

OFFERING MEMORANDUM

# JIFFY LUBE

FRANCHISEE GUARANTEED - 500+ UNITS  
ABSOLUTE NNN LEASE - 10 YEARS REMAINING

6630 N 72ND ST,  
OMAHA, NE 68122



Marcus & Millichap

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

Marcus & Millichap is proud to offer for sale fee simple ownership of the Jiffy Lube located alone N 72nd St in northwest Omaha, NE. The offering includes a favorable guarantee from Team Car Care, who is the largest operator in the Jiffy Lube Franchise network. A build to suit in 2012, the site benefits from an Absolute NNN lease with zero landlord responsibility and expires February of 2032. The site has successfully served customers at this location for 10+ years and is situated as an out pad at Sorenson Plaza, a large Target anchored retail center. Jiffy Lube also benefits from great frontage and visibility daily along Sorensen Pkwy and 72nd St, which experiences traffic counts of over 30,000 on a daily basis.

Omaha, Nebraska is the largest city in the state with a population exceeding 487,000. As the county seat of Douglas County, Omaha is the 2nd largest city along the Missouri River, second to only Kansas City, MO, and 42nd largest city in the United States. Omaha is home to the headquarters of five Fortune 500 companies including Berkshire Hathaway, Kiewit Corporation, Mutual of Omaha, TD Ameritrade, and Union Pacific Corporation. Development is rampant in Omaha with over \$4.6 billion being allocated to enhance and modernize Omaha's downtown convention district and riverfront, as well as a major Omaha Airport renovation and expansion. Over 13 million people visit Omaha annually whether that be to visit the Henry Doorly Zoo, the College World Series or the historic Durham Museum. As a major transportation artery considering the location of Omaha, at the juncture of the Platte and Missouri Rivers, the city has long been nicknamed "Gateway to the West."

## INVESTMENT HIGHLIGHTS



Franchisee Guarantee from Team Car Care - Over 500 Units and Largest Jiffy Lube Operator



Located as Out Parcel to Target Anchored Shopping Center



Passive Lease Structure - Zero Landlord Responsibility



10 Year Lease Expiring February 28, 2032



Great Frontage and Visibility - Exposed to Over 30,000 Cars Daily



10% Rent Increase Every 5 Years - Next in 2027

## THE OFFERING

Property Address	6630 N 72nd St Omaha, NE 68122
Price	\$2,042,000
Cap Rate	5.35%
GLA	1,578 SF
Year Built	2012
Type of Ownership	Fee Simple
Lot Size	0.43 Acres
Rent Increases	10% Every 5/yr.
Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Lease Commencement	03/01/2012
Lease Expiration	02/28/2032
Renewal Options	Four, 5/yr. Options
Landlord Responsibility	None
Term Remaining on Lease	10 Years

## RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF
Current	\$109,270	\$9,106	\$69.25
3/1/2027	\$120,197	\$10,016	\$76.17
3/1/2032	\$132,217	\$11,018	\$83.79
3/1/2037	\$145,438	\$12,120	\$92.17
3/1/2042	\$159,984	\$13,332	\$101.38

## JIFFY LUBE OVERVIEW



Jiffy Lube® is a leading provider of automotive preventive maintenance. With a national footprint of more than 2,000 franchisee owned service centers across the country, Jiffy Lube offers a range of services from oil changes and tire rotations, to everything in between. Jiffy Lube technicians are not just highly trained in preventive maintenance, they are also highly trained in customer service. Jiffy Lube® pioneered the fast oil change industry more than 35 years ago. Today, more than 20 million customers every year rely on Jiffy Lube to keep their vehicles running the way your vehicle manufacturer intended. It's the mission of everyone at Jiffy Lube to go beyond oil changes alone, to help alleviate the anxiety that routine vehicle maintenance can bring. Jiffy Lube is committed to keeping your vehicle running right for the long haul, so you can Leave Worry Behind®.

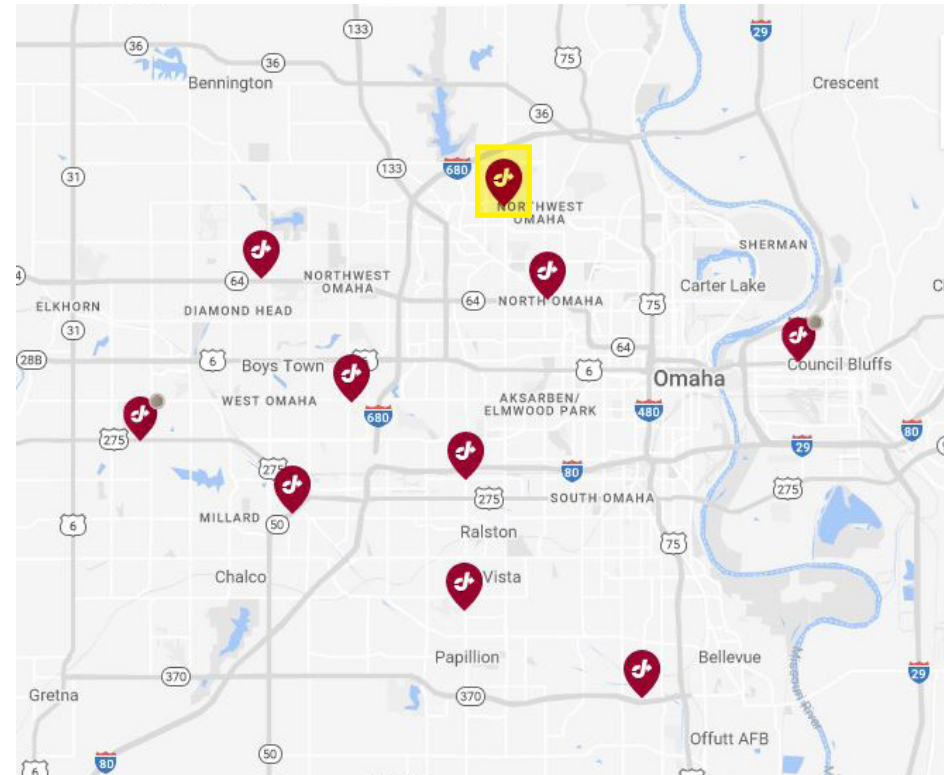
## TEAM CAR CARE



"The American quick lube industry provides more than 100 million oil changes every year from over 10,000 standalone locations. Within this industry, there is one dynamic growing company that stands out from the rest – Team Car Care, dba Jiffy Lube, the largest franchisee of quick lube retail service stores in the country. Operating More than 550 Jiffy Lube locations from coast to coast and serving nearly 5 million guests each year with over 5,000 professional service advisors, Team Car Care's commitment to provide a memorable experience for our valued guests upon every visit.

We strive to do this by exceeding guests' expectations, with consistent "Signature Service" delivered through our committed organization of friendly, knowledgeable and professional teammates.

Team Car Care is trusted by consumers and recognized by the industry as the best place for quick professional vehicle care within the neighborhoods we serve. Our company is committed to leading the quick lube industry with safe, clean, and attractive facilities; well trained and courteous staff; respect for the environment and recycling; and by providing the highest quality Pennzoil products and important vehicle maintenance services to ensure we are the first choice of every consumer."



Largest Jiffy Lube and Quick Lube Franchisee in the Country



Over 550 Locations Operated



Serving Nearly 5 Million Guests Annually



5,000 Professional Service Advisors

jiffylube®





golden  
corral  
Butter & Grill

REGAL

VIVA  
FASHION  
OMAHA

SALLY  
BEAUTY

ROSS  
DRESS FOR LESS

Marshalls

BIG  
LOTS!

Pizza  
Hut

TARGET

STARBUCKS  
COFFEE

Davita

PETSMART

TACO  
BELL

U.S. ARMY  
U.S. MARINE CORPS

PANDA EXPRESS  
CHINESE KITCHEN

Jimmy John's

Chick-fil-A

Burger King

KFC

jiffy lube

72ND ST

N 73RD PLAZA

SORENSEN PKWY

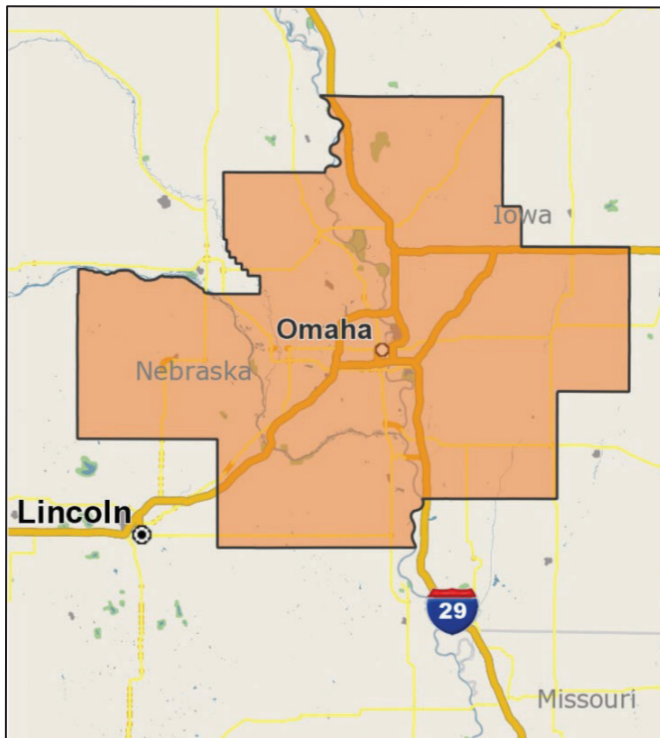
# PROPERTY PHOTOS



# MARKET OVERVIEW

## OMAHA

Omaha is the largest city in the state and the Omaha-Council Bluffs metro spans five counties in Nebraska and three in Iowa, many of which are rural. The Missouri River traverses the region, providing the border between the two states as well as water activities. An affordable cost of living and diverse cultural amenities such as the Joslyn Art Museum, Omaha Zoo and Children's Museum attract businesses and residents to the region. Each summer, visitors come to watch the College World Series, which is played in Omaha.



## METRO HIGHLIGHTS



### DIVERSE ECONOMY

Major industries include banking and insurance, logistics, life sciences, military and defense, agriculture, and energy.



### STRATEGIC LOCATION/TRANSPORTATION HUB

The metro's central location and service by air, river, motor freight, interstate and railroad underpin a large transportation and distribution network.



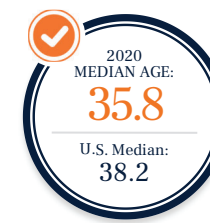
### WELL-EDUCATED AND SKILLED WORKFORCE

The University of Nebraska-Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.

## ECONOMY

- Omaha is home to five Fortune 500 companies: Berkshire Hathaway, Union Pacific, Mutual of Omaha Insurance, Peter Kiewit Sons' and TD Ameritrade. Fortune 1000 firms include Green Plains, Valmont Industries and Werner Enterprises.
- Health services firms provide more than 50,000 jobs at companies such as Nebraska Medicine, Methodist Health System, CHI Health and Children's Hospital.
- Other major employers are Offutt Air Force Base, First National Bank, Fiserv, Harrah's Council Bluff Casino, Horseshoe Casino Council Bluffs, PayPal, WholeStone Farms, Blue Cross & Blue Shield of Nebraska, and Kiewit Corp.

## DEMOGRAPHICS

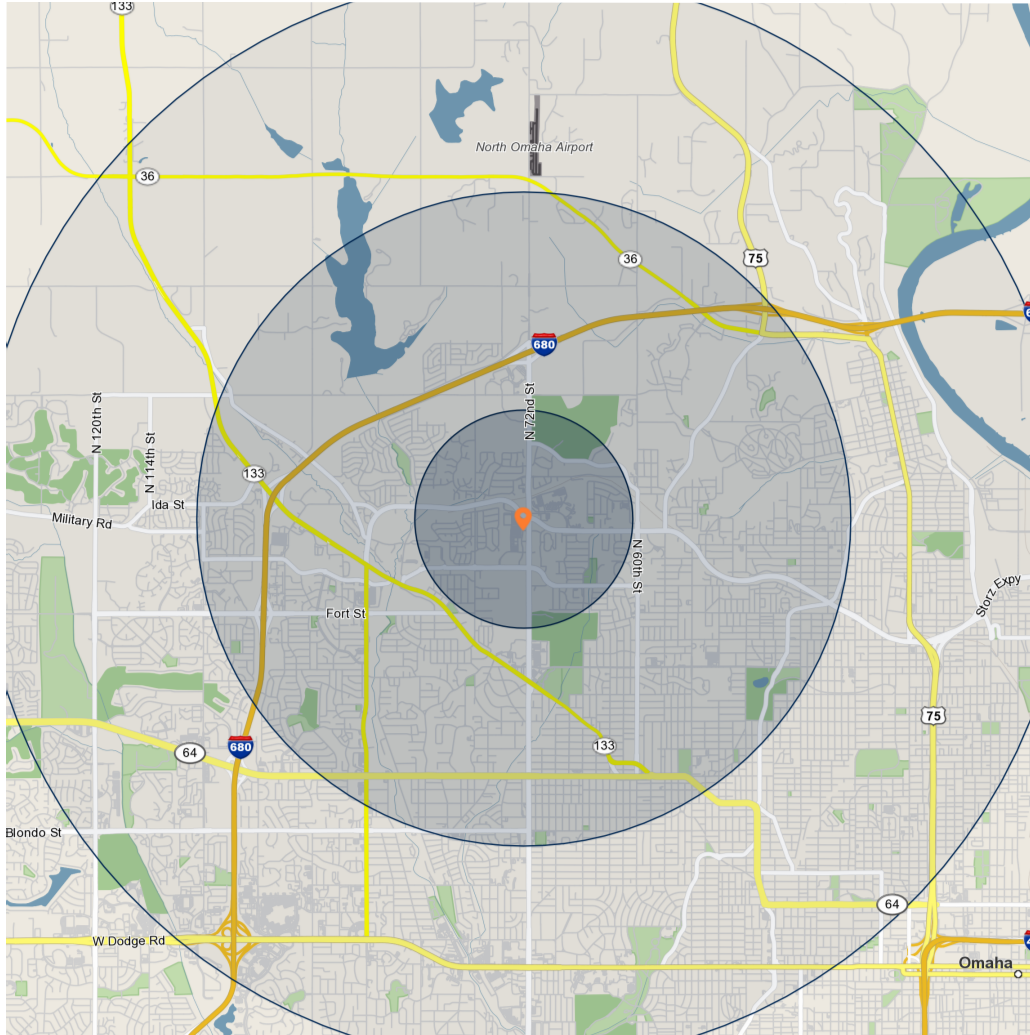


\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# MARKET OVERVIEW

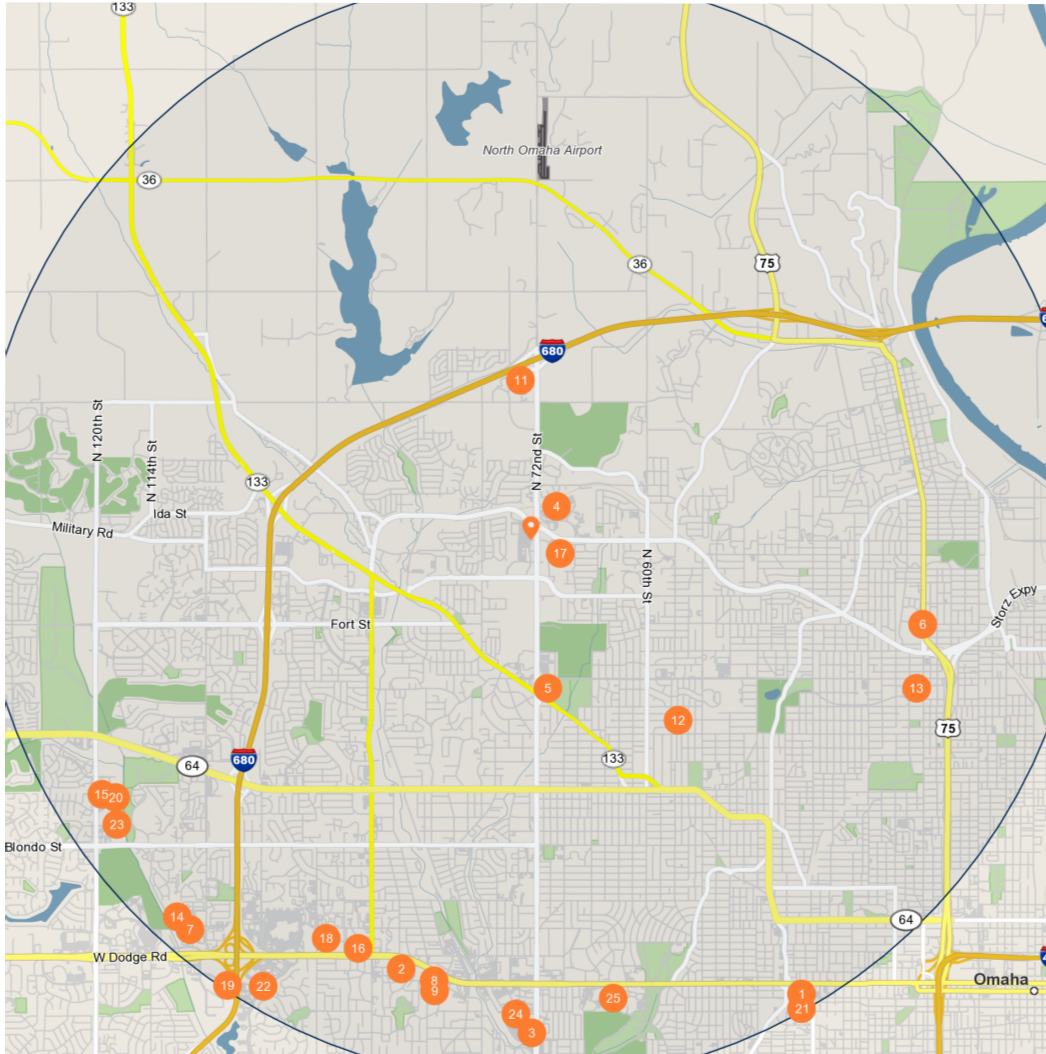
## DEMOGRAPHICS



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2026 Projection	10,091	73,788	194,953
2021 Estimate	9,762	72,700	192,317
2010 Census	8,763	68,835	182,630
2000 Census	7,266	66,051	181,885
<b>HOUSEHOLD INCOME</b>			
Average	\$80,774	\$69,761	\$72,974
Median	\$67,608	\$57,519	\$54,234
Per Capita	\$32,452	\$28,130	\$30,603
<b>HOUSEHOLDS</b>			
2026 Projection	4,081	29,859	81,956
2021 Estimate	3,886	29,180	80,278
2010 Census	3,466	27,294	75,410
2000 Census	2,517	25,901	74,827
<b>HOUSING</b>			
Median Home Value	\$139,336	\$134,217	\$144,599
<b>EMPLOYMENT</b>			
2021 Daytime Population	13,171	61,535	202,644
2021 Unemployment	2.75%	4.40%	5.11%
Average Time Traveled (Minutes)	22	22	21
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	25.58%	28.34%	24.66%
Some College (13-15)	25.39%	26.64%	24.25%
Associate Degree Only	8.88%	8.32%	7.64%
Bachelor's Degree Only	21.18%	18.09%	21.50%
Graduate Degree	12.47%	8.53%	11.45%

# MARKET OVERVIEW

## DEMOGRAPHICS



### Major Employers

### Employees

1	Nebraska Medical Center	8,000
2	Leo A Daly/Burns & McConnell J	3,000
3	Nebraska Furniture Mart Inc-Nfm	2,124
4	Alegent Hlth - Immnuel Med Ctr	2,000
5	Bakers Supermarkets Inc	1,489
6	Metropolitan Community College	1,451
7	Reid Plastics Inc	1,300
8	Childrens Hospital & Med Ctr	1,275
9	Nebraska Methodist Hospital-Methodist Hosp Pain MGT Clinic	1,250
10	Lozier Corporation	950
11	Metropolitan Utilities Dst-Public Utility Department	846
12	City of Omaha	800
13	City of Omaha-Omaha Police Dept	800
14	Atlas Medstaff LLC-Medstaff	570
15	Bellevue University	450
16	Gentiva Health Services Inc	407
17	Quality Living Inc-Qli	400
18	Ntt Security (us) Inc-Ntt Com Security	400
19	Applied Underwriters Inc	400
20	Nei Global Relocation Company	400
21	Nebraska Medical Center-Nebraska Medical Ctr Sleep Ctr	384
22	Borsheim Jewelry Company Inc-Borsheims Fine Jewelry & Gifts	350
23	Payroll Maxx LLC	350
24	Nebraska Furniture Mart Inc	347
25	Board of Rgnts of The Univ Neb-Military and Veteran Universit	314

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By accepting this Offering Memorandum you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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FRANCHISEE GUARANTEED | ABSOLUTE NET LEASE

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