899 sq ft (2.0409 acres) \$2,395,000 or \$16,500/month NNN (\$2.59/sf)	Restaurant Row and Major retail location Very large pad suitable for redevelopment 6,382 sq ft on ground floor, additional space on 2 <sup>nd</sup> floor in rear
Bennigan's Restaurant 2141 Willow Road Glenview, Illinois	6,892 sq ft building on 66,640 sq ft (1.52 acres) \$2,750,000 or \$20,100/month NNN (\$2.91/sf)	Parcel in center of major regional SC w/ Target Greatland, and many national retailers
Bennigan's Restaurant 4300 West I-40 Service Road Oklahoma City, Oklahoma	6,964 sq ft building on 69,890 sq ft (1.58 acres) \$1,795,000 or \$13,500/month NNN (\$1.94/sf)	Located on interstate highway onramp, near airport Excellent visibility Restaurant, motel retail corridor
Steak & Ale Restaurant 6900 West Broad Street Richmond, Virginia	6,780 sq ft building on 82,523 sq ft (1.8945 acres) \$1,590,000 or \$12,500 a month (\$1.84/sf)	Immediately off highway in dense commercial area

For more information on any of these properties please contact Matt Waterman at (818) 981-4910 x202 or  
[mdwaterman@pegasusnnn.com](mailto:mdwaterman@pegasusnnn.com)

**ALL OFFERS CONSIDERED**