



# NNN LEASED INVESTMENT IN SALINAS

915 ABBOTT STREET, SALINAS, CA 93901



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FINANCIALS

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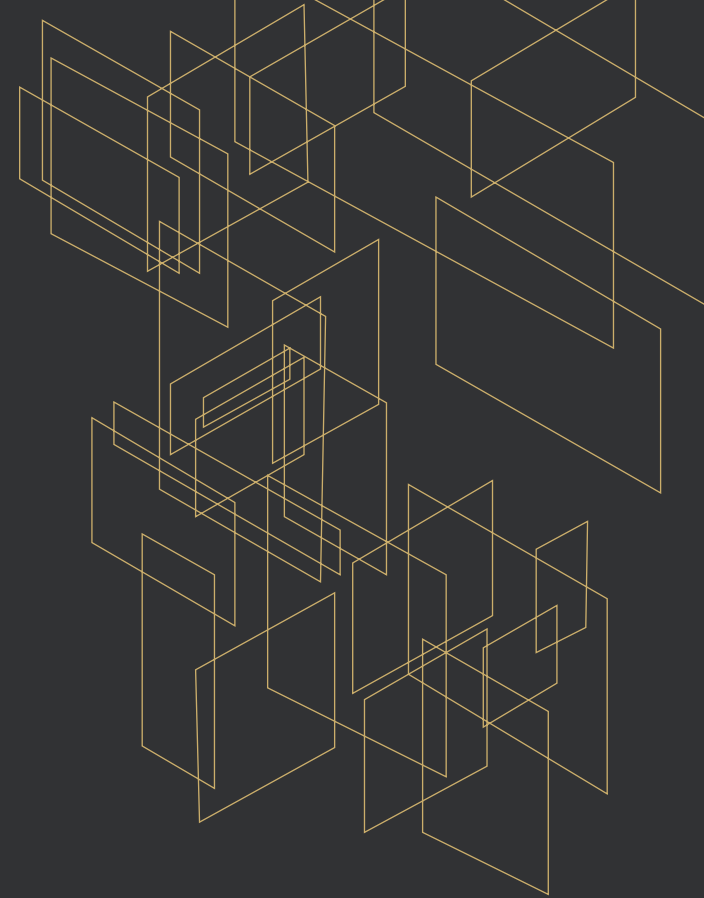


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# EXECUTIVE SUMMARY

*Section 01*

# *PREMIER* OFFERING IN THE HEART OF SE SALINAS

Kidder Mathews and Cushman & Wakefield are please to present this NNN Leased Investment opportunity, in the highly coveted Monterey County. The Site is located in a high traffic location of Southwest Salinas. The Tenant/Franchisee Henley Enterprises currently spans 12 states and operates over 265 locations, as the largest Valvoline Instant Oil Change (VIOC) Franchisees in the nation.

ADDRESS	915 Abbott Street, Salinas, CA 93901
BUILDING SIZE	±2,788 SF
PARCEL SIZE	±33,793 SF
SALE PRICE	\$2,376,000
NOI	\$118,800
CAP RATE	5%
ZONING	IGC - Industrial Commercial
APN	002-761-014

±2,788 SF

BUILDING SIZE

±33,793 SF

LOT SIZE

5.0%

CAP RATE

\$2.376M

SALE PRICE



## INVESTMENT HIGHLIGHTS

*Situated in a prime high-traffic Salinas location, this decades-established Valvoline Instant Oil Change is backed by the nation's strongest franchisee with over 200 locations, offering an ideal investment opportunity.*



### LARGEST FRANCHISEE

Nation's strongest Valvoline Instant Oil Change franchisee with over 200 locations



### TRAFFIC VOLUME

High traffic counts



### ESTABLISHED LOCATION

Established oil change location for decades



### IDEAL TENANT

Recession and COVID proof tenant



### TRADE AREA

Great Southeast Salinas trade area



### IDEAL LOCATION

Located on main thoroughfare to Monterey

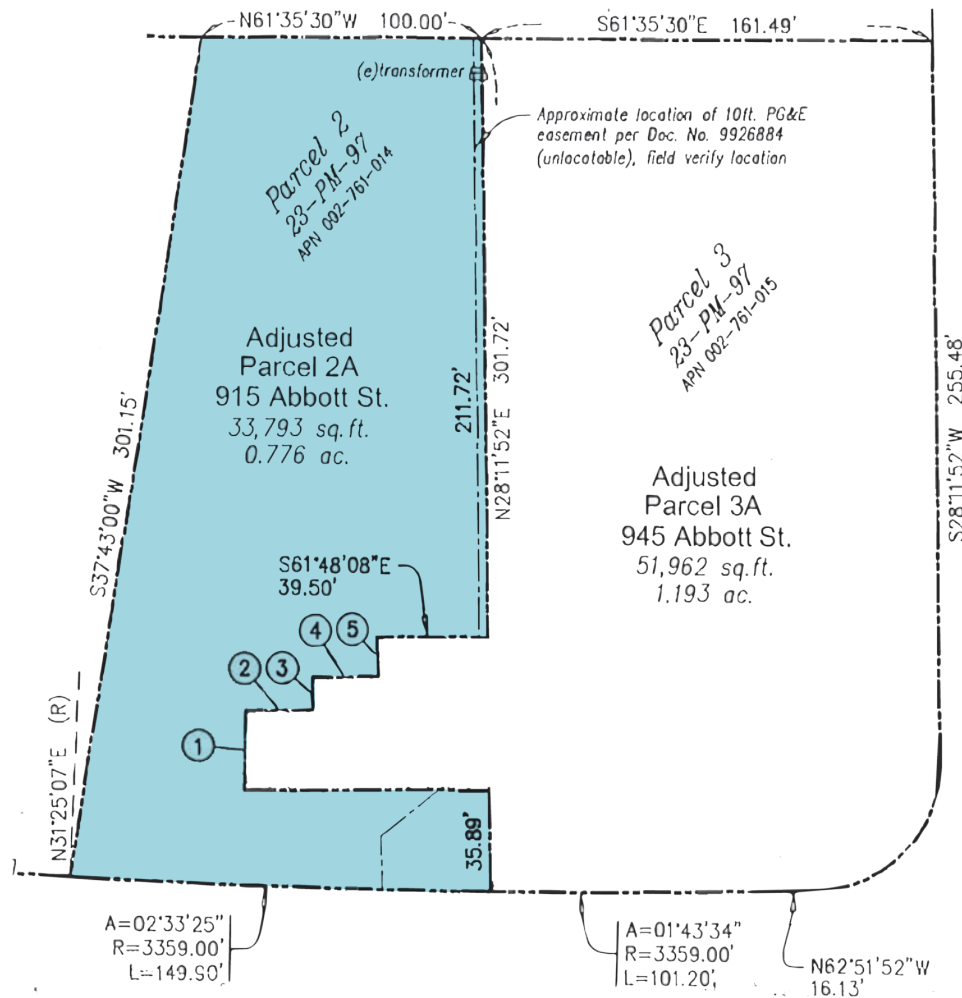




# PROPERTY OVERVIEW

*Section 02*

# SITE PLAN



SITE PLAN NOT TO SCALE

**$\pm 2,788$  SF**

BUILDING SIZE

**$\pm 33,793$  SF**

LOT SIZE

**\$2,376,000**

PRICE

**IGC**

ZONING

## HENLEY COMPANIES



*Henley Enterprises is the largest franchisee of Valvoline Instant Oil Change (VIOC). They operate over 265 locations across 12 states.*

→ [FULL ARTICLE OF HENLEY EXPANSION](#)







# LOCATION OVERVIEW

*Section 03*



## PROPERTY OVERVIEW





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,068	100,141	162,169
2029 PROJECTION	7,878	98,096	158,880
BACHELOR'S DEGREE OR HIGHER	21%	14%	17%
MEDIAN AGE	37.2	32.5	33.2

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	2,456	26,321	42,665
2029 PROJECTED	2,395	25,712	41,672
TOTAL CONSUMER SPENDING	\$87.8M	\$904.9M	\$1.6B
OWNER-OCCUPIED	1,191	10,237	19,462
RENTER-OCCUPIED	1,204	15,475	22,210

INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$100,116	\$88,114	\$99,529
MEDIAN HH INCOME	\$81,175	\$72,435	\$79,752

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,360	5,521	6,990
TOTAL EMPLOYEES	12,470	43,812	56,917

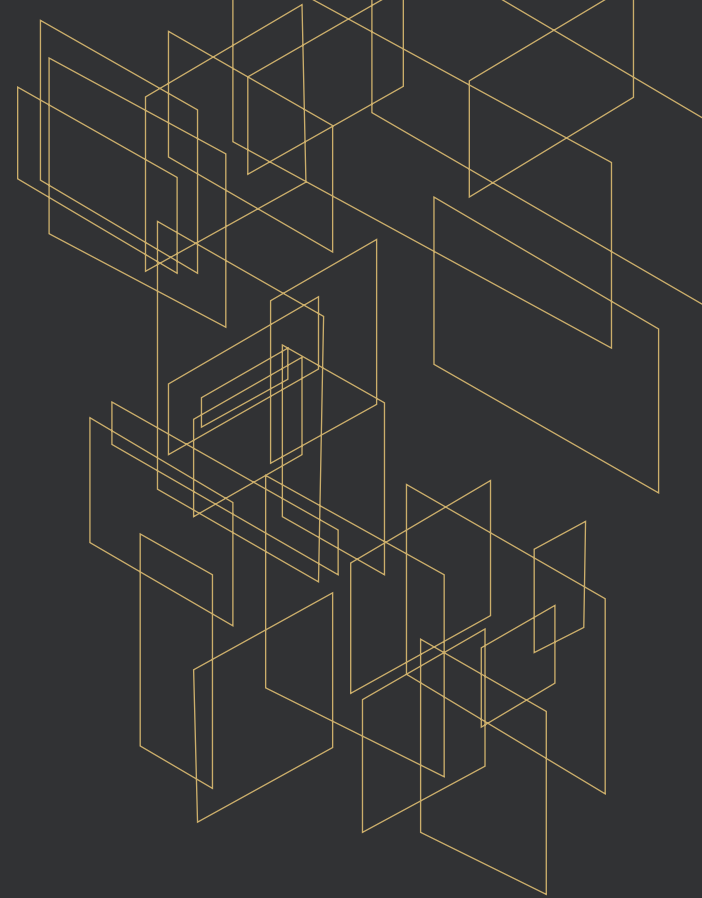
RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	2,288	17,526	29,786
BLACK OR AFRICAN AMERICAN	85	936	1,641
AMERICAN INDIAN OR ALASKA NATIVE	59	837	1,279
ASIAN	284	3,493	8,565
HAWAIIAN OR PACIFIC ISLANDER	6	184	375
OTHER RACE	5,346	77,164	120,523

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	24%	39%	34%
HIGH SCHOOL DIPLOMA	19%	21%	21%
SOME COLLEGE	32%	21%	22%
ASSOCIATE	5%	5%	6%
BACHELOR'S	13%	9%	12%
GRADUATE	7%	5%	5%

Data Source: ©2025, CoStar USA



# FINANCIALS

*Section 04*



## PERIOD

Period	Annual Base Rent	Monthly Base Rent
01/02/2020 - 01/31/2025	\$108,000.00	\$9,000.00
02/01/2025 - 01/31/2030	\$118,800.00	\$9,900.00
02/01/2030 - 01/31/2035	\$130,680.00	\$10,890.00

## EXTENSION PERIODS

Period	Annual Base Rent	Monthly Base Rent
02/01/2035 - 01/31/2040	\$143,780.00	\$11,979.00
02/01/2040 - 01/31/2045	\$158,122.80	\$13,176.90
02/01/2045 - 01/31/2050	\$173,935.08	\$14,494.59



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