

Construction Photo
Taken on 11/6/2024



N



SALT LAKE CITY
23.7 MILES



CAMP
WILLIAMS
US ARMY
BASE

Swagelok

SILVERONYX

SUBJECT PROPERTY



PORTER ROCKWELL BLVD



36,939 VPD



BLUFFDALE, UT (SALT LAKE CITY MSA)

Oil Changers

CORPORATE GUARANTY FROM OIL CHANGER INC.
180+ LOCATIONS ACROSS THE U.S.



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MOUNTAIN WEST
COMMERCIAL REAL ESTATE

Surrounding Retail



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MOUNTAIN WEST
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Disclaimer

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Oil Changers

1700 W & PORTER ROCKWELL BLVD, BLUFFDALE, UT 84062 [↗](#)

\$2,946,000

PRICE

6.15%

CAP RATE

NOI	\$181,179
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
RENT INCREASES	10% Every 5 Years
OPTIONS	Three, 5-Year
YEAR BUILT	2024

Surrounding Retail



Brand-new 2024 build-to-suit construction in explosive-growth Salt Lake City suburb

A 15-year absolute NNN Oil Changers featuring 10% rental increases every 5 years and a **corporate guaranty from tenant's parent company**. The subject property is **part of a three-tenant retail development** that also includes 7-Eleven and Quick Quack Car Wash.

The Offering

- Brand-new 15-year lease with 10% rental increases every 5 years
- Lease features a corporate guaranty from Oil Changer Inc.
- Absolute NNN structure making this a truly “hands-off” investment
- Subject property part of a new three-tenant retail development

About The Operator/Guarantor

- Largest independent oil change operator in the U.S. with 180+ locations
- Significant nine-figure corporate revenues (ask Agent for more details)

Market Highlights

- Explosive-growth Salt Lake City suburb – 23.42% population increase since 2020
- Affluent residential demographics – average household incomes of \$138,507 within a 3-mile radius of the subject property
- Nearby national retailers driving traffic to the trade area include IKEA, Cabela’s, Nike, and H&M
- Five minutes from Camp Williams – a 23,850-acre National Guard training site



		CURRENT
Price		\$2,946,000
Capitalization Rate		6.15%
Building Size (SF)		3,320
Lot Size (SF)		25,890
Stabilized Income		
Scheduled Rent		\$181,179
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$181,179

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Oil Changers
Lease Guarantor	Oil Changer Inc.
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	2/5/2025*
Options	3, 5-Year
Year Built/Renovated	2024

**Estimated Store Opening*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Oil Changers	3,320	2/5/2025	2/28/2030	\$181,179	\$15,098	\$181,179
	<i>10% Increase</i>	3/1/2030	2/28/2035		\$16,608	\$199,297
	<i>10% Increase</i>	3/1/2035	2/29/2040		\$18,269	\$219,227
	Option 1	3/1/2040	2/28/2045		\$20,096	\$241,149
	Option 2	3/1/2045	2/28/2050		\$22,105	\$265,264
	Option 3	3/1/2050	2/28/2055		\$24,316	\$291,791
TOTALS:	3,320			\$181,179	\$15,098	\$181,179

LEGEND



Property Boundary

3,320

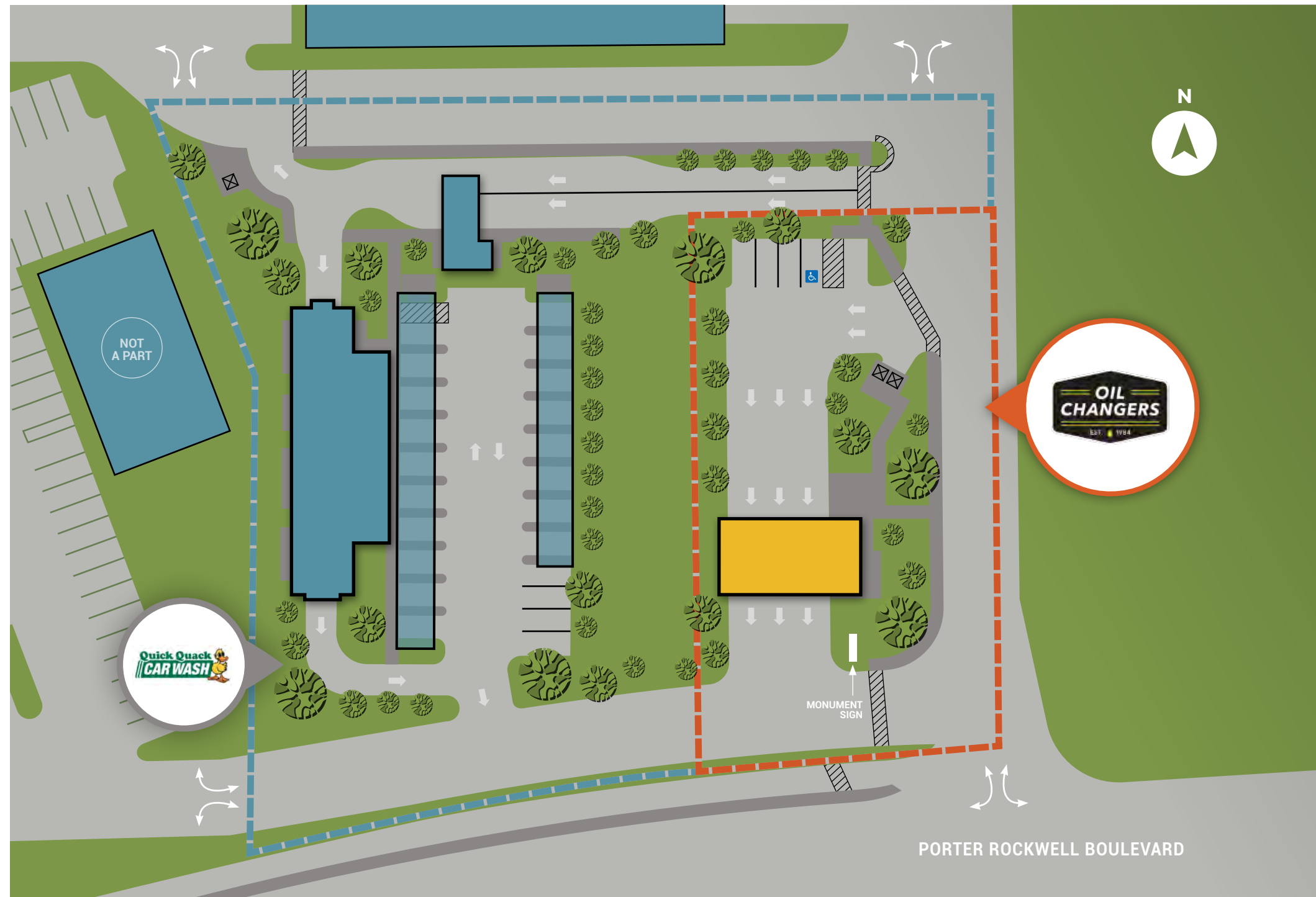
Rentable SF

25,890

Lot Size SF



Egress



One of the largest operators of oil change facilities on the West Coast



180+

STORES ACROSS 13 STATES

\$175 Million

TOTAL REVENUES IN 2023



About Oil Changers

- Established in 1984 and headquartered in Pleasanton, California, Oil Changers is a leading provider of oil changes and ancillary services, including fluid exchanges, fuel system checks, state inspections, and wiper blade and filter replacements
- Oil Changers works with local partners, most of which are within 30 miles of their stores, to recycle and refine used motor oil to be used again
- Founded with a mission to deliver quick, professional, and customer-focused service, the company has grown into a trusted name across the automotive care industry

Acquisitions

- Oil Changers was acquired by Greenbriar Equity Group in 2021, under an umbrella company called Breeze Autocare
- Oil Changers has since acquired brands across 13 states, totaling 180+ locations with more to be developed in the coming years

[Tenant Website](#) 



N



SALT LAKE CITY
23.7 MILES

Construction Photo
Taken on 11/6/2024



23,826 VPD

REDWOOD ROAD

PORTER ROCKWELL BOULEVARD

Located in
the thriving
Salt Lake City
submarket

23,826

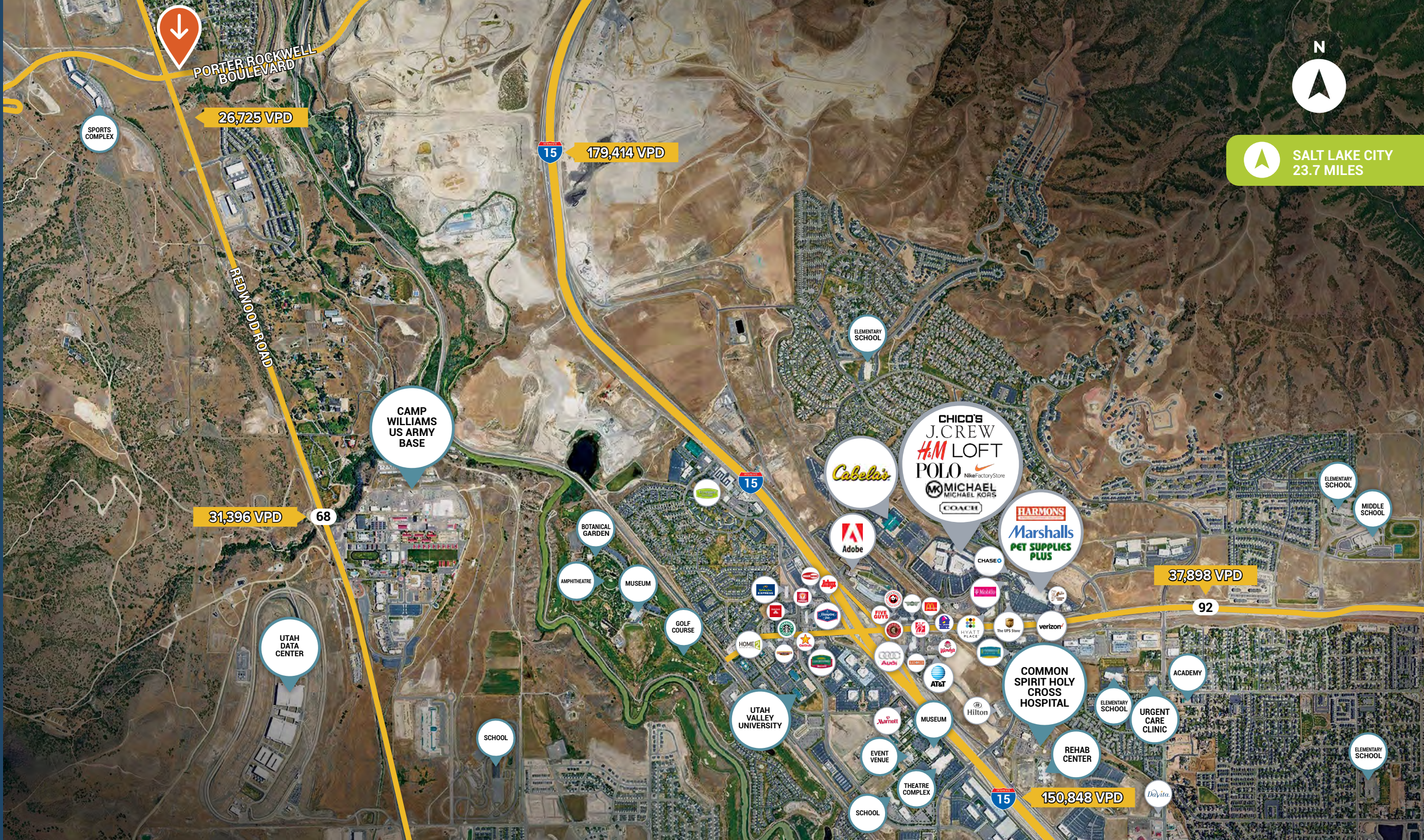
VEHICLES PER DAY ALONG
REDWOOD RD

23.7 miles

TO SALT LAKE CITY



SALT LAKE CITY
23.7 MILES



PORTER ROCKWELL
BOULEVARD

26,725 VPD

179,414 VPD

31,396 VPD

68

37,898 VPD

92

150,343 VPD

SPORTS
COMPLEX

REDWOOD ROAD

CAMP
WILLIAMS
US ARMY
BASE

BOTANICAL
GARDEN

AMPHITHEATRE

MUSEUM

GOLF
COURSE

UTAH
DATA
CENTER

SCHOOL

UTAH
VALLEY
UNIVERSITY

EVENT
VENUE

THEATRE
COMPLEX

SCHOOL

Adobe

Cabela's

CHICO'S
J.CREW
H&M LOFT
POLO
NIKE Factory Store
MICHAEL MICHAEL KORS
COACH

HARMONS
Marshall's
PET SUPPLIES
PLUS

COMMON
SPIRIT HOLY
CROSS
HOSPITAL

REHAB
CENTER

URGENT
CARE
CLINIC

ACADEMY

ELEMENTARY
SCHOOL

DaVita

ELEMENTARY
SCHOOL

ELEMENTARY
SCHOOL

MIDDLE
SCHOOL

ELEMENTARY
SCHOOL



SALT LAKE CITY
23.7 MILES

Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2020	25,722	123,655	527,138
2022	31,746	137,677	568,968

Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$131,499	\$138,507	\$138,274
Median	\$108,726	\$113,336	\$113,182

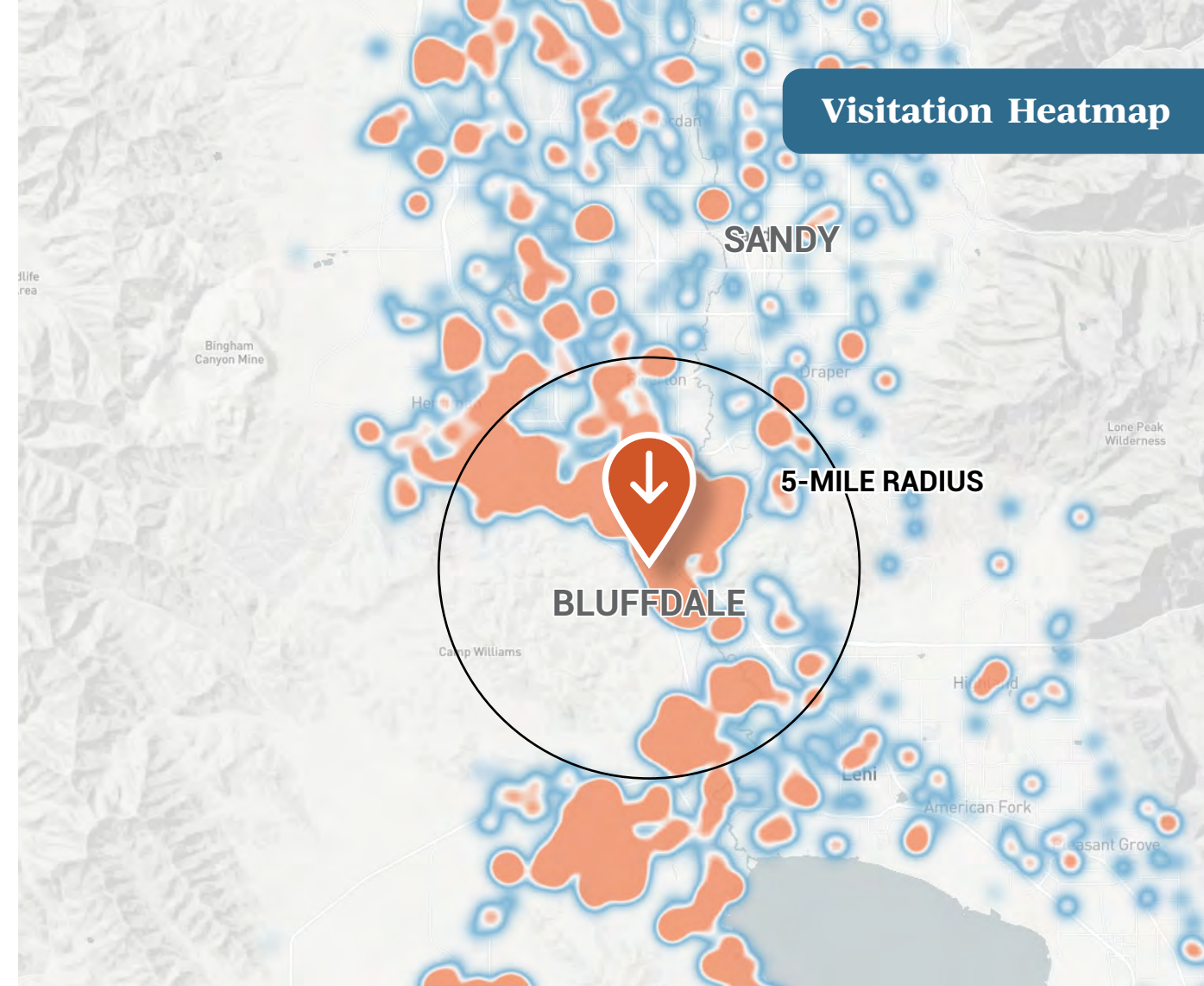
The typical visitor persona for individuals who visited the nearby 7-Eleven in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

88.7K Visits

OVER PAST 12 MONTHS AT THE NEARBY 7-ELEVEN

13 Minutes

AVERAGE DWELL TIME AT THE NEARBY 7-ELEVEN



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby 7-Eleven over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Bluffdale, UT

SOUTHWEST SALT LAKE CITY



About Bluffdale

- Bluffdale is a growing city located in both Salt Lake and Utah Counties, positioned in the southwestern edge of the Salt Lake Valley
- The city is situated near major transportation routes, including Interstate 15 and the Mountain View Corridor, a major roadway extending from Salt Lake County into Utah County
- Bluffdale has seen rapid population growth over the past decade due to the expansion of suburban development in Salt Lake Valley

Provo, UT

- Provo has a population of over 115,000 residents and continues to rapidly grow
- Provo's downtown area has seen significant revitalization, with new mixed-use developments, office spaces, and retail businesses
- The city is home to the Brigham Young University (BYU), a private research university

Salt Lake City, UT

- Salt Lake City is the capital city and most populous city of Utah, nestled along the foothills of the Rocky Mountains overlooking the Great Salt Lake
- The city serves as the economic, financial, and commercial center of Utah, driven by sectors such as technology, healthcare, finance, manufacturing, and tourism
- While the Church of Jesus Christ of Latter-day Saints is headquartered in the city, with ~42% of residents identifying as Mormon, Salt Lake City is ethnically and religiously diverse
- Home to historic sites such as Temple Square, the Salt Lake Temple, and the Tabernacle, which attract millions of visitors annually

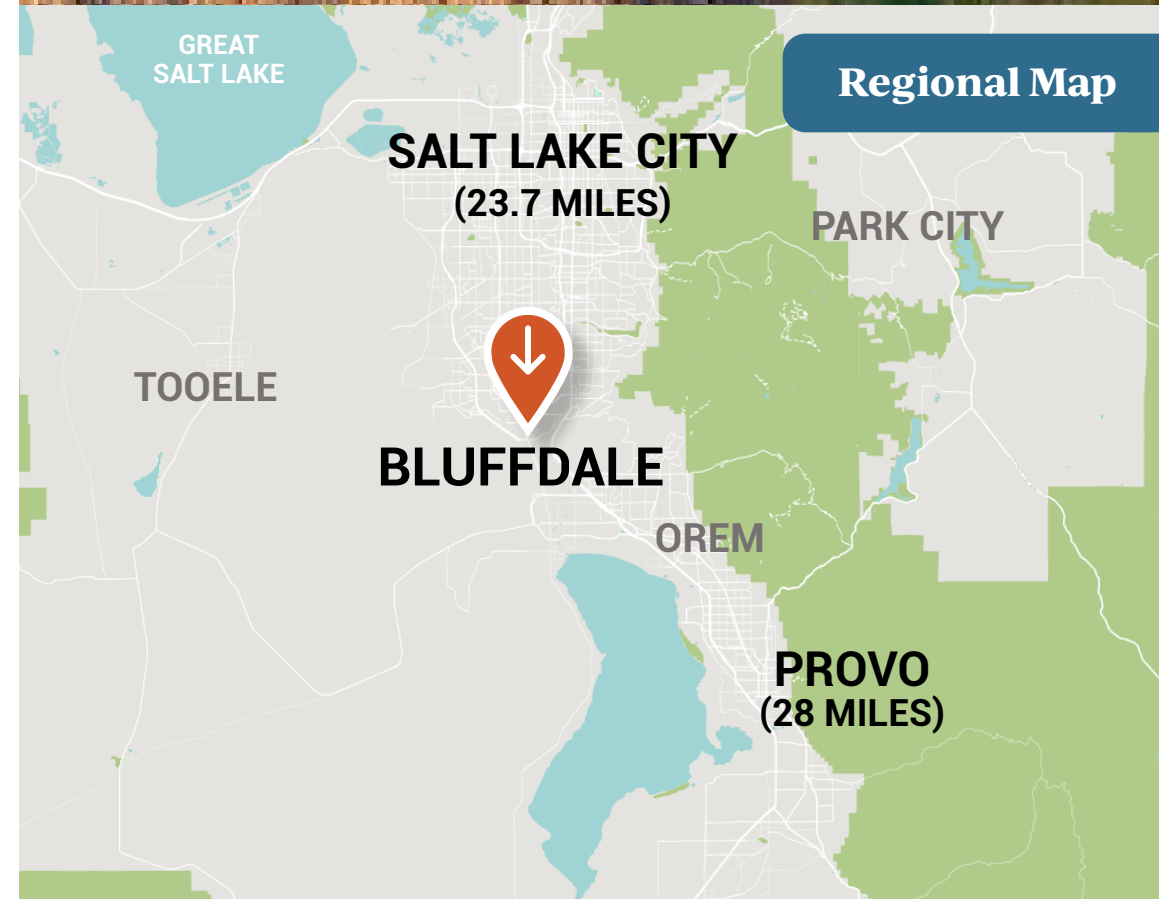
1.2 Million

SALT LAKE CITY MSA
ESTIMATED POPULATION

\$135.4 B

SALT LAKE CITY MSA GDP

Salt Lake City



Regional Map

SALT LAKE CITY
(23.7 MILES)

PARK CITY

TOOELE

BLUFFDALE

OREM

PROVO
(28 MILES)

Potential MLB Expansion Site Unveiled in Salt Lake City

SPORTS TRAVEL MAGAZINE | FEBRUARY 15, 2024

The Larry H. Miller Company and Miller family have unveiled renderings for a mixed-use entertainment district anchored by a new baseball stadium that would be the site for a potential Major League Baseball expansion team.

The Power District, a nearly 100-acre site adjacent to the Utah State Fairpark and the Jordan River, would be located between the Salt Lake City International Airport and downtown with mass transit easily available. Development at the Power District is scheduled to begin in late 2024.

"We are passionate about this once-in-a-generation opportunity to invest in our capital city," said Steve Starks, chief executive officer of the LHM Company. "This project will serve as a vibrant extension of and gateway to downtown Salt Lake, complements the mission of the State Fairpark, and brings the Jordan River to life. The Power District will be a gathering place for Utah's families to live, work, play and enjoy the best views in Major League Baseball."

The LHM Company is pursuing a MLB expansion team for Salt Lake City. A group called Big League Utah is supporting the effort. Thursday's announcement didn't include specific details about the proposed ballpark. Salt Lake City was toured by Oakland A's officials last month to discuss the potential of playing in the region for three seasons while waiting for a permanent home in Las Vegas to be built, although the San Jose Mercury News reported this week there is a chance the A's would continue in Oakland for the near future.

[Read More](#) 

Renderings



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The Power District, a nearly 100-acre site adjacent to the Utah State Fairpark and the Jordan River, features transportation access located between the Salt Lake City International Airport and downtown, approximately 6 miles north of the subject property.

Drawings are conceptual in nature and not intended to represent or be used as a basis for specific designs for specific uses or outcomes. Copyright LHM, Inc. 2024



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