

Jiffy Lube

757 WEST NORTH TEMPLE STREET - SALT LAKE CITY, UTAH
NNN INVESTMENT OPPORTUNITY



HIGHLIGHTS INCLUDE:

- **NNN Lease:** Jiffy Lube is responsible for CAM, Repairs & Maintenance, Utilities, Taxes, and Insurance
- **Lease Term:** Jiffy Lube has over 4 years of term remaining
- **Long-Term Tenancy:** The tenant has occupied this location since 1994
- **Credit Tenant:** Jiffy Lube is a wholly subsidiary of Shell PLC (NYSE: SHEL) featuring AA- credit rating
- **Location:** Prime visibility and strategically located on the highly-trafficked North Temple corridor (13,759 ADT)
- **Strong Area Demographics:** Within a 5-mile radius, there are 88,437 households featuring average annual income of \$95,539 and population of 209,127
- **Covered Land Play:** Possible covered land opportunity given the site's TSA-UN-C Zoning

Investment Summary

Sales Price:	\$1,700,000 (\$446.43 psf - building; \$111.50 psf - land)
Cap Rate:	4.27%
Building Size:	3,808 sf
Site Size:	0.35 acres
Parcel Number:	08-35-478-053
Age:	1975
Zoning:	TSA-UN-C (Urban Neighborhood Transit Station)

Exclusive Advisors



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Lease Summary	
Tenant:	Jiffy Lube
Square Footage	3,808 sf
Lease Type	NNN
Initial Term	8 Years
Rent Commencement Date	3/1/94
Lease Expiration Date	2/28/29
Current Base Rent	\$72,648 (\$19.08 psf)
Options	Tenant exercised its last five-year option which began on 3/1/2024 and expires on 2/28/2029
CAM	Tenant is not responsible to reimburse CAM; Tenant shall be responsible to maintain its own walkways, driveways, landscaping, and parking areas (Amendment No. 1)

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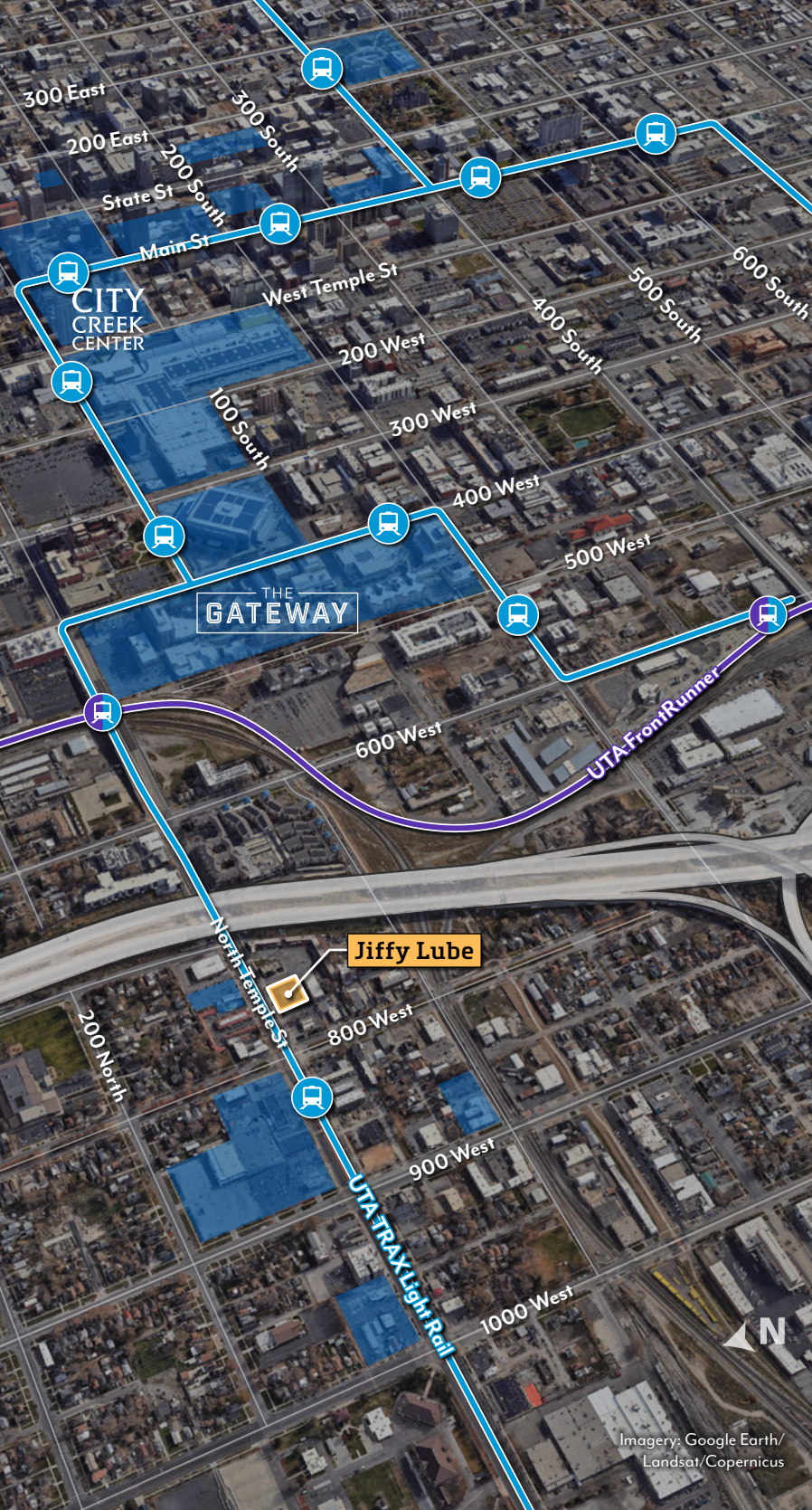
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Jiffy Lube NNN Investment

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Imagery: Google Earth/
Landsat/Copernicus

SURROUNDING RETAIL AND AMENITIES

The Property is located near Downtown Salt Lake City, home to the area's most vibrant cultural, entertainment, retail, and dining establishments.

HARMONS NEIGHBORHOOD GROCER
MEGAPLEX THEATRES
RANCHO MARKETS
the depot
DAVE & BUSTER'S
RED IGUANA
Apple **H&M**
FLANKER KITCHEN + SPRING CLUB
RED ROCK BREWERY
ANTHROPOLOGIE
NORDSTROM
WiseGuys LIVE COMEDY
Shades BREWING
FOREVER 21
west elm
HAFIPASS
Squatters PUB BREWERY
TIFFANY & CO.
ATHLETA
CUPBOP (OPEN 88¢ IN S. UTAH)
BACK DOOR
BAR·X
RICH'S BURGERS-N-GRUB
COPPER COMMON
Pretty Bird HOT CHICKEN
Laziz KITCHEN
monkey wrench
FRANKLIN AVE Cocktails & Kitchen
WHISKEY STREET cocktails & dining
CHILE - TEPIN
DELTA CENTER
UTA RAIL
The City Library THE SALT LAKE CITY PUBLIC LIBRARY SYSTEM
JANET QUINNEY LAWSON CAPITOL THEATRE
CALVIN L. RAMPTON SALT PALACE CONVENTION CENTER A SALT LAKE COUNTY FACILITY
GALLIVAN CENTER
MAURICE ABRAVANEL HALL
JHT LEONARDO
Eccles GEORGE S. AND DOLORES DORE ECCLES THEATER

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