



ABSOLUTE NNN JIFFY LUBE

21558 US-160, DURANGO, CO 81303

\$3,000,000

5.0% CAP



DURANGO, CO

\$3,000,000 | 5.0% CAP

- Jiffy Lube With 3.5+ Years Remaining on Current Term
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Situated Directly on US-160 Generating 19,000 VPD Passing Directly in Front of Subject Property
- Impressive 5-Mile Population Growth of Over 16% Between 2010-2021
- Affluent 3-Mile Community With Average Household Income of \$107,748
- Subject Property Near Various National Credit Tenants Within 2 Miles Including Starbucks, Walmart, Chick-fil-a & More Creating Additional Customer Traffic for the Area

EXCLUSIVELY MARKETING BY:

BRIAN BROCKMAN
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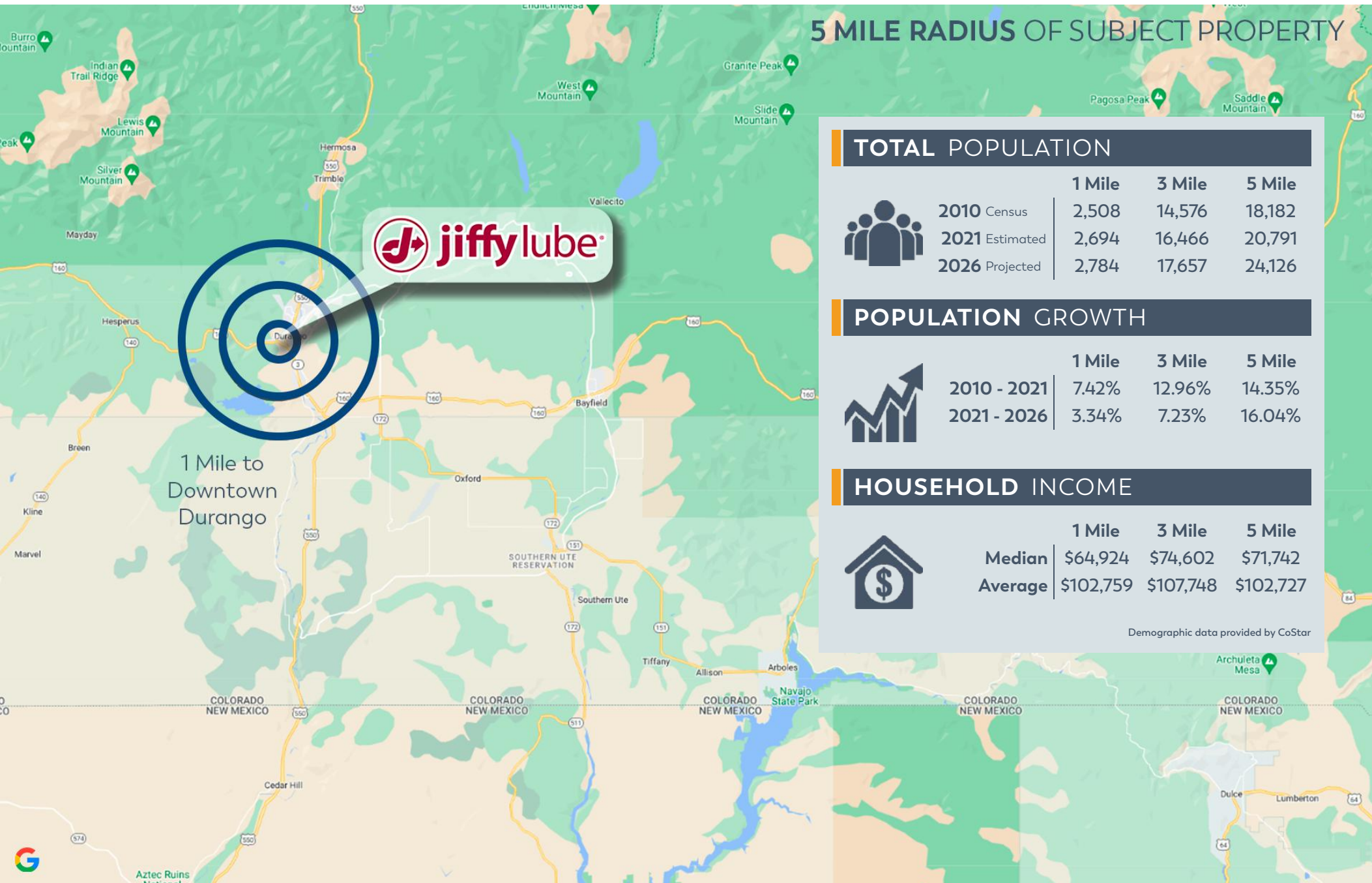
PROPERTY DETAILS:

Building Area:	6,166 SF
Land Area:	1.36 AC
Year Built/Renovated:	1985/1994
Guarantor:	Lubricar Inc.
Price (Psf):	\$486.54

LEASE OVERVIEW:

Remaining Lease Term:	3.5+ Years
Renewal Options:	Four (4), 5-Year; 16%
Rent Commencement:	5/1/2006
Lease Expiration:	4/30/2026
Base Annual Rent:	\$150,000
Lease Type:	Absolute NNN
Rent Increases:	16% in Option Periods
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	5/1/2021-4/30/2026	\$150,000	\$24.33	5.00%
Four (4), 5-Year Options 16% Increase	5/1/2026-4/30/2031	\$174,000	\$28.22	5.80%
	5/1/2031-4/30/2036	\$201,600	\$32.70	6.72%
	5/1/2036-4/30/2041	\$234,000	\$37.95	7.80%
	5/1/2041-4/30/2046	\$271,200	\$43.98	9.04%





RETAIL MAP

21558 US-160 | DURANGO, CO









Actual Property



Actual Property



50 Years
of Success



Privately
Owned



Headquarters
Houston, TX



\$145M+
Annual Revenue



2,000+
Locations

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Actual Property

CONTACT INFORMATION



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