

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



SUPERSTITION SPRINGS
CENTER



Mountain Vista Medical Center
A STEWARD FAMILY HOSPITAL



SANTAN VILLAGE



ASU Arizona State
University
POLYTECHNIC CAMPUS
5,500 Students

PHOENIX-MESA
GATEWAY AIRPORT



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap

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







187,300 CPD
US-60 FREEWAY

23,600 CPD
S SOSSAMAN RD



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

DESERT SANDS GOLF COURSE



N

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



Valvoline®



LEXINGTON, KENTUCKY
Headquarters



2,100+
Locations



VALVOLINE.COM
Website



11,000+
Employees



NYSE: VVV
Stock Symbol

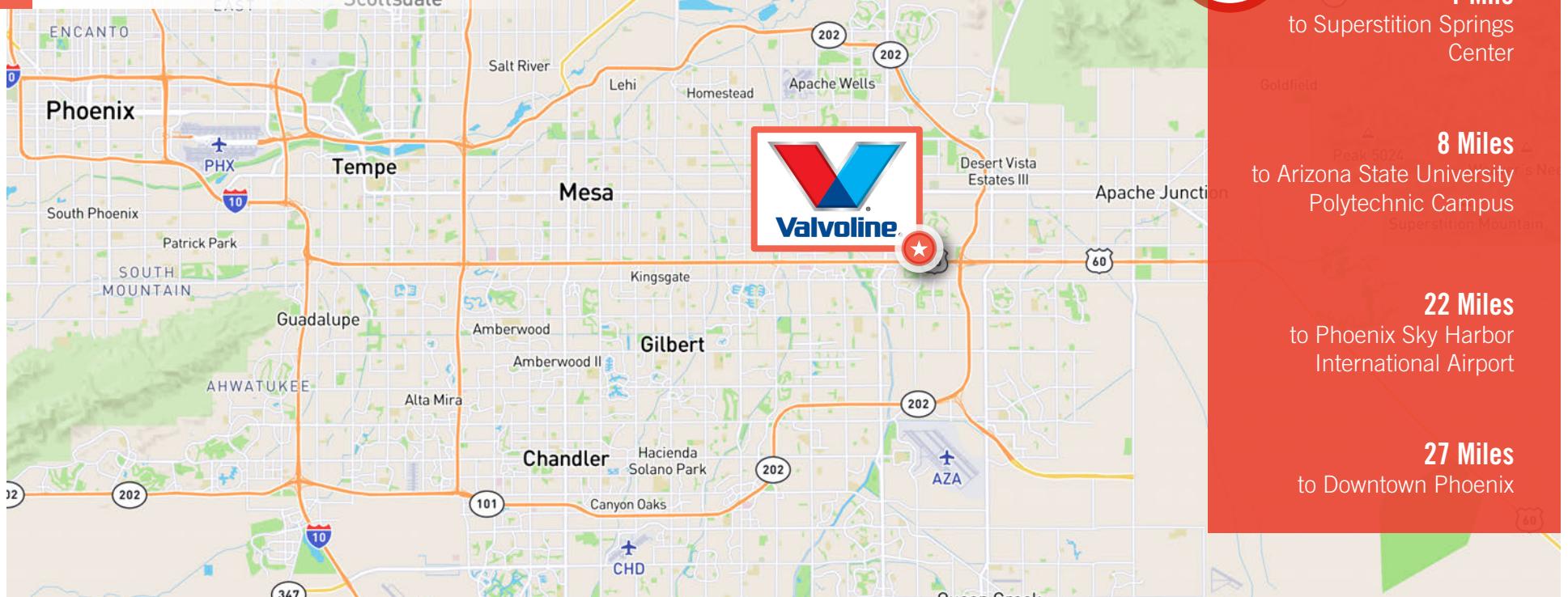
Valvoline Inc. (NYSE: VVV) is an industry leader in automotive service innovations. With an average consumer rating of 4.6 out of 5 stars (based on a survey of more than 600,000 Valvoline Instant Oil Change customers annually), Valvoline upholds a legacy of transparency and convenience that simplifies 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]

Zack House

Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Ryan Sarbinoff
Arizona Broker of Record
602 687 6700
Lic #: BR675146000

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

BE ADVISED: Marcus & Millichap does not promote or condone any present or intended use for the Property. Marcus & Millichap does not warrant the Property for any past, present, or intended use. Buyer understands there may be a variety of local, state, and federal laws which may lead to the potential seizure of property, and/or can affect or impair Buyer's intended use, the ability to operate, the present and future value of the Property, the ability to obtain insurance or financing, and a number of other potential operational, financial, and legal issues. In purchasing the Property, Buyer assumes all such risk. Marcus & Millichap is not responsible to provide, and Buyer shall not rely on, any legal, financial, or tax advice regarding the Property or its intended use. Buyer is expressly advised to seek the counsel of legal, tax, and financial experts prior to making any investment decision.

Offices Nationwide
www.marcusmillichap.com

Marcus & Millichap