

GREASE MONKEY

12306 NE FOURTH PLAIN BLVD | VANCOUVER | WASHINGTON
MINIMAL LANDLORD RESPONSIBILITIES | GREASE MONKEY WITH DEV'S COFFEE BAR



Marcus & Millichap
THE GARSKE GROUP
PORTLAND | SEATTLE | BOISE

JOHNSON
COMMERCIAL

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

Offering Summary 06
Investment Highlights 08

02

FINANCE SUMMARY

Rent Roll 12
Lease Summary 13

03

TENANT SUMMARY

Grease Monkey Overview 16
Dev's Coffee Bar Overview 18

04

LOCATION OVERVIEW

Parcel Map 23
Retail Map 24
Retail Map 25
Property Photos 26

05

MARKET OVERVIEW

Vancouver Overview 30
Location Highlights 32
Demographic Summary 33



ERIC M. GARSKE

SENIOR DIRECTOR INVESTMENTS

C: 503.915.4567

T: 503.200.2031

Eric.Garske@marcusmillichap.com

OR #201235586

ID #SP57407

Marcus & Millichap

THE GARSKE GROUP
PORTLAND | SEATTLE | BOISE

TIMOTHY JOHNSON

DESIGNATED BROKER

C: 253.209.9999

T: 253.589.9999

Timothy@johnson-commercial.com

WA #10743

JOHNSON
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

GREASE MONKEY is a well-established, long-term tenant operating for over 10 years at its 2,520 SF building on 0.70 acres along NE Fourth Plain Boulevard, a highly trafficked corridor with more than 39,000 vehicles per day (VPD). Built in 2001, the property benefits from a low-maintenance structure with the owner only responsible for the roof, walls, and foundation of the Grease Monkey facility. The site sits adjacent to Caliber Collision, from which the property receives full reimbursement of real estate taxes, further enhancing stability and predictable expenses for ownership. Both Grease Monkey and Dev's Coffee Bar leases include annual CPI rent increases, ensuring reliable rental growth over time.

Adding complementary value to the lot, **DEV'S COFFEE BAR** operates a 160 SF double drive-thru café, bringing the site's total building size to 2,680 SF. A family-owned concept well known in the Pacific Northwest for its handcrafted beverages and house-made breakfast bagels, Dev's serves as a popular daily stop and local community hub with a lease extending until 2033. The property is in close proximity to Vancouver Mall and surrounded by major retail destinations such as Evergreen Station and Orchards Market Center, home to national tenants including Starbucks, Petco, Planet Fitness, and LA Fitness, drawing consistent consumer and commuter traffic to the area.



SITE DESCRIPTION

ADDRESS	12306 NE Fourth Plain Blvd Vancouver, WA 98682
PARCEL(S)	158389-000
LOT SIZE	0.70 AC (30,492 SF)
RBA	2,680 SF
YEAR BUILT	2001

PRICE: \$2,050,000
CAP RATE: 6.17%

INVESTMENT HIGHLIGHTS



ANNUAL CPI INCREASES

Both Grease Monkey and Dev's Coffee Bar feature **annual CPI rent increases**, providing built-in income growth for ownership. This structure ensures long-term rental rate appreciation and protection against inflation.



ADDITIONAL INCOME STREAM

Dev's Coffee Bar, a family-owned **160 SF double drive-thru café**, adds diversification and income stability to the property. The lease extends through **2033**, offering secure cash flow from a locally popular brand.



HIGH TRAFFIC COUNTS

The property benefits from exceptional visibility on NE Fourth Plain Boulevard with over **39,000 vehicles per day (VPD)**. This high-traffic corridor supports both tenant success and long-term real estate value.



MINIMAL LANDLORD RESPONSIBILITIES

Ownership is only responsible for the roof, walls, and foundation of the Grease Monkey building. With **full reimbursement of real estate taxes** from the adjacent Caliber Collision, investor management requirements remain minimal.



FINANCIAL OVERVIEW



RENT ROLL

TENANT NAME	SF	BASE RENT	ANNUAL RENT	LEASE START	LEASE END	TERM	INCREASES	OPTIONS
GREASE MONKEY	2,520	\$7,337.09	\$88,045.04	5/1/2014	5/30/2029	06-01-2023 - 05-30-2024	\$6,895.87	One (1), Ten (10) Year Option @ Market
						06-01-2024 - 05-30-2025	\$7,151.02	
						06-01-2025 - 05-30-2026	\$7,337.09	
						06-01-2026 - 05-30-2027	CPI w/ No Ceiling	
						06-01-2027 - 05-30-2028	CPI w/ No Ceiling	
DEV'S COFFEE BAR	160	\$3,200.00	\$38,400.00	2/1/2023	1/31/2033	03-01-2023 - 02-28-2024	\$2,000.00	One (1), Five (5) Year Option @ Market
						02-01-2024 - 01-31-2025	\$2,500.00	
						02-01-2025 - 01-31-2026	\$3,200.00	
						02-01-2026 - 01-31-2027	CPI - 2% Floor w/ 6% Ceiling	
						02-01-2027 - 01-31-2028	CPI - 2% Floor w/ 6% Ceiling	
02-01-2028 - 01-31-2033	CPI - 2% Floor w/ 6% Ceiling							
TOTALS	2,680	\$10,537.09	\$126,445.04					

LEASE SUMMARY

GREASE MONKEY

PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
PARKING LOT	Tenant
ROOF & STRUCTURE	Landlord

DEV'S COFFEE BAR

PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
PARKING LOT	Tenant
ROOF & STRUCTURE	Tenant



TENANT SUMMARY



TENANT OVERVIEW

GREASE MONKEY

Grease Monkey is a trusted name in automotive maintenance, known for delivering fast, convenient, and reliable oil changes and car care services. With a focus on “Less Hassle, More Hustle,” the brand emphasizes customer convenience through flexible scheduling, comprehensive service options, and a commitment to transparency.

RECENT PERFORMANCE

- **2024 MOMENTUM:** Grease Monkey continues to expand its footprint, with more than 500 locations worldwide and steady year-over-year growth.
- **CUSTOMER TRUST:** Recognized for its “Only What You Need” service approach, the company builds long-term loyalty by avoiding unnecessary upselling and prioritizing honest recommendations.
- **CUSTOMER LOYALTY:** Positioned in the resilient automotive services sector, Grease Monkey benefits from consistent demand as drivers increasingly prioritize preventative maintenance to extend vehicle lifespans.

GROWTH INITIATIVES AND STRENGTHS

- **EXPANSION STRATEGY:** Ongoing growth through franchising, with new locations opening nationwide and internationally to meet rising consumer demand.
- **INNOVATION & CONVENIENCE:** Investments in digital tools such as online scheduling, service reminders, and loyalty rewards programs enhance the customer experience.
- **OPERATIONAL EXCELLENCE:** Standardized training and support for franchisees ensure consistent, high-quality service across all locations.

Grease Monkey remains a leader in the automotive quick-lube and maintenance sector, combining a customer-first philosophy with a proven franchise model. Its focus on convenience, trust, and operational strength positions the company for continued success as drivers seek dependable solutions to keep their vehicles running smoothly.

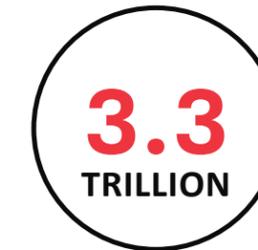


GREASE MONKEY
Oil Changes & More

AUTO INDUSTRY, BY THE NUMBERS



Vehicles projected to be on American roads in 2025
Source: S&P Global Mobility



The miles traveled in a typical year
Source: S&P Global Mobility



The average age of American vehicles in 2024
Source: S&P Global Mobility



Customers served by FullSpeed Automotive® in 2024



TENANT OVERVIEW

DEV'S COFFEE BAR

Dev's Coffee Bar is a family-owned café and community hub in the Pacific Northwest, known for handcrafted beverages, house-made breakfast bagels, and a vibrant, welcoming atmosphere. Their identity leans into local culture, creativity, and connection — all with a touch of Sasquatch energy.

BRAND & CULTURE STRENGTHS

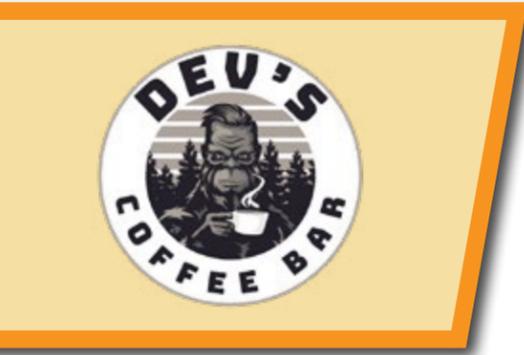
- **MISSION & VALUES:** Dev's operates under the motto "Grind with PASSION – Because great things don't happen without heart and hustle." Their philosophy emphasizes heart, hustle, and creating a space for genuine moments.
- **LOCAL FLAVOR & IDENTITY:** The "Squatch Bagel" is a signature item, symbolic of the brand's bold, PNW-inspired personality. Aesthetic, vibe, and menu lean into that identity.
- **GROWTH INITIATIVES:** Founded in 2016, Dev's Coffee Bar now has three locations with a team of over 30 employees.

OPERATIONS, CUSTOMER ENGAGEMENT & OFFERINGS

- **MENU & PRODUCT MIX:** Focus on quality coffee (espresso, energy drinks, single origin) and freshly made breakfast bagels.
- **CONVENIENCE & INNOVATION:** Online ordering ahead, coffee subscriptions, and event space rental are part of how they engage customers and expand revenue streams.
- **BRANDING & COMMUNITY ENGAGEMENT:** Strong visual and narrative branding ("home of legendary coffee & mythical vibes"), active on social media, leveraging local connection and customer experience.

POSITION & FUTURE OUTLOOK

Dev's Coffee Bar is more than just a café—it's a lifestyle brand rooted in place, people, and authenticity. Its growth from one location to three, its diversified offerings, and deep local connection give it solid momentum. Though challenges (staffing, scaling, consistency) are inevitable, its strengths in brand identity, menu uniqueness, and community loyalty make it a promising and resilient tenant in the café/quick-service space.



HOME OF LEGENDARY COFFEE & MYTHICAL VIBES



LOCATION OVERVIEW





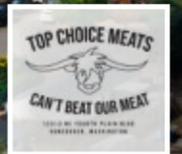
GREASE MONKEY
 12306 NE FOURTH PLAIN BLVD,
 VANCOUVER, WA 98682
www.greasemonkey.com



DEV'S COFFEE BAR
 8219 NE VANCOUVER MALL DR
 VANCOUVER, WA 98662
www.orderdevs.com



NE FOURTH PLAIN BLVD | 39,696 VPD





MARKET OVERVIEW



DAVY'S COFFEE BAR

GREASE MONKEY
Oil Changes & More

GREASE MONKEY
Oil Changes & More

LESS HASSLE,
MORE HUSTLE
NOW OPEN SUNDAYS
LOCALLY OWNED
AND OPERATED

4AV9231

VANCOUVER

WASHINGTON



POPULATION

As of 2024, the population in the area is 258,530, reflecting a 26.65% increase since 2010 and projected to grow another 5.6% to 273,014 over the next five years. The population is nearly evenly split by gender, with a median age of 38.0—slightly younger than the national average of 39.0. The area has a population density of 3,282 people per square mile.



HOUSEHOLDS

As of 2024, there are 99,753 households in the area, marking a 30.34% increase since 2010. That number is expected to rise by 6.1% over the next five years to 105,792 households. The average household size in the area is 2.6 people.



INCOME

In 2024, the median household income in the area is \$90,097—up 68.42% since 2010 and higher than the U.S. average of \$76,141. It's projected to rise to \$100,606 within five years, an 11.7% increase. The current per capita income is \$40,551, and the average household income is \$106,789, both slightly above national averages.



EMPLOYMENT

In 2024, 130,157 people in the area were employed. The 2010 Census revealed that 59.2 percent of employees are in white-collar occupations in this area, and 23.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

In 2024, the median housing value in the area was \$439,016, significantly higher than the U.S. median of \$321,016. In 2010, the area had 45,766 owner-occupied housing units and 30,765 renter-occupied units.



EDUCATION

In 2024, the area had more residents with graduate (27.4% vs. 13.5%) and associate degrees (17.2% vs. 8.8%) than the national average. However, it had fewer bachelor's degree holders (10.8% vs. 21.1%) and high school graduates (2.1% vs. 26.2%). Those with some college experience were also higher at 35.5% compared to 19.7% nationally.



VANCOUVER OVERVIEW

VANCOUVER, Washington, is a thriving city known for its **strategic location** at the confluence of the **Columbia River and the Willamette River**, just across from Portland, Oregon. With a **population of approximately 193,404**, Vancouver is the fourth-largest city in Washington and has experienced a **1.20% growth rate** annually. The city boasts a robust economy supported by major employers such as **PeaceHealth Southwest Medical Center**, **Evergreen Public Schools**, and **Vancouver Public Schools**, each employing over **1,000 people**. Vancouver's business-friendly environment is enhanced by no state income tax, attracting innovative companies like **Zoominfo** and **Absci**. The city's infrastructure is well-developed, featuring easy access to I-5 and a comprehensive public transportation system through C-Tran, making commuting convenient for residents.

Recent developments in Vancouver include the revitalization of its waterfront area, which has become a regional destination with restaurants, residential spaces, and office towers. The city's average household income stands at **\$91,344**, reflecting its economic vitality. Vancouver is committed to fostering a diverse economy with significant sectors in healthcare, technology, manufacturing, and education. With a median home price around **\$460,000**, the housing market remains dynamic and attractive to new residents. Outdoor enthusiasts can enjoy numerous parks and recreational activities, while cultural attractions such as **Fort Vancouver National Historic Site** and the vibrant arts scene enhance community engagement. As Vancouver continues to grow and evolve, it remains an appealing place for families and individuals seeking a blend of urban amenities and natural beauty.

200,191
POPULATION

84,720
HOUSEHOLDS

\$99,274
AVERAGE INCOME



LOCATION HIGHLIGHTS

VANCOUVER WATERFRONT

15 MIN DRIVE

The Vancouver Waterfront is a vibrant mixed-use development along the Columbia River, featuring a 7.3-acre park with scenic walking trails, restaurants, and shops, making it a popular destination for locals and tourists alike. This revitalized area offers stunning views and hosts various activities.

CASCADES AMPHITHEATER

15 MIN DRIVE

Cascades Amphitheater, formerly known as RV Inn Style Resorts Amphitheater, is the largest outdoor music venue in the area, boasting a capacity of 18,000 with both covered seating and expansive lawn areas. Since its opening, it has hosted numerous top-tier artists and events, including concerts and the Clark County Fair, making it a popular destination for entertainment in the Pacific Northwest.

VANCOUVER FARMERS MARKET

15 MIN DRIVE

The Vancouver Farmers Market, held at Esther Short Park, is Southwest Washington's largest outdoor market, featuring over 250 vendors offering fresh produce, artisan goods, and prepared foods. Operating year-round with seasonal hours, it attracts visitors with its vibrant atmosphere.

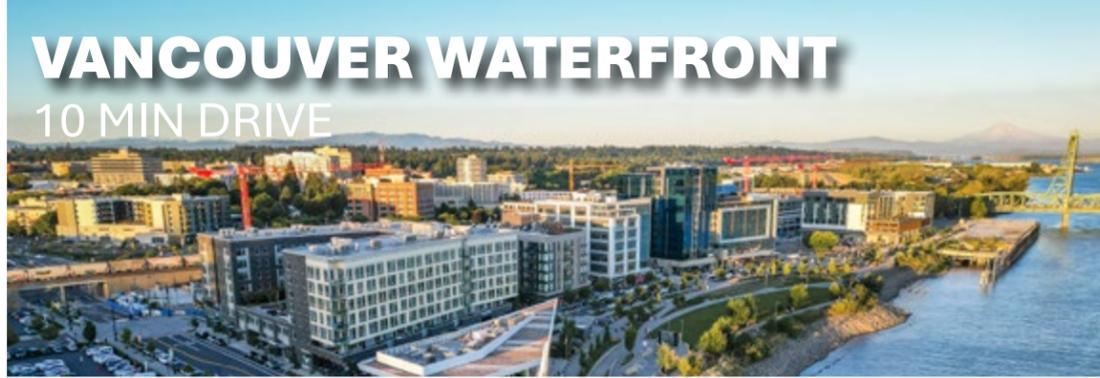
VANCOUVER MALL

10 MIN DRIVE

The Vancouver Mall is the largest enclosed shopping destination in Southwest Washington, featuring over 140 stores, including Macy's and JCPenney. Since its opening in 1977, it has undergone renovations, most recently in 2020, attracting new retailers and enhancing its regional appeal.

VANCOUVER WATERFRONT

10 MIN DRIVE



CASCADES AMPHITHEATER

15 MIN DRIVE



VANCOUVER FARMERS MARKET

15 MIN DRIVE



VANCOUVER MALL

10 MIN DRIVE



DEMOGRAPHIC SUMMARY

POPULATION

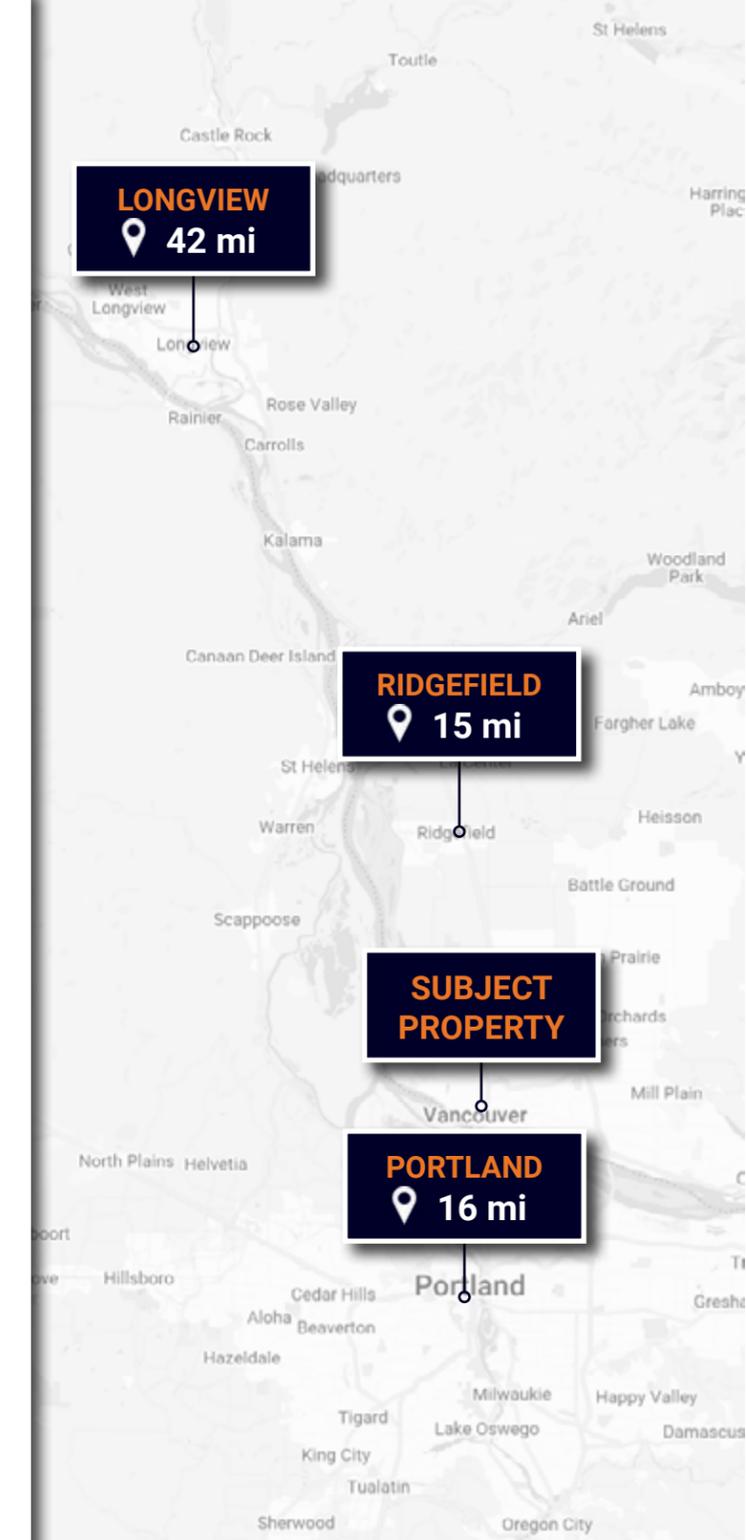
	1 MILE	3 MILES	5 MILES
2029 PROJECTION	14,304	139,682	273,014
2024 ESTIMATE	13,844	131,440	258,530
2020 CENSUS	13,575	122,921	244,623
2010 CENSUS	11,680	99,405	204,124

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2029 PROJECTION	5,440	51,725	105,792
2024 ESTIMATE	5,236	48,468	99,753
2020 CENSUS	4,956	44,004	91,483
2010 CENSUS	4,277	35,562	76,533

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE INCOME	\$80,976	\$104,024	\$106,789
MEDIAN INCOME	\$69,431	\$87,976	\$90,097
PER CAPITA INCOME	\$30,037	\$37,787	\$40,551



NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with 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 Marketing Brochure 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.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or Page 2 any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

BROKER OF RECORD: JOEL DEIS | LIC #25469

Marcus & Millichap





ERIC M. GARSKE

SENIOR DIRECTOR INVESTMENTS

C: 503.915.4567

T: 503.200.2031

Eric.Garske@marcusmillichap.com

OR #201235586

ID #SP57407

Marcus & Millichap

THE GARSKE GROUP
PORTLAND | SEATTLE | BOISE

TIMOTHY JOHNSON

DESIGNATED BROKER

C: 253.209.9999

T: 253.589.9999

Timothy@johnson-commercial.com

WA #10743

**JOHNSON
COMMERCIAL**