



# JIFFY LUBE

6136 SE 14th Street | Des Moines, IA 50320

**Retail  
Investment Opportunity**  
Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**Jiffy Lube**

6136 SE 14th Street Des Moines, IA 50320



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Listed for \$1,332,000** yielding a cap rate of 6.00%.
- **Abs. NNN Lease** offers a passive investment for any investor.
- **Corporate Tenant** - backed by Jiffy Lube International (a wholly-owned subsidiary of Monomoy Capital Partners) offers security of income.
- **Rent Increases** - 2% annual rent increases provide an effective hedge against inflation, preserving and growing income.
- **Long-Term Lease of 13+ Years** provides significant guaranteed income.
- **Ecommerce & Recession-Proof Investment** - Quick lube is an essential, in-person automotive service not replicable online and historically resilient across economic cycles. Consumer vehicles require oil changes regardless of market conditions.
- **Tax Benefits** - Auto service properties may be eligible for an accelerated depreciation schedule. \*Consult your tax or accounting professional for more information.
- **Strong Retail Synergy** - Neighboring tenants include, Raising Cane's (new construction), 7 Brew (new construction), Chase Bank, Menard's, Napa Auto Parts, Taco Bell, Culver's, Olive Garden & more.
- **Positive Population Growth** of  $\pm 1.4\%$  annually in a 1-mi radius.



Downtown  
Des Moines  
4.7 Miles Away

**THE HOME DEPOT**  
**PET SMART**  
**Pizza Hut**  
**verizon**  
**BMO** **Harris Bank**

**ALDI**

**Wendy's** **IHOP**

**Walmart**  
Supercenter



**Melbourne Condos**  
±72 Units

**MAVERIK**

**Tasty Tacos**

**Starbucks**

**BOWLERAMA**  
Lanes

**Culver's**  
FROZEN CUSTARD BUTTERBURGER

**MENARDS**

**NAPA**

**TACO BELL**

**RC**  
Dermatology

**MARISCOS**  
EST. 2022  
EL CAPITAN

**SEVEN BREW**  
DRIVE THRU COFFEE

**SILVERSTAR**  
CAR WASH

**Southwinds Apartments**  
±600 Units

**jiffylube**  
Subject Property

**DOLLAR TREE**

**South Side SIPS**  
ENERGY & SHAKE BAR

SE 14th St E 26,900 MPD

**CHASE**

**Canes**  
Raising  
CHICKEN FINGERS



SE 14th St ± 26,600 VPD



**6136 SE 14th Street**  
Des Moines, IA 50320

**±2,139 SF**

GLA

**1986**

Year Built

**NNN**

Lease Type

**±27,505**

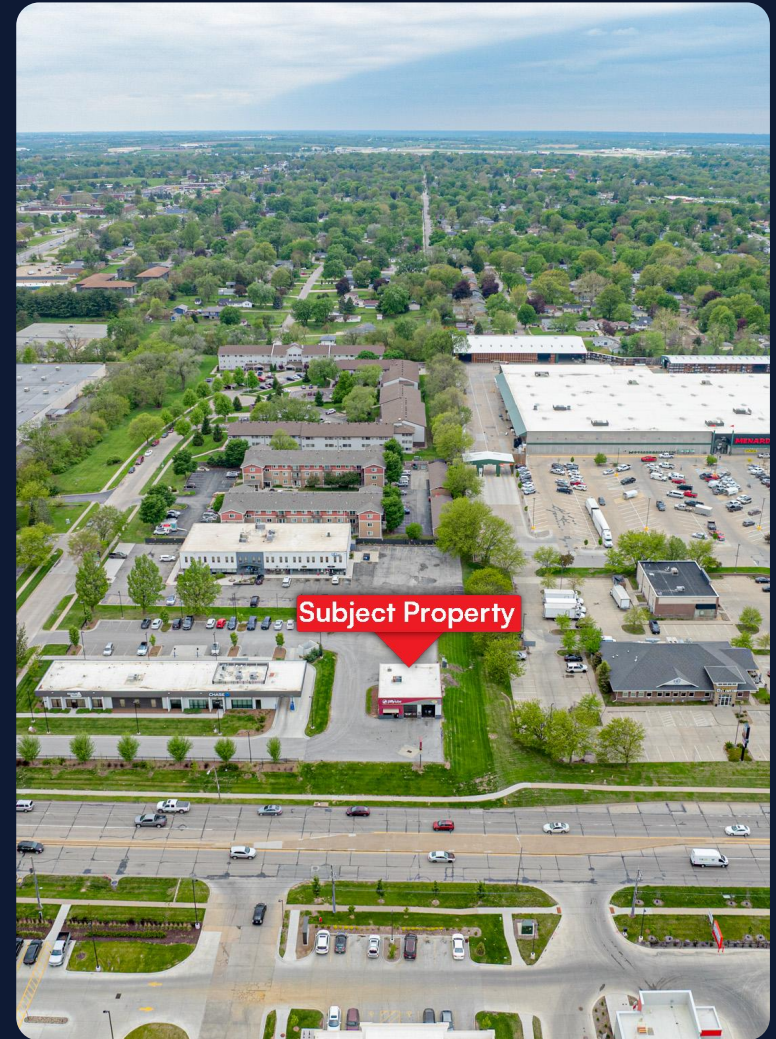
Lot Size (SF)

**\$622.72**

Price Per SF



# PROPERTY PHOTOS



# FINANCIAL OVERVIEW

**Jiffy Lube**

6136 SE 14th Street Des Moines, IA 50320



# FINANCIAL SUMMARY

**\$1,332,000**

List Price

**6.00%**

Cap Rate

**±13.00**

Years Remaining

**±0.63 AC**

Lot Size

## Property Details

Tenant Name	Jiffy Lube
Guarantor	Jiffy Lube International
Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	20 years
Lease Commencement	10/1/2019
Initial Term Expiration	9/30/2039
Years Remaining	±13.00
Rent Increases	2% annually
Options to Renew	Two, 5-Year
LL Responsibilities	None

## Rent Schedule

Term	Years	NOI/yr	NOI/mth	Yield
	<b>13</b>	<b>\$79,949</b>	<b>\$6,662.38</b>	<b>6.00%</b>
	12	\$81,548	\$6,795.63	6.12%
	11	\$83,178	\$6,931.54	6.24%
	10	\$84,842	\$7,070.17	6.37%
	9	\$86,539	\$7,211.57	6.50%
	8	\$88,270	\$7,355.80	6.63%
Base Term	7	\$90,035	\$7,502.92	6.76%
	6	\$91,836	\$7,652.98	6.89%
	5	\$93,672	\$7,806.04	7.03%
	4	\$95,546	\$7,962.16	7.17%
	3	\$97,457	\$8,121.40	7.32%
	2	\$99,406	\$8,283.83	7.46%
	1	\$101,394	\$8,449.51	7.61%
Option 1		\$103,422	\$8,618.50	7.76%
Option 2		\$114,186	\$9,515.52	8.57%

# TENANT OVERVIEW

Year Founded  
**1979**

Headquarters  
**Houston, Texas**

Employees  
**15,000+**

Locations  
**2,100+**

Ownership Status  
**Subsidiary of Monomoy  
Capital Partners**



## Tenant Overview

Jiffy Lube is a nationally recognized quick-service automotive maintenance brand with a strong market presence and enduring brand equity. As a subsidiary of Monomoy Capital Partners, Jiffy Lube benefits from the stability and infrastructure of a global energy and lubricants leader while operating through a dense network of service-centers that cater to repeat, recurring demand — a highly attractive model for retail/investment real-estate ownership.

## Why Invest in Jiffy Lube?

- **Established Brand & Scale:** With a network exceeding 2,100 locations and millions of annual customer transactions, Jiffy Lube delivers a proven platform for real-estate operators seeking a reliable tenant.
- **Recurring Demand & Defensive Service Model:** As vehicles require ongoing maintenance and oil changes regardless of economic cycles, Jiffy Lube's service model offers stable demand, advantageous for net-lease property underwriting.
- **Franchise-Model Ownership with National Backup:** While individual centers are locally franchisee-owned, Jiffy Lube brands and supports the network via Monomoy Capital Partners' resources. This structure helps reduce franchisee concentration risk while retaining brand control.
- **Strategic Expansion & National Footprint:** Ongoing growth initiatives and representation in virtually all U.S. states bolster geographic diversification and provide multiple site-selection opportunities for real-estate.
- **Modernization & Service Diversification:** Beyond oil changes, many centers increasingly offer preventive maintenance services, appealing to broader vehicle care needs and rising customer lifetime value.
- **Net-Lease Friendly Tenant:** The business model is well-suited to single-tenant net-lease properties — relatively low on-site staff, limited customer parking/traffic complexity, and consistent service hours — reducing landlord operational risk.

# MARKET OVERVIEW

**Jiffy Lube**

6136 SE 14th Street Des Moines, IA 50320



# DES MOINES, IA

## Market Demographics



**213,096**  
Total Population

**\$63,966**  
Median HH Income

**90,085**  
# of Households

**60.4%**  
Homeownership Rate

**151,000**  
Employed Population

**29%**  
% Bachelor's Degree

**35**  
Median Age

**\$183,700**  
Median Property Value

## Local Market Overview

Des Moines is widely recognized as one of the Midwest's strongest mid-sized business hubs, built around a deep insurance and financial services presence that gives the local economy a stable foundation. Major employers in the region include principal national brands in insurance/finance as well as large healthcare systems, government operations, and distribution/logistics networks. This diversified base tends to create steady in-migration from smaller Iowa communities and helps maintain consistent demand across workforce, professional, and executive housing segments.

From a real estate perspective, Des Moines is often positioned as a "value metro" that still offers liquidity and sustained development activity. Residential demand is supported by a combination of new household growth, corporate relocations, and steady renter-to-owner transitions. New construction and redevelopment are occurring in pockets near downtown and major corridors, while suburban expansion continues where land is available. Overall, the market remains characterized by relative affordability, stable demand, and moderate supply constraints—conditions that typically support durable pricing and a steady leasing environment without the volatility seen in higher-growth coastal markets.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

# ECONOMIC DRIVERS



## Economic Drivers

Des Moines serves as one of the nation's most prominent hubs for insurance and financial services, forming the backbone of a highly stable and recession-resistant economic base. This concentration of nationally recognized firms has fostered a deep talent pool in finance, actuarial science, and business services, which continues to attract both corporate investment and workforce migration. The financial sector is complemented by a strong and growing healthcare ecosystem, anchored by major hospital systems and regional medical providers that serve a multi-state population. In addition, state government operations contribute a consistent employment base, while advanced manufacturing and logistics sectors benefit from the metro's central U.S. location and access to major interstate corridors.

This strategic positioning allows companies to efficiently reach both coasts and key Midwest markets, enhancing Des Moines' appeal as a distribution and operations hub. Continued public and private investment in infrastructure, workforce development, and downtown revitalization initiatives further strengthens the city's economic outlook, supporting business expansion, innovation in financial technology, and long-term population growth.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6136 SE 14th Street, Des Moines, IA, 50320 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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