



## Retail For Sale

# Valvoline Instant Oil Change

5436 S. 1900 W. | Roy, UT 84067

Freeway adjacent location with 42,000 ADT

### Investment Summary

Purchase Price	\$1,163,033
NOI	\$69,782
CAP Rate	6.00%
Tenant Name	Valvoline
Lease Guarantor	QSA III, LLC (Operator of 180 stores in 13 states)
Lease Term	15 years
Lease Term Remaining	7 years
Rental Increases	10% every 5 years (scheduled increase to \$76,320 in 2027)
Extensions	Three (3) 5-year options

### Contact:

#### Brad Foulger

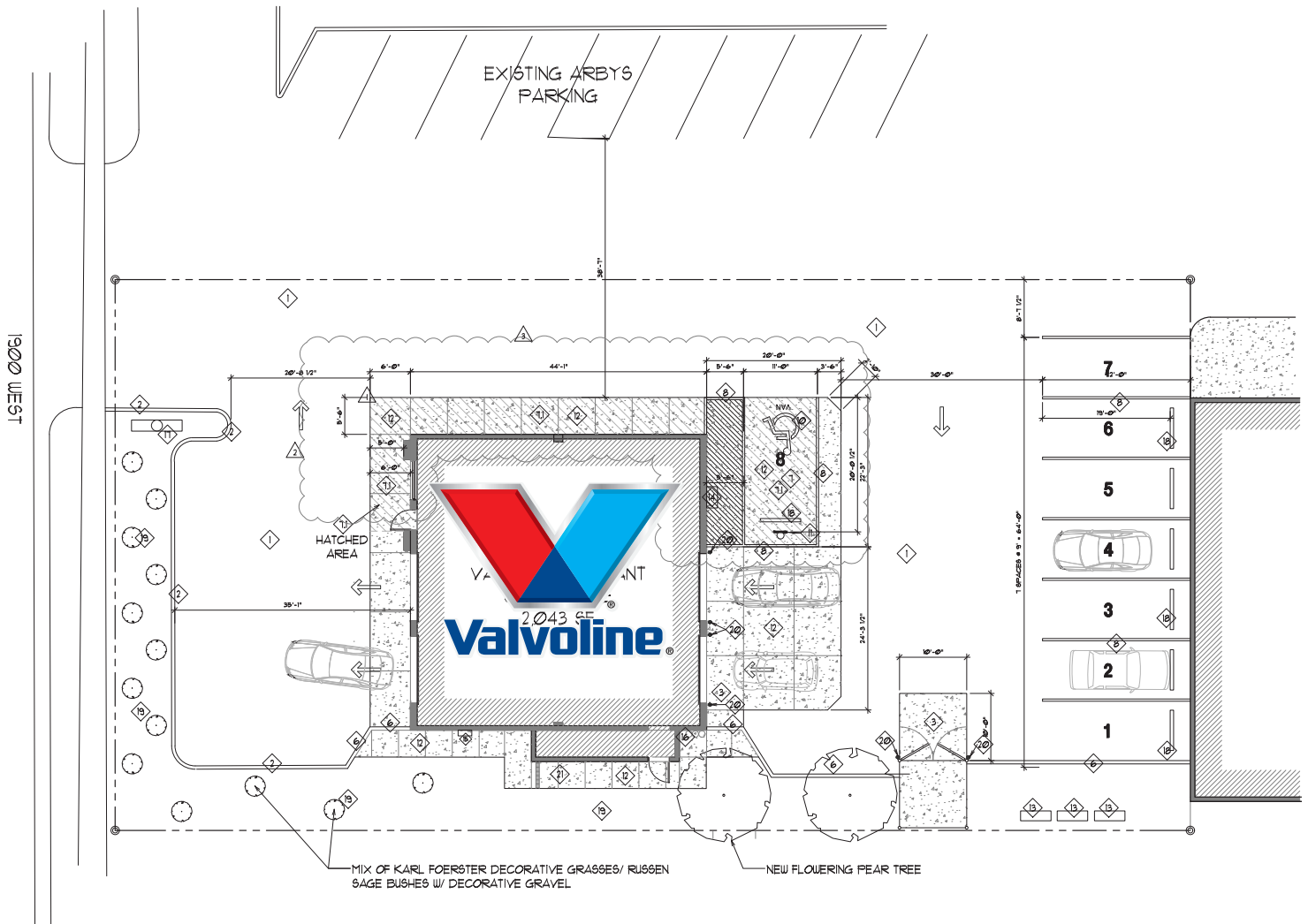
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Accelerating success.



# Demographics



## Population

1 Mile	11,211
3 Miles	89,861
5 Miles	204,701



## 2028 Projected Pop

1 Mile	11,034
3 Miles	90,801
5 Miles	213,211



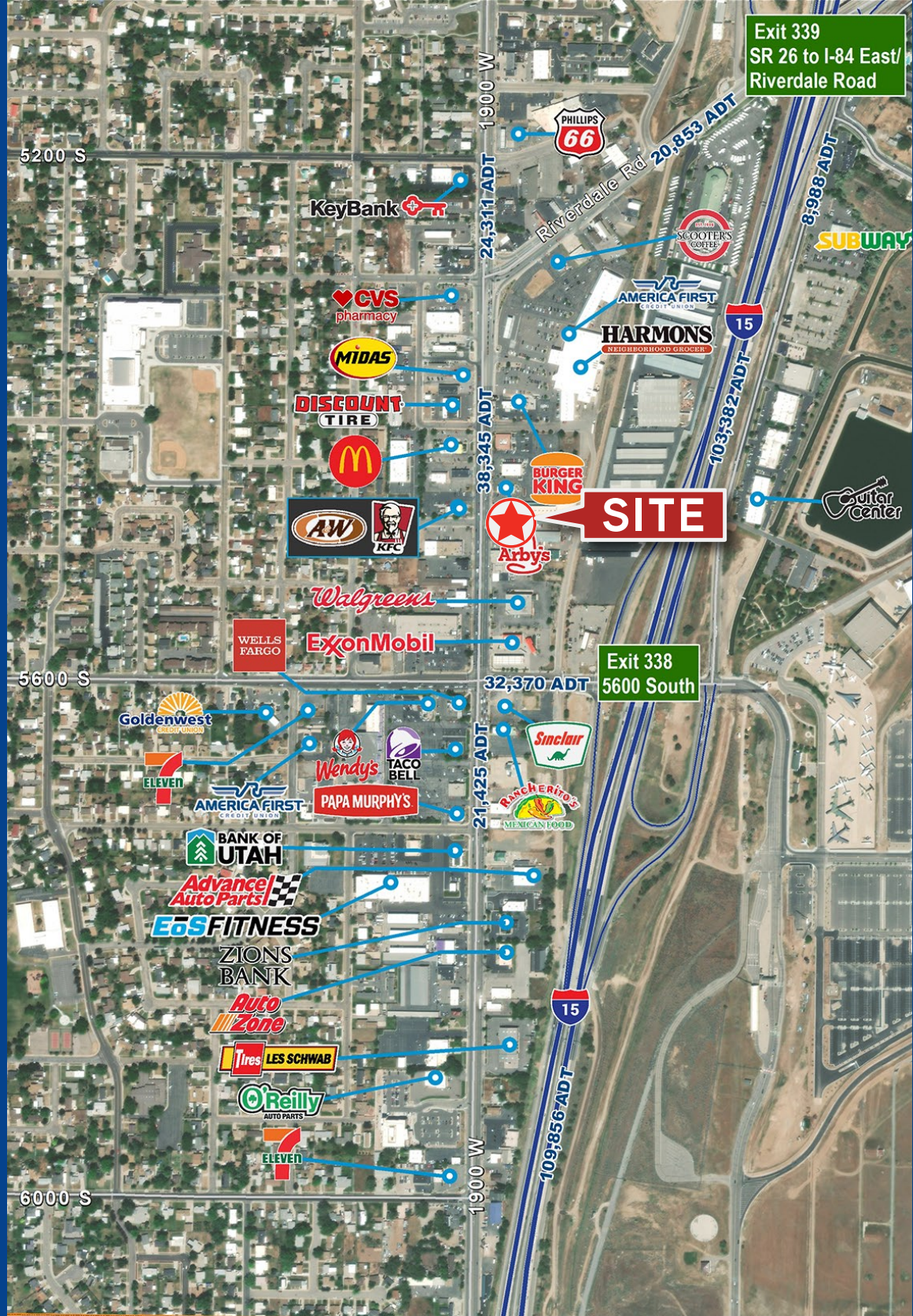
## Median Household Income

1 Mile	\$75,868
3 Miles	\$85,806
5 Miles	\$89,029



## Average Household Income

1 Mile	\$93,060
3 Miles	\$103,062
5 Miles	\$109,611



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