

VALVOLINE GROUND LEASE

ADJACENT TO #1 COSTCO IN PHOENIX MSA (PLACER.AI)

1330 SOUTH SOSSAMAN ROAD, MESA (PHOENIX MSA), AZ 85209



OFFERING MEMORANDUM

Marcus & Millichap



BEST BUY **JCPenney**
HALF PRICE BOOKS
Walmart
Burlington
Ashley FAMOUS
HOMESTORE
Dillard's **The Cheesecake Factory**
ROSS **TJ-maxx**
DRESS FOR LESS
SUPERSTITION SPRINGS CENTER

TARGET **THE HOME DEPOT**
Tuesday Morning
WinCo FOODS
Harkins **FLOOR DECOR**
THEATRES
COSTCO WHOLESALE **Red Robin**
GOURMET BURGERS & BEERS

SAFEWAY **Walmart** **planet fitness** **HARLEY-DAVIDSON**
Starbucks **KFC** **OfficeMax**

Banner Health
BAYWOOD MEDICAL CENTER

Valvoline

Mountain Vista Medical Center
A STEWARD FAMILY HOSPITAL

SPROUTS **KNEADERS** **ihop**
FARMERS MARKET **BAGUETTE CAFE**
DOLLAR TREE **Wendy's**
HOBBY LOBBY **McDonald's**

Walmart **DICK'S**
BEST BUY **WinCo**
sam's club **FOODS**
BARNES & NOBLE
H&M **macy's** **Apple**
Dillard's
COSTCO WHOLESALE **Harkins**
THEATRES
SANTAN VILLAGE

TARGET **Walmart** **goodwill**
PET SMART **American**
Michael's **COURTYARD** **WORLD MARKET**
ROSS **Party City** **Carne's** **TEXAS**

THE HOME DEPOT **BURGER KING**
JIMMY JOHN'S
SONIC **Pepee's**
Starbucks **Culver's**
SALAD GO **Jack**
in the box **Walgreens**

Walmart **amc** **ULTA**
PET SMART **chili's** **KOHL'S**
IN-N-OUT **ROSS** **BED BATH & BEYOND**
LA FITNESS **MOD** **Marshalls**

Apple
APPLE DATA CENTER

ASU **Arizona State University**
POLYTECHNIC CAMPUS
5,500 Students

PHOENIX-MESA GATEWAY AIRPORT

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Executive Summary

1330 South Sossaman Road, Mesa, AZ 85209

FINANCIAL SUMMARY

Price	\$2,316,000
Cap Rate	4.75%
Building Size	2,080 SF
Net Cash Flow	4.75% \$110,000
Year Built	2025
Lot Size	0.49 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	Valvoline LLC
Guarantor	Corporate
Rent Commencement Date	September 6, 2025
Lease Expiration Date	September 30, 2040
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 9/30/2030	\$110,000.00	4.75%
10/1/2030 – 9/30/2035	\$121,000.00	5.22%
10/1/2035 – 9/30/2040	\$133,100.00	5.75%
Renewal Options	Annual Rent	Cap Rate
Option 1 (10/1/2040 – 9/30/2045)	\$146,410.00	6.32%
Option 2 (10/1/2045 – 9/30/2050)	\$161,051.00	6.95%
Option 3 (10/1/2050 – 9/30/2055)	\$177,156.10	7.65%
Option 4 (10/1/2055 – 9/30/2060)	\$194,871.71	8.41%

Base Rent	\$110,000
Net Operating Income	\$110,000
Total Return	4.75% \$110,000





TRUE HOME DEPOT
Harkins
THEATRES
BURGER KING

target

BEST BUY **JCPenney** **The Cheesecake Factory**
Walmart **Olive Garden**
HALF PRICE BOOKS **Dillard's**
SUPERSTITION SPRINGS CENTER

HARBOR FREIGHT TOOLS **PETSMART**
FLOOR DECOR **WinCo FOODS**

WATERFORD AT SUPERSTITION SPRINGS
±280 Units

187,300 CPD
US-60 FREEWAY

COSTCO WHOLESALE
#1 Costco in Phoenix MSA
Top 5% in AZ | Top 13% Nationwide (per Placer.ai)

INDUSTRIAL & OFFICES

Spokane Auto Spa

Valvoline

PORT OF SUBS

BRUSTER'S
real ice cream

TESLA

BioLife
PLASMA SERVICES

Starbucks

23,600 CPD
S SOSSAMAN RD

N

ASU Arizona State University
POLYTECHNIC CAMPUS
5,500 Students

187,300 CPD
US-60 FREEWAY

DESERT SANDS GOLF COURSE

COSTCO
WHOLESALE
#1 Costco in Phoenix MSA
Top 5% in AZ | Top 13%
Nationwide (per Placer.ai)



23,600 CPD
S SOSSAMAN RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 15-Year Absolute Triple-Net (NNN) Ground Lease with Corporate Valvoline Guaranty (NYSE: VVV)**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **New High-Quality 2025 Construction**
- » Adjacent to the #1 Costco in the Phoenix MSA - Ranked in the Top 5% in Arizona and the Top 13% Nationwide per Placer.ai
- » **269,878 Residents within a 5-Mile Radius in Dense Mesa Infill - Phoenix MSA**
- » Immediately Off the US-60 Freeway (187,300+ Cars per Day)
- » **Easily Accessible Location Off South Sossaman Road (23,600+ Cars per Day)**
- » Average Household Income Exceeds \$106,000 in the Surrounding Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	12,978	116,106	278,088
2024 Estimate	12,822	113,170	269,878
Growth 2024 - 2029	1.21%	2.59%	3.04%

Households

2029 Projections	5,853	48,908	112,060
2024 Estimate	5,745	47,501	108,457
Growth 2024 - 2029	1.88%	2.96%	3.32%

Income

2024 Est. Average Household Income	\$83,192	\$92,278	\$106,808
2024 Est. Median Household Income	\$67,413	\$78,667	\$91,426

Tenant Overview



LEXINGTON, KENTUCKY
Headquarters



2,100+
Locations



VALVOLINE.COM
Website



11,000+
Employees



NYSE: VVV
Stock Symbol

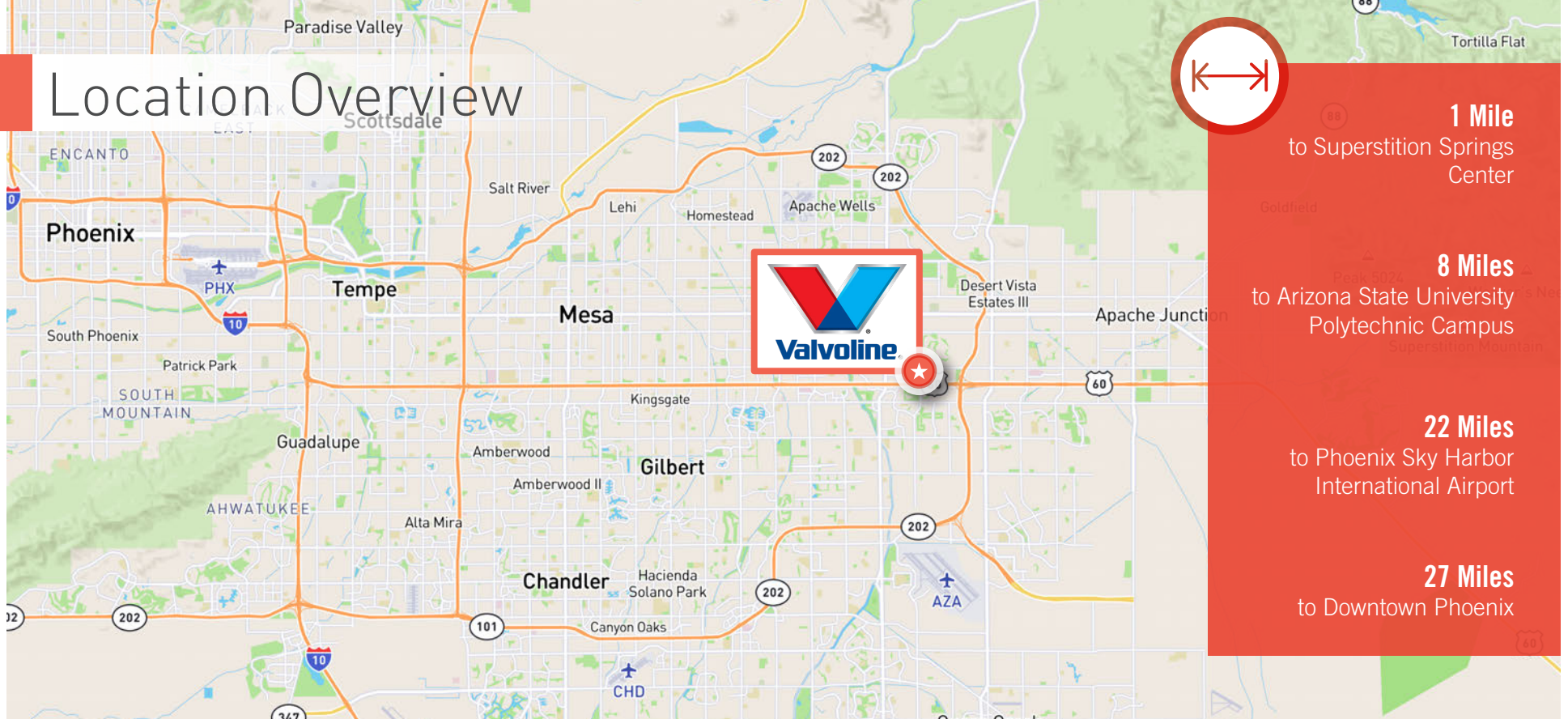
Valvoline Inc. (NYSE: VVV) is an industry leader in automotive service innovations. With an average consumer rating of 4.6 out of 5 stars (based on a survey of more than 600,000 Valvoline Instant Oil Change customers annually), Valvoline upholds a legacy of transparency and convenience that simplifies consumers' lives. From its 15-minute, stay-in-your-car oil changes to battery replacements and tire rotations, the company's model offers maintenance solutions for all types of vehicles.

Valvoline operates and franchises roughly 2,100 service center locations through its Valvoline Instant Oil Change and Valvoline Great Canadian Oil Change retail brands, and helps independent operators grow their businesses through its nearly 300 Valvoline Express Care locations in North America. For the company's third quarter ended June 30, 2025, sales from continuing operations of \$439 million grew 4%, while system-wide same-store sales increased 10%.

Property Photos



Location Overview



Mesa is the third largest city in Arizona, after Phoenix and Tucson, and the 38th largest city in the U.S. It is home to numerous higher education facilities, including the Polytechnic campus of Arizona State University. The city's top employers include Banner Health, Boeing, Walmart, Fry's Food & Drug, and The Home Depot.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Clubs and Oakland A's Spring Training baseball.

The Phoenix metro consists of Maricopa and Pinal counties, and includes more

than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers; the challenge, though, is attracting high-paying jobs. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. The local economy has strengthened since the recession, with retail sales projected above 8 percent this year and hotel occupancy levels rising.

[exclusively listed by]

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