

Valvoline

Kent, WA

Brand New 2026 Construction

Absolute NNN Ground Lease

\$ | Price:
\$2,700,000

% | Cap Rate:
5.50%

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THE OFFERING

Northmarq is pleased to present the opportunity to acquire a brand-new 2026 construction Valvoline Instant Oil Change located immediately east of the signalized intersection of Highway 516 and 132nd Avenue SE in Kent, Washington. The Property consists of a 1,676 SF building situated on ±1.718 acres and is subject to a 15-year absolute NNN ground lease with four 5-year renewal options, providing investors up to 35 years of total term.

The Property offers zero landlord responsibilities and 10% rent escalations built into every option period. The lease is backed and guaranteed by a publicly traded, nationally recognized tenant, located in one of the Pacific Northwest's most active suburban markets.

- Brand New 2026 Construction: Valvoline Instant Oil Change build-to-suit on ±1.718-acre ground lease in Kent, Washington.
- Absolute NNN Ground Lease Structure: Zero landlord responsibilities for taxes, insurance, utilities, maintenance, or capital expenditures.
- 15-Year Initial Term: Four (4), 5-year renewal options provides up to 35 years of total potential term.
- Structured Rent Escalations: 10% at each option period.
- Guaranteed: The lease is guaranteed by a publicly traded nationally recognized essential auto services brand.
- Kent, WA Submarket: High-traffic SE 272nd Street corridor with strong regional accessibility and dense suburban demographics.

OFFERED EXCLUSIVELY BY

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