



20 Year Absolute NNN Lease  
Located in Major Retail Corridor

jiffylube

LOWE'S

SUPER  
TARGET

HomeGoods

BEST  
BUY

7441 Hillwood Dr. Gainesville, VA 20155







# Property Overview

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant absolute NNN lease Jiffy Lube asset located in Gainesville, VA with 20 lease years remaining. Operating at this location since 2006, Jiffy Lube recently signed a new 20-year lease in May of 2022, demonstrating the strength of this location. The lease also provides 5% increases every 5 years and includes (2), five-year option periods.

The subject property is well positioned in the main retail cohort of Gainesville; located diagonally to Virginia Gateway Shopping Center, which boasts a selection of over 120 retail shops, restaurants, and service-oriented businesses. Major retailers include Super Target, Best Buy, Hobby Lobby, Lowe's, PetSmart, HomeGoods and many others. The property also benefits from its proximity to Jiffy Lube Live (Live Nation). Jiffy Lube Live is an outdoor live performance amphitheater for music concerts seating 25,262, making it the largest music-oriented venue in the Washington Metropolitan Area. This is an excellent opportunity to purchase an absolute NNN single tenant Jiffy Lube asset, located in the main retail trade cohort, with a 20-year lease and zero landlord management responsibilities.





Pricing Details

List Price	\$3,700,000
CAP Rate	4.86%
Annual Rent	\$180,000
Taxes	NNN
Insurance	NNN
CAM	NNN

Lease Abstract

Tenant Trade Name	Jiffy Lube
Lease Start	June 1, 2022
Lease Expiration	June 30, 2042
Lease Term	20 Years
Term Remaining on Lease	20 Years
Base Rent	\$180,000
Lease Type	Absolute NNN Lease
Roof & Structure	Tenant Responsible

Parcel Details



Parcel No. (APN)  
7397-43-6896



Building Size  
2,079 SqFt



Lot Size  
0.63 Acres



Investment Highlights

- **Absolute NNN Lease** – Single Tenant Jiffy Lube - Gainesville, VA
- **Long Term Lease 20 Yr. Absolute NNN** Jiffy Lube in Major Retail Corridor
- **Jiffy Lube Franchisee: STC Management LLC**, operates 19 locations throughout Northern Virginia – Suburban Maryland with plans for many more. Currently STC Management has 6 of the top 10 performing Jiffy Lube stores in the United States with many stores topping \$3 Million in annual sales
- Jiffy Lube has been Committed to the Location Since 2006
- **Location did Over \$2.5 Million in Gross Sales and Over 20,750 Cars for 2021**
- **YTD 2022 through April 30 this Location is up 16% in Sales Over 2021** Same Time Period, with Projected Gross Sales of \$3 Million this Year
- **Rent Increases every 5 years**, including option periods
- **Located Along Route 29** which boasts over 68,000+ VPD
- **Located diagonally to Virginia Gateway Shopping Center.** Second most trafficked in all of Virginia, seeing over 8.2M annual visitors
- Additional Surrounding Retailers Include: Super Target, Best Buy, Hobby Lobby, Lowe's, PetSmart, HomeGoods and many others
- **Strong Demographics:**  
5 Mile Population: 101,710+ | 5 Mile AHHI: \$163,716+











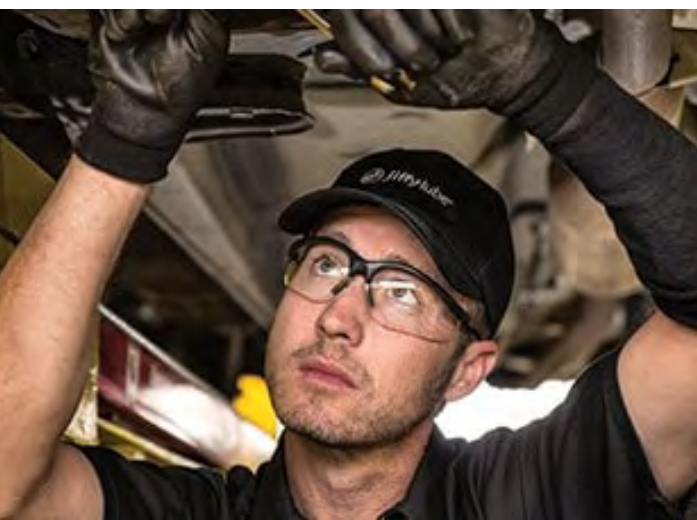
## Tenant Overview

A leading provider of oil changes, Jiffy Lube doesn't expect to see its customers every day -- but about every three months or 3,000 miles. The company boasts more than 2,000 outlets throughout North America that are mostly franchised. The rest of its locations are company-owned and operated. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems, and transmissions. At some of its locations, it also performs inspections and emissions testing, repairs windshields, and rotates tires. The company serves vehicle fleet operators, as well as individual consumers. Jiffy Lube, which is a subsidiary of Shell Oil Company, was founded in 1979.



### COMPANY OVERVIEW

Type	Private, Subsidiary of Royal Dutch Shell
Headquarters	Houston, TX
Founded	1971 in Ogden, UT
Locations	2,000+
Employees	20,000+
Website	jiffylube.com







# About Gainesville, VA

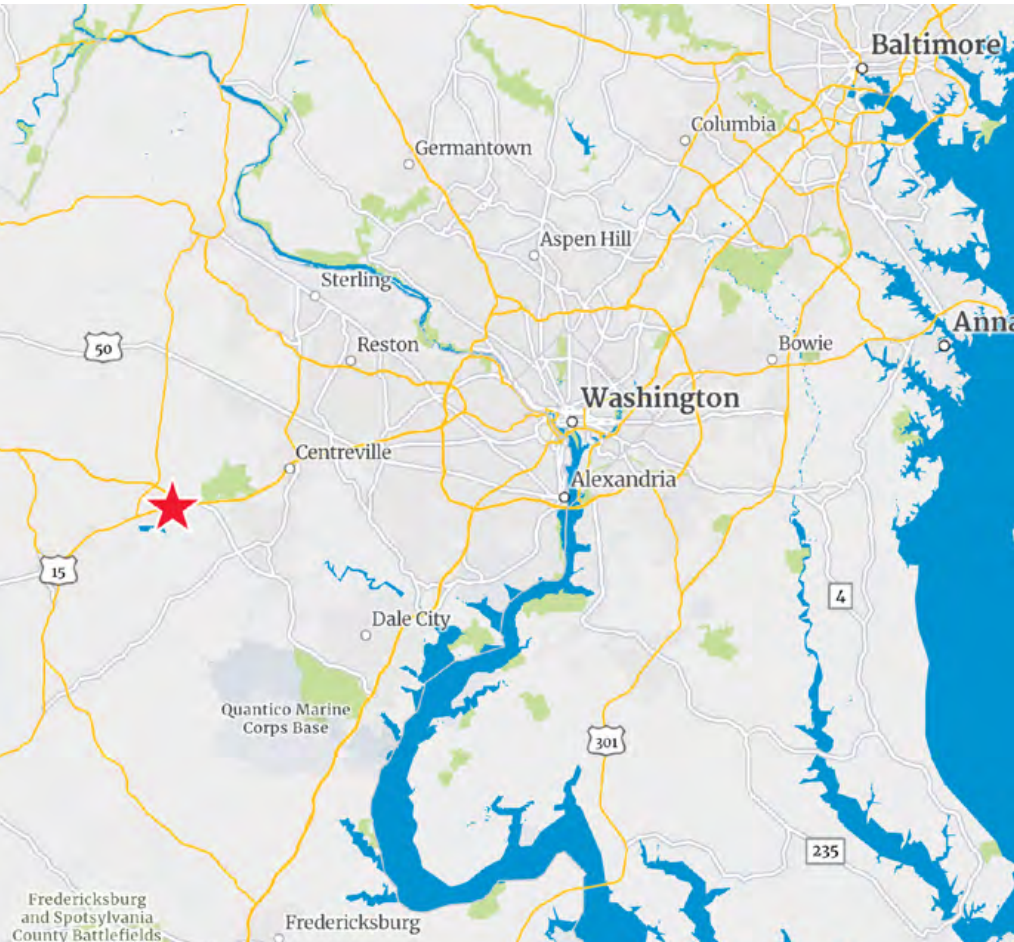
Located 35 miles from Washington DC, Gainesville is a vibrant suburban district home to major shopping, dining, and entertainment choices. Visitors can enjoy a fun night on the town at several bars and nightclubs, world-class PGA golf courses, and even find time for a hike at the Conway Robinson State Forest. Major attractions include the shopping megapolis known as Virginia Gateway, and other attractions such as Tin Cannon Brewery, Regal Cinemas, Murlarkey Distillery and Cabela's.

## Virginia Gateway

The premier shopping destination for the Gainesville and Haymarket area, with over 120 retail shops and restaurants, this exciting mixed-use development has over 1.3 million square feet of national, regional and local merchants in a convenient shopper-friendly environment.

## Conway Robinson State Forest

The Conway Robinson State Forest is “an urban oasis” – a beautiful forest in the midst of the most developed urban/suburban area in Virginia. In fact, the 444 acres of pine plantation, mixed pine and old-growth hardwoods that comprise the CRSF make it one of the largest tracts of undeveloped land owned by the Commonwealth in all of Northern Virginia.



# Gainesville Highlights

- Gainesville has seen the job market increase by 1.9% over the last year. Future job growth over the next ten years is predicted to be 38.8%, which is higher than the US average of 33.5%.
- Gainesville, VA had a population of 17.3k people with a median age of 34.7 and a median household income of \$141,609 in 2019.
- Real Estate - The median home cost in Gainesville is Real Estate: \$598,500. Home appreciation the last 10 years has been 4.4%.
- Schools - Gainesville public schools spend \$11,889 per student. There are about 16.1 students per teacher in Gainesville.
- The Sales Tax Rate for Gainesville (zip 20155) is 6.0%. The US average is 7.3%.
- The economy of Gainesville employs 9.06k people. The largest industries in Gainesville are Professional, Scientific, & Technical Services (1,639 people), Public Administration (1,304 people), and Health Care & Social Assistance (981 people).
- In 2020, the top outbound Virginia product (by dollars) was Mixed freight with \$37.3B, followed by Electronics (\$28.7B) and Machinery (\$25.6B).
- In 2020, total outbound Virginia trade was \$325B. This is expected to increase 88.1% to \$612B by 2050.
- In 2020, the top outbound Virginia domestic partner for goods and services (by dollars) was North Carolina with \$25B, followed by Maryland with \$18.9B and Pennsylvania and \$13.2B.



Conway Robinson State Forest



Cabella's



Virginia Gateway





### Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2021)	8,904	50,469	101,710
Projected Population (2026)	9,632	55,561	111,653



### Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2021)	3,037	15,900	32,278
Projected Households (2026)	3,272	17,400	35,315

### POPULATION DENSITY

**101,710 Residents**  
Within a 5-Mile Radius



### Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2021)	\$140,882	\$162,792	\$163,716
Median Household Income (2021)	\$115,261	\$128,806	\$129,516



### Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2021)	641	1,515	2,570
Total # of Employees (2021)	7,877	19,310	33,546

### AVG. HOUSEHOLD INCOME

**\$163,716 AHHI**  
Within a 5-Mile Radius



#### 2021 Daytime Pop Density

Persons per Sq. Mile

- Over 5,000
- 2,500 - 5,000
- 1,000 - 2,500
- 100 - 1,000
- Under 100



#### 2021 Median Household Income

- Over \$100,000
- \$75,000 - \$100,000
- \$50,000 - \$75,000
- \$25,000 - \$50,000
- Under \$25,000





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# Investment Contacts

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