

OFFERING MEMORANDUM

SINGLE-TENANT, ABSOLUTE NNN INVESTMENT OPPORTUNITY

9257 East Guadalupe Road | Mesa, Arizona 85212



TABLE OF CONTENTS

01

INVESTMENT SUMMARY

The Offering
Property Overview
Aerial

02

FINANCIALS

Rent Roll
Tenant Profile

03

AREA OVERVIEW

Mesa, Arizona
Demographics

*Exclusively
Listed by*

BRET ISBELL
Senior Vice President
602.300.4112
bret.isbell@kidder.com

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



INVESTMENT SUMMARY

Section 01

PREMIER *INVESTMENT OPPORTUNITY* IN MESA ARIZONA

This offering presents a rare opportunity to acquire a single-tenant automotive quick-lube property occupied by one of the strongest operators in the entire Jiffy Lube system.

The lease has been formally assigned from the prior local operator to Jiffy Lube International (JLI), with the building to be operated by Premium Velocity Auto (PVA) – the brand's second-largest franchisee – delivering institutional credit quality and long-term operational continuity. The Tenant has exercised their first option to extend, effective Jan 1, 2027, for a 5-year term to Dec 31, 2031.

\$2,356,269

LIST PRICE
6.13% CAP RATE

\$144,439

NET OPERATING INCOME
(*EFFECTIVE JAN 1, 2027)





INVESTMENT HIGHLIGHTS

INSTITUTIONAL-GRADE TENANCY

Lease assigned directly to JLI (the franchisor) with PVA as sublessee – replacing a single-owner estate with two well-capitalized national entities.

PROVEN, RECESSION-RESISTANT BUSINESS

Quick-lube oil change services are non-discretionary automotive maintenance – a durable category with consistent consumer demand regardless of economic cycles.

OPERATIONAL CONTINUITY

Same Jiffy Lube brand, same location, same customer base. PVA is a seasoned operator with deep experience absorbing and scaling acquired stores.

TENANT HAS EXERCISED OPTION 1

Effective January 1, 2027, rent increases 12% to \$12,036.61/month (\$144,439 annually) – demonstrating tenant commitment and delivering immediate NOI growth for the incoming owner.

6.13%
CAP RATE

12/31/31
LEASE TERM THRU

PROPERTY OVERVIEW

ADDRESS 9257 E Guadalupe Rd, Mesa, AZ 85212

GLA ±2,550 SF

TENANT Jiffy Lube International, Inc.

YEAR BUILT	2006
PARCEL NO.	304-02-778D
TOTAL LAND SIZE	±0.65 AC
ZONING	C-2 PAD
LEASE TYPE	Triple Net
LEASE EXPIRATION	12/31/2031
OPTIONS	Two 5-Year Options
OPTION INCREASES	12%
GUARANTEE STRENGTH	365+ locations with \$820M in annual revenue





FINANCIALS

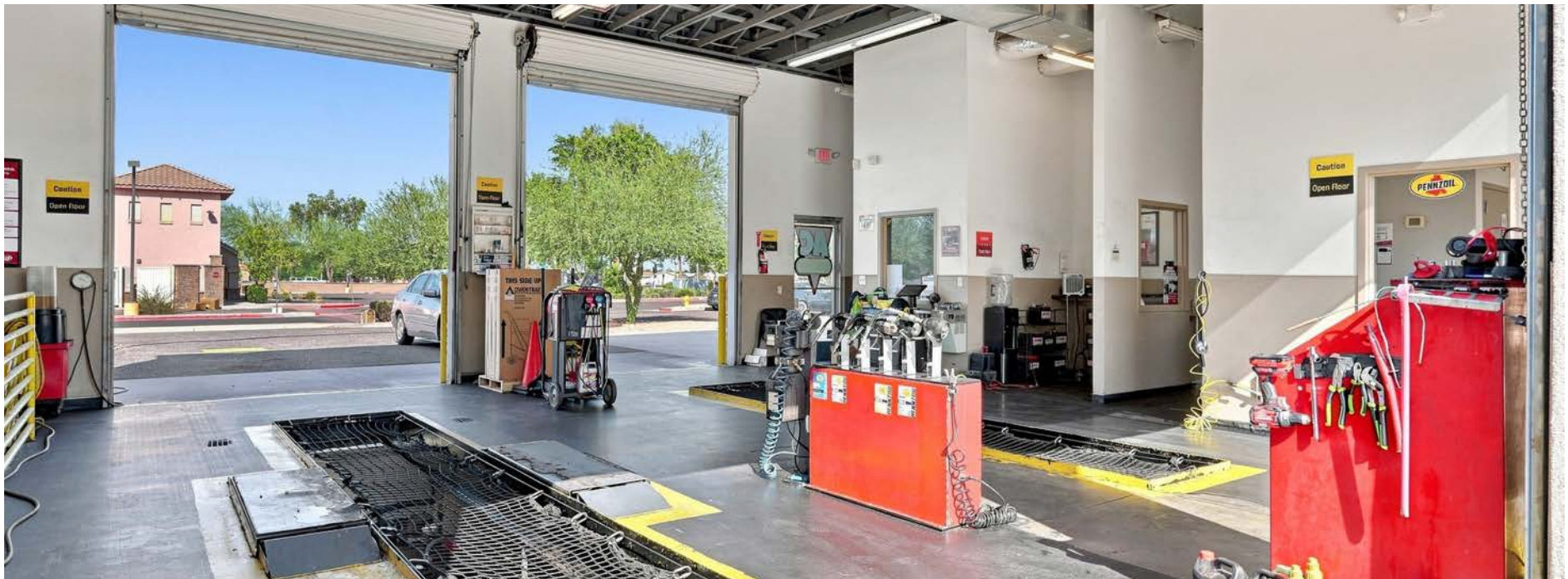
Section 02

RENT ROLL

Term	Lease Date	Monthly Rent	Annual Rent	Percent Increase
Primary	1/1/2021-12/31/2026	\$10,746.98	\$128,963.72	
Option One (Exercised)	1/1/2027-12/31/2031	\$12,036.61	\$144,439.36	12%
Option Two	1/1/2032-12/31/2036	\$13,481.01	\$161,772.09	12%
Option Three	1/1/2037-12/31/2041	\$15,098.73	\$181,184.74	12%

EXPENSES

Net lease with exception to association dues of approximately \$955/yr paid by Landlord and reimbursed by Tenant.

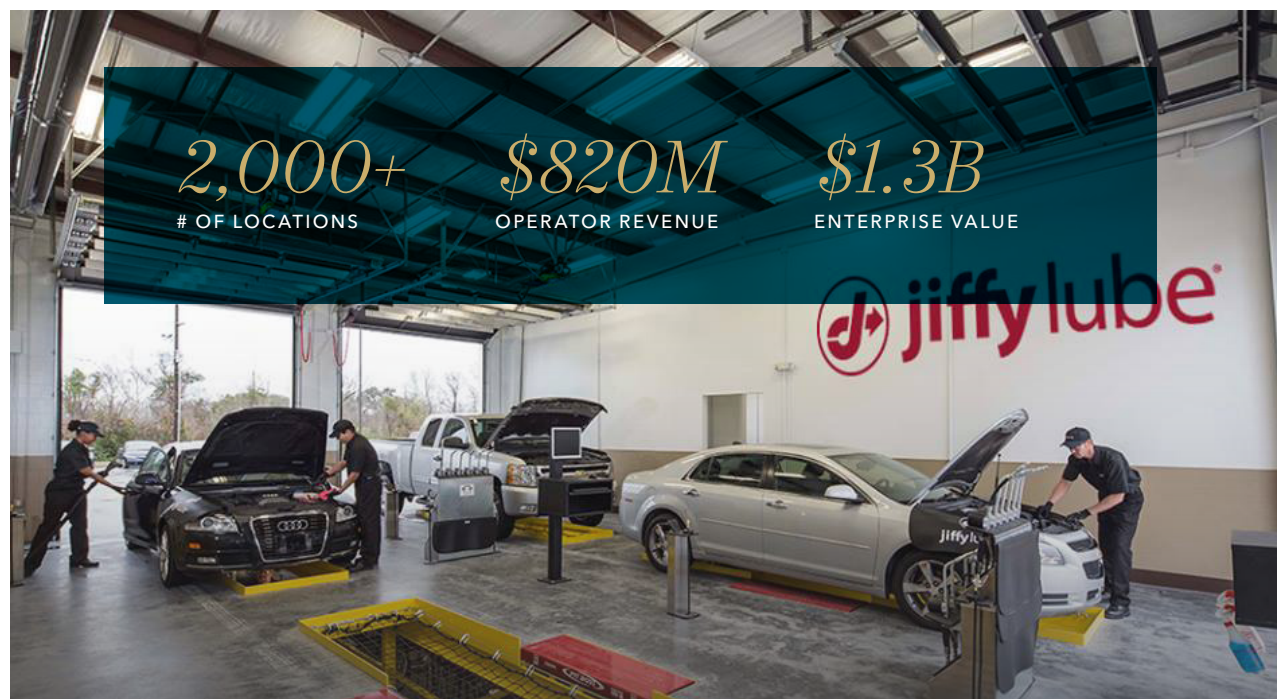


TENANT PROFILE



Jiffy Lube International, Inc. is the nation's leading provider of automotive preventive maintenance services, with a network of more than 2,000 franchised and company-owned service centers across the United States and licensed operations in Canada. The brand serves approximately 19-20 million customers annually, making it one of the most visited automotive service businesses in North America.

For more than two decades, Jiffy Lube International operated as a wholly owned, indirect subsidiary of Shell USA, Inc. – one of the world's largest energy companies – providing the brand with unparalleled institutional backing, resources, and operational infrastructure. In March 2026, Shell announced the sale of Jiffy Lube International and its subsidiary Premium Velocity Auto, LLC to Monomoy Capital Partners for \$1.3 billion, underscoring the extraordinary enterprise value and brand equity embedded in the Jiffy Lube system. Monomoy, a private equity firm focused on middle-market businesses with strong brands and operational potential, has committed to supporting continued platform expansion and service enhancement going forward.



Jiffy Lube International (JLI)

Master franchisor – lease obligor

- Parent brand owner for the entire Jiffy Lube system
- 2,000+ service centers across the U.S. and Canada
- Backed by Shell for 20+ years; valued at \$1.3B in sale to Monomoy Capital Partners (2026)
- Trusted national brand with millions of loyal customers

Premium Velocity Auto (PVA)

Sublessee – on-site operator

- 2nd largest Jiffy Lube franchisee in the U.S.
- 365+ locations operating across 20 states
- ~\$820M in annual revenue (2025)
- Headquartered in Houston, TX – proven multi-unit operator



mesa-az

Macdonald

AREA OVERVIEW

Section 03



THE *MESA* SUBMARKET IS RAPIDLY GROWING

The sprawling East Valley Mesa and North Mesa submarkets have emerged as the largest multifamily inventory hubs among Phoenix's submarkets, experiencing tremendous growth over the past several years

This growth is fueled by renters relocating from pricier areas of Phoenix to the comparatively more affordable East Valley. Consequently, developers are striving to keep pace with this rising demand.

Historically, these consistent demographic tailwinds have supported structurally low vacancies in the submarket, with rates averaging 140 basis points below the metro-wide level. However, starting in 2022, a record influx of new supply has outpaced rental demand, leading to a rise in vacancies. Over the past three years, the submarket has seen approximately 2,800 units of cumulative net absorption, compared to 5,600 net new deliveries. This disparity between supply and demand has driven the East Valley vacancy rate up by hundreds of basis points to 9.8%, mirroring the trend observed at the metro level.

Looking ahead, the recent stabilization in vacancies and positive rent movement in the first quarter of 2024 suggest that the submarket may be at or nearing the bottom in terms of property performance. While 2024 is anticipated to present another year of operational challenges, there's potential for a recovery on the horizon by 2025 or early 2026 as the pace of new deliveries starts to diminish.



DEMOGRAPHICS

POPULATION

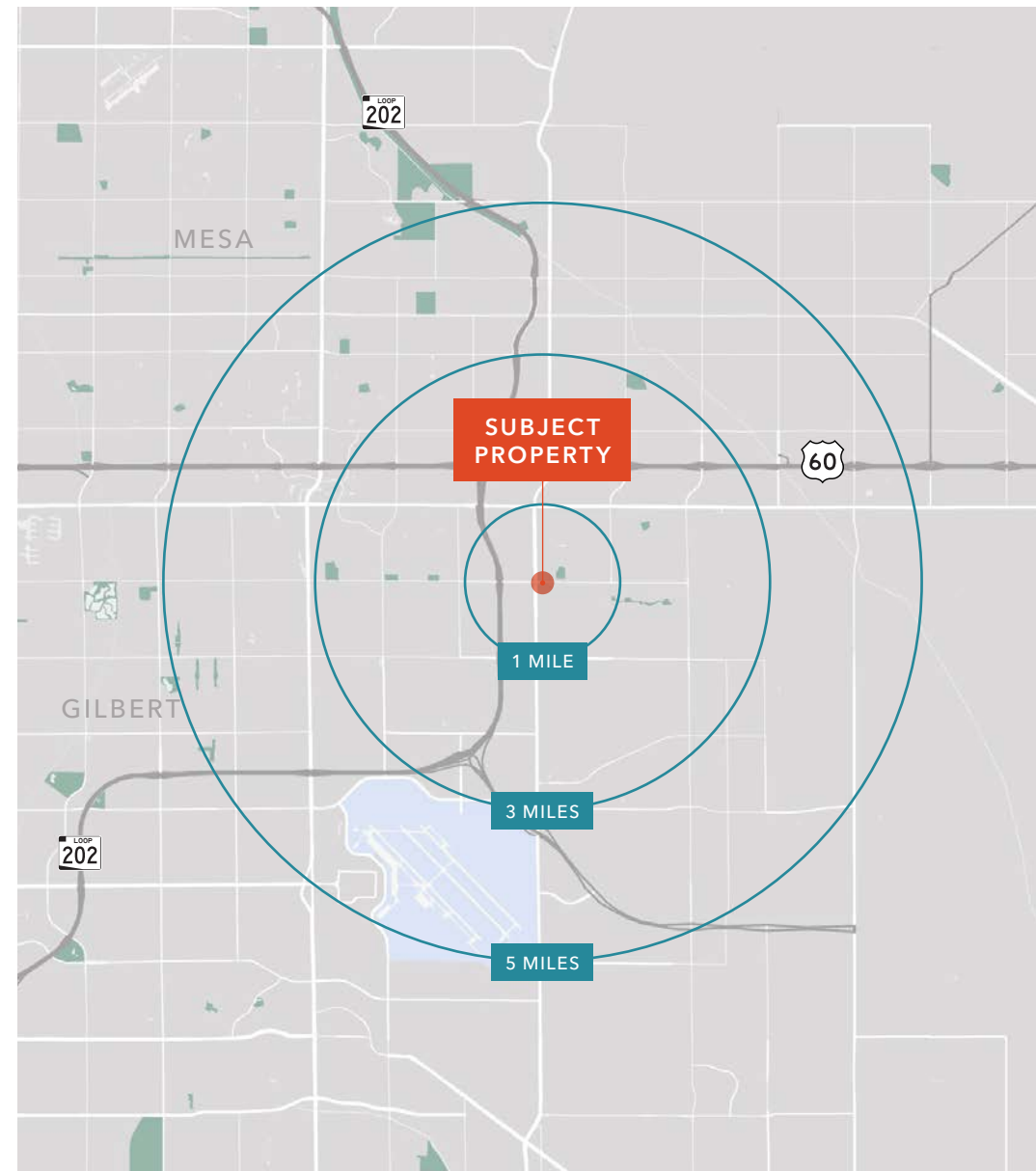
	1 Mile	3 Miles	5 Miles
2026 TOTAL	14,584	99,301	242,056
2031 PROJECTION	13,748	103,851	255,117
2020 CENSUS	14,889	84,173	209,557
PROJECTED GROWTH 2026 - 2031	-836	4,550	13,061
MEDIAN AGE	39.9	41.6	41.7

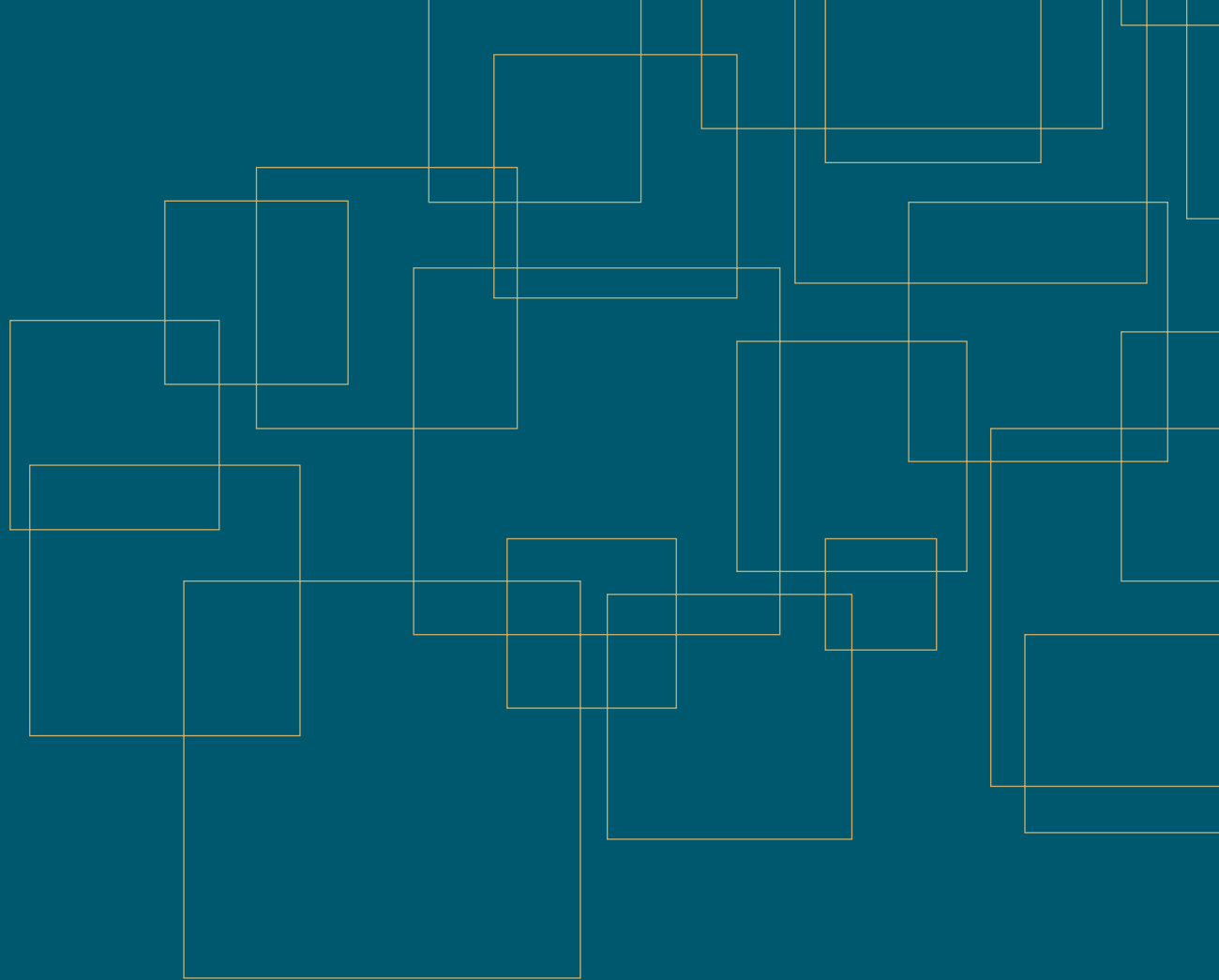
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 TOTAL	5,505	38,809	95,379
2031 PROJECTED	5,270	40,370	100,496
2020 CENSUS	5,416	31,673	79,128
GROWTH 2026 - 2031	-234	1,562	5,117

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$124,775	\$127,948	\$127,279
2026 MEDIAN HH INCOME	\$93,048	\$100,433	\$98,472
TOTAL BUSINESSES	463	1,971	5,600
TOTAL EMPLOYEES	2,470	12,736	41,416





Exclusively listed by

BRET ISBELL

Senior Vice President

602.300.4112

bret.isbell@kidder.com

KIDDER.COM

