



JIFFY LUBE

301 S 1st St | Yakima, WA 98901

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Jack Kulick

Associate Vice President

(310) 919-5711

jack.kulick@matthews.com

License No. 02126798 (CA)

Table of Contents

- 03** Property Overview
- 09** Financial Overview
- 11** Market Overview

Brian Brockman

IN-STATE BROKER

License #: 27380 (WA)

Bang Realty, Inc.

bor@bangrealty.com

513-898-1551

MATTHEWS™



PROPERTY OVERVIEW

Jiffy Lube
301 S 1st St Yakima, WA 98901



INVESTMENT HIGHLIGHTS

Property Highlights

- **Listed for \$774,000** yielding a cap rate of 7.50%.
- **Proven Location and Large Operator** – this has been a longstanding quick lube location operated by one of the largest Jiffy Lube franchisees in the nation (Lube Management, 80+).
- **±6.70 Years Remaining** provides stronger security of income.
- **Cheaper Rent** – current rent is well-below Jiffy Lube national average which improves profitability and the tenant's probability of renewal.
- **Income Tax Free State** of Washington.
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional for more information.
- **Ecommerce & Recession-Proof Investment** – Quick lube sector is not heavily affected by changes in the economy





Yakima Convention & Event Center



E Yakima Ave ± 20,000 VPD



E 21,000 VPD



E Walnut St ± 13,000 VPD

Kiwanis Park
Park



Washington Middle
±741 Students



AUTO SHOPPERS YAKIMA



1st St ± 16,000 VPD



Adams Elementary
±302 Students

Davis High School
±2,218 Students



Yakima County Stadium
Stadium



Yakima County Fair Grounds
Fair Grounds



E Spruce St



1st St ± 16,000 VPD



301 S 1st St
Yakima, WA 98901

±13,068 SF

Lot Size

1983

Year Built

±16,000

Vehicles Per Day

±2,315 SF

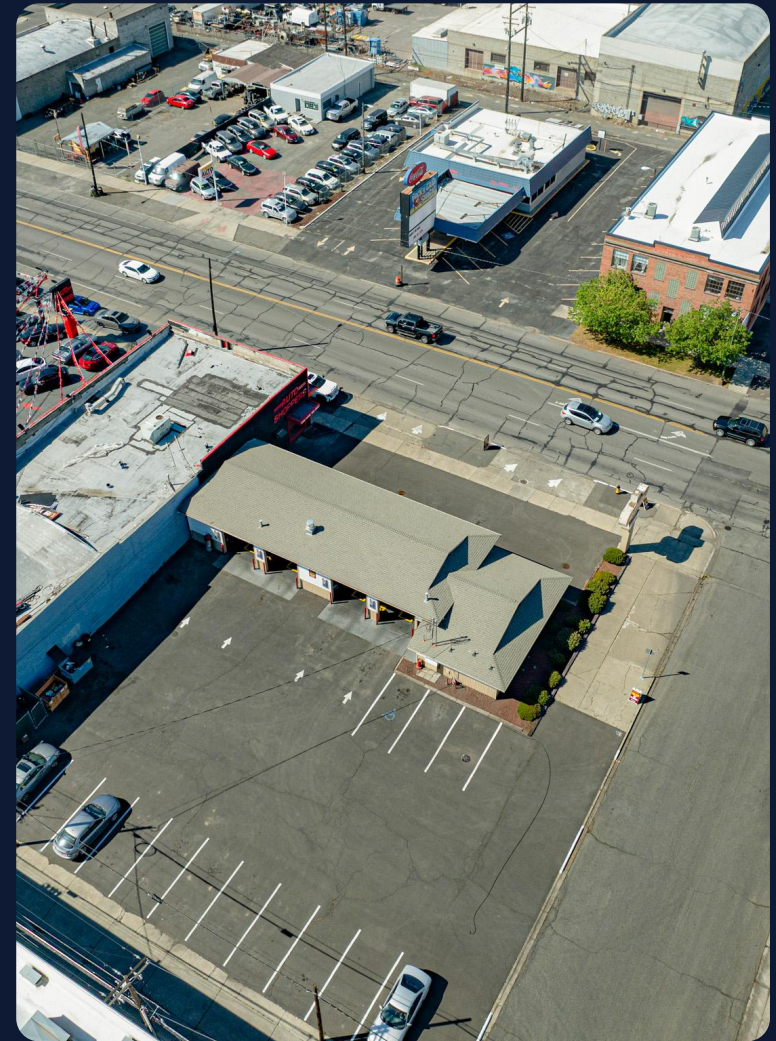
GLA

\$334.34

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Jiffy Lube

301 S 1st St Yakima, WA 98901



FINANCIAL SUMMARY

\$774,000

List Price

7.50%

Cap Rate

±0.30 AC

Lot Size

4

Bays

Property Details

Parking	13 Asphalt Spaces
Tenant Name	Jiffy Lube
Operator	K Lube (±80)
Ownership	Fee Simple
Lease Type	NN+
Lease Commencement	1/1/2023
Initial Term Expiration	12/31/2032
Years Remaining	±6.70 Years
Rent Increases	None
Options to Renew	One, 10-Year
LL Responsibilities	Roof and structure

Annualized Operating Data

Term	Years	NOI/Year	NOI/Month	Cap Rate
Base Term	1-10	\$58,080	\$4,840	7.50%
Option 1	11-20	\$63,888	\$5,324	8.25%



TENANT SUMMARY

Year Founded
1979

Headquarters
Houston, Texas

Ownership Status
Subsidiary of Monomoy
Capital Partners

Employees
15,000+

Locations
2,100+



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 Shell plc (via Shell USA), 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.

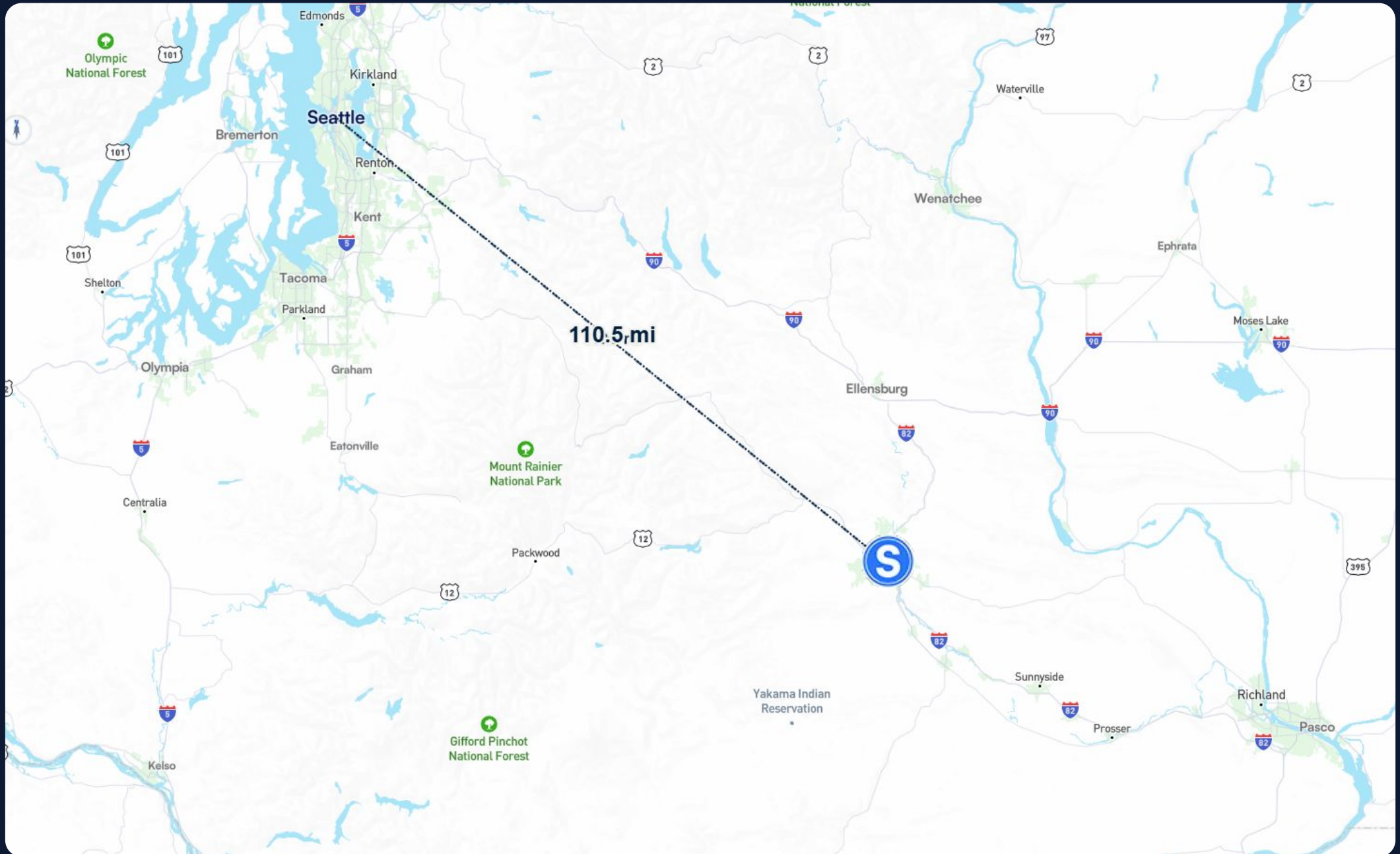
Why Invest in Jiffy Lube?

- **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 Shell's 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.

Team Car Care®, dba Jiffy Lube®, is the largest franchisee of quick lube retail service stores in the country. Operating approximately 500 Jiffy Lube® locations across 26 states and serving over 4 million guests each year with more than 4,500 professional teammates. Team Car Care® strives to provide an experience that always exceeds our guest's expectations. Team Car Care® is the market leader in the quick oil change segment of the "Do-It-For-Me" ("DIFM") automotive aftermarket.

MARKET OVERVIEW

Jiffy Lube
301 S 1st St Yakima, WA 98901



Yakima, WA



Market Demographics

96,900

Total Population

\$59,100

Median HH Income

44,500

Employed Population

33.8

Median Age

Local Market Overview

Yakima, Washington serves as the commercial and agricultural hub of Central Washington, supported by a stable and expanding population base and a cost structure that remains attractive relative to larger West Coast metros. The region benefits from consistent household formation and a workforce tied to agriculture, food processing, healthcare, and logistics. Median household incomes remain moderate but are supported by low living costs, creating steady consumer demand across essential retail categories. Retail properties in the area benefit from strong local patronage and limited direct competition from major metropolitan centers, reinforcing the importance of well-located neighborhood and community retail centers.

The city's strategic position along Interstate 82 enhances regional connectivity, drawing consumers from surrounding rural communities into Yakima's retail corridors. Downtown revitalization efforts and continued investment in infrastructure have strengthened foot traffic and small business activity. Additionally, Yakima's role as a distribution and service center for the broader Yakima Valley supports a reliable base of daily needs retail demand. These factors combine to create a durable retail environment characterized by necessity-based tenants, service-oriented businesses, and consistent occupancy patterns.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,957	75,811	117,032
Current Year Estimate	18,291	77,506	118,319
2020 Census	19,470	78,280	117,026
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,042	27,211	43,240
Current Year Estimate	6,070	27,392	42,978
2020 Census	5,999	27,614	42,698
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$58,125	\$78,501	\$90,509



Local Market Overview

Yakima's economy is fundamentally driven by its role as one of the most productive agricultural regions in the United States, with the Yakima Valley serving as a leading producer of apples, hops, cherries, and wine grapes. This agricultural dominance fuels a vertically integrated ecosystem that includes food processing, packaging, cold storage, and distribution, creating stable employment across multiple sectors. The presence of established agribusiness companies and cooperatives supports consistent economic output, while the region's access to interstate highways and rail infrastructure enables efficient movement of goods throughout the Pacific Northwest and beyond.

Economic Drivers

Beyond agriculture, Yakima maintains a balanced economic base supported by healthcare, education, and government services, which provide stability through economic cycles. Regional medical centers and healthcare networks serve a broad population across Central Washington, reinforcing Yakima's role as a service hub. Additionally, ongoing infrastructure investments and downtown revitalization efforts are strengthening the local business environment and encouraging small business growth. While more modest in scale than larger metropolitan areas, Yakima's diversified economic structure and essential industry focus contribute to steady growth, reliable consumer demand, and long-term economic resilience.

MATTHEWS™

EXCLUSIVELY LISTED BY



Jack Kulick

Associate Vice President

(310) 919-5711

jack.kulick@matthews.com

License No. 02126798 (CA)

Brian Brockman

IN-STATE BROKER

License #: 27380 (WA)

Bang Realty, Inc.

bor@bangrealty.com

513-898-1551

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 301 S 1st St, Yakima, WA, 98901 ("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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

301 S 1st St

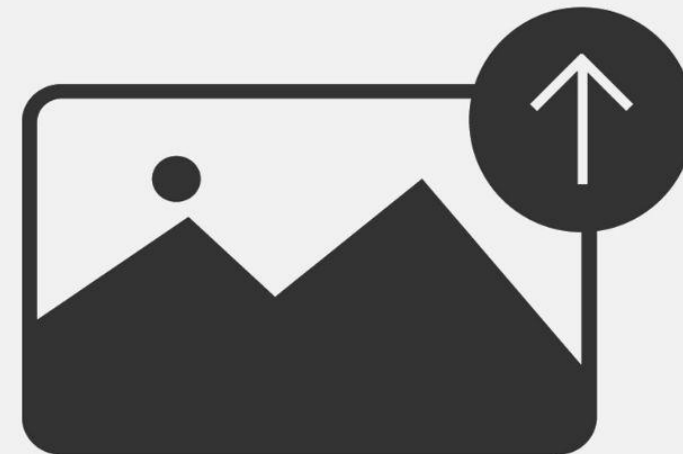
Yakima, WA 98901

1983

Year Built

±0 SF
GLA

Xxxx
Lease Type



PENDING PHOTOS

**Retail
Investment Opportunity**

Offering Memorandum

MATTHEWS™

Executive Summary

301 S 1st St
Yakima, WA 98901

1983
Year Built

±0 SF
GLA

XXXX
Lease Type

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$774,000

List Price

7.50%

Cap Rate

7.50%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



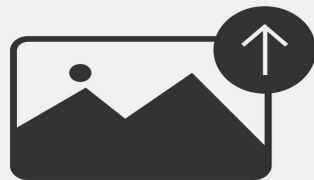
PENDING PHOTOS

Yakima, WA

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,957	75,811	117,032
Current Year Estimate	18,291	77,506	118,319
2020 Census	19,470	78,280	117,026
Growth Current Year-Five-Year	-1.82%	-2.19%	-1.09%
Growth 2020-Current Year	-6.06%	-0.99%	1.11%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,042	27,211	43,240
Current Year Estimate	6,070	27,392	42,978
2020 Census	5,999	27,614	42,698
Growth Current Year-Five-Year	-0.47%	-0.66%	0.61%
Growth 2020-Current Year	1.19%	-0.80%	0.66%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$58,125	\$78,501	\$90,509

301 S 1st St

Yakima, WA 98901

**Retail
Investment Opportunity**

Offering Memorandum



PENDING PHOTOS

MATTHEWS™