

MATTHEWS™



FORMER JIFFY LUBE

3820 Stillman Pkwy | [Richmond, VA 23233](#)

**Retail
Investment Opportunity**

Offering Memorandum

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

10

Financial
Overview

11

Market
Overview

Kyle Matthews

Broker of Record

Broker Lic. No.: 225225982 (VA)

Firm Lic. No.: 226035518 (VA)

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PROPERTY OVERVIEW

Former Jiffy Lube

3820 Stillman Pkwy, Richmond, VA 23233



INVESTMENT HIGHLIGHTS

Property Highlights

- **Rare Second-Gen High-Quality Auto Service Property:** potential immediate backfill for a new user.
- **Flexible Potential Uses Include:** drive-thru & dining restaurant, auto, banks, office, medical, general retail, and more. *Contact broker for more info.
- **Affluent & Dense Trade Area:** Average household income of \$210,700, within a 5-minute drive. Projected to grow to \$227,100 (+7.8%) by 2030. (AlphaMap)
- **Strong Regional Consumer Base:** Over 76,000 residents within a 3-mile radius generating \$743.3m in total consumer spending, with average household incomes of \$183,900. (AlphaMap)
- **Growing Market:** Within a 3-mile radius, population is projected to grow to 78,606 (+3.4%) by 2030, with total consumer spending of \$795.2M, up 7.0%, reflecting sustained demand in the trade area. (AlphaMap)
- **Prime Retail Corridor:** Located along W. Broad Street, one of Richmond's highest-traffic retail corridors, with convenient access to I-64, surrounded by national co-tenancy driving consistent daily traffic to the area.
- **Surrounded by National Retail anchors:** Within a 1–2 mile radius, including Costco Wholesale, Sam's Club, Lowe's Home Improvement, Kroger, and Rooms To Go, creating a strong regional retail draw and consistent consumer traffic.
- **Tax Benefits:** Auto service properties may be eligible for an accelerated depreciation schedule.

**Consult your tax or accounting professional for more information.*





Oakbrook Apartments
±157 Units

COSTCO
WHOLESALE
Top 14% of National Locations
Source: AlphaMap



W Broad St ±33,980 VPD

Broadmoor Apartments
±360 Units



Westpark Shopping Center



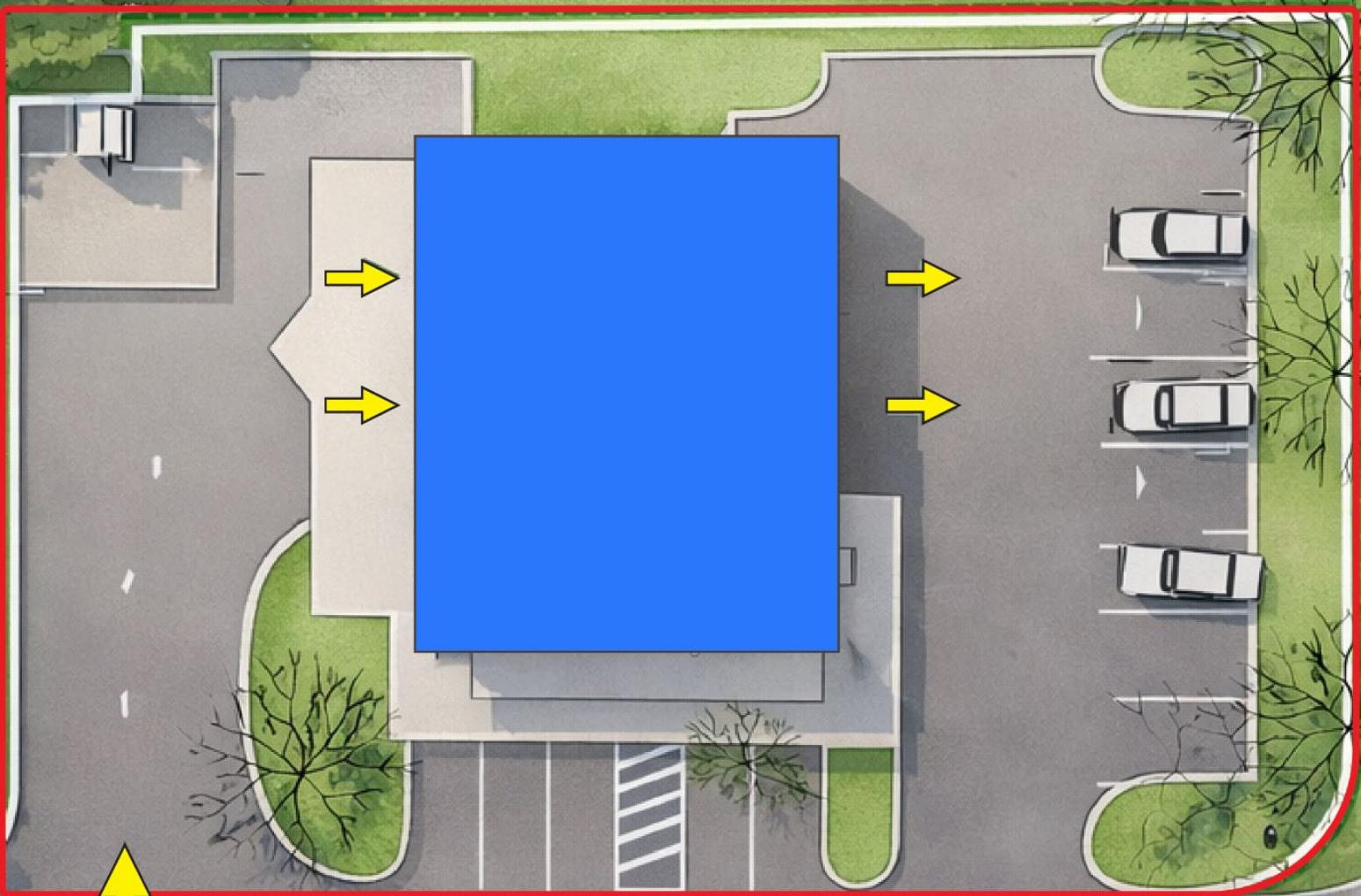
Subject Property

Stillman Pkwy

Convenient Access to I-64
±105,400 VPD | ±3 Miles Away



Stillman Pkwy



Jiffy Lube
3820 Stillman Pkwy, Richmond, VA 23233



±2,340 SF
GLA

1995
Year Built

\$18.67
Land Price/SF

\$363.25
Price Per SF

PROPERTY PHOTOS



FINANCIAL OVERVIEW

Former Jiffy Lube

3820 Stillman Pkwy, Richmond, VA 23233



FINANCIAL SUMMARY

\$850,000

List Price

\$16.71

Land Price/SF

±50,878 SF

Lot Size

±1.17 AC

Lot Size

Property Summary

Property Name	Jiffy Lube
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Address	3820 Stillman Pkwy
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City	Richmond
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State	Virginia
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Zip	23233
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County	Henrico County
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Bldg SF	2,340
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Lot Size	±1.17 AC
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Lot Size	±50,878 SF
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Year Built/Reno	1995
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Bays	2
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Zoning:	B-2C (Business District, Conditional), O-2C (Office District, Conditional) *CONTACT BROKER FOR MORE INFO
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MARKET OVERVIEW

Jiffy Lube

3820 Stillman Pkwy, Richmond, VA 23233



RICHMOND, VA

Market Demographics

226,610

Total Population

\$63,390

Median HH Income

117,511

of Households

66.8%

Employment Rate

35.2

Median Age

Local Market Overview

Richmond, Virginia is a dynamic regional hub in Central Virginia, known for its diversified economy, historic character, and growing population. As the state capital, the city benefits from strong employment anchors in government, healthcare, finance, education, and logistics, supported by institutions such as Virginia Commonwealth University and a growing professional services sector. Its affordability relative to Northern Virginia and proximity to Washington, D.C., continue to attract residents and businesses.

Real estate fundamentals in Richmond remain solid, driven by steady population growth and demand across multifamily, industrial, and healthcare sectors. Industrial and logistics assets benefit from the city's strategic location along I-95 and access to the Port of Virginia, while residential demand is supported by in-migration and job growth. Overall, Richmond offers long-term stability and attractive growth potential within the Mid-Atlantic region.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	13,015	76,000	213,820
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,135	39,602	85,512
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$111,822	\$135,796	\$157,258

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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 **3820 Stillman Pkwy, Richmond, VA, 23233** ("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.