MATTHEWS™

FORMER JIFFY LUBE

3820 Stillman Pkwy | **Richmond, VA 23233**

Retail
Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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Table of Contents

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PROPERTY OVERVIEW

Former Jiffy Lube
3820 Stillman Pkwy, Richmond, VA 23233

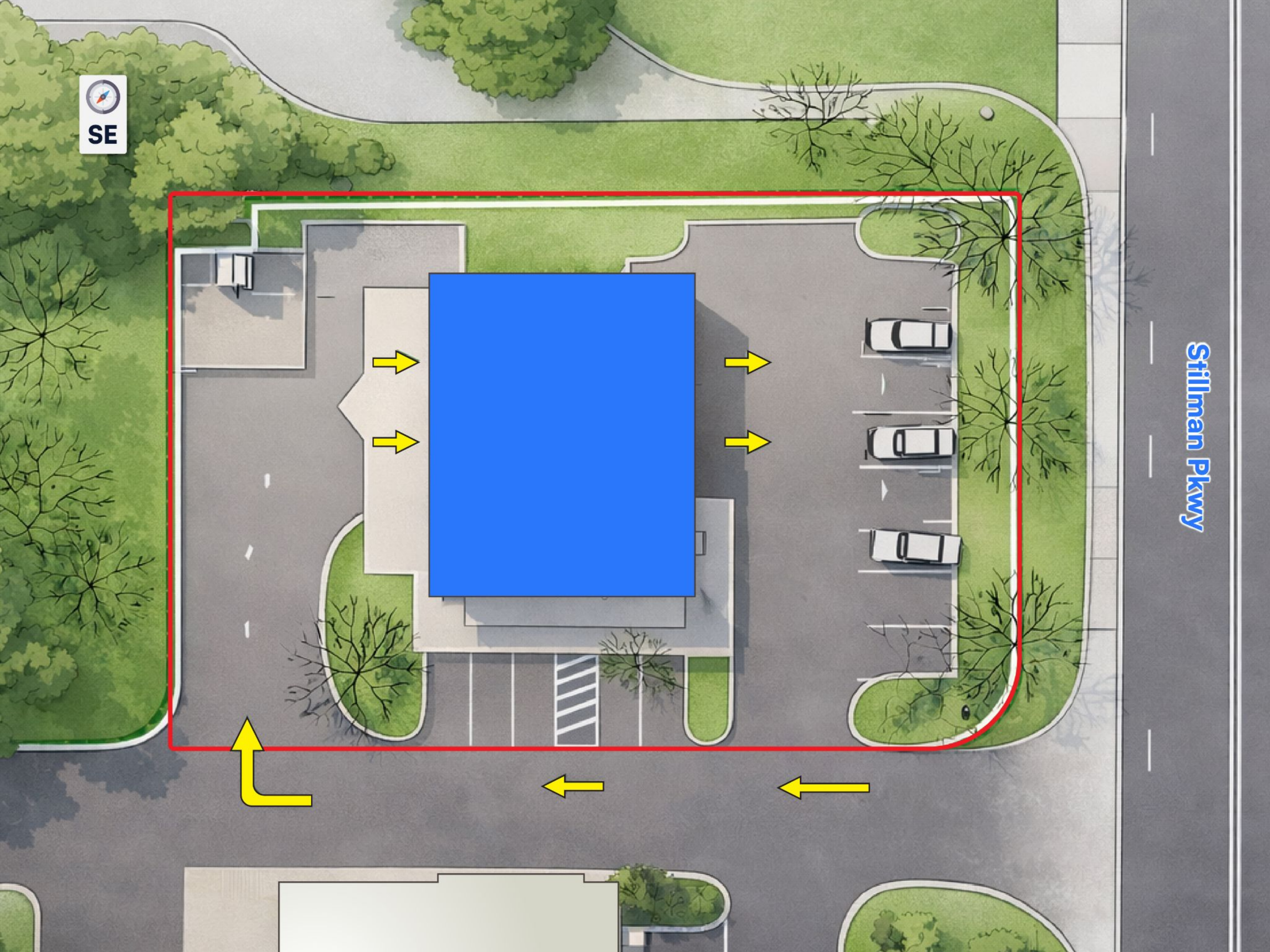
INVESTMENT HIGHLIGHTS

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.*


NE
Costco Wholesale
Top 14% of National Locations
Source: AlphaMap
Lowe's
Kroger
sam's club
Moore Subaru Richmond
Subaru
Ourisman Toyota of Richmond
AutoZone
Oakbrook Apartments
±157 Units
mazda
W Broad St ±33,980 VPD
Broadmoor Apartments
±360 Units
Bank of America
Westpark Shopping Center
Publix
crumbl cookies
planet fitness
Marco's
Brecotea bakery cafe
Plato's Closet
Applebee's Grill + Bar
7 Eleven
McDonald's
Wells Fargo
Pella Mid-Atlantic Windows & Doors
Painted Tree Boutiques
Costen Floors Commercial
Stillman Pkwy
Subject Property
Interstate 64
Convenient Access to I-64
±105,400 VPD | ±3 Miles Away
Bates Orthodontics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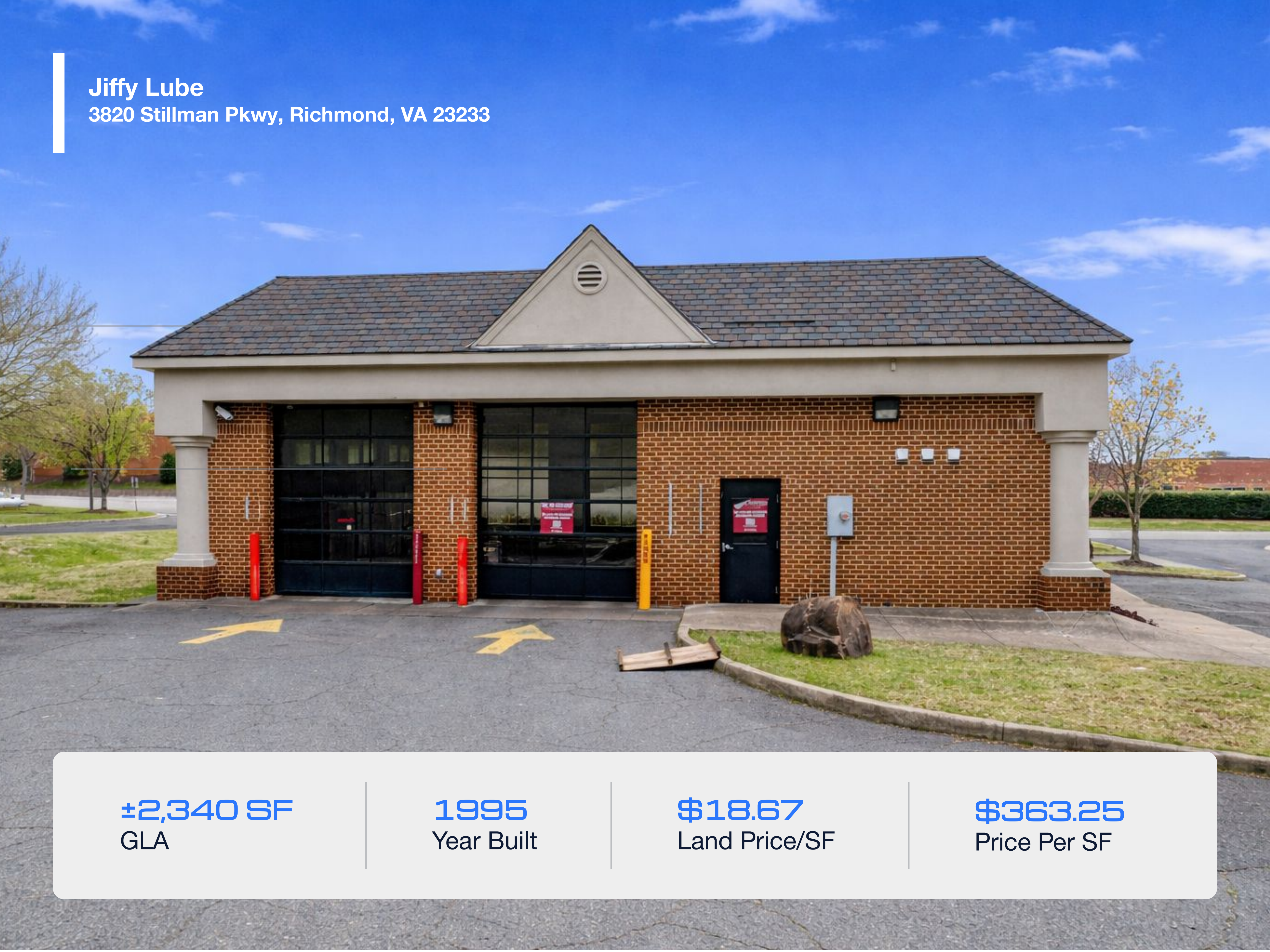
Stillman Pkwy

Jiffy Lube
3820 Stillman Pkwy, Richmond, VA 23233



±2,340 SF	1995	$18.67	$363.25
GLA	Year Built	Land Price/SF	Price Per SF

PROPERTY PHOTOS

FINANCIAL OVERVIEW

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

MARKET OVERVIEW

Jiffy Lube
3820 Stillman Pkwy, Richmond, VA 23233

RICHMOND, VA

Market Demographics

226,610	$63,390	117,511	66.8%	35.2
Total Population	Median HH Income	# of Households	Employment Rate	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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