

JIFFY LUBE

Offering Memorandum // 30900 Benton Rd, French Valley, CA 92596



*Representative Photo

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*Representative Photo



30900 BENTON RD, FRENCH VALLEY, CA 92596

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Exclusively Listed By

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Jiffy Lube // French Valley, CA

TENANT	SRT MT Auto Centers, INC dba Jiffy Lube
GUARANTOR	Najjar Lube Centers, Inc.
PROPERTY ADDRESS	30900 Benton Road, French Valley, CA
LEASE COMMENCEMENT	August 1, 2022 (Estimated For New Construction)
LEASE EXPIRATION	July 31, 2037 (Estimated)
RENEWAL OPTIONS	Four (4) / 5-Year Renewals
RENT INCREASES	10% Every 5 Years Including Options
TENANT RESPONSIBILITY	NNN (Except for Roof / Structure)
ANNUAL RENT	Year 1-5 \$117,000 Year 6-10 \$128,700 Year 11-15 \$141,570 Year 16-20 \$155,727 Year 21-25 \$171,300 Year 26-30 \$188,430 Year 31-35 \$207,273

OFFERING SUMMARY



\$2,925,000
Sale Price



4.0%
Cap Rate



NNN
Lease Type



2022
Year Built



+/- 3,033 SF
Building Size

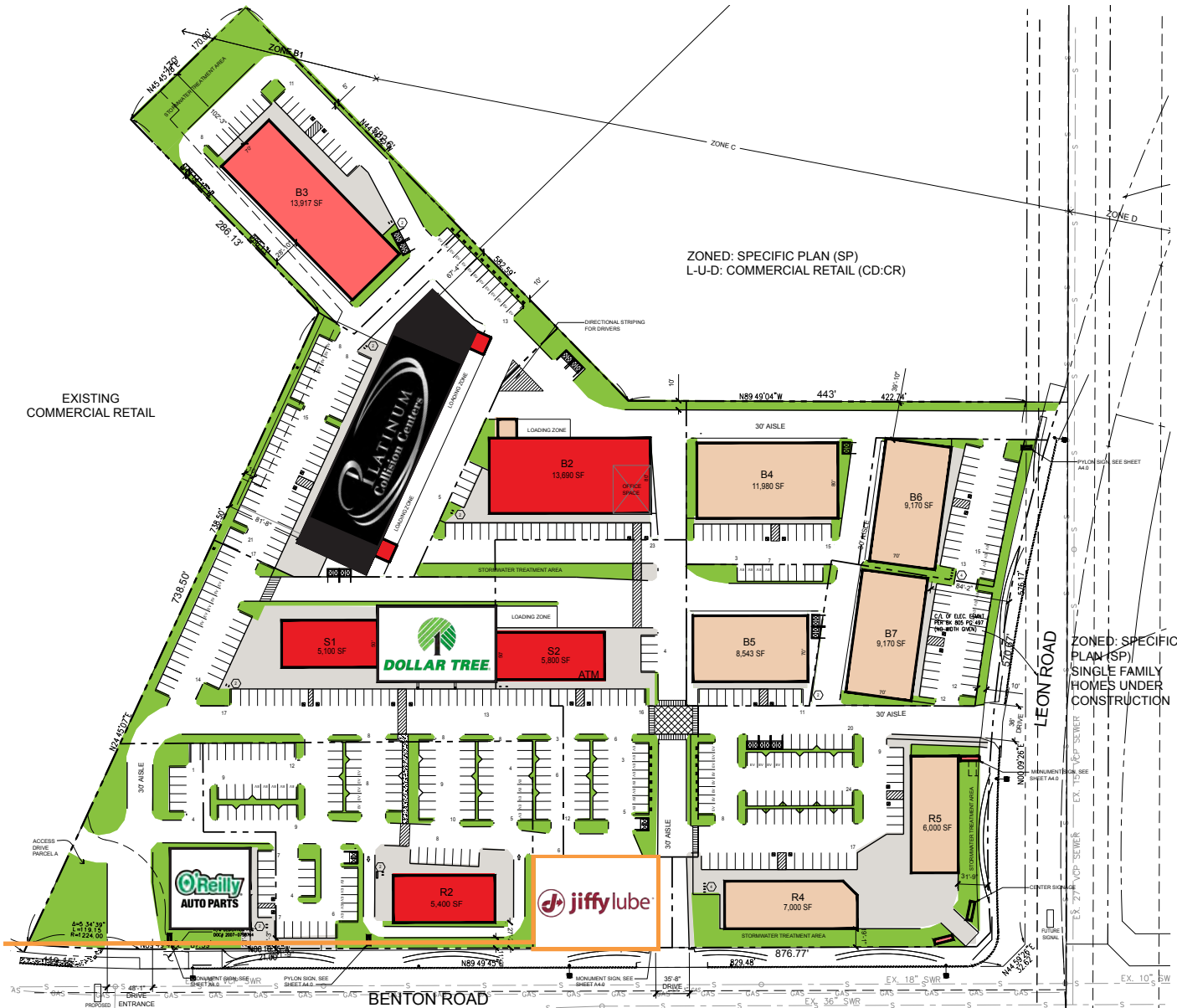


+/- 14,200 SF
Parcel Size



*Representative Photo

Jiffy Lube // French Valley, CA



SITE ELEVATION

Jiffy Lube // French Valley, CA



* Building Under Construction



* Building Under Construction

AERIAL OVERVIEW

Jiffy Lube // French Valley, CA



FRENCH VALLEY
VILLAGE CENTER



STATER BROS.

CVS
pharmacy

PENFIELD LANE

BENTON ROAD

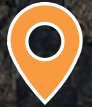


ZONED: SPECIFIC PLAN (SP)
L-U-D: COMMERCIAL RETAIL (CD, CR)

LEON ROAD

LOCATION OVERVIEW

Jiffy Lube // French Valley, CA



French Valley
CALIFORNIA



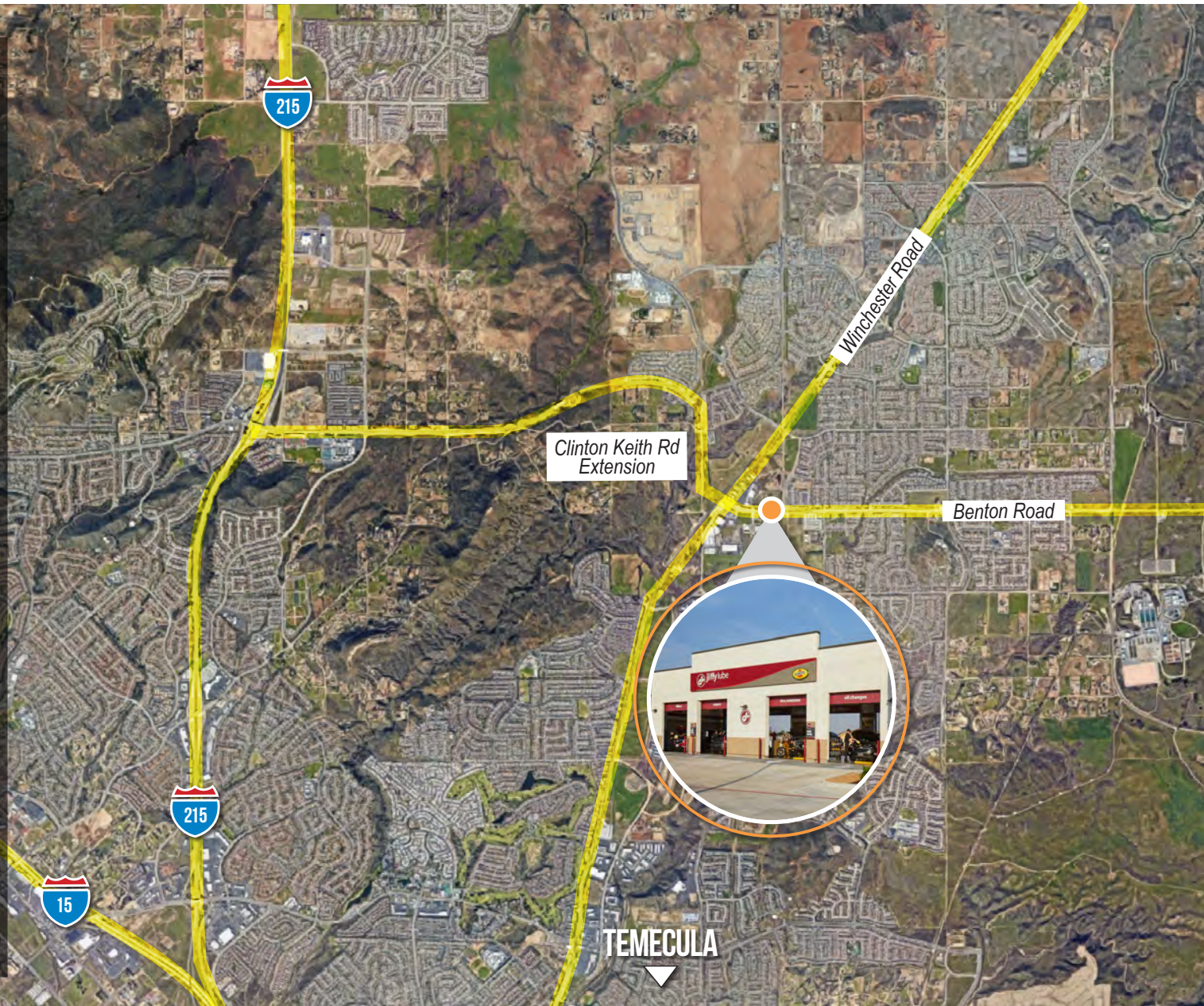
20 Minutes to
**TEMECULA /
MURRIETA MSA**



08 Minutes to
I-215

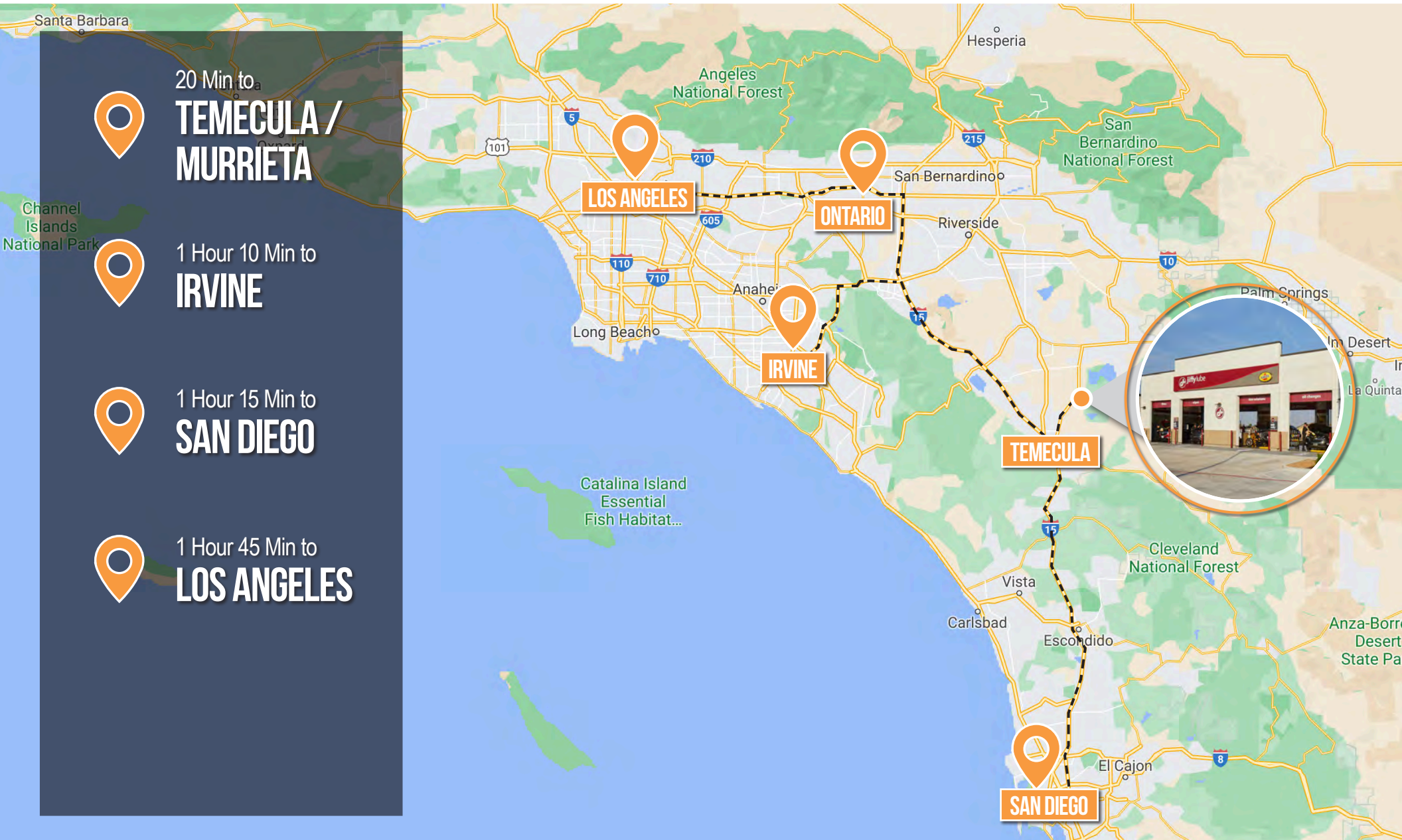


15 Minutes to
I-15



REGIONAL OVERVIEW

Jiffy Lube // French Valley, CA



CITY OVERVIEW

Jiffy Lube // French Valley, CA

FRENCH VALLEY

The Murrieta-Temecula MSA is located in the southwestern region of Riverside County at the junction of the I-15 and I-215 freeways. French Valley and Winchester is a highly attractive market and has experienced a growth of over 200% within the last 20 years, making it one of the fastest growing areas in the State of California.

Temecula is a prominent tourist destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, Pechanga Casino Resort, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations attracting a significant amount of tourists which appreciably contributes to the city's economic profile.

In addition to the tourism sector, the educational, healthcare, leisure, professional, finance, and retail sectors strongly contribute to the city's economy giving it a wellrounded and stable commerce culture. Largely residential in character, Murrieta, French Valley, and Winchester are typically characterized as commuter communities, with many of its residents commuting to jobs in San Diego County, Orange County, Los Angeles County, Temecula, Ontario, Riverside, and Camp Pendleton.



**FAST
GROWING**



**TOURIST
DESTINATION**



**STRONG
ECONOMY**



NEW HOUSING MAP

Jiffy Lube // French Valley, CA



DEMOGRAPHICS

Jiffy Lube // French Valley, CA



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

Estimated Population (2021)	6,375	68,900	159,919
Projected Population (2026)	6,812	78,970	174,024
Projected Annual Growth (2021-2026)	1.40%	2.90%	1.80%

HOUSEHOLDS

Estimated Households (2021)	1,874	20,295	48,920
Projected Households (2026)	2,033	23,482	53,694
Projected Annual Growth (2021-2026)	1.70%	3.10%	2.00%

HOUSEHOLD INCOME

Average Household Income (2021)	\$121,469	\$125,077	\$119,706
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10 MILE RADIUS



POPULATION
434,397



HOUSEHOLDS
139,637



INCOME
\$111,984

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TENANT OVERVIEW

Jiffy Lube // French Valley, CA




REVENUE
\$1.5B


LOCATIONS
+2,200


EMPLOYEES
+3,400

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® 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.

TENANT	Jiffy Lube
YEAR FOUNDED	1979
INDUSTRY	Automotive Maintenance
HEADQUARTERS	Houston, TX
NO. OF EMPLOYEES	+ 3,400



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CADRE # 01364847

Touchstone Commercial Partners presents 30900 Benton Rd, French Valley, CA 92596 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

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