



JIFFY LUBE



ALPHA
REAL ESTATE ADVISORS

6630 CAMDEN BLVD | FOUNTAIN, CO 80817

OFFERING MEMORANDUM

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- BROKER OF RECORD -

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EXECUTIVE SUMMARY

JIFFY LUBE

6630 Camden Blvd
Fountain, CO 80817



PRICE

\$2,803,625



CAP RATE

5.00%



NOI

\$140,181



YEAR BUILT

2005



GLA

2,630 SF



LOT SIZE

0.50 AC



LEASE PERIOD	PERIOD BEGIN	PERIOD END	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Base Term	CURRENT	11/30/2025	\$11,681.77	\$140,181.24	\$53.30	5.00%
Base Term	12/01/2025	11/30/2030	\$12,849.95	\$154,199.36	\$58.63	5.50%
Base Term	12/01/2030	11/30/2035	\$14,134.94	\$169,619.30	\$64.49	6.05%
1st Option	12/01/2035	11/30/2040	\$15,548.44	\$186,581.23	\$70.94	6.66%
2nd Option	12/01/2040	11/30/2045	\$17,103.28	\$205,239.35	\$78.04	7.32%
3rd Option	12/01/2045	11/30/2050	\$18,813.61	\$225,763.29	\$85.84	8.05%
4th Option	12/01/2050	11/30/2055	\$20,694.97	\$248,339.62	\$94.43	8.86%



PROPERTY INFORMATION



TENANT	Jiffy Lube
LEASE TYPE	Absolute NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE TERM REMAINING	13.5 Years
LEASE COMMENCEMENT	11/16/05
LEASE EXPIRATION	11/30/2035
INCREASES	10% Every 5 Years
OPTIONS	Four (4) x Five (5) Years
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
ROOF + STRUCTURE	Tenant Responsible



INVESTMENT HIGHLIGHTS

PROPERTY

- **Absolute Triple-Net Lease (NNN)**
No Landlord Maintenance Investment
- **E-commerce and recession proof investment**
- **Rent Increases**
10% increases every 5 years provides hedge against inflation & enables
- **STRONG STORE SALES**
Inquire with Broker for details
- **Recent 10 Year Extension**
Jiffy Lube recently picked up their first two option periods bringing the total term to +/- 13.5 Years showing long-term commitment to the performance of the location
- **Attractive Tax Benefits**
Auto service-based assets may be eligible for an accelerated depreciation schedule ****Consult your tax or accounting professional to see how this will apply to you****

LOCATION

- **Excellent Retail Synergy**
Located in a premiere trade area with many national retailers in proximity such as Walmart, Taco Bell, McDonald's, Autozone, etc.
- **Strategic Positioning & Strong Location Fundamentals**
Located on the CanAm Hwy which sees roughly 50,000 VPD in the growing market of Colorado Springs MSA
- **Growing Market**
Population since 2010 has steadily increased in the 1,3, & 5 Mile radius and is projected to increase its growth path over the next 5 years
- **Strong Demographics**
Average Household Income is over \$75,000 in the 1, 3 and 5-Mile radius.

TENANT

- **Jiffy Lube is the largest and most well-known fast-lube company in North America with over 2,200 locations.**
- **Operated by Griffin Automotive**
Consistently recognized as a top-performing operator with +/-55 locations
- **One of the few retail tenants that offers both an e-commerce and recession resilient investment**





2020 REVENUE \$360.6 Million

LOCATIONS ±2,000

EMPLOYEES ± 6,500

HEADQUARTERS Houston, TX



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 county. 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. So if you have any questions about vehicle maintenance or the services performed at any Jiffy Lube service center, your technician will help you find the resources and information you need, whether it's instore, online or by accessing your vehicle manufacturer's recommendations. It's just another way Jiffy Lube strives each and every day to help you Leave Worry Behind®.

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® .

www.jiffylube.com



PROPERTY PHOTOS





DEMOGRAPHIC SUMMARY



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	8,708	49,898	140,894
2027 Population Projection	9,298	53,500	152,133
Annual Growth 2010-2022	0.40%	0.90%	1.30%
Annual Growth 2022-2027	1.40%	1.40%	1.60%
Median Age	35	33.9	32.5

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	3,153	16,223	47,286
2027 Household Projection	3,377	17,506	51,264
Annual Growth 2022-2027	1.40%	1.60%	1.70%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$79,971	\$77,765	\$75,125
Median Household Income	\$69,503	\$67,930	\$63,617
< \$25,000	424	1,978	6,280
\$25,000 - 50,000	589	3,157	10,847
\$50,000 - 75,000	730	4,085	11,806

Colorado Springs, CO

Colorado Springs' culture and economy are heavily influenced by the military with a significant number of defense corporations and bases located within the area. The city is home to Fort Carson, Peterson Air Force Base, Schriever Air Force Base, NORAD and the U.S. Air Force Academy. Higher education institutions include the University of Colorado at Colorado Springs, Pikes Peak Community College as well as several other colleges. Colorado Springs is Olympic City USA, where a timeless culture of achievement, national pride and dedication sits comfortably alongside the awe-inspiring beauty of some of America's most beautiful mountains. Colorado's second largest city boasts a thriving community, rich in business experience, with a historic background of achievement.

ECONOMY

Colorado Springs is booming, with some of the nation's leading companies and organizations in next-generation industries. As the 2nd most populous city in Colorado (after Denver) and the 39th most populous city in the United States, the economy of Colorado Springs, CO employs 239k people. The region boasts a cybersecurity industry that is one of the top five for jobs in the nation, an unmatched aerospace and defense cluster that is a hub for national military technology and strategy, a sports industry fueled by 57 national and international sports organizations, and groundbreaking innovation in life sciences and medical devices.

POPULATION

Forecasted to become the largest city in the state by 2050, Colorado Springs is a place to pioneer prosperity. Growing companies and talented professionals opt for opportunity in the city known for affordability, industry ingenuity, and world-class workforce. Pro-business and progressive, Colorado Springs tops best of lists by U.S. News & World Report and the Site Selectors Guild. Colorado Springs is heavily influenced by the military. Approximately 5.40% of the city's population. The Pikes Peak region has a population of almost 680,000 people and a salaried workforce of 257,000 people. Tourism is the third largest employer in the Pikes Peak region, accounting for more than 16,000 jobs. Nearly 5 million visitors come to the area annually, contributing \$1.35 billion in revenue.



HIGHLIGHTS

491,031

POPULATION OF
COLORADO SPRINGS

24

NATIONAL SPORTS
GOVERNING BODIES

2ND

MOST POPULOUS CITY
IN COLORADO

#2

BEST PLACES
TO LIVE



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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