

SECURE NET LEASE



Griffin Fast Lube Colorado Springs, LLC (DBA Jiffy Lube)

\$2,172,800 | 5.50% CAP

15734 Jackson Creek Parkway, Monument, CO 80132

- ✓ **2% Annual** Rent Increases
- ✓ **Lease Guaranty is Backed By an Experienced Franchisee** (57 Units)
- ✓ **Largest Fast Lube** Company In North America
- ✓ **Located In** Dense Retail Corridor
- ✓ **Rapidly Growing** Colorado Community

Jiffy Lube International, Inc. ("Jiffy Lube"), with more than **2,000 franchised** and corporate service centers in North America, serves over **20 million customers** each year. Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-through service bay, providing customers with **fast, professional service** for their vehicles.

INVESTMENT OVERVIEW

— JIFFY LUBE MONUMENT, CO



CONTACT FOR DETAILS

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CO Broker of Record: Jeff Post

License #: FA400018515

\$2,172,800

5.50% CAP

NOI

\$119,504

Building Area

±3,500 SF

Land Area

±0.415 AC

Year Built

2012

Lease Type

Modified Triple Net
Lease

Occupancy

100%

- ✓ **6+ Years Remaining on Corporate Absolute NNN Lease.** Rare NNN lease with 2% rent increases annually.
- ✓ **Jiffy Lube is the largest and most well known fast lube company in North America** with over 2,200 locations.
- ✓ **Jiffy Lube service centers are 100% franchise-operated,** independently owned, and operated by 252 entity groups.
- ✓ **Excellent high-traffic location** immediately off of Jackson Creek Pkwy (24,588 VPD) & adjacent to major Interstate 25 (86,321 VPD).
- ✓ **Ideally situated in dense retail corridor** with neighboring national tenants including: Kohl's, Goodwill, Wells Fargo Bank, Walmart, Home Depot, Staples, & Tractor Supply Co.
- ✓ **Signature property is located less than 7-miles from the United States Air Force Academy** - a prestigious unparalleled academic and military institution.
- ✓ **Monument is a rapidly growing community 20-minutes north of Colorado Springs.** The area's prime location has propelled Monument into prominence as a fast-growing, forward-looking community and highly desirable place to locate a business.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

JIFFY LUBE MONUMENT, CO

Griffin Fast Lube Colorado Springs, LLC, a Colorado limited liability company (DBA Jiffy Lube)

CREDIT RATING
Privately Held

LOCATIONS
57



jiffylube.com

jiffylubegfl.com

Lessee: Griffin Fast Lube Colorado Springs, LLC, a Colorado limited liability company (DBA Jiffy Lube)

Guarantor: Griffin Enterprises, LLC, a Utah limited liability company

Jiffy Lube service centers are 100% franchise-operated, independently owned and operated by 252 entity groups.

The company was ranked first on National Oil and Lube News 2011 **Tops in the Fast Lubes Industry Rankings**. Also, Jiffy Lube was ranked **number 15** in Entrepreneur Magazine's 2012 Franchise **500** and **number 73 on Franchise Times 2011** Top 200 Franchise Chains by Worldwide Sales. The core offering of Jiffy Lube remains the Jiffy Lube Signature Service® Oil Change, a service that offers customers more than just a standard oil and filter change. In June 2011, Jiffy Lube introduced a new program called Oil Change Schedule (OCS).

The new program allows Jiffy Lube customers to choose how often they have their oil changed based on a **number of variables** including vehicle manufacturer recommendations, driving habits, and road conditions. The OCS program moves away from the old model of changing oil **every 3,000 miles** and provides a schedule that is **unique** for each driver.



IN THE NEWS

— JIFFY LUBE MONUMENT, CO

Jiffy Lube Continues to Increase Footprint

OCTOBER 9, 2018 (MARKETS INSIDER)

SRE Group is accelerating its growth with the opening of new Jiffy Lube service centers in Utah, Montana and Nevada. SRE Group recently opened a new store in Provo, Utah, marking its 29th Jiffy Lube location.

The 4-bay Jiffy Lube Multicare facility provides **expanded services** including brakes, tires and engine diagnostics as well as the brand's Jiffy Lube Signature Service Oil Change. SRE Group leadership, including Kelly Kent, Kelly Thompson and Matt Johnson, is **highly motivated** to beat the competition to market to **gain the long-term business** potential and return on investment that Jiffy Lube brings to its business owners.

Over the past 32 months SRE Group has opened six locations with plans to open two additional by the end of 2018. SRE Group's commitment around growth stems from their belief in the value of the Jiffy Lube brand as well as the iconic brand's new business model, which expands service offerings through Jiffy Lube Multicare. "There is long-term business potential with the Jiffy Lube brand," said Kelly Kent, Co-CEO, SRE Group. "And, Jiffy Lube International, Inc. provides incentives and resources to help us accelerate our growth. The ability to increase our return is key in our growth decisions."

In addition to the new Provo service center, SRE Group recently broke ground on a Jiffy Lube location in **Southern Highlands**, Nevada and has come to agreement on an acquisition in Henderson, Nevada. Both Nevada **locations are scheduled** to open as Jiffy Lube Multicare facilities by the end of this year.

EXPLORE ARTICLE



Jiffy Lube, the Leading Fast Lube Provider in the U.S., Remains focused on Growth

FEBRUARY 20, 2019 (CISION PR NEWSWIRE)

Jiffy Lube, the industry leader in the fast lube category, is accelerating its growth in 2019, expanding into new markets and communities.

Based on current development plans, Jiffy Lube will open more new stores this year than the brand has opened in any given year over the past decade. **Ten new locations** are slated to open in the **first quarter of 2019**.

"Our strategic growth plan aligns with one of our key brand attributes, which is convenience," said Patrick Southwick, President of Jiffy Lube International, Inc. "We want to ensure that Jiffy Lube meets consumers' needs by offering the services they need to maintain their vehicle at a location convenient to their home or place of work." Chris Dykes, Director of Network Development for Jiffy Lube International, Inc. added, "Whether existing or prospective Jiffy Lube franchisees are looking to self-develop new locations, acquire locations or participate in a turn key program, we offer several incentive programs and provide numerous resources to support new growth."

In January, **three franchise-owned** Jiffy Lube service centers opened in the Southwest including Maricopa, AZ; Las Vegas, NV; and Thornton, CO. Additionally, a new location opened in the **Northeast in Allentown, PA**.

EXPLORE ARTICLE



LEASE OVERVIEW

— JIFFY LUBE MONUMENT, CO

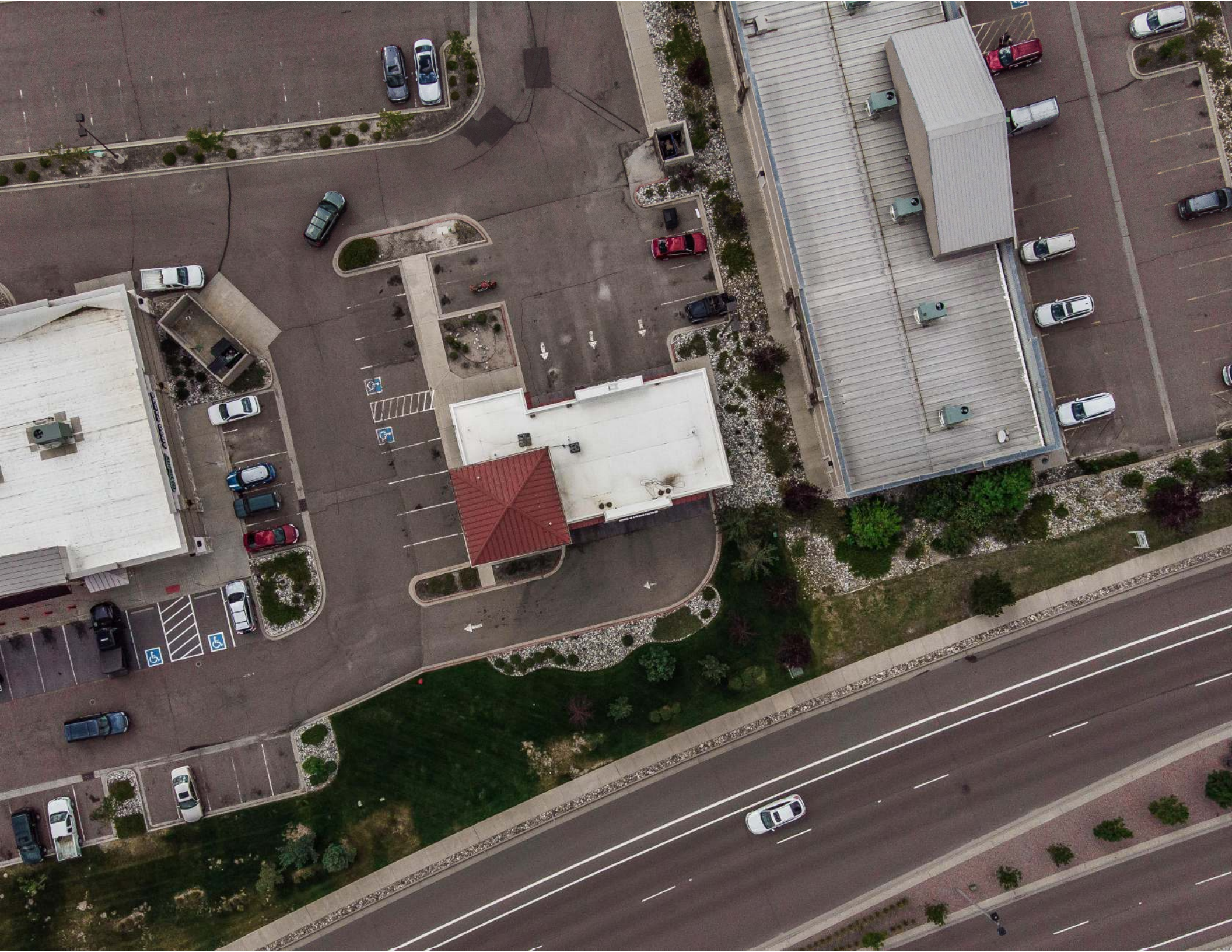
Remaining Lease Term	Six-Plus (6+) Years
Rent Commencement	3/1/2013
Lease Expiration	2/28/2028
Lease Type	Modified Triple Net Lease
Rent Increases	2% Increases Annually
Current Rent	\$119,504
3/22 - 2/23	\$121,894
3/23 - 2/24	\$124,332
3/24 - 2/25	\$126,819
3/25 - 2/26	\$129,355
3/26 - 2/27	\$131,942
3/27 - 2/28	\$134,581

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SITE OVERVIEW

— JIFFY LUBE MONUMENT, CO



Year Built

2012



Building Area

±3,500 SF

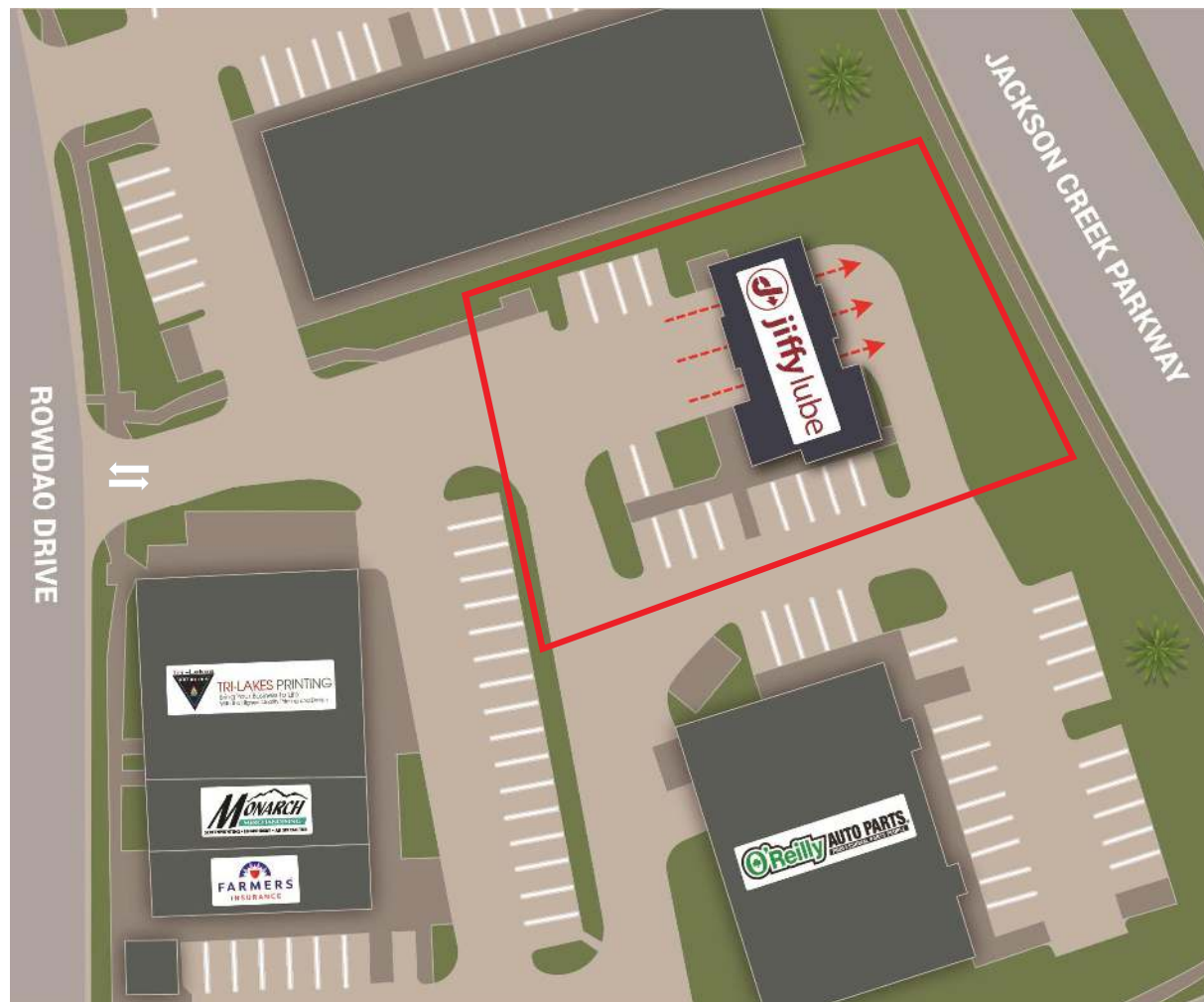


Land Area

±0.415 AC

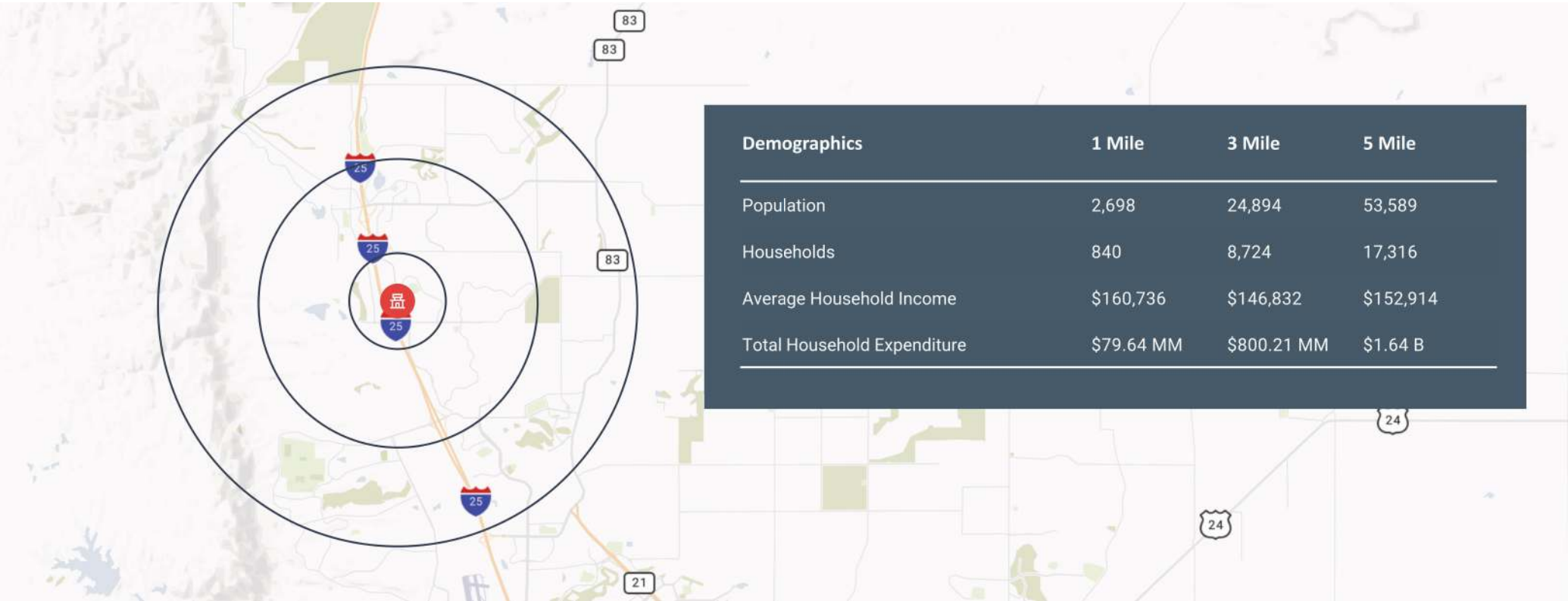
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Kohl's
- Natural Grocers
- Walgreens
- Tractor Supply Co.
- O'Reilly Auto Parts
- Advance Auto Parts
- Staples
- PetSmart



LOCATION OVERVIEW

— JIFFY LUBE MONUMENT, CO



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Fort Carson (30,600)

2. United States Air Force Academy (8,750)

3. Schriever Air Force Base (7,000)

4. Peterson Air Force Base (5,600)

5. UCHealth Memorial Health System (5,600)

6. Penrose-St. Francis Health Services (4,000)
7. School District #11 - Colorado Springs (3,900)

8. Cobham Semi Conductor Solutions (3,700)

9. School District #20 - Air Academy (3,400)

10.El Paso County (3,200)

11.Interim Healthcare (2,559)

12.City of Colorado Springs (2,350)
- 13.Colorado College (2,099)

14.Harris Corporation (850)

15.Cherwell Software (601)

LOCATION OVERVIEW

— JIFFY LUBE MONUMENT, CO

Monument
Colorado



10,399

Population



\$113,975

Median Household Income



HISTORIC MONUMENT

Home to the United States Air Force Academy

HOME

Monument is located in the heart of the Pikes Peak Region

HEART

Situated at the high point between Denver and Colorado Springs, this growing residential area features rolling, arid hills and views of Pikes Peak to the southwest.

Adjacent to the Pike National Forest and just north of the United States Air Force Academy, the Tri-Lakes area provides easy access to Colorado's major metropolitan centers via I-25.

Located along I-25 just 20-miles north of Colorado's second largest city, Colorado Springs.

On weekends in summer, the town hosts a lively farmers' and artisans' market.

The wooden sidewalks of historic downtown Monument, headquartered at Second and Front streets, lead to a folk art gallery, a Victorian tea house and gift, antique and toy shops. In addition to an endless supply of fast-food chains, Monument is also home to several independent restaurants along with a craft brewery and distillery. Several recreational areas dot the landscape in Monument and its surrounding communities. The 15-mile Santa Fe Regional Trail, starting at Palmer Lake and running south through Monument to the southern boundary of the Air Force Academy, follows part of the old Atkinson, Topeka and Santa Fe Railroad. One of the largest continuous trails in El Paso County, the graveled route supports a wide variety of activities such as biking, hiking and horseback riding. Cross-country skiers and snowshoers enjoy the pathway in the winter.

IN THE NEWS

JIFFY LUBE MONUMENT, CO

New affordable housing community breaks ground in Colorado Springs

DANI BIRZER, AUGUST 19, 2021 (FOX 21 NEWS)

A brand-new affordable housing community called “The Commons” is breaking ground on Wednesday, Aug. 25 in Colorado Springs, Colo at 10:00 a.m.

Colorado Springs-based Homeward Pikes Peak, Denver-based **affordable housing** non-profit Rocky Mountain Communities, Bryan Construction, Dominion and BeauxSimone, Pikes Peak Continuum of Care, and others have assisted in the community’s creation. The building has been designed from **trauma-informed** care which will help residents and their safety needs while also **improving lines of sight** for staff to ensure the residents’, staff and visitors’ safety. Behavioral health support will also be **offered on location**.

“The Commons” will be built in two phases with up to 120 rental units. The first phase will start with 50 units of permanent supportive housing. Apartments will include a mix of one, two and three-bedroom units to address the needs of individuals and families who are currently experiencing homelessness.

“We are thrilled to bring this **new housing available** to families, veterans and individuals experiencing homelessness,” said Beth Roalstad, executive director of Homeward Pikes Peak. “The Commons will become an integral part of our community’s response to the lack of affordable housing.”

“The timing of this project could not be more ideal as we continue to see the negative impacts of the COVID-19 pandemic on so many people in our communities. Our goal with The Commons, as with our **eight other properties**, is to support residents so they can live fuller, more successful lives,” said Dontae Latson, chief executive officer at Rocky Mountain Communities.

Colorado Springs Mayor John Suthers, local officials and various members of local organizations **supporting the project** will be at the ceremony.

EXPLORE ARTICLE

Hotel industry ‘booming’ in Colorado Springs

ASHLEY NANFRIA, JULY 27, 2021 (FOX 21 NEWS)

After a huge drop last year, local hotel occupancy skyrocketed in June reaching the third highest in the nation.

The **increase in tourism** can be felt across Colorado Springs from local stores to attractions to hotels. Antlers Hotel manager, Arron Duff said they have seen a **huge increase** at their hotel properties. “We’re about **150% growth** from last year during COVID times so **super busy** but we welcome it,” Duff said.

In a report from the Rocky Mountain Lodging Association, room occupancy rates in 2020 declined to a little over 40% for the entire year and now occupancy rates are at 85% – a huge jump up. The occupancy rate in Colorado Springs ranked behind two cities in Florida and Tennessee but was far ahead of the nationwide average of 66.1%.

He said the summer months have brought in a **huge increase of travelers** wanting to stay longer to experience the city and its surroundings.

“Our occupancies are **100%** not only Thursday, Friday, and Saturday like it used to be but we are seeing stay through Sunday, Monday, and Tuesday which is really good,” Duff said.

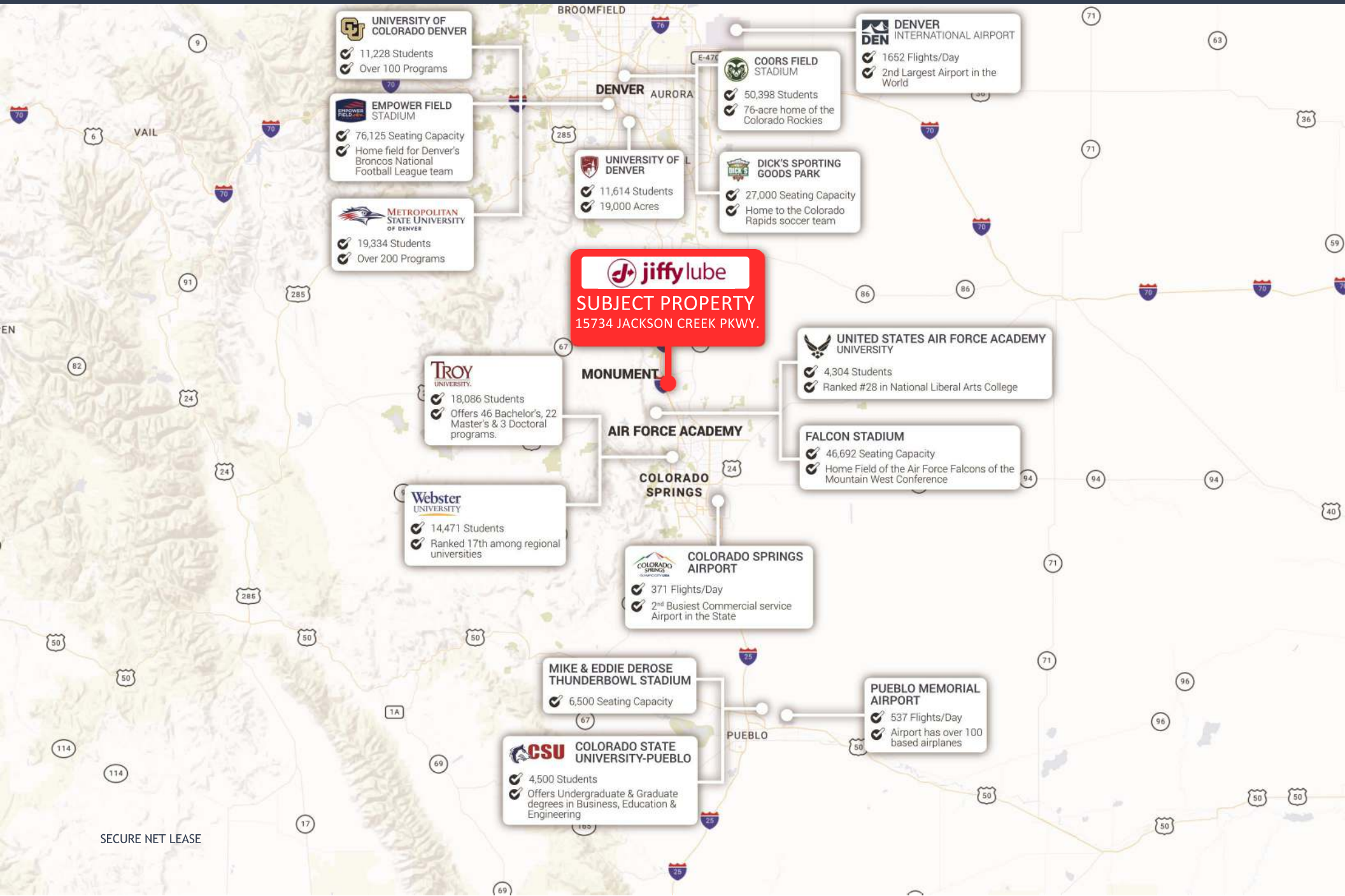
Visit Colorado Springs CEO, Doug Price has been watching the growth in tourism closely and said with the return in **business travelers** this year it’s made a huge difference.

“The vacationers that came last summer, they’re back but they are also in hotels with people that are here on business which is getting a little more back to normal,” Price said. Price said the hotel and travel industry was hit harder than any other industry from a **global standpoint**, not just in Colorado Springs.

EXPLORE ARTICLE

COLORADO SPRINGS MSA

— JIFFY LUBE MONUMENT, CO



SECURE

NET LEASE

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