



DIVISION OF  
CORPORATION FINANCE

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

March 7, 2019

Peter M. Mavoides  
Chief Executive Officer  
Essential Properties Realty Trust, Inc.  
902 Carnegie Center Boulevard, Suite 520  
Princeton, New Jersey 08540

**Re: Essential Properties Realty Trust, Inc.**  
**Draft Registration Statement on Form S-11**  
**Submitted March 1, 2019**  
**CIK No. 0001728951**

Dear Mr. Mavoides:

This is to advise you that we do not intend to review your registration statement.

We request that you publicly file your registration statement no later than 48 hours prior to the requested effective date and time. Please refer to Rules 460 and 461 regarding requests for acceleration. We remind you that the company and its management are responsible for the accuracy and adequacy of their disclosures, notwithstanding any review, comments, action or absence of action by the staff.

Please contact Rahul K. Patel, Staff Attorney, at (202) 551-3799 with any questions.

Sincerely,

Division of Corporation Finance  
Office of Real Estate and  
Commodities