

OFFERING MEMORANDUM

TOP- PERFORMING VALVOLINE OIL CHANGE

3625 Gateway Dr, Eau Claire, WI 54701

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

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

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0060331

Marcus & Millichap

3625 GATEWAY DR

EXCLUSIVELY
LISTED BY

WILLIAM KIM

Managing Director Investments

Dallas

Direct: 972.755.5283

William.Kim@marcusmillichap.com

TX #755628



Marcus & Millichap

3625 GATEWAY DR

BROKER OF RECORD

TODD LINDBLOM

Wisconsin

(262) 364-1964

License: 56163-90


Marcus & Millichap

NET LEASE DISCLAIMER

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

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 Lease 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 Lease 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 Lease 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/her 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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

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marcusmillichap.com



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EXECUTIVE SUMMARY

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Marcus & Millichap





OFFERING SUMMARY

3625 GATEWAY DR



Listing Price
\$1,495,000



Cap Rate
5.35%



Price/SF
\$716.00

FINANCIAL

Listing Price	\$1,495,000
Down Payment	100% / \$1,495,000
NOI	\$80,000
Cap Rate	5.35%
Price/SF	\$716.00
Rent/SF (Monthly)	\$3.19
Rent/SF (Annually)	\$38.31

OPERATIONAL

Lease Type	Ground Lease
Guarantor	Corporate Guarantee
Lease Expiration	07/31/2039
Rentable SF	2,088 SF
Lot Size	0.57 Acres (24,829 SF)
Year Built	2024



TOP-PERFORMING VALVOLINE OIL CHANGE

3625 Gateway Dr, Eau Claire, WI 54701

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale to qualified investors, the opportunity to purchase a top-performing, fee-simple interest in the Valvoline located in Eau Claire, WI (“The Property”). PlacerAI ranking shows top 4 percentiles in the nation. The Property consists of a +/- 2,088 square foot newly constructed freestanding retail building on a 0.57-acre parcel of land. Valvoline is operating under a brand new 15-year net lease that features 10 percent rent escalations every five years in the primary base term and throughout the four (4), five-year extension options. Additionally, the lease features zero landlord responsibilities, making this a highly passive net lease investment opportunity.

The Property is located in Eau Claire, Wisconsin, a city in Eau Claire county in the northwestern part of the state. The site is strategically located in a dense retail trade area, down the street from a Walmart Supercenter, and surrounded by many other national-brand tenants, such as Sam’s Club, ALDI, Kohl’s, Menards, T.J. Maxx, and Best Buy. Additionally, the Property benefits from being brand new construction at the busy intersection of Gateway Drive Drive and Prill Road, with two points of access to the site, providing the real estate with long-term residual value. Prill Road is a primary thruway for Eau Claire that sees over 19,200+ VPD and the Property’s position along this road significantly helps to drive consumer traffic into the site.

This asset is a great opportunity for buyers looking for a top-performing, highly passive investment with a corporate guarantee by a publicly traded company listed in NYSE:VVV.

INVESTMENT HIGHLIGHTS

Top-Performing Location - Top 4% PlacerAI

Absolute NNN Ground Lease with 13+ Year Lease Remaining

Corporate Guarantee - NYSE:VVV

New Construction at Signalized Intersection

Dense Retail Trade Area

Outstanding Demographics

TOP-PERFORMING VALVOLINE OIL CHANGE

TENANT PROFILES



Valvoline®

TENANT PROFILE

- Valvoline Inc. (NYSE: VVV) a leader in automotive preventive maintenance delivering convenient and trusted services in its retail stores throughout the United States and Canada. Valvoline operates and franchises more than 2,000 service center locations and supports nearly 300 locations through its Express Care platform. The company has built a reputation as the quick, easy, trusted name in automotive preventive maintenance and continues to build its market share by leveraging its stay-in-your-car service model and providing each customer with service that can be seen by experts they can trust. Valvoline technicians utilize the Company's proprietary SuperPro™ system to deliver a superior customer experience and make timely service recommendations based upon vehicle service history and original equipment manufacturer recommendations. The company currently holds an investment grade credit rating of BB/Stable from Standard & Poor's 500 Index.

TENANT OVERVIEW

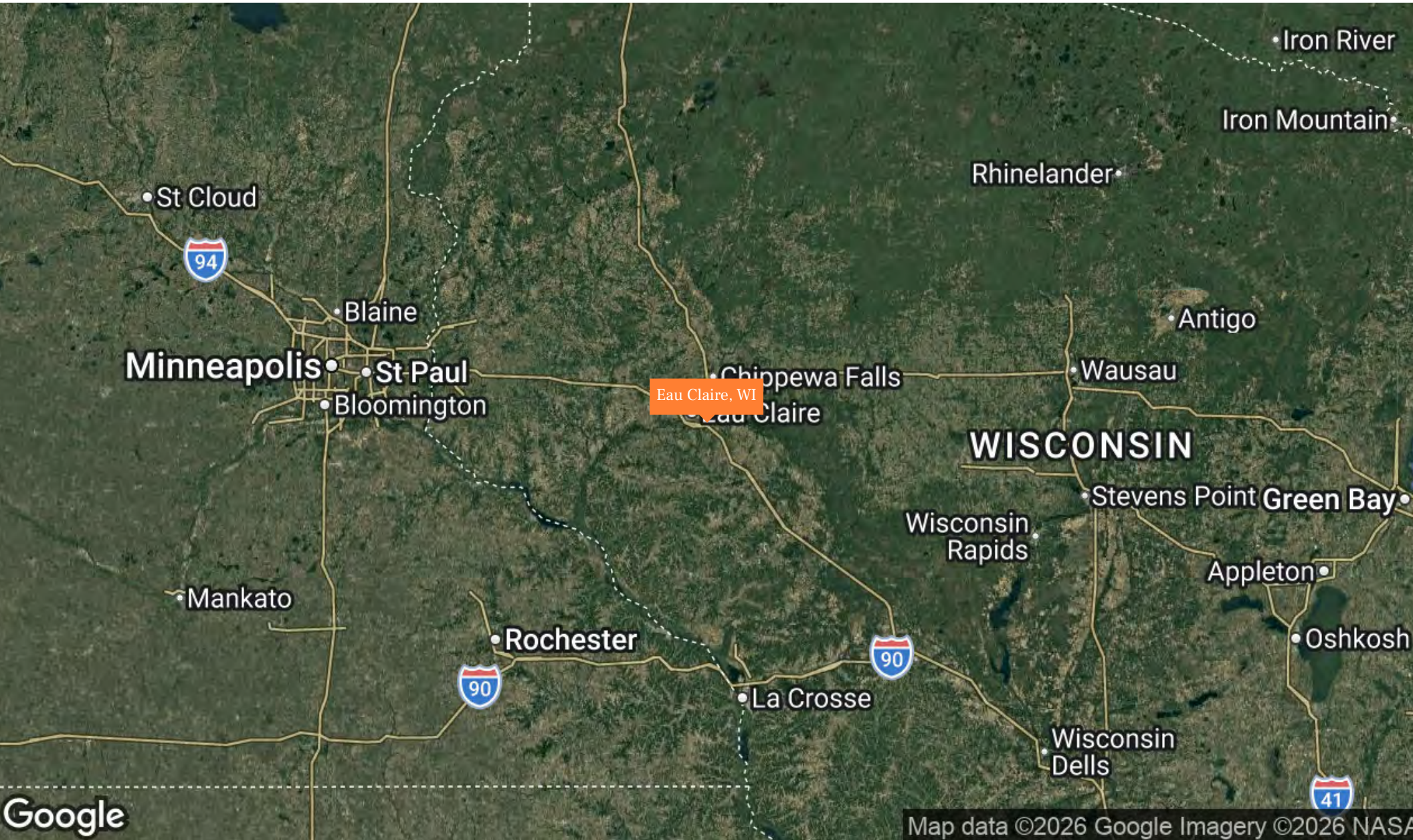
Company:	Valvoline Inc.
Founded:	1866
Locations:	2,000+
Total Revenue:	\$1.71 Billion
Headquarters:	Lexington, Kentucky
Website:	www.valvolineglobal.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1 - 5	\$80,000		5.35%
6-10	\$88,000	10%	5.89%
11-15	\$96,800	10%	6.47%
Option 1 Year 16-20	\$106,480	10%	7.12%
Option 2 Year 21-25	\$117,128	10%	7.83%
Option 3 Year 26-30	\$128,841	10%	8.62%
Option 4 Year 31-35	\$141,725	10%	9.48%

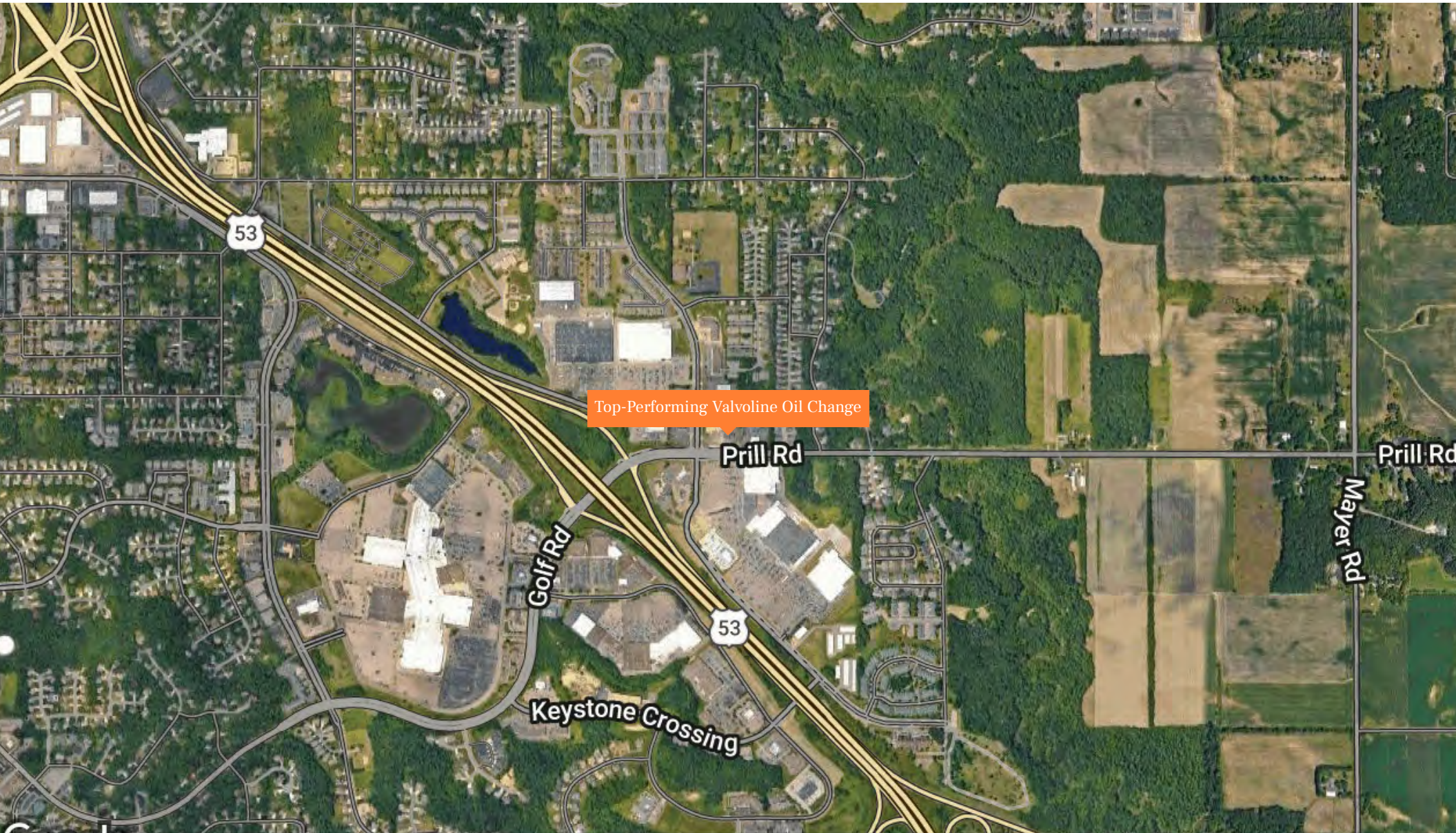
TOP-PERFORMING VALVOLINE OIL CHANGE

REGIONAL MAP

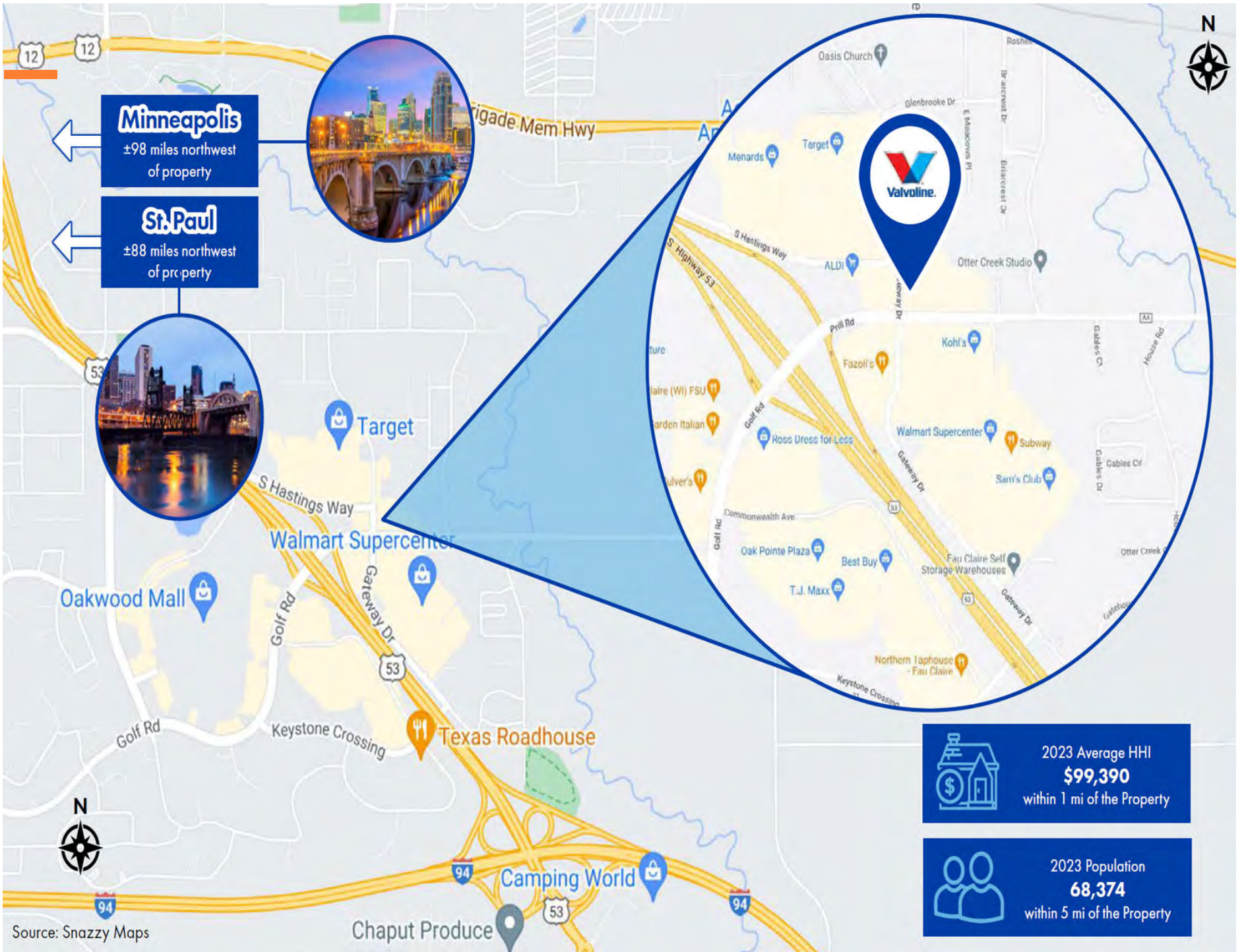


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LOCAL MAP



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEBCO





US Highway 53
±22,754 VPD



S Hasting Way
±12,174+ VPD



Oakwood Mall

Prill Rd
±19,200+ VPD



Jade Garden Restaurant



Gateway Dr



KOHL'S	Walmart Supercenter
petco	electrify america
Lucid HEARING	SUBWAY
sam's club	KWIK TRIP

Oak Pointe Plaza

CCFBank Bank

Oasis Church

GRANDSTAY RESIDENTIAL SUITES HOTEL



Oak Pointe Plaza

JOANN	TJ-MAXX	HomeGoods	BEST BUY	PET SMART	BAYMONT INN & SUITES
ROSS DRESS FOR LESS	ASHLEY	OfficeMax	Michael's	Lendmark Financial Services	
MATTRESS FIRM	DSW	Spectrum	FedEx Ship Center	DAVID'S BRIDAL	Applebee's

Oakwood Mall

ULTA BEAUTY	SCHEELS	VICTORIA'S SECRET
JCPenney	OLD NAVY	HOBBY LOBBY
sears	HOM FURNITURE	HELZBERG DIAMONDS

KOHL'S	Walmart Supercenter
petco	electrify america
Lucid HEARING	SUBWAY
sam's club	KWIK TRIP

Prill Rd
±19,200+ VPD



Jade Garden Restaurant

Gateway Dr



Cane's Under Construction

CCFBank Bank



GrandStay Residential Suites Hotel offers a range of over 50 spacious suites ideal for family vacations, business trips, and extended stays.

Top-rated amongst Eau Claire, Wisconsin's hotels by TripAdvisor.com.





Oakwood Mall

- ULTA BEAUTY
- SCHEELS
- VICTORIA'S SECRET
- OLD NAVY
- HOBBY LOBBY
- JCPenney
- sears
- HOM FURNITURE
- HELZBERG DIAMONDS

US Highway 53
±22,754 VPD



S Hasting Way
±12,174+ VPD



Prill Rd
±19,200+ VPD



Jade Garden
Restaurant

Gateway Dr



BW
Best Western



Under Construction

- KOHL'S
- Walmart Supercenter
- petco
- Lucid HEARING
- electrify america
- SUBWAY
- sam's club
- KWIK TRIP

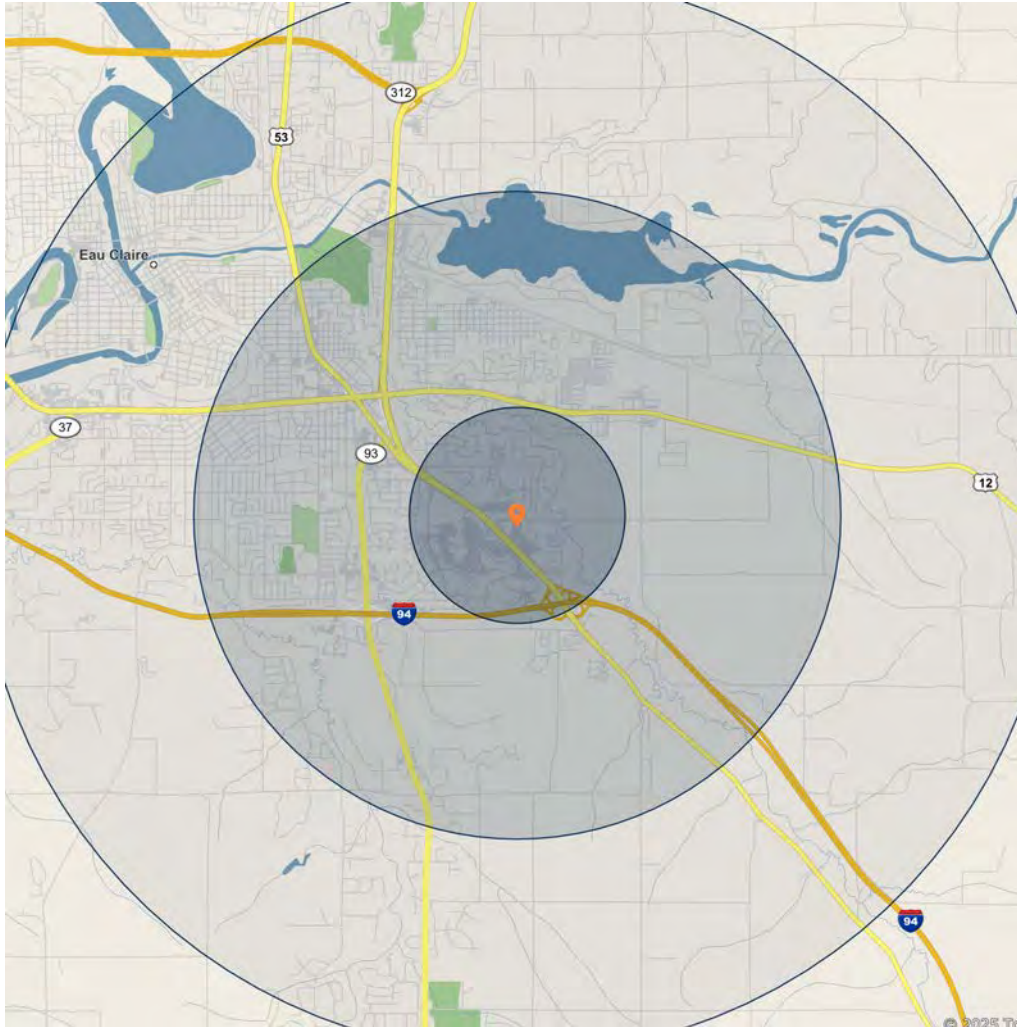
CCFBank
Bank





TOP-PERFORMING VALVOLINE OIL CHANGE

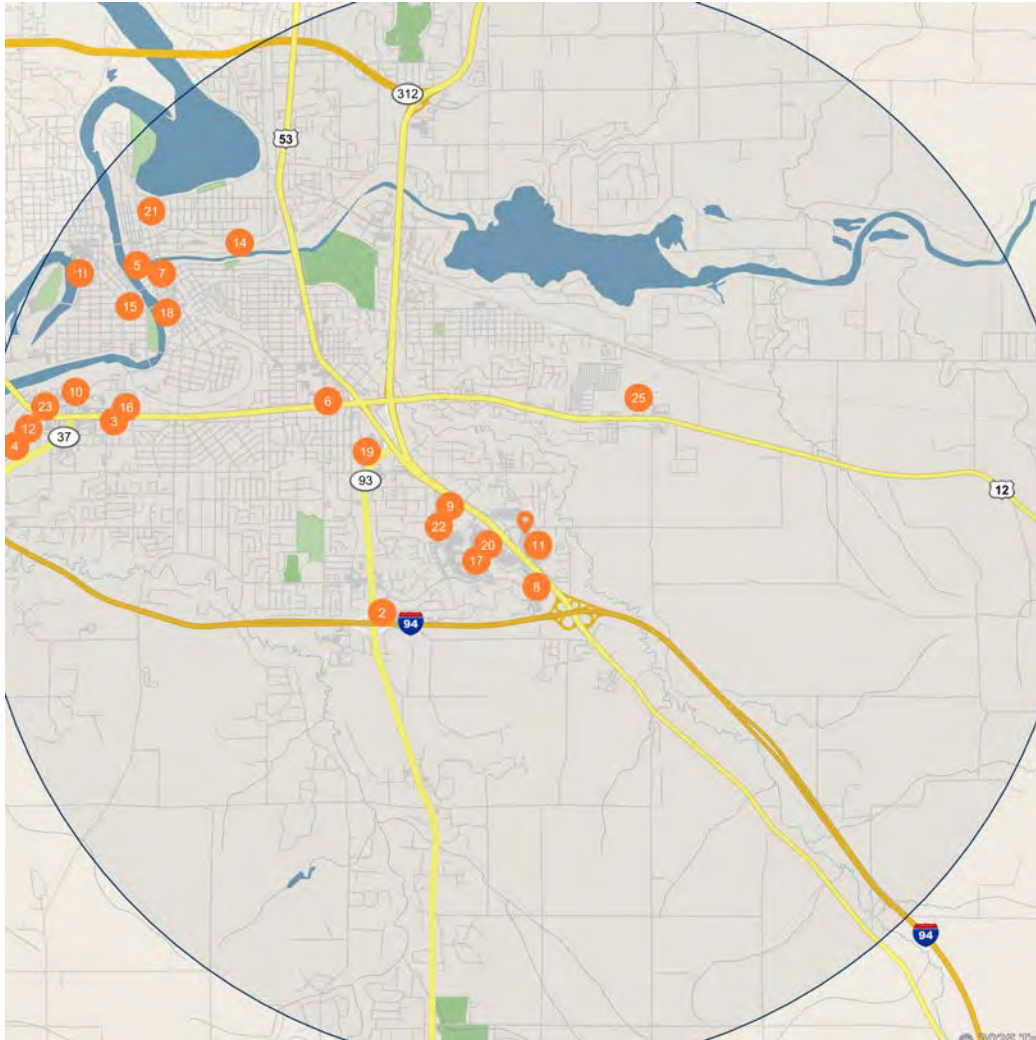
DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	5,525	33,309	73,113
2025 Estimate	5,182	31,986	70,706
2020 Census	4,193	29,112	66,561
2010 Census	3,366	25,806	62,654
HOUSEHOLD INCOME			
Average	\$104,635	\$104,068	\$96,739
Median	\$84,877	\$87,065	\$79,241
Per Capita	\$47,036	\$44,672	\$40,260
HOUSEHOLDS			
2030 Projection	2,584	14,581	31,080
2025 Estimate	2,373	13,889	29,828
2020 Census	1,968	12,565	27,430
2010 Census	1,646	11,239	25,188
HOUSING			
Median Home Value	\$352,209	\$289,899	\$275,782
EMPLOYMENT			
2025 Daytime Population	6,161	42,141	98,319
2025 Unemployment	1.55%	2.30%	1.96%
Average Time Traveled (Minutes)	18	19	18
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.52%	0.68%	0.85%
Some College (13-15)	28.40%	28.43%	30.06%
Associate Degree Only	11.46%	12.56%	13.16%
Bachelor's Degree Only	12.41%	15.19%	14.60%
Graduate Degree	42.37%	39.03%	36.71%

TOP-PERFORMING VALVOLINE OIL CHANGE

DEMOGRAPHICS



Major Employers		Employees
1	Mayo Clinic Hlth Sys - NW Wscns-Eau Claire Hospital	1,278
2	Wmk LLC-Mobilityworks	1,000
3	Luther Midelfort Mayo Hlth Sys-	986
4	Phillips-Medisize LLC-Magnesium Injection Molding	766
5	Royal Credit Union-Rcu	742
6	Holiday Companies-Holiday Stationstores 3712	513
7	City of Eau Claire-	483
8	Texas Roadhouse Inc-Long John Silvers	483
9	Promedica Health System Inc-Heartland HM Hlth Care Hspice	469
10	Prevea Health Services Inc-	457
11	Walmart Inc-Walmart	445
12	Veolia Envmtl Svcs N Amer Corp-	394
13	Mayo Clinic Health System-MAYO CLINIC	390
14	L E Phillips Creer Dev Ctr In-	319
15	County of Eau Claire-	316
16	Chippewa Vly Tchncal Cllege FN-	300
17	Scheels All Sports Inc-Scheels-Eau Claire	277
18	Young MNS Chrstn Assn of The C-	275
19	Skogens Foodliner Inc-	263
20	Gmri Inc-Olive Garden	248
21	Clinicare Corp-Eau Claire Academy	229
22	Nau Country Insurance Company-	222
23	Marshfeld Med Cnter-Eau Claire-	217
24	Student Trnst - Eau Claire Inc-	200
25	Curt Manufacturing LLC-Curt Group	200

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES



Duke Dennis - Director
Direct: (979) 777-9910

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada. **As the capital markets arm of the largest commercial real estate brokerage firm in the U.S., we source and structure financing for a wide variety of self-storage properties across the nation.**

Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all the pieces in the capital stack for a seamless transaction maximizing the certainty of execution. **Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms and options.**



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WISCONSIN REALTORS® ASSOCIATION

4001 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate

Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____

38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

No representation is made as to the legal
validity of any provision or the adequacy
of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services
13890 Bishop's Drive Suite 300
Brookfield, WI 53005

Todd Lindblom
Phone: (262) 364-1900 | Fax: (262) 364-1910

41 _____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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