



**2062 W GUADALUPE ROAD | MESA, AZ**  
**OFFERING MEMORANDUM**



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# EXECUTIVE OVERVIEW



JIFFY LUBE  
**2062 Guadalupe Road**  
MESA, AZ 85202



**\$1,421,538**  
LIST PRICE



**7.15%**  
CAP RATE



**\$101,640**  
ANNUAL RENT



## INVESTMENT HIGHLIGHTS

- » No maintenance investment - Absolute NNN Lease
- » Attractive Building – High-quality 4-Bay location
- » Attractive Potential Tax Benefits – Auto service-based assets may be eligible for an accelerated depreciation schedule \*\*Consult your tax or accounting professional to see how this will apply to you.

## LOCATION HIGHLIGHTS

- » Excellent Retail Synergy - located in Dobson Square shopping center with many other national and local retailers in the immediate vicinity including Starbucks, AutoZone, Circle K, Title Max, etc.
- » Ideally located off of W Guadalupe Rd that sees roughly 25,000 VPD and is less than 1-Mile from Highway 101 that sees over 185,000 VPD
- » Extremely Dense population in the surrounding area with roughly 140,000 people in the 3-mile radius and 410,000 people in the 5-mile radius with an expected 7% increase in the population in the 1, 3, and 5-Mile radius over the next 5 years
- » Strong Demographics – Average household income is north of \$70,000 in the 1, 3, and 5-Mile radius

## TENANT HIGHLIGHTS

- » Jiffy Lube is the largest and most well-known fast-lube company in North America with over 2,200 locations.
- » E-commerce and recession proof investment
- » Operated by Phoenix Lubrication Services - operates a majority of all Arizona Jiffy Lube's with ±45 locations

# FINANCIAL OVERVIEW

## PARCEL MAP



**JIFFY LUBE**  
**2062 Guadalupe Road**  
MESA, AZ 85202



±3,612 SF  
GLA



±0.39 AC  
LOT SIZE



1988  
YEAR BUILT

## JIFFY LUBE LEASE SUMMARY

<b>TENANT TRADE NAME</b>	Jiffy Lube
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Phoenix Lubrication Services
<b>LEASE TYPE</b>	NNN
<b>LEASE COMMENCEMENT</b>	2/20/07
<b>RENT COMMENCEMENT</b>	2/20/07
<b>LEASE EXPIRATION DATE</b>	3/1/22
<b>INCREASES</b>	10% Every 5 Years
<b>OPTIONS</b>	Three, 5-Year Options

## ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
3/1/2019 - 3/1/2022	\$8,470.00	\$101,640.00	7.15%
Option 1	\$9,317.00	\$111,804.00	7.87%
Option 2	\$10,248.70	\$122,984.40	8.65%
Option 3	\$11,273.57	\$135,282.84	9.52%









## TENANT OVERVIEW

A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its locations it also performs inspections and emissions testing, repairs windshields and rotates tires. Serving about 22 million customers annually, Jiffy Lube caters to several fleet management firms such as Donlen, Emkay, Voyager and PHH. Heartland Automotive Services, Inc. is a franchisee company that operates over 530 Jiffy Lube locations in the United States.

Jiffy Lube focuses on its four key areas of preventative maintenance service: change, inspect, check/fill, and clean. The company's extensive technician training program has made Jiffy Lube an Automotive Service Excellence (ASE) Accredited Training Provider. With a focus on reuse, Jiffy Lube makes a point to collect more used oil than any of its competitors in North America. The oil is then refined and used for making concrete, generating electricity, and heating asphalt to pave roads.

[WWW.JIFFYLUBE.COM](http://WWW.JIFFYLUBE.COM)

**±2,100**  
LOCATIONS

**±6,538**  
EMPLOYEES

**Houston, TX**  
HEADQUARTERED

# AREA OVERVIEW



## MESA, AZ

A gateway city to one of the most dynamic regions in the country. With countless places for new discoveries, competitive sports, wild west adventures and farm to table cuisine, Mesa is a city that knows no bounds. From urban to rural, mountain peak to the desert floor, arts and culture to wildlife and nightlife, each and every guest is given unparalleled access to one of the richest arrays of visitor offerings in the country. A geographic wonderland, Mesa is close to the Tonto National Forest and the iconic Superstition Mountains, but far enough to experience the wide-open and true Arizona vacation. Tonto is the fifth largest forest in the United States and one of the most visited forests in the country. There are three lakes and two rivers in Mesa that allow for desert boating, paddle boarding, kayaking, and water skiing. From here, all things are possible, leaving you breathless and sure to show you why we are "City Limitless."

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	15,708	132,738	390,479
2019 Estimate	16,181	141,244	423,647
2024 Projection	16,728	147,461	445,339
Growth 2019-2024	3.01%	6.41%	8.49%
Growth 2010-2019	3.38%	4.40%	5.12%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	6,336	54,814	149,866
2019 Estimate	6,664	59,691	165,587
2024 Projection	6,940	62,869	175,574
Growth 2019-2024	5.18%	8.90%	10.49%
Growth 2010-2019	4.14%	5.32%	6.03%
INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$88,219	\$83,370	\$79,630



## CULTURE

Mesa's beautiful climate makes it the perfect place to enjoy the outdoors. With more than 300 days of sunshine every year, our weather will put a smile on your face as you explore the beauty of the Sonoran Desert's unique environment. Sunny days also mean golf is a year round sport in Mesa, and rugged mountains and blue skies make our courses some of the most scenic in the country.

Mesa, Arizona has all there is to offer: a warm, welcoming environment, a rich cultural background, wonderful people and endless possibilities.

## OUTDOORS

Located in the Sonoran Desert, Mesa is surrounded by a rich, vibrant and verdant playground for sought-after outdoor recreation. Within minutes from our collection of resorts and hotels, guests can immerse themselves into a legendary landscape – a region full of intrigue and awe that continues to inspire and amaze our visitors every day.

The outdoor adventure explorer might enjoy hiking mountain tops, kayaking along calm rivers, soaring the skies in a hot air balloon, paddle boarding canyon-carved lakes, cycling the scenic byways or taking the family to see the Sonoran by horseback. The kids love visiting our waterparks and pools including the ever popular, Flowrider. Nearly every outdoor pursuit can be experienced here in the Sonoran Desert including heading out on tour along the historic and scenic Apache Trail.

## ART

Art is big here: The Mesa Arts Center is the largest arts and entertainment park in the Southwest, with four theaters, galleries, exhibition rooms, and classrooms that encourage creativity. Wander downtown's streets to see more than 200 public art sculptures as well as a number of local restaurants and shops. Bikers rumble through downtown the first Friday night of every month for Motorcycles on Main, and pedestrians browse the shops the next week during the monthly Second Fridays event. Don't miss downtown's museums: the kid-friendly Arizona Museum of Natural History and i.d.e.a. Museum, and the Mesa Historical Museum.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Jiffy Lube** located in **2062 Guadalupe Road | Mesa, AZ 85202** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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