

OIL CHANGERS

STNL INVESTMENT

8146 W. 3500 S., Magna, UT 84044



NEWMARK
MOUNTAIN WEST

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TABLE OF CONTENTS



INVESTMENT SUMMARY

LISTING PRICE

\$3,239,217

CAP RATE

5.75%

NOI

\$186,255

TOTAL GLA

3,352 SF

TOTAL LAND SIZE

0.89 Acres

OCCUPANCY

100%

| | | | |
|---------------------------|--------------------------------------|--|--------------------------|
| TENANT TRADE NAME | OIL CHANGERS | RENTAL INCREASES | 10% EVERY 5 YEARS |
| LEASE GUARANTOR | OIL CHANGERS ACQUISITION CORPORATION | EXTENSION OPTIONS | THREE (3) FIVE (5) YEARS |
| LEASE TYPE | ABSOLUTE NET | TENANT'S FIRST RIGHT OF REFUSAL | No |
| COMMENCEMENT | 60 DAYS AFTER DELIVERY | PROPERTY TAXES | TENANT RESPONSIBLE |
| ESTIMATED DELIVERY | 12/1/2025 | INSURANCE | TENANT RESPONSIBLE |
| EXPIRATION | 11/30/2040 | UTILITES | TENANT RESPONSIBLE |
| LEASE TERM | 15 YEARS | MAINTENANCE | TENANT RESPONSIBLE |

OPTIONS & ESCALATIONS

| LEASE TERM | START | EXPIRATION | MONTHLY RENT | ANNUAL RENT | RENT/SF | % INCREASE |
|-----------------|-----------|------------|--------------|--------------|---------|------------|
| PERIOD 1 | 12/1/2025 | 11/30/2030 | \$15,521.25 | \$186,255.00 | \$55.57 | |
| PERIOD 2 | 12/1/2030 | 11/30/2035 | \$17,073.38 | \$204,880.50 | \$61.12 | 10.00% |
| PERIOD 3 | 12/1/2035 | 11/30/2040 | \$18,780.71 | \$225,368.55 | \$67.23 | 10.00% |
| OPTION PERIOD 1 | 12/1/2040 | 11/30/2045 | \$20,658.78 | \$247,905.41 | \$73.96 | 10.00% |
| OPTION PERIOD 2 | 12/1/2045 | 11/30/2050 | \$22,724.66 | \$272,695.95 | \$81.35 | 10.00% |
| OPTION PERIOD 3 | 12/1/2050 | 11/30/2055 | \$24,997.13 | \$299,965.54 | \$89.49 | 10.00% |

PROPERTY SUMMARY

BUILDING AREA:

The subject property consists of one (1) retail building with three (3) bays totaling approximately 3,352 SF of gross leasable area

FRONTAGE & ACCESS:

Fully accessible along 3500 South which is the main thoroughfare connecting Salt Lake City to Magna

TRAFFIC COUNTS

3500 South: 15,587 AADT
8400 West: 14,789 AADT

YEAR BUILT

2025

ZONING

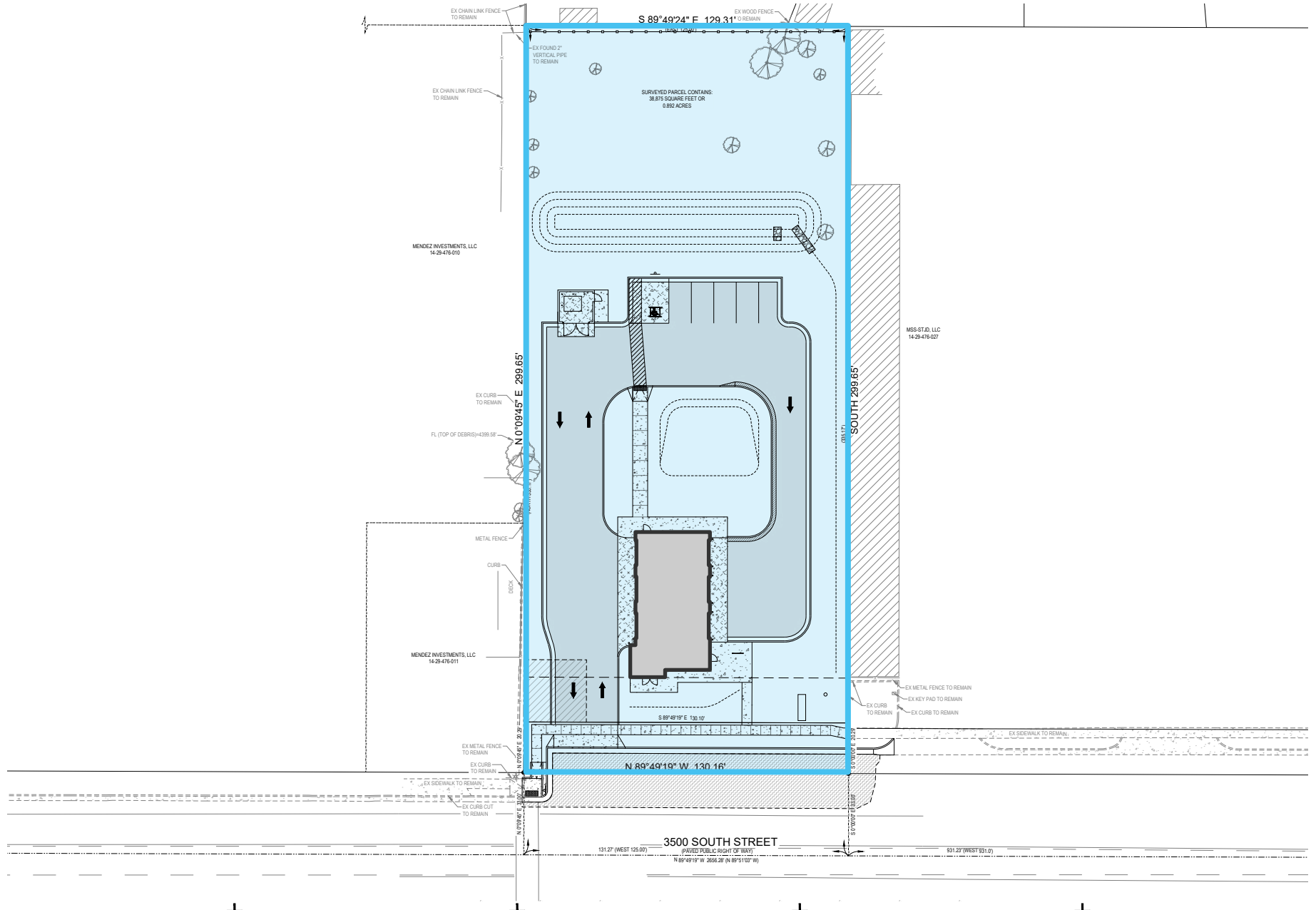
C (Commercial)



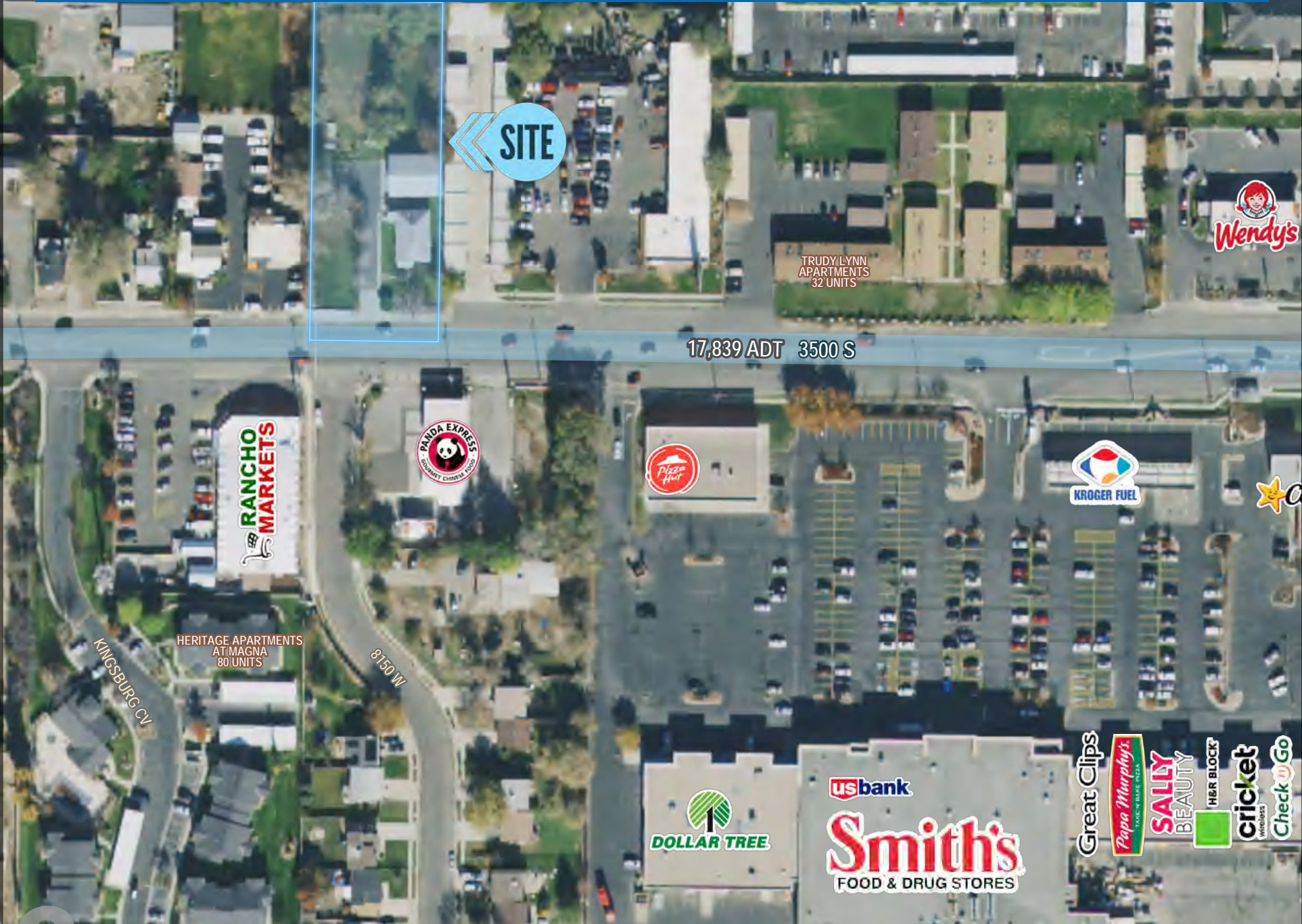
LAND OVERVIEW

| APN # | ADDRESS | ACRES | SF |
|--------------------|-----------------|-------|--------|
| 14-29-476-026-0000 | 8146 W. 3500 S. | 0.89 | 38,768 |

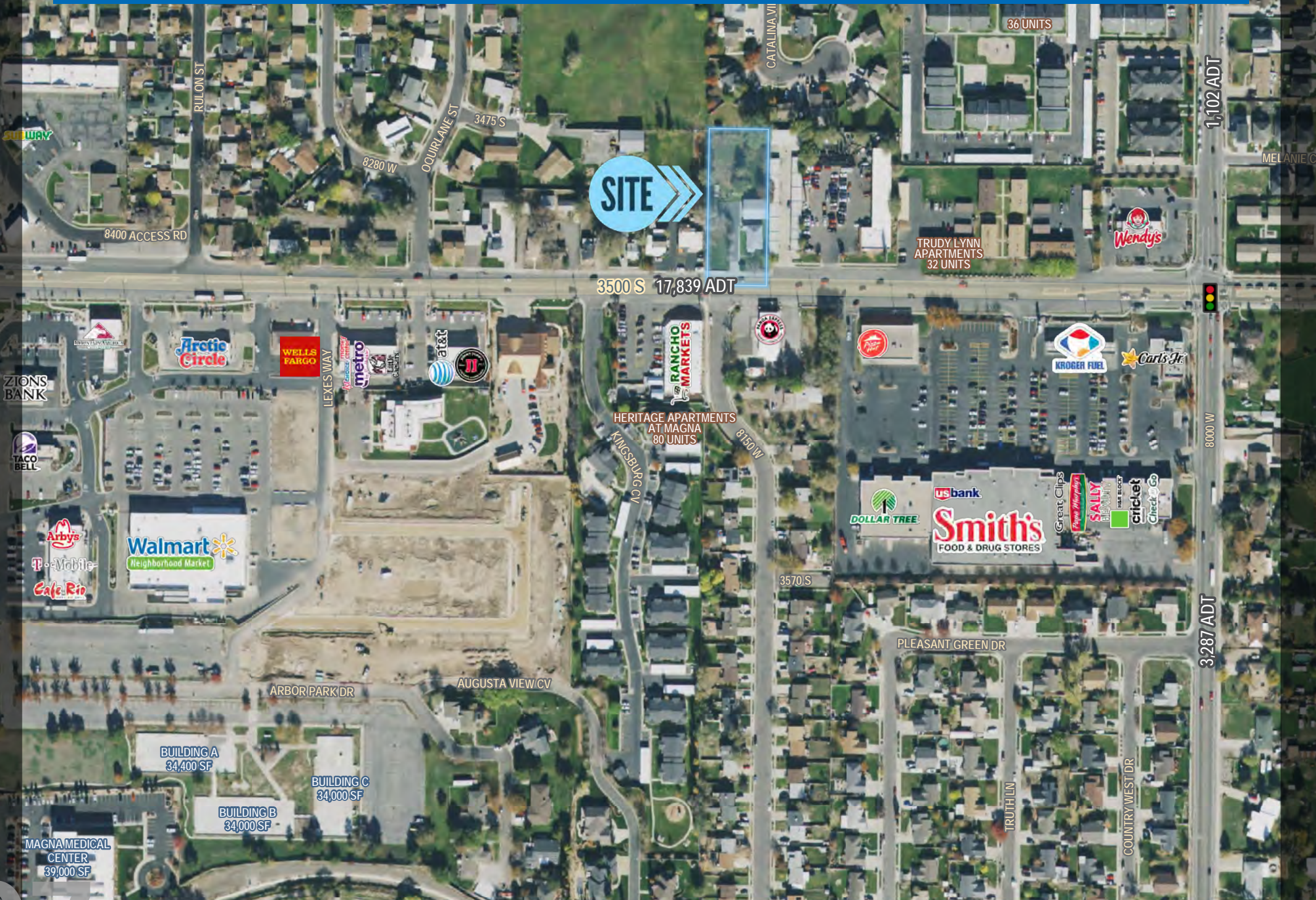
SITE PLAN



SITE



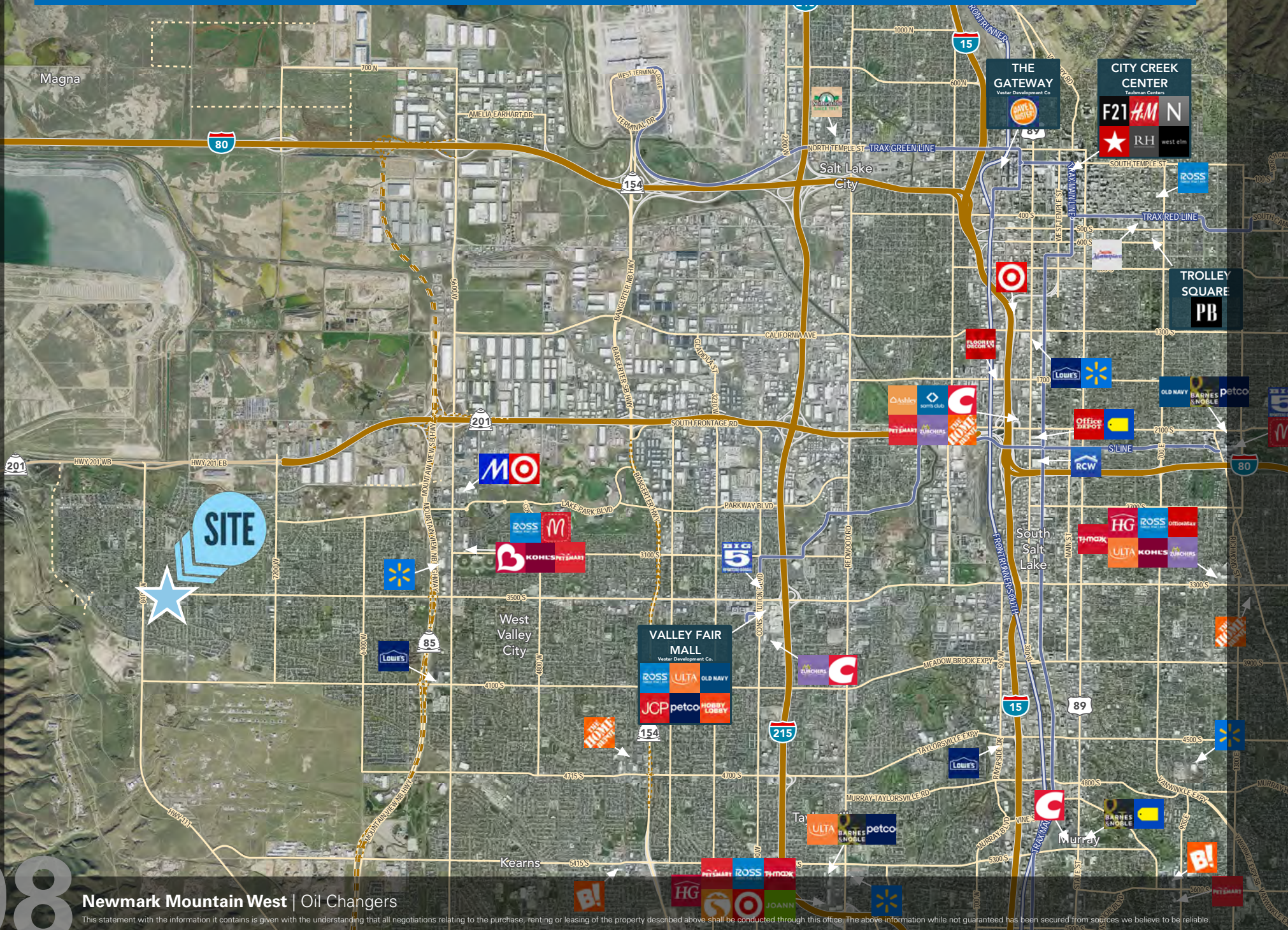
SURROUNDING RETAIL



Newmark Mountain West | Oil Changers

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

LOCATION



WEST FACING



SITE

09

Newmark Mountain West | Oil Changers

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NORTHWEST FACING



**RANCHO
MARKETS**

17,839 ADT

3500 South

SITE

10

Newmark Mountain West | Oil Changers

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EAST FACING



SITE

3500 South
17,839 ADT

Carls Jr.

Wendy's

Smith's

Smith's

Pizza Hut

PANDA EXPRESS
GOURMET CHINESE FOOD

RANCHO
MARKETS

TENANT PROFILE



Oil Changers is a leading provider of quick and convenient oil change services with a strong presence across the United States. Founded in 1984, the company has built a reputation for delivering high-quality, reliable vehicle maintenance services, including oil changes, fluid checks, and other preventive maintenance. With a customer-centric approach, Oil Changers focuses on efficiency, typically completing services in under 10 minutes without the need for appointments, making it a preferred choice for busy customers.

The company operates numerous locations nationwide, often in high traffic areas, ensuring accessibility and convenience for customers. Oil Changers is committed to environmental responsibility, using high-grade, eco-friendly oils and recycling used oil and filters, further strengthening its appeal to environmentally conscious consumers.

With a track record of consistent performance, strong brand recognition, and a growing customer base, Oil Changers continues to expand its footprint, making it a reliable and stable tenant in the retail and automotive service sectors.

OF LOCATIONS: 180±

HEADQUARTERS: Pleasanton, CA

YEAR FOUNDED: 1984

BREAKING NEWS!

Greenbriar (Parent Company of Oil Changers) Signs Agreement to Sell Breeze Autocare to Valvoline

Greenbriar Equity Group, L.P. ("Greenbriar") announced February 20, 2025 that it has signed a definitive agreement to sell Breeze Autocare ("Breeze" or the "Company"), a nationwide operator of quick lube and related vehicle maintenance services to Valvoline, Inc. ("Valvoline"), a leading preventive automotive maintenance provider with more than 2,000 locations across the U.S. and Canada.

Learn more [here](#).



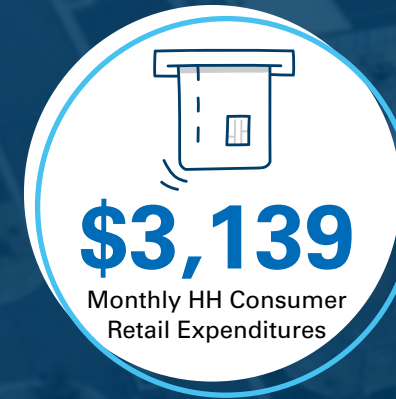
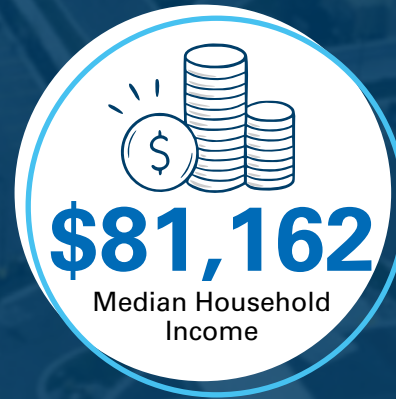
2025 DEMOGRAPHICS

| | | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------------|---|---------------|----------------|----------------|
| EST. POPULATION |  | 18,740 | 52,664 | 103,107 |
| 2030 PROJ. POPULATION |  | 18,955 | 51,968 | 99,792 |
| EST. HOUSEHOLDS |  | 5,580 | 15,235 | 29,190 |
| EST. AVERAGE HOUSEHOLD INCOME |  | \$112,895 | \$118,655 | \$120,754 |
| EST. MEDIAN HOUSEHOLD INCOME |  | \$97,616 | \$101,464 | \$103,329 |

MAGNA, UT

Magna, Utah offers strong economic incentives for businesses. Positioned strategically in the Salt Lake Valley near major transportation routes and urban centers, Magna facilitates efficient business operations. The area's economic reports show robust growth, high employment rates, and economic resilience, making it a promising environment for business

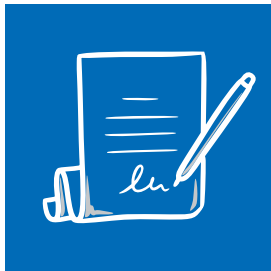
expansion. Magna has a current population of about 29,000 as of 2024, which marks a significant increase over recent years. This growing population suggests a rising demand for services and potentially a larger workforce, which could be attractive to businesses considering they are establishing themselves in the area.



NEWMARK

MW MOUNTAIN WEST

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



25,823
TRANSACTIONS COMPLETED



227.6+
MILLION
SF TRANSACTED



\$28.0+
BILLION
TRANSACTIONS COMPLETED



277,509
ACRES TRANSACTED



\$8.5+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 8146 W. 3500 S., Magna, UT 84044. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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