

VALVOLINE INSTANT OIL CHANGE

3804 W 11th Avenue | Eugene, OR

HIGHLIGHTS

New 15-year lease with 10%
increases every five years

National Credit Tenant

High visibility and signage

FOR MORE INFORMATION, CONTACT:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE



OFFERING SUMMARY

MACADAM FORBES COMMERCIAL REAL ESTATE, as exclusive advisor, is pleased to present the opportunity to purchase a fully leased Valvoline Instant Oil Change in Eugene, OR.

The tenant is nationally credited (NYSE: VVV), and recently signed a new 15-year lease (effective January 2019).

The property is located within West Eugene, with convenient access from W 11th (Hwy 126) and offers excellent visibility and signage.



LOT SIZE

18,730 SF (0.43 Acres)

IMPROVEMENTS

1,457 SF service center with
2 bay doors

PARKING

6 on-site parking spaces

ZONING

C-2, Community Commercial
District

WP - Waterside Protection
Overlay Zone

YEAR BUILT

2008

NOI

\$78,000

SALE PRICE: \$1,190,000

CAP RATE: 6.55%

**TENANT**

Valvoline Inc. (NYSE: VVV)
(Corporate Signature)

LEASE COMMENCEMENT

January 1, 2019
Tenant has been at this location since 2008

CURRENT RENT

\$6,500 per Month Absolute Net

RENT SCHEDULE

10% rent increase every 5 years

RENEWAL OPTIONS

Tenant has four (4) five (5) year options with 10% rental increases per option

TENANT PROFILE

Valvoline Inc. (NYSE:VVV) is a leading worldwide producer and distributor of premium branded lubricants and automotive service, with sales in more than 140 countries. Established in 1866, the company's heritage spans more than 150 years, during which it has developed powerful brand recognition across multiple product and service channels.

Valvoline ranks as the No. 3 passenger car motor oil brand in the DIY market by volume. It also operates and franchises the No. 2 quick-lube chain by number of stores in the United States with more than 1,170 Valvoline Instant Oil ChangeSM centers and the No. 3 quick-lube chain by number of stores in Canada with more than 100 Great Canadian Oil Change locations. It also markets Valvoline lubricants and automotive chemicals, including the new ValvolineTM Modern Engine Full Synthetic Motor Oil, which is specifically engineered to protect against carbon build-up in Gasoline Direct Injection (GDI), turbo and other engines manufactured since 2012; Valvoline High Mileage with MaxLife technology motor oil for engines over 75,000 miles; Valvoline Synthetic motor oil; and ZerexTM antifreeze.

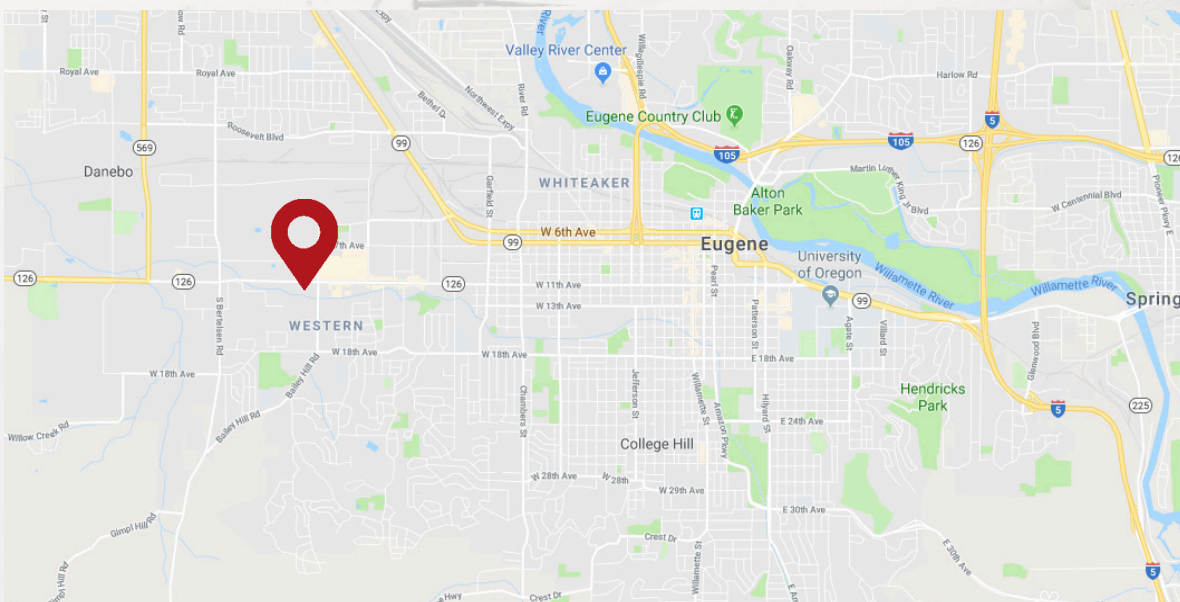
To learn more, visit: www.valvoline.com.



DEMOGRAPHICS

	1 Mile	3 Miles
Population	9,785	70,788
Households	4,136	21,020
Median HH Income	\$44,371	\$42,049
Pop. Growth '18-'23	↑3.7%	↑3.6%
HH Growth '18-'23	↑3.7%	↑3.7%

TRAFFIC COUNT 11th Avenue: 16,200 ADV



EUGENE ADVANTAGES

Eugene is Oregon's third largest City, and is located in the heart of the Willamette Valley near the confluence of the McKenzie and Willamette Rivers. It's major employers include PeaceHealth Medical Group, the University of Oregon and other governmental entities.

The property is located in West Eugene, on a major thoroughfare W 11th (Hwy 126) and surrounded by larger retail anchors including Walmart, Fred Meyer, Home Depot, Lowe's, and Target.