

OFFERING MEMORANDUM

ABSOLUTE NNN – JIFFY LUBE

JIFFY LUBE - 51ST AVE



\$1,899,000

PRICE

6.36%

CAP RATE

\$120,750

NOI

\$981

PRICE / SF

EXCLUSIVELY LISTED BY

RE/MAX Fine Properties/Boulders Realty Advisors · 480-792-9500 · Bouldersrealtyadvisors.com

ABSOLUTE NNN – JIFFY LUBE

Jiffy Lube - 51st Ave

Phoenix, AZ 85035



\$1,899,000

ASKING PRICE



\$120,750

NOI



6.36%

CAP RATE



100%

OCCUPANCY



\$120,750

BASE RENT



\$120,750

EGI

We are pleased to present ABSOLUTE NNN - JIFFY LUBE, a single-tenant net-leased property strategically located at 1645 North 51st Avenue in Phoenix, Arizona. This absolute NNN investment offers a rare opportunity to acquire a zero-management asset with long-term, contractually escalating income. This is a long-standing tenant operating at the location since 2008. Tenant covers are building and property maintenance, including roof, structure, taxes, parking, etc.

Investment Highlights

Property Highlights

- ±1,936 SF freestanding automotive service building on ±0.38 acres.
- Excellent Visibility on North 51st Avenue, just north of West McDowell Road.
- 33,435 Vehicles Per Day along N. 51st Avenue adjacent to the property, providing exceptional exposure for a high-volume automotive corridor.
- Strong automotive oriented location surrounded by complementary automotive, retail, residential and industrial uses, supporting consistent customer demand.
- 157,552 Residents live within a 3-mile radius, creating a dense and established customer base.
- Minutes from Interstate 10, offering convenient regional access throughout the Phoenix Metro.
- Located in a mature infill trade area surrounded by national retailers, industrial employment, and dense residential neighborhoods.

Zero Landlord Responsibilities

- Single Tenant, Absolute NNN Leased Investment Opportunity - Jiffy Lube
- Extremely Profitable Location for Operator
- 4.5 Years Remaining on current term with 2-5 Yr Options
- Proven Retail Location - In Operation at this Location Since 2008
- Attractive 5% Rental Increases in 2028 and Each Option Period
- Corporate Owned

Asking Price	\$1,899,000
NOI	\$120,750
Cap Rate	6.36%
Occupancy	100%
Base Rent	\$120,750
EGI	\$120,750

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASES
Current - 12/31/2028	\$10,062.50	\$120,750.00	\$62.37 PSF	-
1/1/2029 - 12/31/2030	\$10,565.58	\$126,787.00	\$64.49 PSF	5.00%
Option 1	\$11,093.86	\$133,126.35	\$68.76 PSF	5.00%
Option 2	\$11,648.56	\$139,782.67	\$72.20 PSF	5.00%

Sales Comparables

Valvoline

3663 S Power Rd, Mesa, Arizona



STATUS
Sold

SALE PRICE
\$2,600,000

CAP RATE
4.85%

BUILDING SF
3,500

PRICE/SF
\$742.86

NOI
\$130,000

UNITS
1

YEAR BUILT
2026

SALE DATE
Jun 2026

Take 5

1355 Elliot Rd, Tempe, Arizona



STATUS
Sold

SALE PRICE
\$2,525,000

CAP RATE
5.35%

BUILDING SF
1,723

PRICE/SF
\$1465.47

NOI
\$135,000

UNITS
1

YEAR BUILT
2025

SALE DATE
Dec 2025

Jiffy Lube

9257 East Guadalupe Road, Mesa, Arizona



STATUS
Active

SALE PRICE
\$2,433,262

CAP RATE
5.30%

BUILDING SF
2,550

PRICE/SF
\$954.22

NOI
\$128,963

UNITS
1

YEAR BUILT
2006

Sales Comparables (continued)

Take 5

425 N 99th Ave, Tolleson, Arizona



STATUS
Active

SALE PRICE
\$2,173,913

CAP RATE
5.75%

BUILDING SF
1,829

PRICE/SF
\$1188.58

NOI
\$125,000

UNITS
1

YEAR BUILT
2026

Take 5

16540 W Cactus Rd, Surprise, Arizona



STATUS
Active

SALE PRICE
\$1,619,000

CAP RATE
5.25%

BUILDING SF
1,400

PRICE/SF
\$1156.43

NOI
\$85,000

UNITS
1

Meineke

6757 E Southern Ave, Mesa, Arizona



STATUS
Active

SALE PRICE
\$1,648,000

CAP RATE
6.25%

BUILDING SF
2,507

PRICE/SF
\$657.36

NOI
\$103,030

UNITS
1

YEAR BUILT
1997

Location Highlights



LOCATION

Address	1645 North 51st Avenue
City	Phoenix
State	Arizona
Zip Code	85035
County	Maricopa
Coordinates	33.467738,-112.168775

TRANSIT

McDowell Rd & 51ST Ave	0.1 mi
McDowell Rd & 47th Ave	0.5 mi
McDowell Rd & 55th Ave	0.5 mi

AIRPORTS

Phoenix Sky Harbor International Airport	9.4 mi
Scottsdale Airport	18.0 mi
Phoenix Goodyear Airport	12.1 mi

HIGHWAYS

Papago Freeway	0.4 mi
Congressman Ed Pastor Freeway	1.2 mi
Grand Avenue	2.7 mi
US 60	3.0 mi

JIFFY LUBE

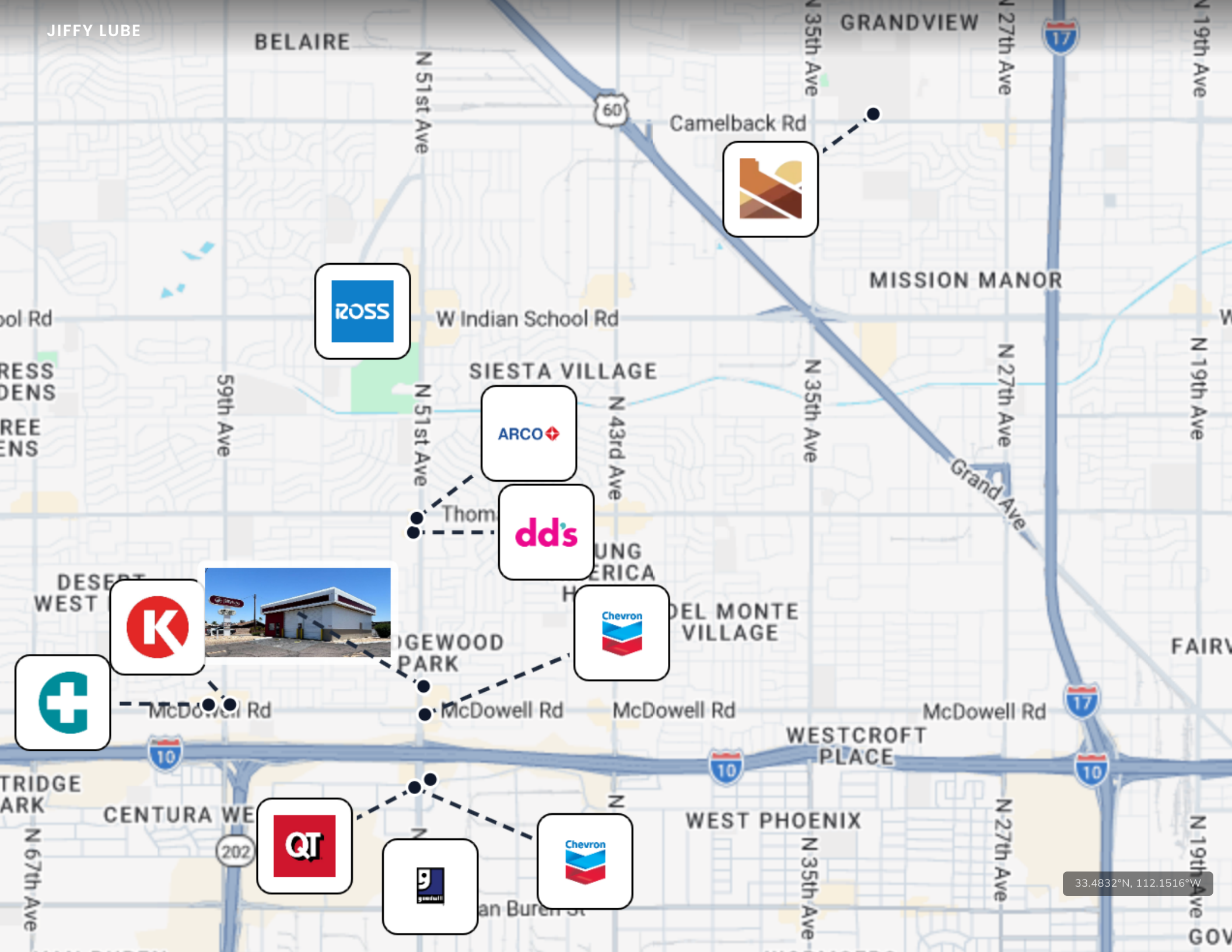


Photo Gallery



Market Overview

Market Overview: Phoenix, AZ

Phoenix (FEE-niks) is the capital and most populous city of the U.S. state of Arizona. With over 1.6 million residents at the 2020 census, Phoenix is the fifth-most populous city in the United States and the most populous state capital. The Phoenix metropolitan area, with an estimated 5.19 million residents, is the tenth-most populous metropolitan area in the U.S. and the most populous in the Mountain states and Southwest. Phoenix is the county seat of Maricopa County in the Salt River Valley and Arizona Sun Corridor and, with an area of 517.9 square miles (1,341 square kilometers), is the largest city by area in Arizona and 11th-largest city by area in the United States.

Phoenix was settled in 1867 as an agricultural community near the confluence of the Salt and Gila Rivers and was incorporated as a city in 1881. It became the capital of Arizona Territory in 1889. Its canal system led to a thriving farming community with the original settlers' crops, such as alfalfa, cotton, citrus, and hay, remaining important parts of the local economy for decades. Cotton, cattle, citrus, climate, and copper were known locally as the "Five C's" anchoring Phoenix's economy.

KEY FACTS

Population	1.61M
Area	517.9 sq mi
Elevation	3,563 ft
County	Maricopa County
Incorporated	January 1, 1868
State	Arizona

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	21,967
Median HH Income	\$62,158
Households	6,609

3-MILE RADIUS

Population	152,329
Median HH Income	\$64,052
Households	43,577

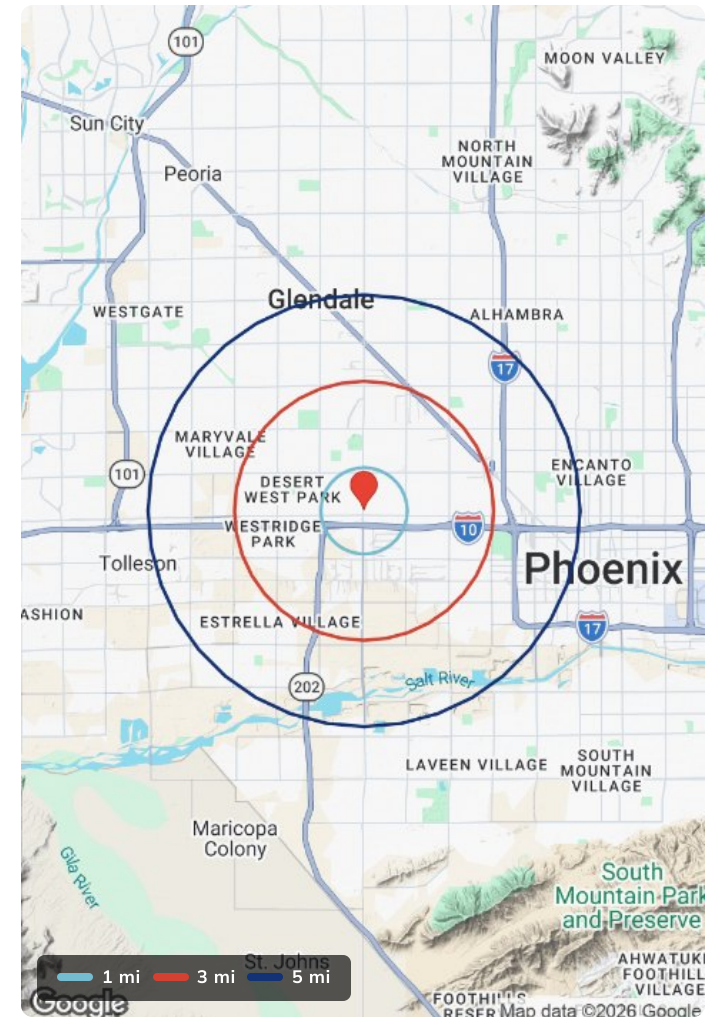
5-MILE RADIUS

Population	417,641
Median HH Income	\$66,853
Households	122,615

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,482	151,084	367,323
2010 Population	21,973	150,219	383,965
2026 Population	21,967	152,329	417,641
2031 Population	21,943	152,646	420,904
2026-2031 Growth Rate	-0.02 %	0.04 %	0.16 %
2026 Daytime Population	18,013	156,267	417,620
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,513	40,109	105,235
2010 Total Households	5,668	38,430	104,635
2026 Total Households	6,609	43,577	122,615
2031 Total Households	6,704	44,316	125,201
2026 Avg. Household Size	3.32	3.48	3.28
2026 Owner Occupied Housing	3,122	22,085	62,888
2031 Owner Occupied Housing	3,307	23,447	66,983
2026 Renter Occupied Housing	3,487	21,492	59,727
2031 Renter Occupied Housing	3,396	20,869	58,218
2026 Vacant Housing	367	2,724	7,814
2026 Total Housing	6,976	46,301	130,429
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	475	3,424	10,900
\$15,000-\$24,999	294	2,642	6,709
\$25,000-\$34,999	762	3,681	10,012
\$35,000-\$49,999	1,067	6,852	16,192
\$50,000-\$74,999	1,206	8,413	24,294
\$75,000-\$99,999	1,167	7,302	19,414
\$100,000-\$149,999	1,107	6,737	19,985
\$150,000-\$199,999	347	2,997	8,473
\$200,000 or greater	185	1,529	6,635
Median HH Income	\$62,158	\$64,052	\$66,853
Average HH Income	\$75,198	\$78,076	\$84,164



\$62,158

MEDIAN HH INCOME (1-MI)

\$75,198

AVG HH INCOME (1-MI)

47.2%

OWNER OCCUPIED (1-MI)

52.8%

RENTER OCCUPIED (1-MI)

5.3%

VACANCY RATE (1-MI)

-0.02 %

2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

ABSOLUTE NNN – JIFFY LUBE

Jiffy Lube - 51st Ave, Phoenix, AZ, 85035



FOR MORE INFORMATION



Brett Nicholas

Agent

602-527-2929

brett@bouldersrealtyadvisors.com

Lic# SA687827000

Jim Zemezonak

Broker

480-792-9500

jim@bouldersrealtyadvisors.com

Lic# BR6630070000

RE/MAX Fine Properties/Boulders Realty Advisors

21020 N Pima Rd

Scottsdale , AZ 85255

480-792-9500

Bouldersrealtyadvisors.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Fine Properties/Boulders Realty Advisors and it should not be made available to any other person or entity without the written consent of RE/MAX Fine Properties/Boulders Realty Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Fine Properties/Boulders Realty Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RE/MAX Fine Properties/Boulders Realty Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Fine Properties/Boulders Realty Advisors has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Fine Properties/Boulders Realty Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE RE/MAX Fine Properties/Boulders Realty Advisors ADVISOR FOR MORE DETAILS.