

For Sale



Jiffy Lube

3100 N Sierra Hwy.,
Rosamond CA 93560



Hunington Properties, Inc.

501 W President George Bush Hwy
Suite #150

Richardson, TX 75080

214-689-3600

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

Sale Price	\$1,331,000.00
NOI	\$79,860.00
CAP	6.00%
Lease Term Remaining	5+ Years
Building SF	1,770 SF
Lot Size	0.16 Acre
Year Built	1994
Tenant	Jiffy Lube (Franchisee)



Demographics

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

Traffic Counts

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



Matthew Kivnani

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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





ROSAMOND BLVD 19,196 VPD

SIERRA HWY 5,181 VPD

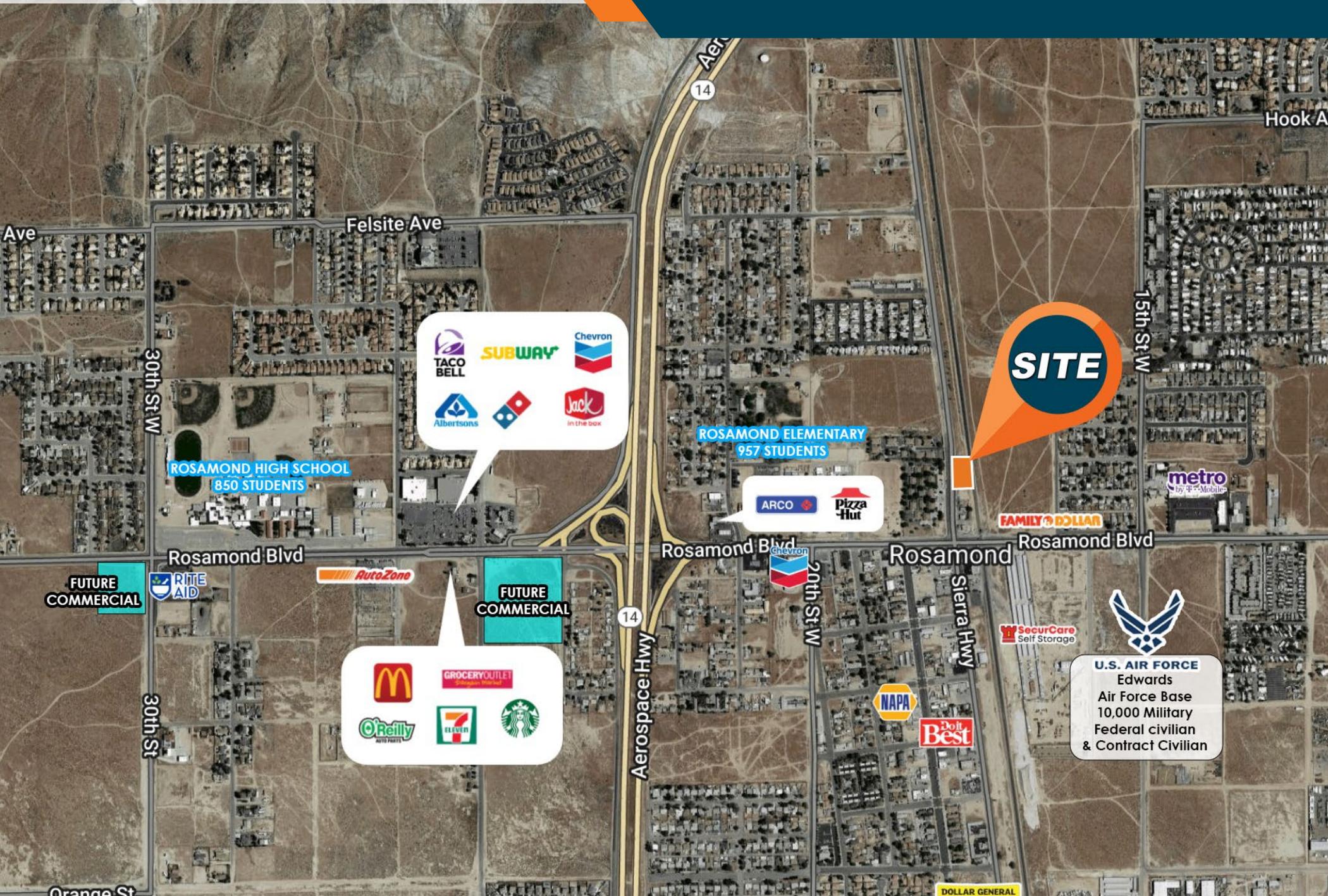
SITE

 SecurCare
Self Storage

 FAMILY DOLLAR
my family, my family dollar.

 FASTrip





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Broker of Record
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