

NEW 15-YEAR GROUND LEASE FOR SALE

INVESTMENT OFFERING

VALVOLINE

3956 E Chandler Blvd

Phoenix (Ahwatukee), AZ 85048



TABLE OF CONTENTS



Location Map.....	3
Executive Summary.....	4
Subject Property Aerials.....	5-8
Financial Overview.....	9
Tenant Overview.....	10
Market Overview.....	11
Demographic Report & Trade Area Amenities.....	12
Aerial Maps.....	13-15
Site Plan.....	15
Building Rendering.....	16

DISCLAIMER

All materials and information received or derived from De Rito Partners, Inc its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither De Rito Partners, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warrant, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

EACH PARTY SHALL CONDUCT IS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. De Rito Partners, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. De Rito Partners, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

DE RITO PARTNERS, INC

9120 E Talking Stick Way, Suite E-1 • Scottsdale, Arizona 85250
O: 480.834.8500 | derito.com

For further information, contact:

MOREY FISCHEL

(602) 553-2925

morey.fischel@derito.com

LOCATION MAP | PHOENIX, ARIZONA



INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction
- 15-Year Absolute NNN Ground Lease with 10% Rental Increase Every 5-Years
- Average Household Income \$155,686 in a 3-Mile Radius (2024, *Sites USA/Regis*)
- Parcel: Approximately ± 1.2 Acre
- NWC 40th Street & Chandler Blvd
- Located in Ahwatukee, a community of nearly 100,000 people
- Shares intersection with: Fry's Marketplace – Safeway – Trader Joe's – Banks – Restaurants - and Service Businesses
- Adjacent to Walgreens, Fillibertos, other Restaurants, Service Retail: Physical Therapy, Pet & Insurance Services
- Valvoline Corporate Credit: 1,800 units in USA
2.8 Billion in Annual Sales
- As an Investment opportunity Ahwatukee and Valvoline are a solid, successful combination. There are many thriving and growing communities surrounding Metro Phoenix. Ahwatukee offers the best of those communities.



SUBJECT PROPERTY



© 2024 DE RITO PARTNERS, INC.

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

SUBJECT PROPERTY



Century 21

SITE

Valvoline
Instant Oil Change

Walgreens

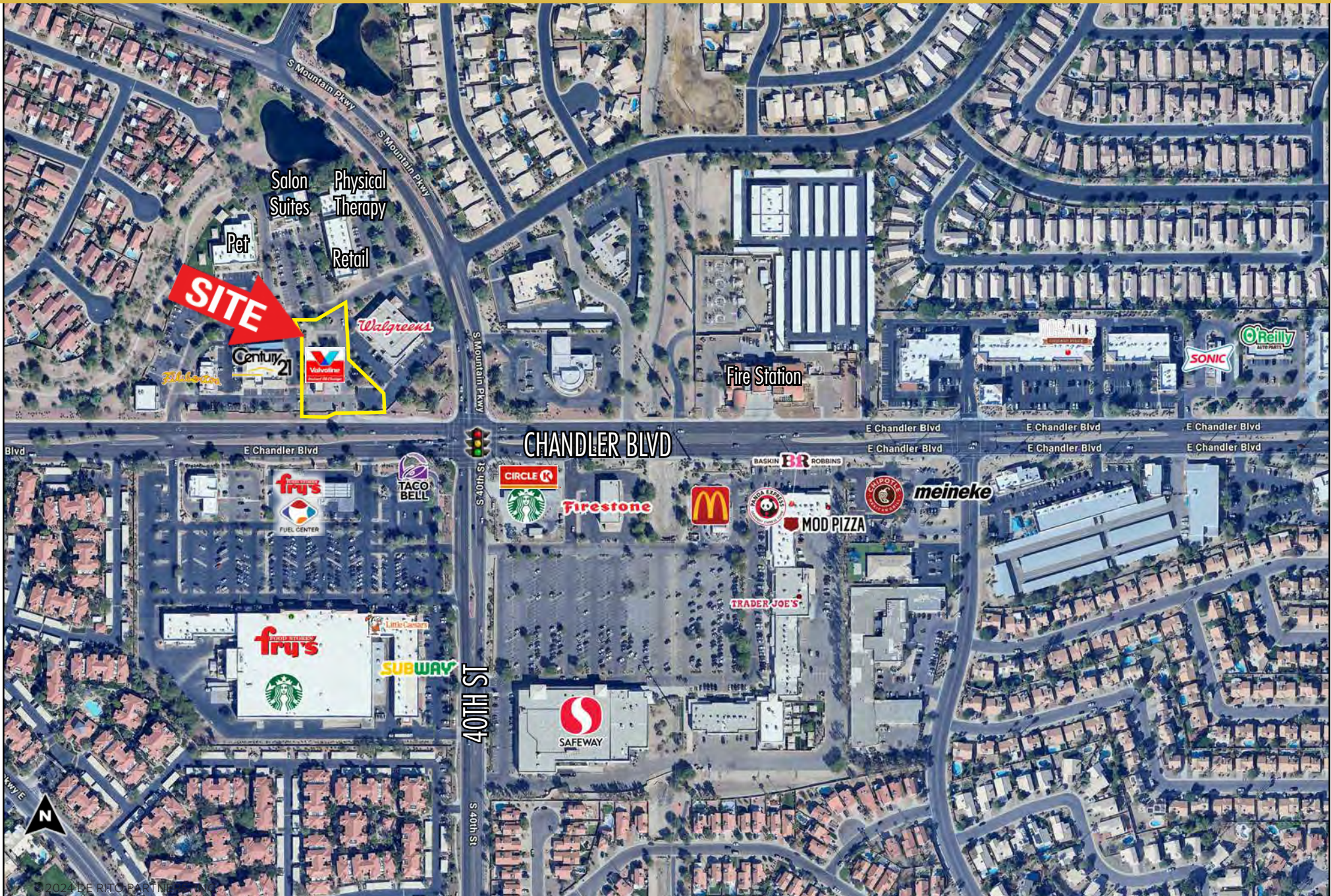


© 2024 DE RITO PARTNERS, INC.

CHANDLER BLVD

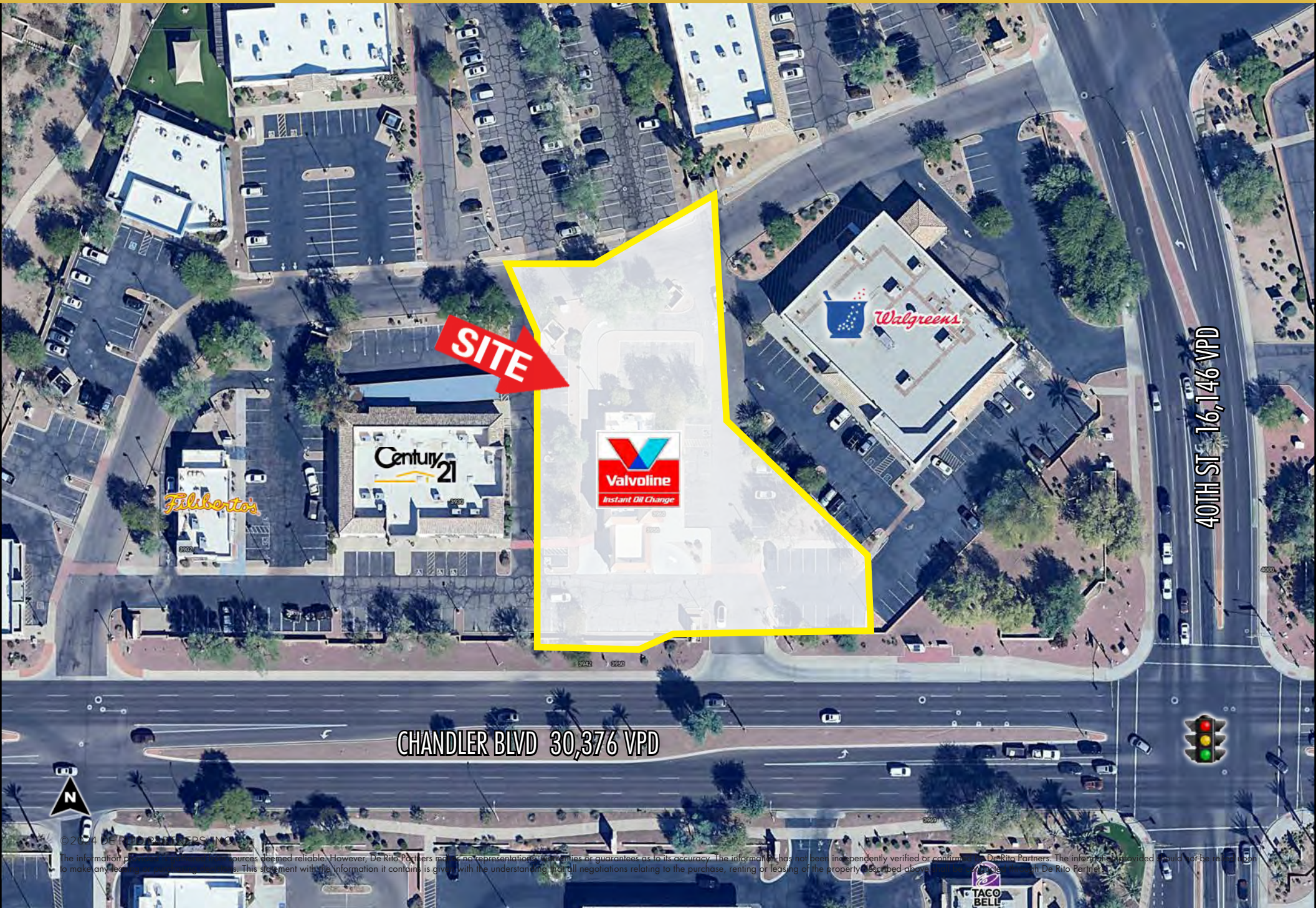
The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchase decisions. This site contains information given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

SUBJECT PROPERTY



The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

SUBJECT PROPERTY



SITE



40TH ST 16,146 VPD

CHANDLER BLVD 30,376 VPD



©2024 DE RITO PARTNERS, INC. The information presented herein is based on sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any legal decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above are between the parties to such negotiations. De Rito Partners



FINANCIAL OVERVIEW



OFFERING SUMMARY

- Asking Price: \$2,650,000
- Lease Type: 15-Year Ground Lease
- CAP Rate: 4.72%
- Year Built: Brand New - Planned Opening
Spring 2025
- Lot Size: ± 1.2 Acres
- Rentable SF: Subject to Final Plan

ANNUALIZED OPERATING DATA		
Rent Increase	Annual Rent	Monthly Rent
Years 1 - 5	\$125,000. ⁰⁰	\$10,416. ⁶⁷
Years 6 - 10	\$137,500. ⁰⁰	\$11,458. ³³
Years 11-15	\$151,250. ⁰⁰	\$12,604. ¹⁷
Years 16-20*	\$166,375. ⁰⁰	\$13,864. ⁵³
Years 21-25*	\$183,012. ⁵⁰	\$15,251. ⁰⁴
Years 26-30*	\$201,313. ⁷⁵	\$16,776. ¹⁵

**Option Periods / If Exercised*

All Rents are NNN		
Base Rent		\$125,000. ⁰⁰
Net Operating Income		\$125,000. ⁰⁰
Total Return - YR 1	4.72%	\$125,000.00

VALVOLINE

Valvoline Instant Oil Change is the second largest oil change service provider in the United States and third largest quick-lube chain in Canada. The brand is popular for its drive-thru oil changes which is complete in 15 minutes. Each location features Valvoline oils and products, and provides a variety of maintenance services including oil changes, antifreeze changes, smog checks, and other car repair services.

Founded in 1866, the company's 1,400 locations serve over 10 million customers annually. Valvoline Instant Oil Change is a division of Valvoline, Inc., one of the leading worldwide marketers and suppliers of automotive lubricants and supplies. The company sells its products in over 140 countries making it the third highest selling car motor oil by volume in the DIY market.



PROPERTY NAME	Valvoline
PROPERTY ADDRESS	3956 E Chandler Blvd. Phoenix, AZ 85048
PROPERTY TYPE	Net Lease Auto
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	VVV
BOARD	NYSE
TERM OF LEASE	Fifteen (15) Years Estimated to Begin Q2 2025
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$125,000
NO. OF LOCATIONS	1,400+
HEADQUARTERED	Lexington, KY
WEBSITE	www.valvoline.com
YEARS IN THE BUSINESS	Since 1866

THE COMMUNITY OF AHWATUKEE

Ahwatukee is a vibrant and flourishing ‘suburb’ of Metropolitan Phoenix. Metro Phoenix is one of the Top 5 Cities in the Country and its surrounding communities (NW, SW, SE) are among the leaders in the United States for residential growth.

Ahwatukee is located Southwest of Central Phoenix just off the I-10 Freeway and across from West Tempe. Originally planned as a retirement community, it was quickly annexed by the City of Phoenix in the early 1970’s. Today, Ahwatukee boasts a high quality of living for growing families, couples and retired people.

Nearly 100,000 people live in Ahwatukee and that number is growing each year.

The construction of the South Loop 202 Freeway flows through the Ahwatukee Foothills to West Phoenix and has insured that growth will continue for many years to come.

The community offers a strong and diverse demographic. The area has a full compliment of retail, restaurant and other commercial services. Over the past decades, properties in Ahwatukee (both residential and commercial) have proven to hold their values throughout the various market cycles.

Countless retailers and others in the service industry are located in Ahwatukee.

National Grocers Fry’s (Kroger) and Safeway (Von’s) [both with multiple units] as well as Bashas’ (Raleys) and Trader Joe’s offer daily needs support to the community. Walmart and Costco located just east of the I-10 Freeway are heavily supported by the community as well.

Several automotive competitors are located in Ahwatukee (see aerials for their locations). They have proven to take care of their vehicles and Valvoline is certain to capture that portion of a vibrant market.

Ahwatukee is known throughout The Valley as a coveted place to live, to raise families, and to enjoy a tremendous quality of life!



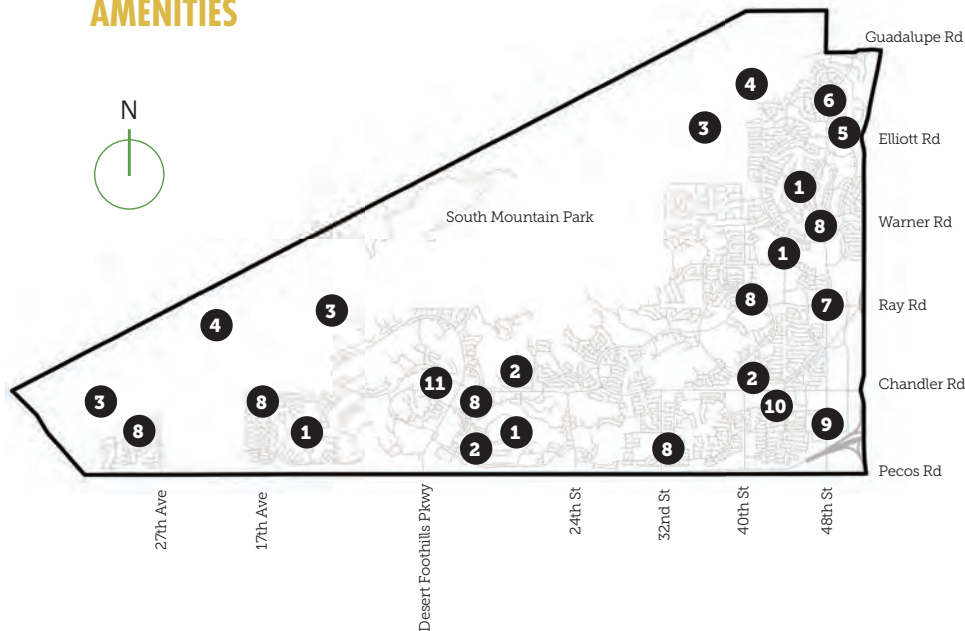
DEMOGRAPHIC REPORT & TRADE AREA AMENITIES

TRADE AREAS	ELLIOT RD to LOOP 202/FOOTHILLS to I-10	AHWATUKEE including WEST TEMPE
Estimated Population (2024)	71,526	117,448
Projected Population (2029)	70,414	116,075
Estimated Avg. Household Income (2024)	\$166,591	\$165,324
Projected Avg. Household Income (2029)	\$177,485	\$175,382
Average Household Size	3.2	3.2
Total Daytime Employees	14,796	64,485
Median Age	35.5	37.2

Source: Sites USA)

[Full Demographic Reports Available]

AHWATUKEE FOOTHILLS AMENITIES



1. Renowned golf courses including the Ahwatukee Country Club, Ahwatukee Lakes, Foothills, and Club West golf clubs
2. High-quality public, private, and charter schools and school campuses
3. Multi-use trails in South Mountain Park including the Desert Classic, Pyramid, and Pima trails
4. South Mountain Park's unique features and landmarks, including archaeological heritage sites, ancient petroglyphs, and Marcos de Niza Rock
5. Highly educated workforce
6. Employment center with a diverse group of businesses at the Phoenix Tech Center
7. Dining, entertainment, and shopping options catering to both Ahwatukee Foothills and the surrounding region, including those at Ahwatukee Foothills Towne Center
8. HOA governed master-planned communities including the Ahwatukee Board of Management, Mountain Park Ranch, Lakewood, The Foothills, Foothills Club West, Foothills Reserve, and other communities
9. Pecos Community Center
10. Ironwood Library
11. Desert Foothills Park

AERIAL MAP | AHWATUKEE & WEST TEMPE










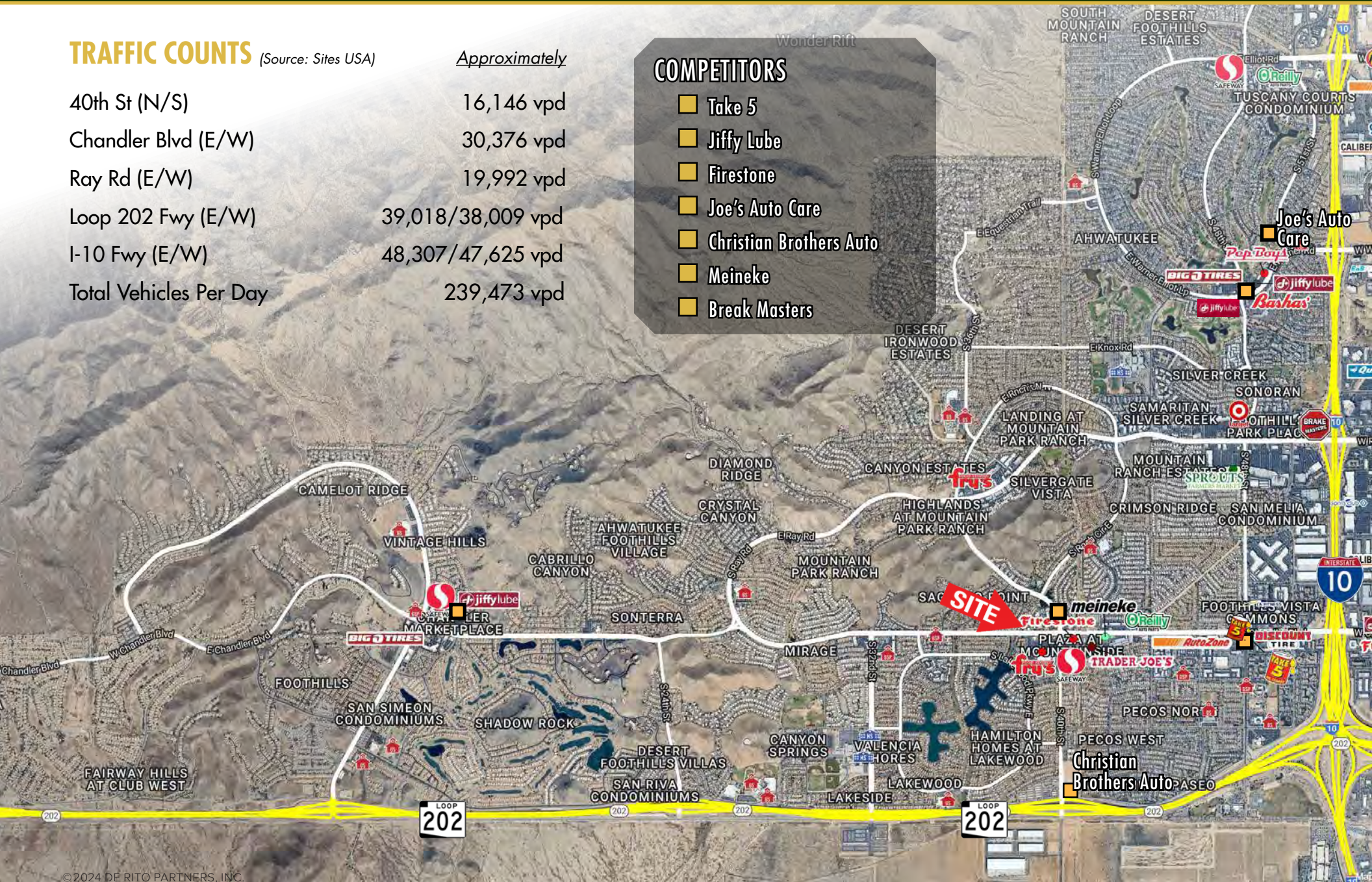
AERIAL MAP | WEST AHWATUKEE

TRAFFIC COUNTS (Source: Sites USA)

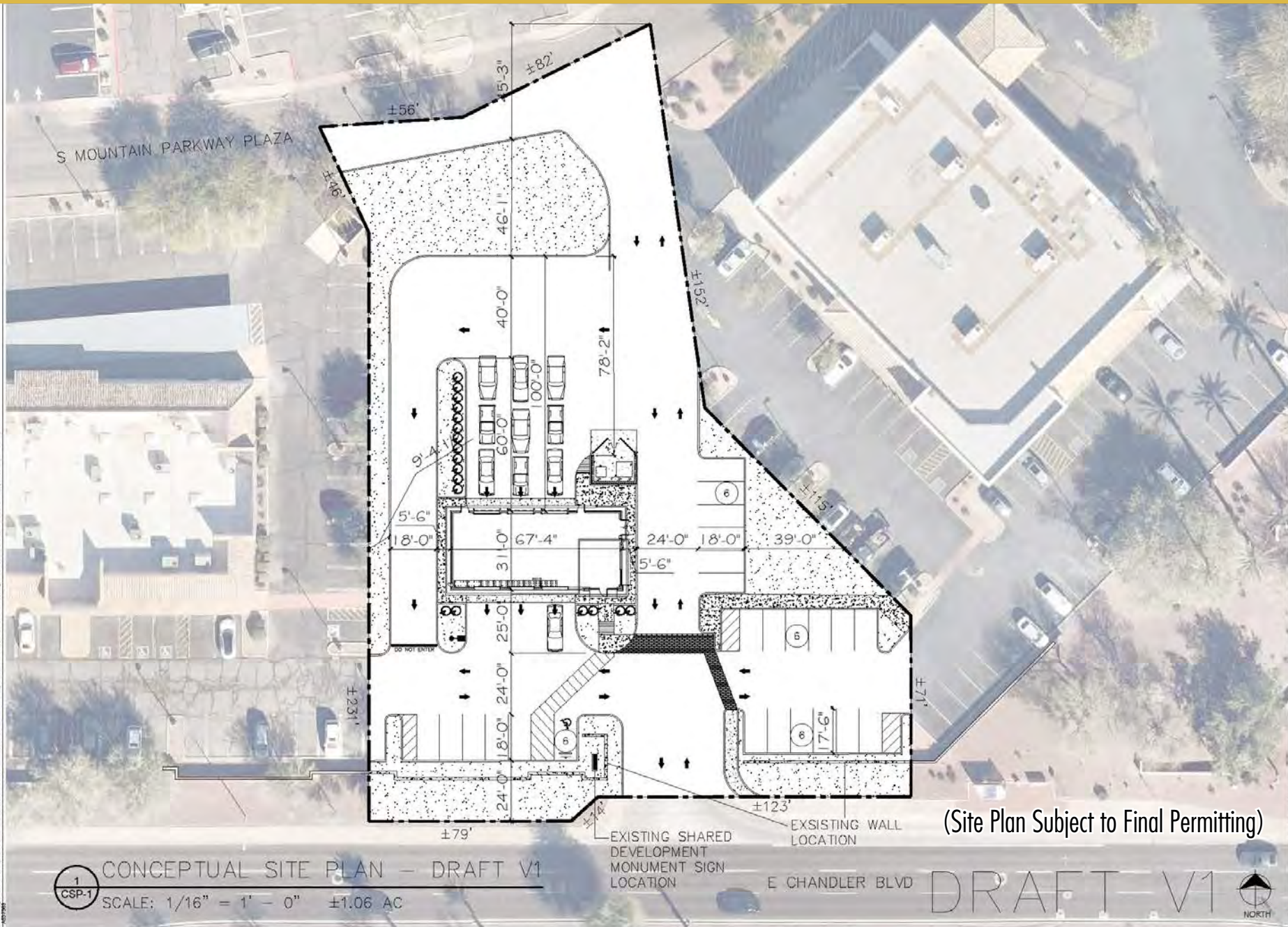
	<i>Approximately</i>
40th St (N/S)	16,146 vpd
Chandler Blvd (E/W)	30,376 vpd
Ray Rd (E/W)	19,992 vpd
Loop 202 Fwy (E/W)	39,018/38,009 vpd
I-10 Fwy (E/W)	48,307/47,625 vpd
Total Vehicles Per Day	239,473 vpd

COMPETITORS

-  Take 5
-  Jiffy Lube
-  Firestone
-  Joe's Auto Care
-  Christian Brothers Auto
-  Meineke
-  Break Masters



SITE PLAN



1
CSP-1

CONCEPTUAL SITE PLAN – DRAFT V1
SCALE: 1/16" = 1' – 0" ±1.06 AC

EXISTING SHARED DEVELOPMENT MONUMENT SIGN LOCATION

E CHANDLER BLVD

(Site Plan Subject to Final Permitting)

DRAFT V1



Date	Revised/Submitted	#



VALVOLINE INSTANT OIL CHANGE
3941 E CHANDLER BLVD
PHOENIX, AZ 85048

Project No.	AS NOTED
Scale	VIQC
Checked	VIQC
Date	03/06/2023
Drawing Title	

CONCEPTUAL SITE PLAN

CSP-1



2 OVERALL RIGHT SIDE EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



1 OVERALL BACK EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

- T.O. TOWER ± 25'-8"
- T.O. PARAPET ± 21'-0"
- T.O. ACCENT BAND 14'-0"
- B.O. ACCENT BAND 12'-0"
- T.O. WANSCOT 4'-0"
- UPPER LEVEL 0'-0"

DATE	ISSUE RECORD
06/12/2024	FIRST ISSUANCE
10/14/2024	REVISION #1

SIGNAGE NOTE:
ALL SIGNAGE SHOWN IS CONCEPTUAL AND FOR REFERENCE ONLY. SIGNAGE SHALL BE UNDER A SEPARATE PERMIT.



4 OVERALL LEFT SIDE EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



3 OVERALL FRONT EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

- T.O. TOWER ± 25'-8"
- T.O. PARAPET ± 21'-0"
- T.O. ACCENT BAND 14'-0"
- B.O. ACCENT BAND 12'-0"
- T.O. WANSCOT 4'-0"
- UPPER LEVEL 0'-0"

VALVOLINE INSTANT OIL CHANGE
3956 EAST CHANDLER ROAD
PHOENIX, AC 850458



5 OVERALL FRONT & SIDE TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYWIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD 'SILVER'	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK: (WANSCOT)	BELDEN - 'MODULAR MIDLAND BLEND'	COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD 'SILVER'	H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS B66-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 'HOMESTEAD BROWN'. PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
PRECAST CAP:	CUSTOM CAST STONE - 'LIGHT BUFF'	ROOF SCUPPERS & DOWNSPOUTS:	DIMENSIONAL METALS, INC. - 'BEIGE'	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - 'BEIGE'	ACCESS PANEL:	STAINLESS STEEL		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				



Project No: 20230381.0

BIM 360//WDC Projects - RVT20/Phoenix AZ (Chandler)_ARCH.rvt
14-10-2024 16:37:04

THANK YOU

DE RITO PARTNERS, INC

9120 E Talking Stick Way, Suite E-1 • Scottsdale, Arizona 85250
O: 480.834.8500 | derito.com

MOREY FISCHEL

(602) 553-2925

morey.fischel@derito.com