



REP PHOTO

NET LEASE INVESTMENT OFFERING



**JIFFY LUBE (CORPORATE GUARANTY)**  
1206 ROUTE 130  
CINNAMINSON, NEW JERSEY (PHILADELPHIA MSA)





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## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased Jiffy Lube property located within the Philadelphia MSA in Cinnaminson, New Jersey. The 15-year ground lease commences in March 2022 and will feature 10% rental escalations every five years. There are five 5-year renewal options attached and the ground lease is triple net which presents zero landlord responsibilities. The property was constructed in 2021 by Jiffy Lube and is corporately guaranteed.

The 4,000 square foot property is located within a trade corridor immediately off of Route 130 (67,400 VPD), which is a primary east-west thoroughfare. Retailers occupying the corridor include: Walmart Supercenter, Sam's Club, Caliber Collision, Starbucks, Verizon, Rite Aid, U-Haul, and many more. Cinnaminson High School is also within proximity to the Jiffy Lube property and has over 800 students enrolled. There are 302,491 people living within five miles of the property earning an average annual household income of \$90,890. The affluent area surrounding the property boasts an average annual income of \$140,000 within one mile. The property is less than twenty minutes from downtown Philadelphia.

Jiffy Lube is an American brand of automotive oil change specialty shops founded in Utah in 1971. It has been a subsidiary of Dutch Shell Oil (S&P: A+) since 2002, and is headquartered in Houston, Texas. Jiffy Lube consists of more than 2,000 franchised service centers throughout North America and Canada, serving approximately 24 million customers each year. Jiffy Lube service centers are 100% franchise-owned, independently owned and operated by 252 entity groups.





## INVESTMENT HIGHLIGHTS

- Located within the Philadelphia MSA – Ranked # 7 in the United States for population size
- Corporate guaranteed lease
- Jiffy Lube is a subsidiary of Royal Dutch Shell, an investment grade rated company (S&P: A+)
- Brand new construction in 2021
- 15-year lease term commencing in March 2022
- Triple net low rent ground lease
- 10% rental escalations every five years
- Positioned along Route 130 (67,400 VPD)
- Retailers occupying the corridor include: Walmart Supercenter, Sam's Club, Caliber Collision, Starbucks, Verizon, Rite Aid, U-Haul, and many more
- Affluent area boasting an income of \$140,000 within a one-mile radius
- 302,491 people living within five miles of the property earning an average annual household income of \$90,890
- Less than twenty minutes from downtown Philadelphia



## PROPERTY OVERVIEW

Price:	\$1,444,444
Cap Rate:	4.50%
Net Operating Income:	\$65,000
Lease Term:	15-year
Lease Commencement Date:	3/2/2022
Lease Expiration Date:	3/1/2037
Rental Escalations:	10% every five years
Renewal Options:	Five 5-year
Tenant:	Jiffy Lube International, Inc.
Year Built:	2021
Lease Type:	NNN – Ground Lease
Building Size:	4,000 SF
Land Size:	1.36 AC







REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION















## DEMOGRAPHICS

### POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	6,913	62,235	302,491
Total Households:	2,498	21,534	113,095

### INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$111,912	\$92,284	\$64,517
Average Household Income:	\$139,536	\$124,150	\$90,890





## CITY OF CINNAMINSON, NEW JERSEY

Cinnaminson Township is a township in Burlington County, New Jersey, United States. Cinnaminson Township borders the Delaware River, and is an eastern suburb of Philadelphia. As of the 2020 United States Census, the township's population was 19,121, reflecting an increase of 3,552 (+22.8%) from the 2010 census of 15,569 and a 974 (+6.7%) increase from the 14,595 counted in the 2000 Census.

Cinnaminson was incorporated as a township by an act of the New Jersey Legislature on March 15, 1860, from portions of Chester Township (now known as Maple Shade Township). Portions of the township were taken to form Delran Township (February 12, 1880), Riverton (December 18, 1893) and Palmyra (April 19, 1894).





## MSA OF PHILADELPHIA, NEW JERSEY

The Delaware Valley is the valley through which the Delaware River flows. By extension, this toponym is commonly used to refer to Greater Philadelphia or the Philadelphia metropolitan area. The Delaware Valley is coterminous with a metropolitan statistical area (MSA) and broader combined statistical area (CSA), and is composed of counties located in Southeastern Pennsylvania, South Jersey, Delaware, and the Eastern Shore of Maryland. As of the 2010 Census, the MSA has a population of over 6 million, while the CSA has a population of over 7.1 million.

Philadelphia is by far the largest municipality in the Delaware Valley, and serves as the region's major commercial, cultural, and industrial center. Other municipalities in the MSA include Camden, New Jersey and Wilmington, Delaware, while the larger CSA also includes municipalities such as Reading, Pennsylvania and Atlantic City, New Jersey. The Delaware Valley Metropolitan Area is located in the Northeastern United States and forms part of a larger urbanized area known as the Northeast megalopolis. According to the Bureau of Economic Analysis, the Philadelphia metropolitan area has a gross domestic product of \$431 billion, the ninth largest among U.S. metropolitan areas. 2016 Census Bureau estimates rank the Delaware Valley CSA as the ninth-largest CSA in the United States.

The Delaware Valley has been influential in American history and industry; its citizens have become leaders in higher education, biotechnology, medicine, tourism, and other fields. The area has hosted many people and sites significant to American culture, history, and politics. Philadelphia is sometimes known as "The Birthplace of America", as both the Declaration of Independence and the Constitution were drafted and signed in Philadelphia. The Delaware Valley was home to many other instrumental moments in the American Revolution, and Philadelphia served as the capital of the United States for much of the 18th century. Today, the area is home to a number of nationally known universities, such as the University of Pennsylvania, Drexel University, Villanova University, Saint Joseph's University, Temple University, La Salle University and University of Delaware.





## JIFFY LUBE

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Website: [www.jiffylube.com](http://www.jiffylube.com)  
Number of Locations: 2,000+  
Headquarters: Houston, Texas





## CONFIDENTIALITY & DISCLAIMER

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

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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