

# For Sale



## Jiffy Lube

3100 N Sierra Hwy.,  
Rosamond CA 93560



**Hunington**

**Hunington Properties, Inc.**

501 W President George Bush Hwy  
Suite #150

Richardson, TX 75080

**214-689-3600**

[hpiproperties.com](http://hpiproperties.com)



**In-State Broker**

License #: 02154562

Bang Realty-California Inc

**513-898-1551**



## ABSOLUTE NNN LEASE INVESTMENT OPPORTUNITY

### INVESTMENT HIGHLIGHTS

- Absolute NNN Jiffy Lube With 5+ Years Remaining on Current Term
- Tenant With Operating History of 20 Years Has One (1) 5-Year Renewal Option With Scheduled Rental Increase
- Situated Near Main Thoroughfare Rosamond Blvd Generating Over 19,000 Vehicles Per Day
- Easy Access To Property With Two (2) Ingress and Two (2) Egress
- Minimal Auto Service Competition Near Subject Property
- Future Development on Rosamond Blvd
- Close Proximity to Edwards Air Force Base
- 10% Each Renewal Option



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### Executive Summary

<b>Sale Price</b>	<b>\$1,331,000.00</b>
<b>NOI</b>	<b>\$79,860.00</b>
<b>CAP</b>	<b>6.00%</b>
<b>Lease Term Remaining</b>	<b>5+ Years</b>
<b>Building SF</b>	<b>1,770 SF</b>
<b>Lot Size</b>	<b>0.16 Acre</b>
<b>Year Built</b>	<b>1994</b>

**Tenant** **Jiffy Lube (Franchisee)**



### Demographics

<b>Population (2025)</b>	<b>1 mi. - 9,661</b>
	<b>3 mi. - 19,193</b>
	<b>5 mi. - 21,436</b>
<b>Average HHI</b>	<b>1 mi. - \$88,454</b>
	<b>3 mi. - \$101,828</b>
	<b>5 mi. - \$100,414</b>

### Traffic Counts

**Rosamond Blvd: 19,196 vpd**  
**Sierra Hwy: 5,181 vpd**



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## Tenant Overview



### LEASE OVERVIEW

Lease Type	Absolute NNN
Base Annual Rent	\$79,860.00
Rent Commencement	12/10/2005
Lease Expiration	03/31/2031
Lease Term Remaining	5+ Years
Renewal Options	One (1), 5-Year
Rental Increase	10% Each Renewal Option
Insurance	Tenant Responsibility
Parking Lot Maintenance	Tenant Responsibility
Property Taxes	Tenant Responsibility
Roof and Structure	Tenant Responsibility
HVAC	Tenant Responsibility

















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