



## OFFERING MEMORANDUM

Actual Property

# JIFFY LUBE

3100 SIERRA HWY, ROSAMOND, CA 93560

MATTHEW KIVNANI

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



ROSAMOND, CA

**\$1,452,000 | 5.0% CAP**

- Jiffy Lube With 3.5+ Years Remaining on Current Term
- Absolute NNN Requiring Zero Landlord Responsibilities
- Tenant Reports Financials
- Mtpdr Inc. is a 14-Unit Operator
- Strong 5-Mile Demographics of 18,563 Residents
- Situated off of Rosamond Blvd Generating 19,196 VPD Passing Directly in Front of Subject Property
- Located Near Various National Credit Tenants Within 2 Miles Including McDonald's, Dollar General, Starbucks & More Creating Additional Customer Traffic for the Area
- Jiffy Lube International Inc With More Than 2,000 Franchised Service Centers in North America Serves 27.5 Million Customers Each Year

## EXCLUSIVELY MARKETING BY:

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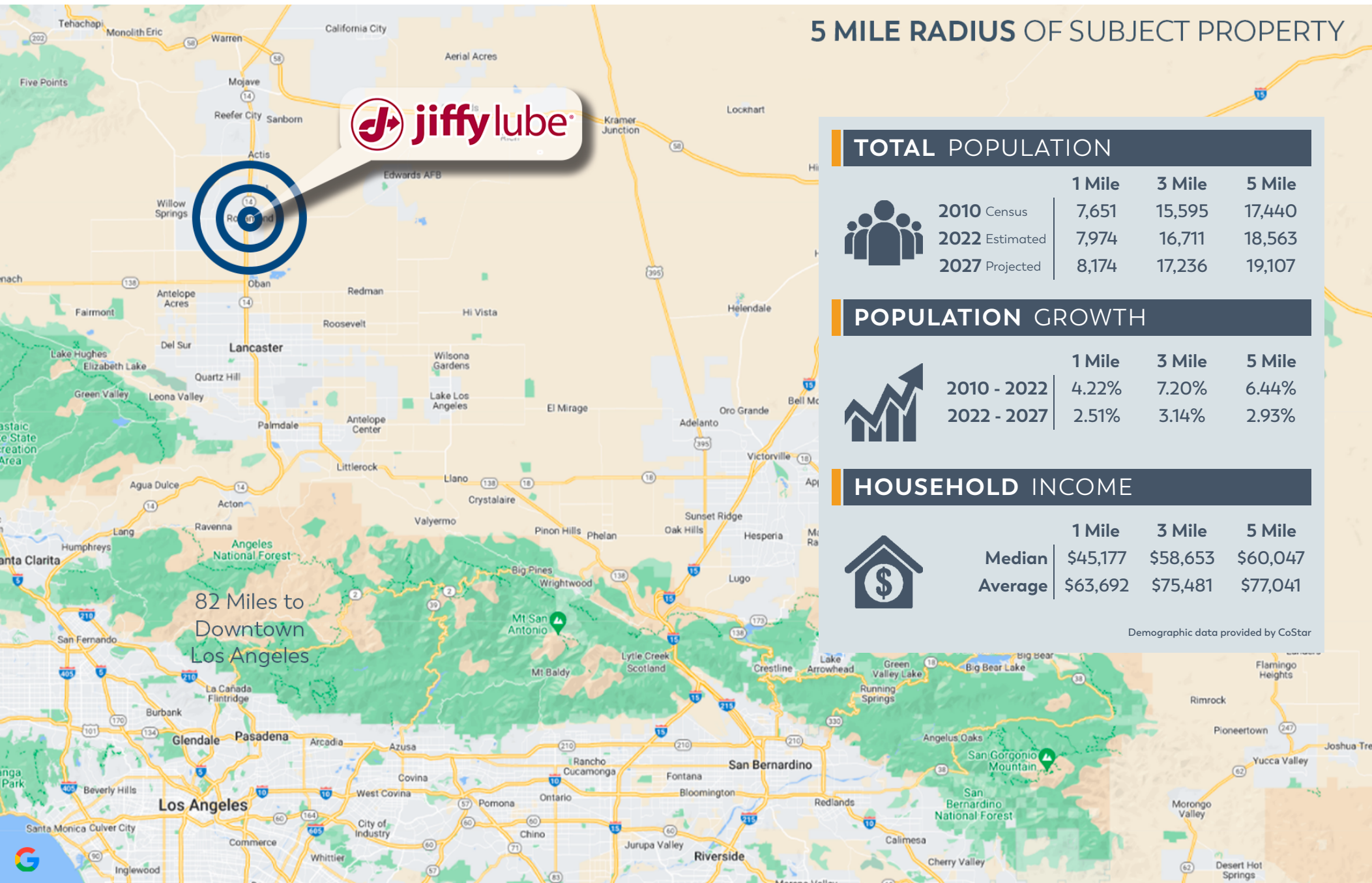
## PROPERTY DETAILS:

Building Area:	1,770 SF
Land Area:	.16 AC
Year Built:	1992
Guarantor:	Mtpdr Inc.
Price (Psf):	\$820.34

## LEASE OVERVIEW:

Remaining Lease Term:	3.5+ Years
Renewal Options:	Two (2), 5-Year
Rent Commencement:	12/10/2005
Lease Expiration:	3/31/2026
Base Annual Rent:	\$72,600
Lease Type:	Absolute NNN
Insurance:	PAID BY Tenant
HVAC:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant





## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	7,651	15,595	17,440
2022 Estimated	7,974	16,711	18,563
2027 Projected	8,174	17,236	19,107

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	4.22%	7.20%	6.44%
2022 - 2027	2.51%	3.14%	2.93%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$45,177	\$58,653	\$60,047
Average	\$63,692	\$75,481	\$77,041

Demographic data provided by CoStar







# RETAIL MAP

3100 SIERRA HWY | ROSAMOND, CA



Actual Property





Actual Property





Actual Property





**50 Years**  
of Success



**Privately**  
Owned



**Headquarters**  
Houston, TX



**\$145M+**  
Annual Revenue



**2,000+**  
Locations





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**BROKER OF RECORD**

**BRIAN BROCKMAN**

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