

# LONG TERM NET LEASED JIFFY LUBE FOR SALE

6841 W. Bell Rd • Glendale, AZ 85308

**Price: \$1,995,000**

– Leased Until 11/30/23 | Excellent Return: **8.06% Capitalization Rate** on Current Rents –

## Highlights

**Building Size:** One Story Oil Change Facility with  $\pm 3,622$  SF of Area on  $\pm 2,216$  SF Footprint

**Parcel Size:**  $\pm 23,160$  SF

**Parcel No:** 200-52-012G

**Zoning:** C2, Intermediate Commercial, City of Glendale

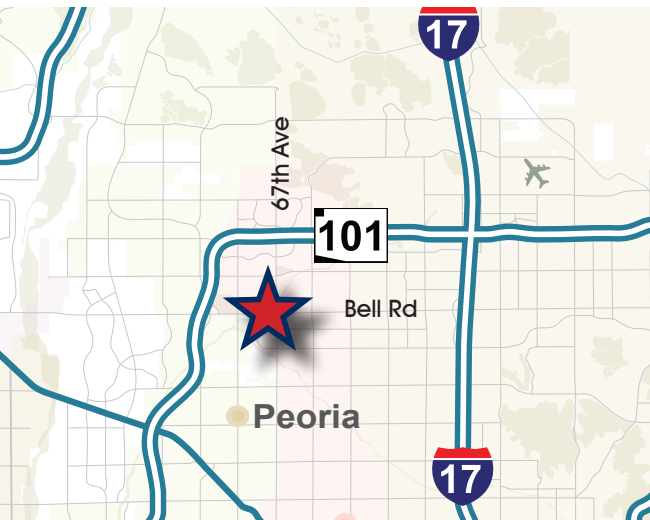
**Lease:** The property has been leased since it was constructed in 1998 to B&B Auto Services Inc. for use as Jiffy Lube. The current lease term expires 11/30/23 & there is one (5) year option for the tenant to renew the lease at contractually set rents. The lease has a personal guarantee with the operator of all Jiffy Lube franchises in AZ.

**Tenant Website:** [www.jiffylubearizona.com](http://www.jiffylubearizona.com)

**Monthly Income:** \$13,399.92 NNN

**Annual Income:** \$160,799.00 NNN

## Great Location Near Arrowhead Towne Center



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Locally Owned. Globally Connected. CORFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
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DEMOGRAPHICS	1Mi	3Mi	5Mi
Population	10,229	114,623	319,770
Households	3,981	44,122	125,054
HHI	\$61,693	\$69,391	\$59,429

## TRAFFIC COUNT

Collection Street	Cross Street	Volume	Year	Distance
W Bell Rd	W Grandview Ave W	34,400	2015	0.21 mi
N 67th Ave	W Sherri Jean Ln S	22,900	2015	0.51 mi
W Bell Rd	N 63rd Ave E	33,800	2015	0.59 mi
W Bell Rd	N 75th Ave W	45,963	2010	0.75 mi

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## ABOUT JIFFY LUBE OF ARIZONA

[www.jiffylubearizona.com](http://www.jiffylubearizona.com)



The lease is with B&B Auto Services Inc.

B&B Auto Service Inc or its subsidiaries operate 51 retail oil change/ automobile repair stores in the valley. The lease is personally guaranteed by the president and CEO of B&B Auto Services Inc. In addition to oil changes, the retail stores also perform many other automotive maintenance services.

## ARIZONA LOCATIONS

Apache Junction, Avondale, Chandler, Fountain Hills, Gilbert, Glendale, Mesa, Peoria, Phoenix, Scottsdale, Surprise, Tempe

## OIL CHANGE & AUTO MAINTENANCE SERVICES

- Signature Service® Oil Change
- A/C Evacuation & Recharge
- Automatic Transmission Services
- Battery Maintenance/Replacement
- Differential Service
- Engine Air Filtration Service
- Fuel Filter Replacement
- Fuel System Cleaning Service
- Light Bulb Inspection & Replacement
- Manual Transmission Service
- Passenger Cabin Air Filter Replacement
- Radiator Antifreeze/Coolant Service
- Serpentine Belt Replacement
- Tire Rotation Service
- Transfer Case Service
- Windshield Repair Service
- Windshield Wiper Replacement
- Headlight Cleaning Service
- Power Steering Flush Service
- K&N Cleaning Service
- Radiator Hose Replacement
- Hood Strut Replacement
- Diesel Light Truck Service



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## LEASE SUMMARY

Jiffy Lube Store: #1949  
Initial Lease Commencement: 9/11/98  
Lease Expiration: 11/30/23 with one (5) year option  
Current Monthly Income: \$13,399.92  
Current Yearly Income: \$160,799.00  
Lease Type: NNN with no landlord expenses.  
Tenant pays all maintenance.  
Lease Increase: Base rent increases each year as follows.  
(Includes 5 yr option)  
Personal Guarantee: Lease is personally guaranteed by President/  
CEO of corporation.

	Year	Monthly Rate	Starting	Ending
Current Term	21	\$13,801.92	12/1/2018	11/30/2019
	22	\$14,215.98	12/1/2019	11/30/2020
	23	\$14,642.98	12/1/2020	11/30/2021
	24	\$15,081.73	12/1/2021	11/30/2022
	25	\$15,534.18	12/1/2022	11/30/2023
5 Year Option Period	26	\$16,000.21	12/1/2023	11/30/2024
	27	\$16,480.22	12/1/2024	11/30/2025
	28	\$16,974.63	12/1/2025	11/30/2026
	29	\$17,483.87	12/1/2026	11/30/2027
	30	\$18,008.39	12/1/2027	11/30/2028



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