



JIFFY LUBE

1846 NW 86TH ST, CLIVE, IA 50325

\$1,415,901
6.55% CAP



CLIVE, IA

\$1,415,901 | 6.55% CAP

- Jiffy Lube in Clive, IA With 15+ Years Remaining on Primary Term
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Attractive 2% Annual Increase With the Next Increase is on 10/1/2025
- Extremely Dense 5-Mile Demographics With 212,000+ Residents
- Excellent Visibility Along NW 86th St With 26,900+ Vehicles Passing/Day
- Situated in a Dense Retail Corridor With Numerous National Tenants Generating Additional Traffic to the Area
- Corporately Guaranteed Lease, Jiffy Lube International (2,000+ Locations - Subsidiary of Shell Oil Company)
- Located 7 Miles From Downtown Des Moines, the Capital of Iowa and Most Populous City in the State

EXCLUSIVELY MARKETED BY:

BRIAN BROCKMAN

(513) 8981551 | store@bangrealty.com

PROPERTY DETAILS:

Building Area:	4,468 SF
Land Area:	.9 AC
Year Built:	1991
Guarantor:	Jiffy Lube International, Inc.
Price (Psf):	\$224.09

LEASE OVERVIEW:

Remaining Lease Term:	15+ Years
Rent Commencement:	10/1/2019
Lease Expiration:	9/30/2039
Base Annual Rent:	\$92,742*
Lease Type:	Absolute NNN
Scheduled Rent Increases:	2% Annually
Options & Increases:	Two (2), 5-Year
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

*Base annual rent based off 2% annual rent increase, occurring 10/1/2024

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	9,821	85,051	185,920
2023 Estimated	10,314	87,962	204,366
2028 Projected	10,448	89,740	212,095

POPULATION GROWTH



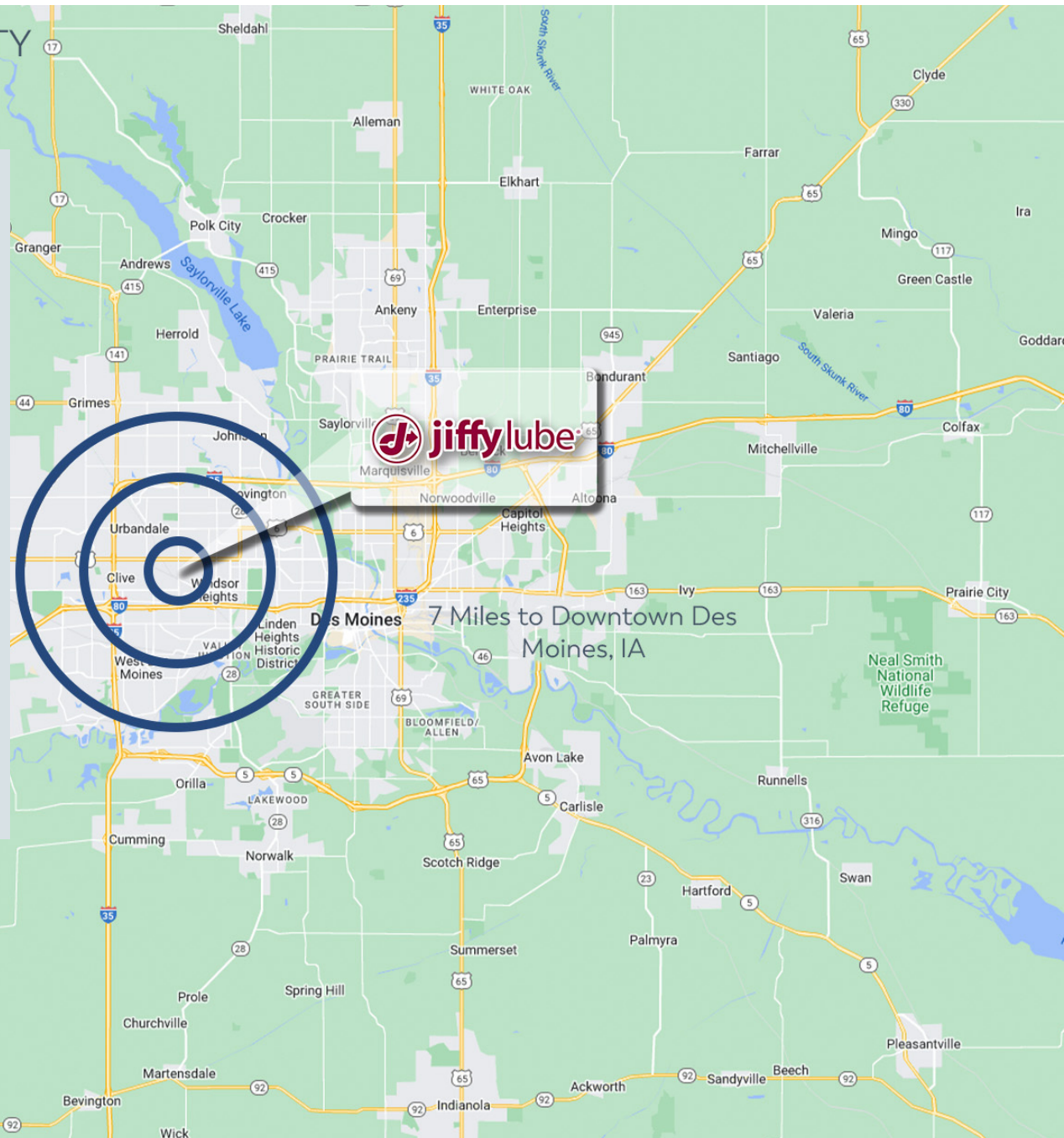
	1 Mile	3 Mile	5 Mile
2010 - 2022	5.01%	3.42%	9.92%
2023 - 2028	1.29%	2.02%	3.78%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$68,197	\$76,176	\$77,658
Average	\$90,433	\$104,656	\$111,753

Demographic data provided by CoStar



DES MOINES



Des Moines is the capital and most populous city in the U.S. state of Iowa. Des Moines is a major center of the US insurance industry and has a sizable financial-services and publishing business base. As a center of financial and insurance services, other major corporations headquartered outside of Iowa have a presence in the Des Moines Metro area, including Wells Fargo, Voya Financial, and Electronic Data Systems (EDS).

1.25% Annually
2023 Population Growth

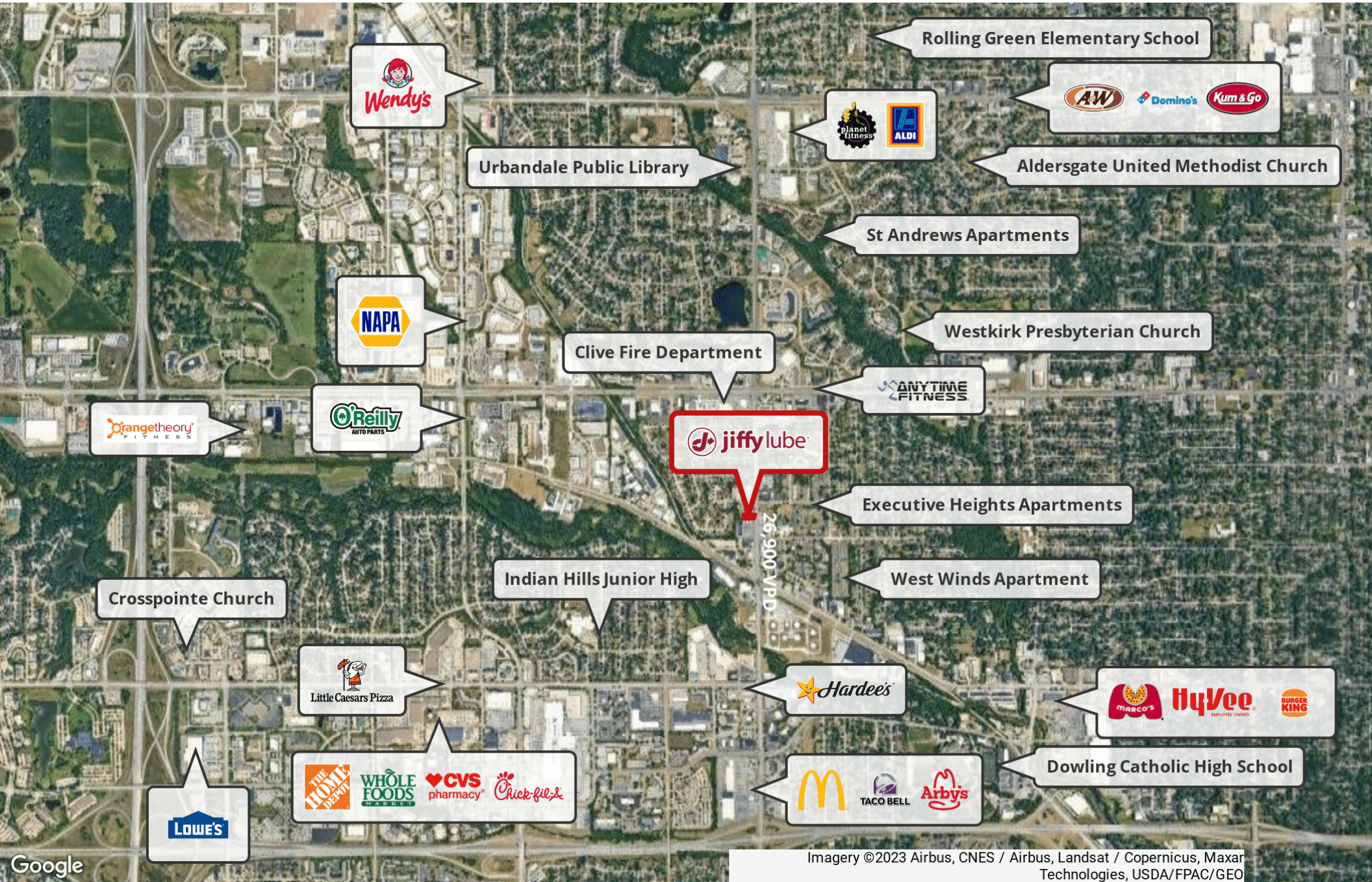


566,000
2023 Total Population



\$82,345
2023 Average Household Income





Google

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Actual Property

RETAIL MAP

1846 NW 86TH ST | CLIVE, IA



Indian Hills Junior High



Barnum Quality Hardwood Floors

MCDERMOTT

Storage Mart

Swanson Boulevard

SHERWIN WILLIAMS



Treasures Gift Shop, El Bajio Boots Clothing, Lara's Bakery and Market

cricket wireless

Pally's Bar and Grille

Krispy Kreme

Alice Avenue

86th Street - 26,900 VPD

Actual Property

RETAIL MAP

1846 NW 86TH ST | CLIVE, IA



Actual Property



Actual Property



Actual Property



50 Years
of Success



Privately
Owned



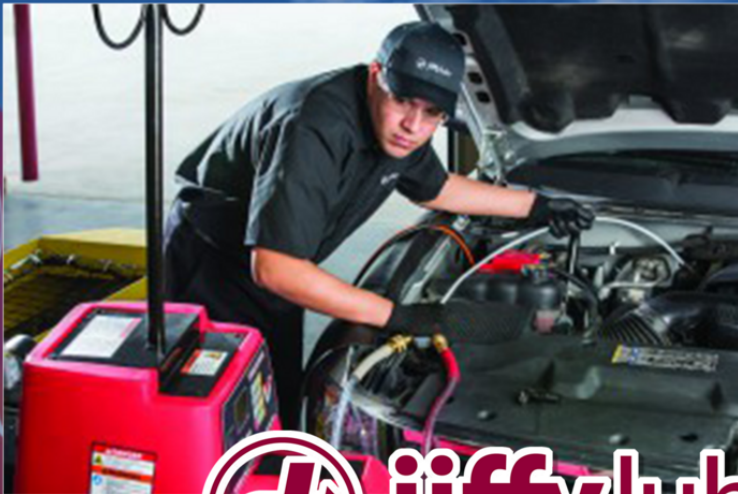
Headquarters
Houston, TX



\$145M+
Annual Revenue



2,000+
Locations



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CONTACT INFORMATION



EXCLUSIVELY MARKETED BY

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