



VALVOLINE

670 W Ray Rd, Gilbert, AZ 85233

Retail
Investment Opportunity

Offering Memorandum



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PROPERTY OVERVIEW

Valvoline
670 W Ray Rd, Gilbert, AZ 85233



INVESTMENT HIGHLIGHTS

Property Highlights

- **Brand New 15-Year Lease & Renovation** – Features a 2025 lease execution with just under 14 years remaining. The tenant fully renovated the facility prior to opening, showing a deep financial commitment to the site.
- **Below Market Rent** – Rental rate is below the market average for an automotive asset, providing long term security and maximizing tenant profitability.
- **Absolute Triple Net (NNN) Lease Structure** – A passive, “hands off” investment with zero landlord responsibilities. The tenant covers all taxes, insurance, maintenance, and repairs including the roof and structure.
- **Low Price Point** – Offered at a significantly lower entry price than typical Valvoline assets in the Phoenix MSA, providing an accessible basis in a high-demand market.
- **Fee Simple Ownership** – Includes ownership of both the building and land, allowing for full depreciation and advantages not found in ground lease structures.
- **Built in Rent Increases** – 10% Rent Increases Every 5 Years to provide a definitive hedge against inflation and compounding rent growth.

Location Highlights

- **Highly Trafficked Intersection** – Positioned just East of the W Ray Rd & S Cooper Rd intersection, capturing a combined count of $\pm 45,205$ VPD.
- **Exceptional Trade Area Demographics** – A surrounding 1-Mile Household Income is \$160,654 and \$137,881 within a 5-Mile Radius. The 3-Mile population is $\pm 132,238$ and $\pm 333,900$ in a 5-Mile.
- **Strategic Freeway Proximity** – The property sites just ± 2.5 Miles East of Loop 101 ($\pm 176,270$ VPD) and ± 2.7 Miles North of Loop 202 ($\pm 165,562$ VPD).
- **Synergy with National Retailers** – Surrounded by “daily needs” traffic drivers such as Safeway, EOS Fitness, Chevron, and Jack in the Box.



Provinces



Autumn Creek Apartments
±360 Units

Stonegate Crossing II
Neighborhood

Key Harbor
Neighborhood

Mesquite High School
±1,400 Students



Expansive Cooper Crossing
Office Space Rental Agency

Top 77% Location
Based on Foot Traffic
Source: AlphaMap

Alcove at the Islands
Apartments
±272 Units



GLOBAL
CREDIT UNION

Windhaven
Neighborhood

The Orchard
Neighborhood



S Cooper Rd ± 24,940 VPD



MIDFIRST BANK

GOODYEAR



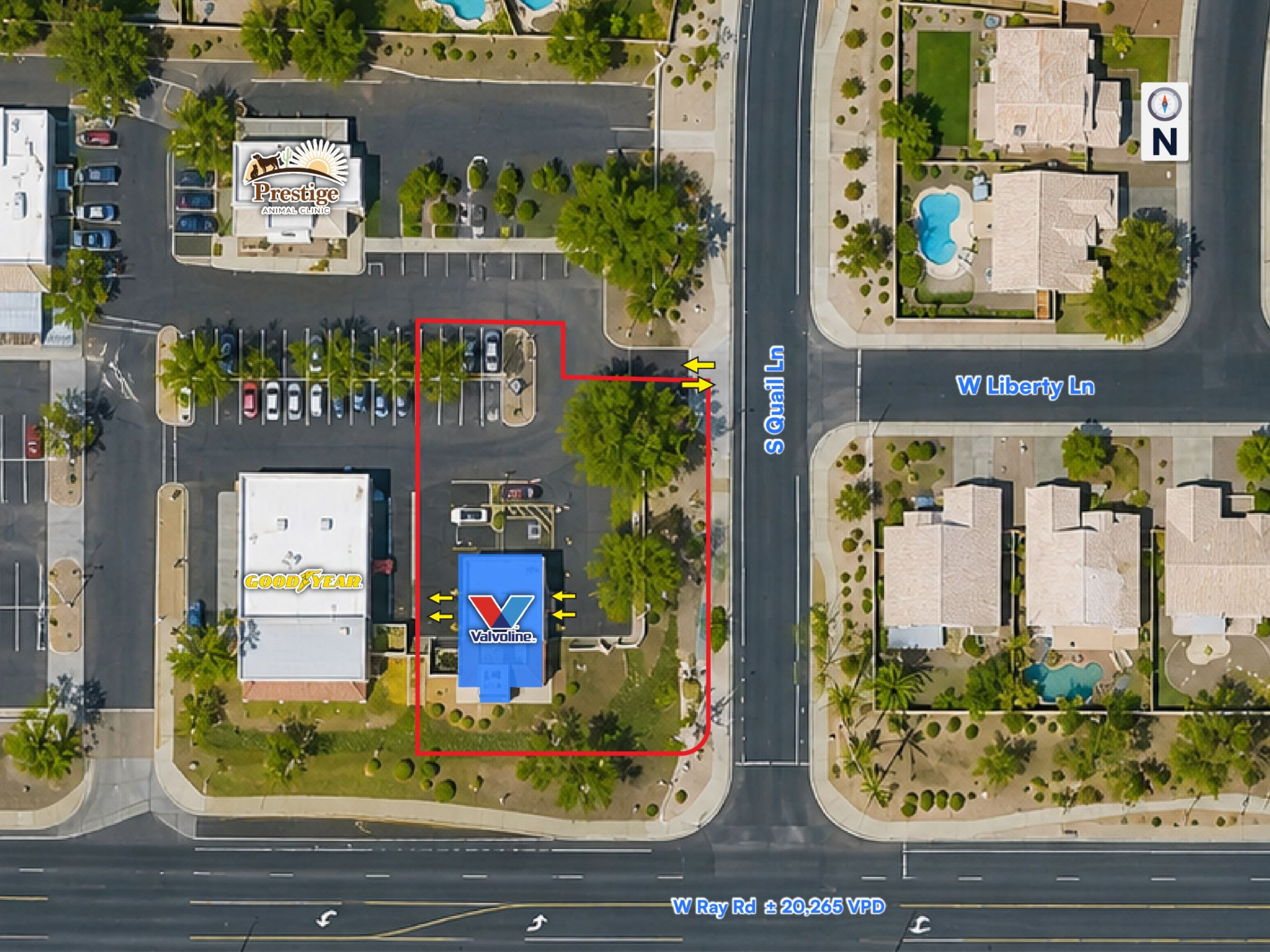
Leading Edge Academy Gilbert Elementary
±300 Students

GILBERT
SCHOOL
of MUSIC



ICONIC
TIRE & SERVICE CENTERS

W Ray Rd ± 20,265 VPD



Prestige
ANIMAL CLINIC

GOODYEAR

Valvoline

S Quail Ln

W Liberty Ln

W Ray Rd ± 20,265 VPD



Valvoline

670 W Ray Rd, Gilbert, AZ 85233

±2,512 SF

GLA

1999/2025

Year Built/Renovated

±45,205

Vehicles Per Day

±0.44 AC

Lot Size



FINANCIAL OVERVIEW

Valvoline

670 W Ray Rd, Gilbert, AZ 85233



Subject Property

FINANCIAL SUMMARY

\$1,485,000

List Price

4.85%

Cap Rate

\$72,000

NOI

Property Details

Brand Name	Valvoline
Tenant	Valvoline, LLC
Lease Commencement Date	2/27/2025
Lease Expiration Date	2/29/2040
Lease Term Remaining	±13.8 Years
Annual Rent	\$72,000.00
Rent Increases	10% Every 5 Years
Option Periods	Three, 5 Year Options
Ownership	Fee Simple
Lease Type	Absolute NNN Lease
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof/Structure	Tenant Responsibility

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases
Current - 2/26/2030	\$6,000.00	\$72,000.00	-
2/27/2030 - 2/26/2035	\$6,600.00	\$79,200.00	10.00%
2/27/2035 - 2/29/2040	\$7,260.00	\$87,120.00	10.00%
Option 1	\$7,986.00	\$95,832.00	10.00%
Option 2	\$8,784.60	\$105,415.20	10.00%
Option 3	\$9,663.06	\$115,956.72	10.00%



PROPERTY PHOTOS



TENANT OVERVIEW

Year Founded
1866

Headquarters
Lexington, KY

Ownership Status
Public Company

Employees
11,000+

Locations
1,800+

Annual Revenue
Approx. \$1.62 B



Tenant Overview

Valvoline is a leading provider of automotive preventive maintenance services, operating one of the largest quick-lube service networks in North America. With a brand history spanning over 150 years, Valvoline has built a strong reputation for reliability, convenience, and high-quality vehicle care. The company specializes in quick oil changes and a comprehensive suite of maintenance services, serving millions of customers annually through its growing network of company-owned and franchised locations. Valvoline's strong brand loyalty, streamlined operating model, and consistent performance make it a stable and attractive tenant in the automotive service sector.

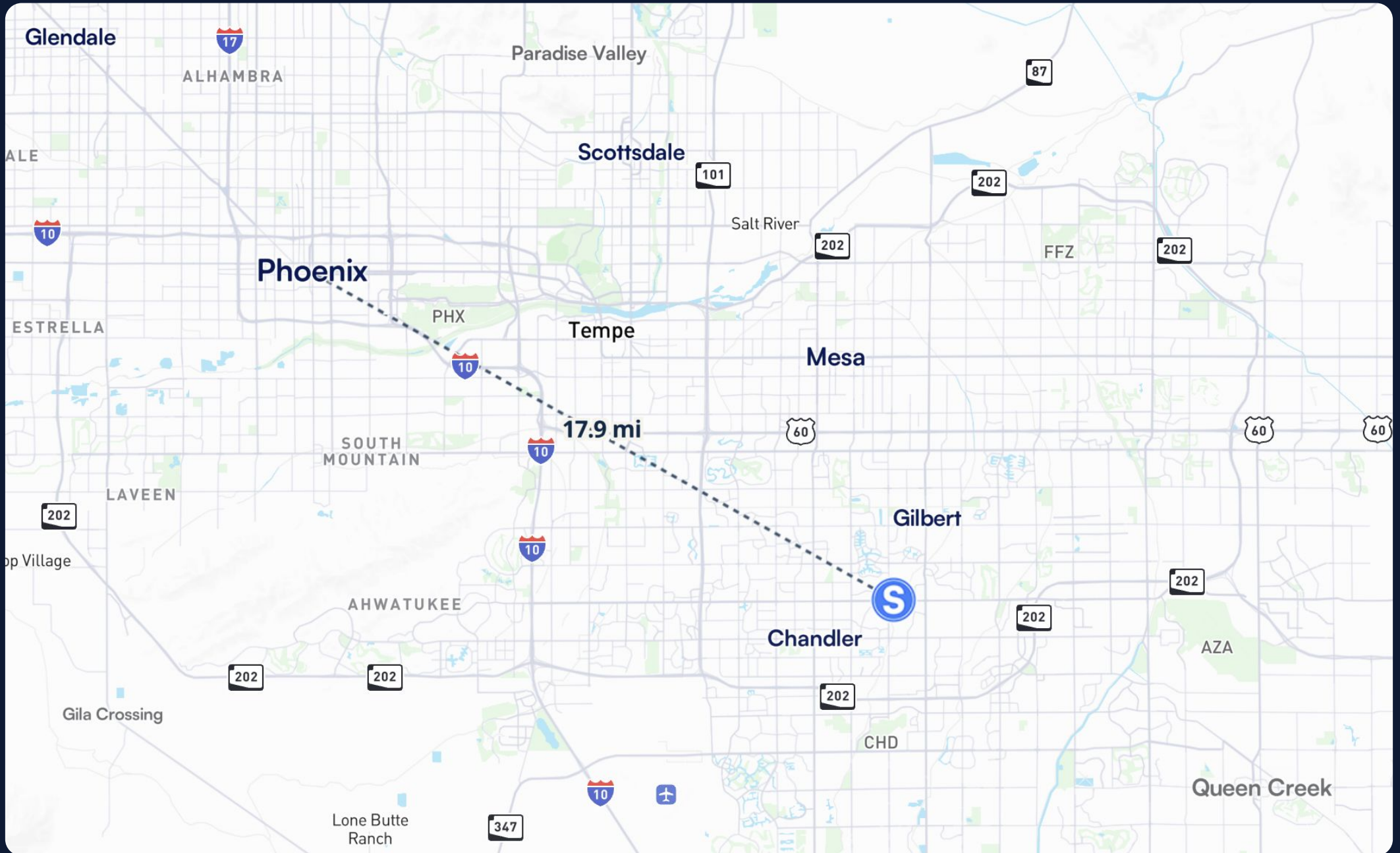
Why Invest in Valvoline?

- **Essential, Recession-Resistant Business Model** – Automotive maintenance is a necessity regardless of economic cycles, supporting stable long-term demand.
- **Strong National Brand** – Over a century of brand presence drives high customer recognition and repeat business.
- **Growing Footprint** – Continued expansion of service locations enhances market presence and strengthens long-term occupancy.
- **Operational Stability** – Simple, service-driven business model with predictable revenue and minimal exposure to e-commerce disruption.
- **Attractive Lease Structures** – Typically features long-term NNN leases, providing passive income and limited landlord responsibilities.
- **Industry Tailwinds** – Increasing average vehicle age and rising vehicle ownership support ongoing demand for maintenance services.

MARKET OVERVIEW

Valvoline

670 W Ray Rd, Gilbert, AZ 85233



Gilbert, AZ

89% Of workers in Gilbert *commute by car*

275,000
Total Population

\$110,000
Median HH Income



Local Market Overview

Gilbert is a rapidly growing town located in the southeast Phoenix metropolitan area and is known for its strong residential appeal, modern infrastructure, and well-planned communities. The market is characterized by newer housing stock, a high concentration of owner-occupied homes, and a population made up largely of working professionals and families. Gilbert is widely recognized for its quality of life, strong school systems, and continued expansion of commercial and mixed-use developments.

Gilbert continues to be one of the strongest growth markets in the Phoenix metro, supported by steady in-migration and ongoing residential development. The local economy benefits from a strong base of professional employment, higher household incomes, and a well-educated workforce. Retail, healthcare, education, and business services remain key drivers, and the area continues to attract new investment due to its demographics, housing demand, and regional job growth.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,486	134,463	334,410
Five-Year Projection	15,854	138,402	345,306
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,526	47,938	120,148
Five-Year Projection	5,657	49,368	124,116
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$160,654	\$133,995	\$137,881

Phoenix, Arizona MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



Phoenix, AZ

Driving Dynamic Southwest Growth

Discover the Valley of the Sun

Phoenix has consistently ranked as one of the top real estate markets in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market, anchored by major employers in technology, healthcare, education, and manufacturing, continues to draw a highly skilled workforce and supports ongoing population growth.

#1

Largest MSA in Arizona
U.S. Census Bureau

#14

Highest U.S. Metropolitan GDP

#4

Best Performing U.S. Cities
Milken Institute (2022)

#10

Largest U.S. MSA
U.S. Census Bureau

#5

Fastest Growing Metro in the U.S.

#4

Largest Population Growth in the U.S.
AZ Big Media

#3

Best U.S. Metro for Manufacturing
Niche

#7

Best Startup Cities in America
AZ Big Media



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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.

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