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COMMERCIAL ADVISORS



# TAKE-5 OIL CHANGE

SPARKS, NV (RENO MSA)

Absolute NNN Land & Improvements in Tax Free Nevada

SUBJECT  
PROPERTY



**Auto Zone** **TSC** **TRACTOR SUPPLY CO**  
**HARBOR FREIGHT**

INTERSTATE 80 - 96,130 VPD

**foodmaxx**

N MCCARRAN BLVD - 24,931 VPD



**FIREHOUSE  
SUBS**



**Applebee's**  
GRILL + BAR

E PRATER WAY - 7,699 VPD

**Jack  
In the box**



# LEAD BROKER

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Recently improved national auto lube site on a long term, absolute NNN lease in a grocery-anchored shopping center. Located in Sparks, a growing market in the tax-free state of Nevada.

<b>Price</b>	<b>\$1,500,000</b>
<b>Cap Rate</b>	<b>6.00%</b>
<b>NOI</b>	<b>\$90,000</b>
<b>Price/SF</b>	<b>\$603</b>
<b>Leasable Area</b>	<b>2,489 SF</b>
<b>Land Area</b>	<b>0.55 AC</b>
<b>Year Built</b>	<b>1987</b>

**651 N MCCARRAN BLVD, SPARKS, NV** 



## WHY INVEST

### Absolute NNN Lease with Increases

Take 5 Oil Change operates under a 15-year absolute NNN lease with no landlord responsibilities, offering a truly passive investment. The lease includes 10% rent increases every five years, ensuring steady income growth over the term.

### Ideal Location within Grocery Anchored Center

The subject property is located within the Ironhorse Shopping Center, a bustling regional hub anchored by FoodMaxx grocery store. The center is further bolstered by prominent national tenants, including Tractor Supply, Starbucks, Harbor Freight Tools, AutoZone, and Applebee's, among others.

### Along Vital Regional Thoroughfare

The site enjoys a prime location on North McCarran Boulevard with a dedicated left-turn lane into the center, providing seamless access for visitors arriving from Interstate 80 and enhancing convenience and traffic flow to the site. North McCarran is the busiest exit off Interstate 80 in Sparks and the primary regional beltway, functioning as a vital thoroughfare encircling the Reno-Sparks area and ensuring high visibility and consistent traffic flow to the site.

### Bustling Intersection with High Occupancy

The subject property is strategically located within one of four shopping centers at the busy intersection of North McCarran Boulevard and East Prater Way. The presence of numerous national retailers including CVS, Dollar Tree, Planet Fitness, Ross, Wendy's, and more, attract consistent foot traffic to the area. This dense, infill location boasts low vacancy rates and fosters a vibrant, thriving retail environment, making it a prime commercial hub.

### Sparks' Tremendous Growth

Sparks is experiencing significant growth driven by the region's booming economy, heavily influenced by the nearby Tahoe Reno Industrial Center—the largest industrial complex in the world. This expansion is concentrated in the northeast quadrant of Sparks, placing the subject property in close proximity to the heart of this dynamic development.

### Thriving Economy, Tax Advantages

The Reno-Tahoe-Sparks MSA is among the fastest-growing regions in the United States, driven in part by Nevada's favorable tax environment, which includes no state income tax and no estate tax, as well as a low cost of living. Adding to the area's appeal, the largest industrial park in the world is situated less than 20 miles from the subject property.

### Emerging Technology Hub

The tech sector is rapidly emerging as a key driver of growth in the region, bolstered by the presence of major players like Apple, Amazon, Google, Blockchain, and Rackspace. In addition, the area is home to a diverse array of other prominent companies, including Tesla, Walmart, FedEx, Patagonia, Petco, and Panasonic. This strong corporate presence across various industries underscores the region's dynamic economic landscape, making it an increasingly attractive destination for businesses and talent alike.

# 05 TRADE AREA

Located within the Ironhorse Shopping Center just off I-80

2.6M

ANNUAL VISITS TO THE ENTIRE IRONHORSE SHOPPING CENTER

24,900

VEHICLES PER DAY ALONG N MCCARRAN BLVD IN FRONT OF THE SUBJECT PROPERTY

5 Miles

FROM THE SUBJECT PROPERTY TO DOWNTOWN RENO



**CVS** pharmacy  
**planet fitness**  
**DOLLAR TREE**

**BIG 5** SPORTING GOODS  
**ROSS** DRESS FOR LESS  
**SALLY BEAUTY**  
**GameStop** Little Caesars

**SUBJECT PROPERTY**  
**TAKE 5** OIL CHANGE

**80 INTERSTATE 80 - 96,130 VPD**

**Cane's**  
**Wendy's**  
**WELLS FARGO**

**N MCCARRAN BLVD - 24,931 VPD**

**BANK OF AMERICA**

**Western Dental & Orthodontics**  
**IJJI SUSHI**  
**FOR SALE**

**foodmaxx**



**Jack in the box**

**Applebee's** GRILL + BAR

**Starbucks**

**FIREHOUSE SUBS**

**El Pollo Loco**

**Auto Zone** **TSC** **TRACTOR SUPPLY CO**  
**HARBOR FREIGHT**

**Pizza Hut**

**THE SALVATION ARMY**

**McDonald's**

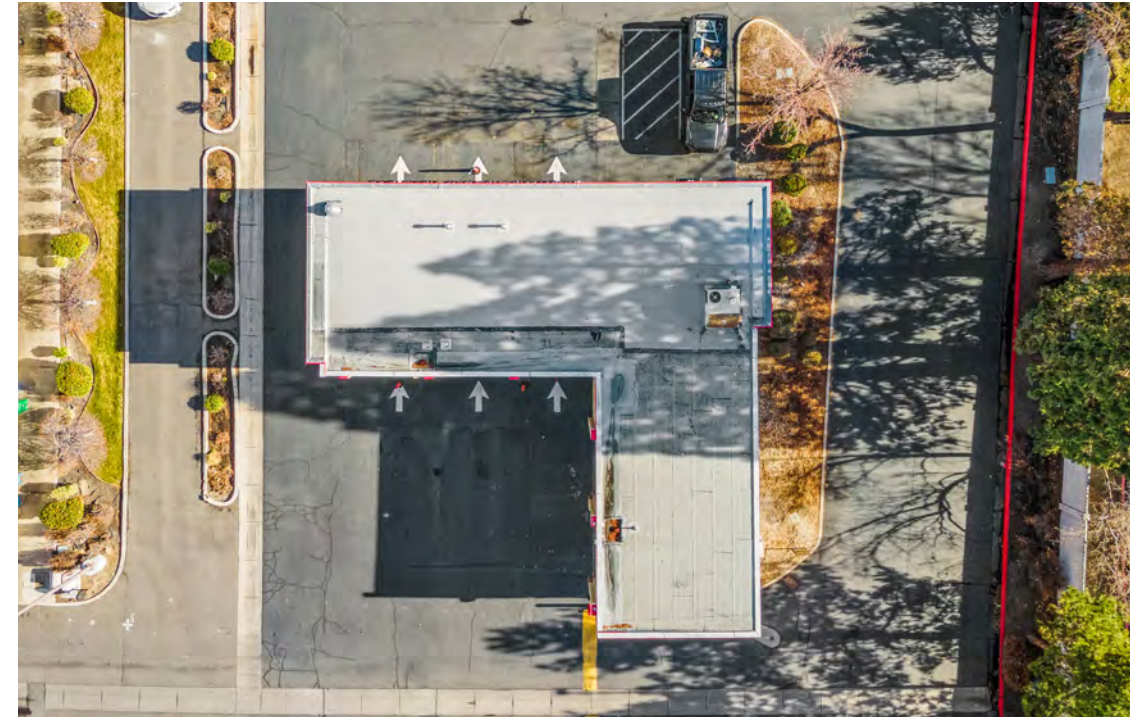
**NSB** NEVADA STATE BANK

**E PRATER WAY - 7,699 VPD**





		<b>CURRENT</b>
<b>Price</b>		<b>\$1,500,000</b>
<b>Capitalization Rate</b>		<b>6.00%</b>
Price/SF		\$603
Building Size (SF)		2,489
Lot Size (SF)		23,958
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$36.16	\$90,000
<b>EXPENSES</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$90,000</b>



## FINANCING

Financing is available on the subject property. Please contact agent for details.

## LEASE NOTES

Absolute NNN Lease; 15 years + 3 x 5yr Options; Tenant reimburses for CAM, Taxes, Insurance; 5% cap on controllable CAM expenses; LL consent required on Assign/Sublet; Estoppels – 15 days, Tenant has Right of First Offer. Tenant is Franchisee.



Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	INCREASES
<b>Take 5</b>	<b>2,489</b>	<b>3/7/2024</b>	<b>3/6/2039</b>	<b>\$7,500</b>	<b>\$90,000</b>	<b>\$3.01</b>	<b>\$36.16</b>	
(Sparks Automotive, LLC)	Increase	3/7/2029	3/6/2034	\$8,250	\$99,000	\$3.31	\$39.78	10%
	Increase	3/7/2034	3/6/2039	\$9,075	\$108,900	\$3.65	\$43.75	10%
	Option 1	3/7/2039	3/6/2044	\$9,983	\$119,790	\$4.01	\$48.13	10%
	Option 2	3/7/2044	3/6/2049	\$10,981	\$131,769	\$4.41	\$52.94	10%
	Option 3	3/7/2049	3/6/2054	\$12,079	\$144,946	\$4.85	\$58.23	10%
<b>TOTALS:</b>	<b>2,489</b>			<b>\$7,500</b>	<b>\$90,000</b>	<b>\$3.01</b>	<b>\$36.16</b>	

Buyer must verify all information and bears all risk for any inaccuracies.



# \$1B

ANNUAL REVENUE FOR  
FISCAL YEAR 2023

# 1,000+

LOCATIONS IN THE  
UNITED STATES

# 1984

YEAR  
FOUNDED

# 1,400%

BRAND'S GROWTH  
SINCE DRIVEN BRANDS  
ACQUISITION IN 2016



## Driven Brands®

### A RAPIDLY GROWING AUTOMOTIVE SERVICE CHAIN IN THE UNITED STATES

Take 5 Oil Change is a rapidly growing automotive service chain **specializing in quick, drive-thru oil changes**. With over **1,000 locations across the United States and Canada**, the company has distinguished itself by offering a unique, hassle-free experience that allows customers to stay in their vehicles during service, typically completed in under 10 minutes.

Take 5's **focus on convenience and speed**, combined with a no-pressure approach to additional services, sets it apart from competitors in the automotive maintenance industry. The company **offers a variety of oil types**, including synthetic blends, along with services like air filter replacement and tire pressure checks.

Take 5 generates approximately **\$1 billion in annual sales revenue** and is part of **Driven Brands**, a parent company that operates several other automotive service franchises. Investors are drawn to Take 5's scalable business model, franchise opportunities, and consistent expansion into new markets.

Read about Take 5's 1,000th location grand opening [here](#).





PROPERTY DATA

**2,489**  
Rentable SF

**0.55**  
Acres

**16**  
Parking Spaces

LEGEND



Property Boundary

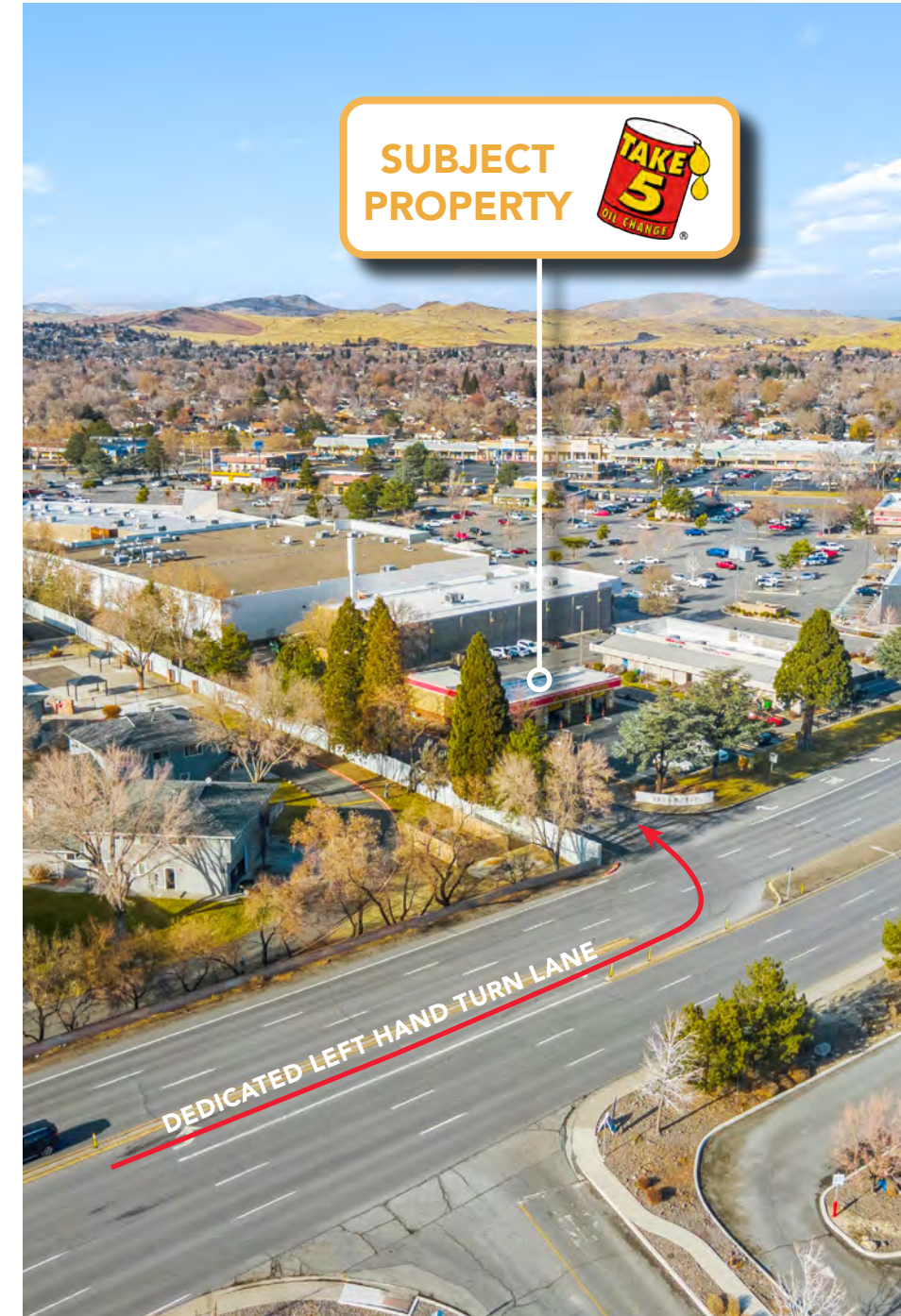


Egress



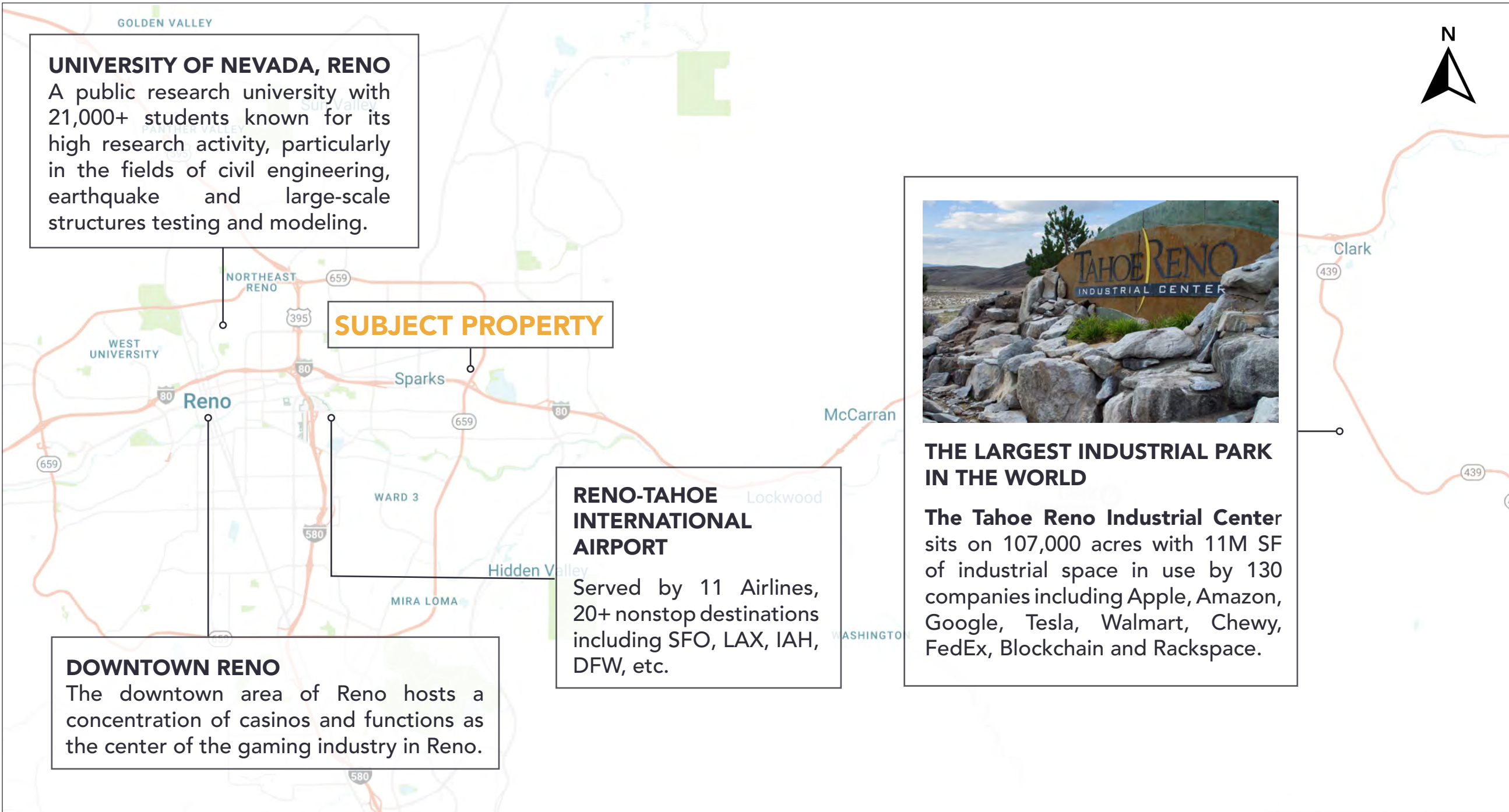
## ATTRACTIVE 5-BAY FACILITY

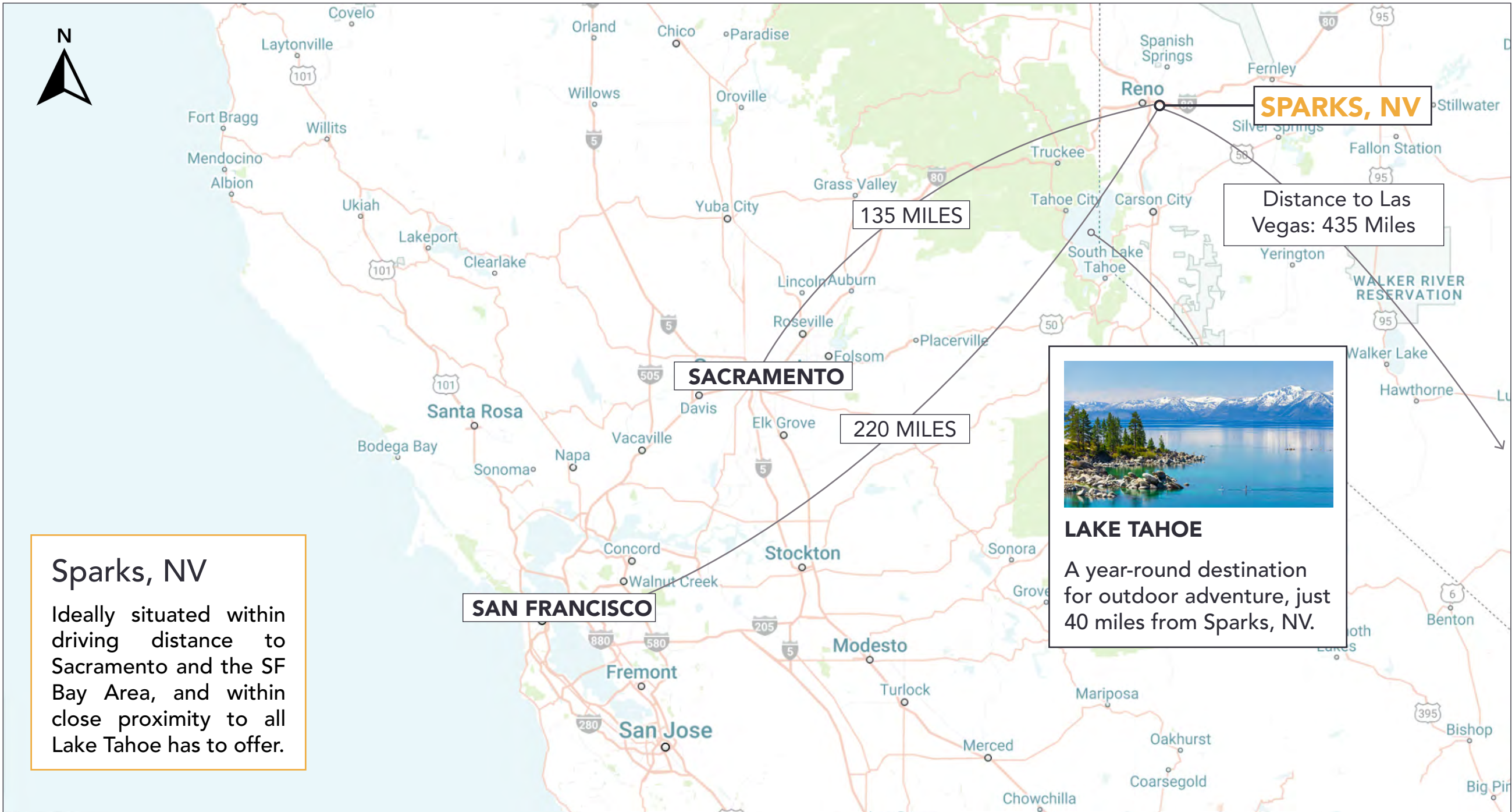
This auto-lube property is a highly sought-after site, thanks to its valuable auto-related zoning and strategic location. It features a dedicated left-hand turn lane leading directly into the parking lot, ensuring convenient access for customers.













## VISITATION DATA

The subject property draws from a large trade area. The entire Ironhorse Shopping Center **received over 2.6 million visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the Ironhorse Shopping Center based on cellular data.

## DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	17,426	81,363	209,440	424,271
Average Household Income	\$88,549	\$94,241	\$88,543	\$114,100
Median Household Income	\$74,265	\$75,441	\$69,767	\$88,034
Daytime Employees	4,771	46,179	110,124	175,062
Historical Growth (2010-2020)	2.6%	2.8%	2.7%	3.8%

### HIGHLIGHTS

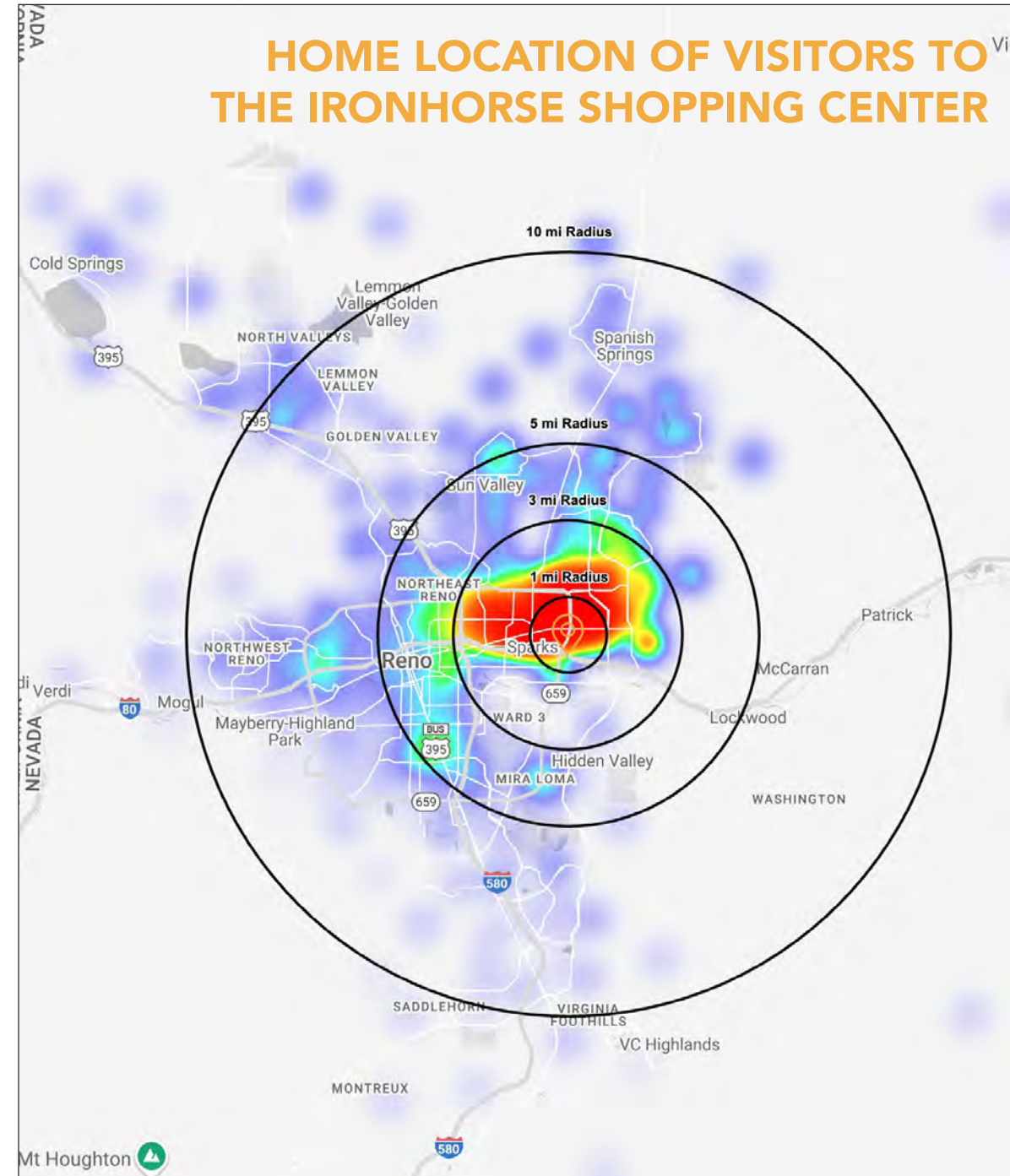
**\$94K**

AVERAGE HH INCOMES  
WITHIN 3-MILE RADIUS

**209K**

POPULATION WITHIN  
5-MILE RADIUS

## HOME LOCATION OF VISITORS TO THE IRONHORSE SHOPPING CENTER





# SPARKS, NV, IN FOCUS

LOCATED JUST EAST OF RENO, NV, AND A PART OF THE RENO-SPARKS-TAHOE MSA



## A RAPIDLY GROWING CITY

Sparks has a **population of 110,000 residents** and is located adjacent to Reno in Washoe County as part of the Reno-Sparks Metropolitan Statistical Area (MSA).

Situated along Interstate 80, Sparks benefits from its proximity to both Reno and the **Tahoe-Reno Industrial Center**, which hosts **major employers like Tesla, Google, and Switch**. The city's economy is driven by logistics, advanced manufacturing, warehousing, and technology, contributing to strong job growth and demand for housing.

Sparks is known for attractions like the **Sparks Marina**, Victorian Square, and outdoor recreational opportunities with easy access to **Lake Tahoe** and nearby ski resorts.

### KEY STATISTICS

- **Favorable tax climate in NV:** no estate tax, no corporate/personal income tax, no capital gains or franchise tax
- The region is also attracting new residents in droves, boasting a cost-of-living 40% lower than the SF Bay Area
- **University of Nevada, Reno is top-ranked** in business, engineering and medicine
- Companies like **Tesla, Microsoft, Apple, Amazon, Patagonia, and Petco** call Northern Nevada home to some of their most crucial business functions





## THE RENO MSA

# 500K

RENO MSA  
POPULATION

# \$33.5B

RENO MSA ECONOMY  
VALUE

# 5M

PEOPLE VISIT THE  
RENO MSA ANNUALLY

# 4.16%

NET POPULATION  
INCREASE 2021-2022

## ONE OF THE FASTEST GROWING METRO REGIONS IN THE U.S.

The Reno Metropolitan Statistical Area (MSA), located in northwestern Nevada, encompasses Reno, Sparks, and surrounding communities in Washoe County, with **a population of over 500,000 residents**. Positioned near the California border, about 22 miles from Lake Tahoe, Reno enjoys a **strategic location along key transportation routes** like Interstate 80 and U.S. Route 395.

The economy has diversified significantly in recent years, transitioning from primarily gaming and tourism to technology, manufacturing, logistics, and healthcare. Major industries now include advanced manufacturing, led by **Tesla's Gigafactory, Amazon, and Panasonic**, along with data centers and warehousing operations. Higher education institutions like the **University of Nevada, Reno (UNR)**, and Truckee Meadows Community College contribute to the area's growing tech and research sectors.

Attractions include **Lake Tahoe**, ski resorts, and cultural hubs like the Nevada Museum of Art and National Automobile Museum, making it a **year-round destination for outdoor enthusiasts and tourists**. Reno's favorable tax climate, growing job market, and comparatively affordable real estate make it an attractive market for property investors.

The region is served by Reno-Tahoe International Airport, providing convenient access to both domestic and international flights. With a **strong economy, quality of life, and increasing demand for housing**, the Reno MSA offers significant investment potential.













N MCCARRAN BLVD - 24,931 VPD

**SUBJECT PROPERTY**


# CONTACT

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