

Seaside | Oregon

# Valvoline Instant Oil Change

1109 S HOLLADAY DRIVE | SEASIDE, OR

Single-Tenant NNN  
Investment

PRICE: \$1,125,000

CAP RATE: 6.51%



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Colliers







# Executive Summary

## PRICE

\$1.125 M

## CAP RATE

6.51%

## Lease Type

NNN

Colliers International has been selected to exclusively market for sale Valvoline Instant Oil Change, a single-tenant NNN investment property located at 1109 S Holladay Drive in Seaside, Oregon. The 2,680-square-foot building, constructed in 2005 on a 0.31-acre lot, was originally an Oil Can Henry's quick-lube facility acquired by Valvoline in 2016 and continues to operate as a drive-thru oil change center. The corporate-guaranteed lease has been recently extended for a new 5-year term commencing September 1, 2025, through August 31, 2030, with rental increases at the beginning of years 2 and 5. The tenant holds three 3-year options to extend, each featuring a 4.5% rental increase. Landlord responsibilities on-site are limited to capital expenditures, with the tenant responsible for operating expenses including property taxes and insurance.

Valvoline is centrally located in Seaside, Oregon, a vibrant coastal city and premier tourist destination along the Oregon coast. The city attracts over 3 million visitors annually to its iconic promenade, beaches, and attractions. The property enjoys high visibility along S Holladay Drive, a primary thoroughfare connecting to U.S. Route 101 – the Oregon Coast Highway – with traffic counts exceeding 20,000 vehicles per day during peak season.

Valvoline boasts over 2,000 locations nationwide and strong financials including \$1.67 billion in trailing twelve-month revenue. Corporate guaranteed from Valvoline Inc. (NYSE: VVV), and investment-grade rated Ba2 by Moody's and BB by S&P, this property represents an attractive, secure, low-management investment for passive income seekers.



NOI	\$73,213.08*
Lease Type	NNN
Commence	May 24th, 2005
Expiration	August 31st, 2030
Remaining term	5 Years
Guarantor	Valvoline Corporate
Increases	Yes, in Year 2 & 5
Option	Three, 3-Year Options at 4.5% Rent Bumps
Building size	2,680 SF
Lot size	0.31 Acres
Year built	2005
Price/SF	\$419.78

\* Net Operating Income Based on 2026 Rental Rate



# Executive Summary

## PROPERTY HIGHLIGHTS

- Brand New 5-Year Lease
- NNN Lease Structure | Limited Landlord Responsibility
- Corporate Backed (NYSE: VVV)
- Highly Visible Site
- Central Location on Primary Retail Thoroughfare
- Bite-Sized Single-Tenant Investment Property
- Only National Oil Change within 35 Miles
- Multiple Rent Increases during Primary Term & Options
- Positioned in Thriving Tourist Town
- Proximate to Multiple Residential Development Projects
- Valvoline Market Cap of \$4.48 Billion
- E-Commerce & Recession-Resilient



# Rent Schedule

Date Range	Monthly Rent	% Increase	Annual Rent	Rent/SF
9/1/2025 – 8/31/2026	\$5,838.37	-	\$70,060.44	\$26.14
9/1/2026 – 8/31/2029	\$6,101.09	4.5%	\$73,213.08	\$27.32
9/1/2029 – 8/31/2030	\$6,192.61	1.5%	\$74,311.32	\$27.73

Option 1	9/1/2030 – 8/31/2033	\$6,471.28	4.5%	\$77,655.36	\$28.98
Option 2	9/1/2033 – 8/31/2036	\$6,762.49	4.5%	\$81,149.85	\$30.28
Option 3	9/1/2036 – 8/31/2039	\$7,066.80	4.5%	\$84,801.62	\$31.64



## Area Demographics

Population Summary	1 Mile	3 Miles	5 Miles
2030 Projection	5,420	9,006	10,675
2025 Estimated	5,343	8,863	10,499
2010 Total Population	4,615	7,550	8,798

Household Summary	1 Mile	3 Miles	5 Miles
2030 Projection	2,460	4,007	4,736
2025 Households	2,412	3,923	4,634
2010 Households	2,119	3,454	4,010

Household Income	1 Mile	3 Miles	5 Miles
\$200,000+	2.8%	4.8%	5.8%
\$150,000 - \$199,999	2.8%	5.3%	6.5%
\$100,000 - \$149,999	11.2%	13.2%	13.8%
\$75,000 - \$99,999	11.0%	11.8%	12.1%
\$50,000 - \$74,999	11.8%	14.9%	15.6%
\$35,000 - \$49,999	22.8%	19.2%	17.8%
\$25,000 - \$34,999	8.0%	6.6%	6.2%
\$15,000 - \$24,999	18.1%	13.9%	12.5%
Less than \$15,000	11.4%	10.4%	9.8%
Average Household Income	\$68,689	\$84,937	\$91,878
Median Household Income	\$44,819	\$59,109	\$64,221
Per Capita Income	\$31,624	\$37,385	\$40,328

2025 Population by Age	1 Mile	3 Miles	5 Miles
2025 Estimated Population	5,343	8,863	10,499
Under 10 Years	9.0%	9.5%	9.6%
10 to 19 Years	9.9%	10.0%	10.0%
20 to 24 Years	5.9%	5.4%	5.1%
25 to 34 Years	11.5%	10.7%	10.3%
35 to 44 Years	12.0%	12.1%	12.0%
45 to 54 Years	12.1%	12.0%	11.8%
55 to 64 Years	12.9%	12.7%	12.8%
65 to 74 Years	15.4%	15.8%	16.3%
75 Years or Over	11.4%	11.8%	12.1%
Median Age	46.3	46.8	47.3

2025 Population 25+ Education Level	1 Mile	3 Miles	5 Miles
Total	4,019	6,659	7,905
Less than 9th Grade	0.8%	0.9%	1.1%
9th - 12th Grade, No Diploma	5.8%	6.0%	5.7%
High School Graduate	25.8%	23.6%	22.4%
GED/Alternative Credential	4.1%	4.0%	4.1%
Some College, No Degree	24.5%	23.4%	23.6%
Associate Degree	15.8%	15.1%	13.9%
Bachelor's Degree	17.9%	19.5%	20.7%
Graduate/Professional Degree	5.3%	7.5%	8.6%

# Amenity Map



## ★ Valvoline

### Food & Drinks

- 1 MARIVEL'S KITCHEN
- 2 Brew 22 Coffee
- 3 Taqueria Pelayos Seaside
- 4 Riley's Restaurant & Lounge
- 5 Gray's Comfort Q BBQ & Coffee
- 6 Bell Buoy of Seaside
- 7 Taco Bell
- 8 Starbucks
- 9 Papa Murphy's
- 10 Nonni's Italian Bistro
- 11 Bagels by the Sea
- 12 Dooger's Seafood & Grill
- 13 Dundee's Bar & Grill
- 14 Finn's Fish House
- 15 Times Theatre & Public House
- 16 Pig 'N Pancake
- 17 Miriam's Little Restaurant
- 18 The Crabby Oyster
- 19 Sam's Seaside Café
- 20 Mo's Seafood & Chowder
- 21 Osprey Café
- 22 Billy Mac's Seaside Bar & Grill

### Hospitals

- 1 Providence Seaside Hospital

### Landmarks & Museums

- 1 End of Lewis & Clark National Historical Trail
- 2 Seaside pipe
- 3 The Lewis & Clark Salt Works
- 4 Painted Rock Beach
- 5 The Sailor's Grave
- 6 Seaside Museum & Historical Society

## City Hall

- 1 Seaside City Hall

### Retail

- 1 T&C Home Furnishings
- 2 Seaside Ace Hardware
- 3 Les Schwab Tire Center
- 4 NAPA Auto Parts
- 5 U.S. Bank Branch
- 6 Umpqua Bank
- 7 At The Water's Edge
- 8 Marie's Flowers
- 9 Rite Aid
- 10 Oregon Marketplace
- 11 Schwieter's Cones & Candy
- 12 Seaside Farmer's Market
- 13 Seaside Candyman
- 14 Cleanline Surf
- 15 Sharky's
- 16 Portland Fudge Company
- 17 Your Store Seaside
- 18 C&R Mercantile
- 19 Seaside Liquor Store
- 20 Discount Fireworks Superstore
- 21 Seaside Surf Shop
- 22 Cottage & Castle Antiques
- 23 Seaside Outlet Mall
- 24 Nike Factory Store - Seaside
- 25 Seaside Aquarium
- 26 Funland
- 27 Seaside Carousel Mall
- 28 Tipton's

### Grocery

- 1 Safeway
- 2 Grocery Outlet
- 3 Kiosco Mexicano
- 4 Seaside Market

# Tenant Profile



Valvoline Instant Oil Change, founded in 1986, is one of the largest quick-lube service providers in North America, with more than 1,700 locations across the United States and Canada. The company specializes in fast, maintenance-focused automotive services, including oil changes, tire rotations, battery replacements, and fluid exchanges—typically completed in 15 minutes or less without an appointment. Valvoline is known for its customer-focused service model, drive-through convenience, and use of premium Valvoline-brand motor oils. The company's headquarters are located in Lexington, Kentucky, and it operates under a mix of company-owned and franchised locations.

Valvoline is part of Valvoline Inc., a global leader in automotive lubricants and services with a brand history dating back to 1866. The company consistently ranks among the top quick-lube providers in the nation, generating billions in annual system-wide sales and maintaining a strong presence through both corporate operations and franchise partnerships.



**11,500 EMPLOYEES**

as of the end of FY 2024



**2,010 LOCATIONS**

across the U.S. and Canada



**\$1.62B NET REVENUE**

a 12% increase over 2023



# Seaside, Oregon

Located along Oregon's scenic North Coast, about 80 miles northwest of Portland, Seaside is a beloved beach town famous for its wide, sandy shoreline and family-friendly atmosphere. The iconic Seaside Promenade, a 1.5-mile oceanfront walkway, offers sweeping Pacific views and connects to the downtown filled with shops, restaurants, arcades, and galleries. Seaside's history as one of Oregon's first coastal resorts is reflected in its charming architecture, classic attractions like the Seaside Aquarium, and its distinction as the official end of the historic Lewis and Clark Trail, commemorated by the "End of the Trail" statue on the beachfront.

Just 9 miles north of Cannon Beach and 17 miles south of Astoria, Seaside offers convenient access to some of the Oregon Coast's most celebrated destinations. The town is a hub for outdoor recreation, from beachcombing and kayaking to hiking nearby trails at Ecola State Park and Tillamook Head. Seasonal events like the Seaside Beach Volleyball Tournament and Hood to Coast Relay draw visitors from around the world. With its mix of coastal beauty, historic significance, and a welcoming small-town feel, Seaside remains a cherished destination for vacationers and a relaxing home for residents.



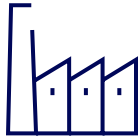






# Employment in Seaside

## BUSINESSES & EMPLOYMENT



**462**

total businesses



**3,510**

total employees



**50%**

white collar jobs



**24%**

service jobs



**26%**

blue collar jobs



**3%**

unemployment rate

## TOP 5 INDUSTRIES



Retail Trade



Food Services



Healthcare



Education



Tourism

## TOP NOTABLE EMPLOYERS



Clatsop  
Community  
College







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