



9655 VALLEY BOULEVARD
ROSEMEAD, CA 91770

Jiffy Lube

Steve Liu

949.468.2385
sliu@naicapital.com
CA DRE #01323150

Ryan Campbell, SIOR

909.348.0606
rcampbell@naicapital.com
CA DRE #01341826

Nikki Liu

949.468.2386
nliu@naicapital.com
CA DRE #02038755

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

TABLE OF CONTENTS

Executive Summary	3
Property Details	4
Complete Highlights	5
Location Overview	6
Additional Photos	7
Additional Photos	8
Tenant Overview	9
Rent Roll	10
Demographics Map & Report	11
Contacts	12

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CAL DRE Lic. #02130474



EXECUTIVE SUMMARY

Property Overview

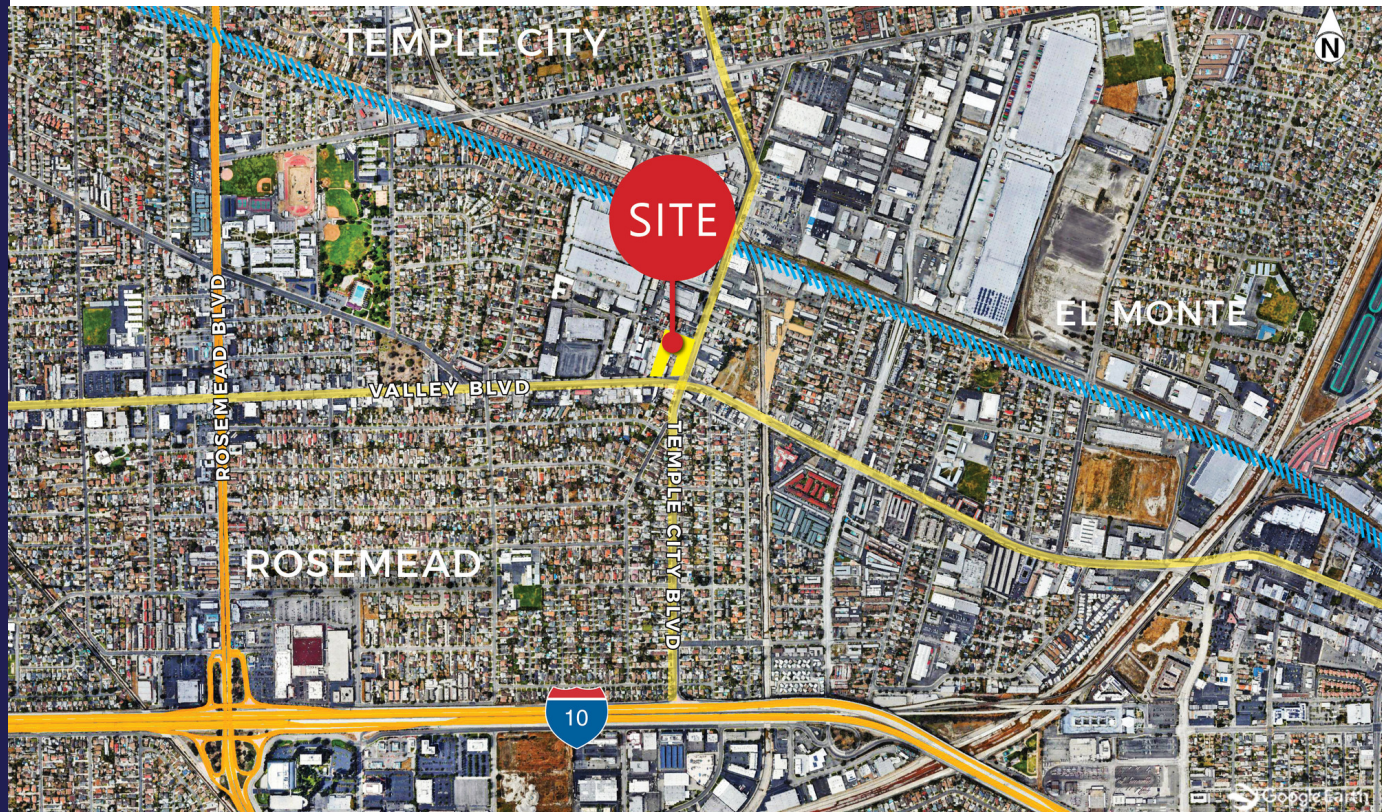
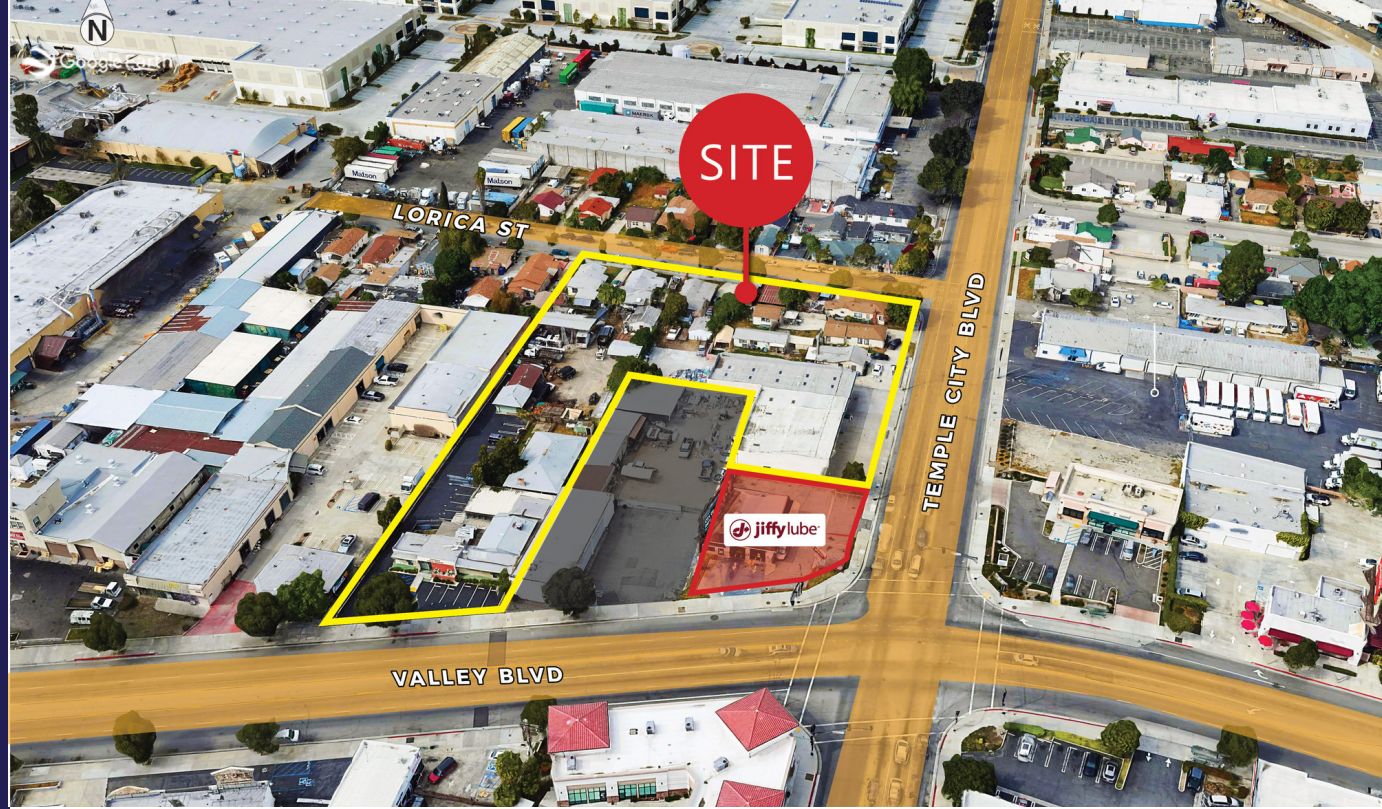
NAI Capital, as exclusive advisors to ownership, is proud to present for sale this corporate STNL fee-simple Jiffy Lube investment opportunity. The 1,936 SF building offers 2 bays and is situated on 0.22 acres.

Jiffy Lube has operated at this location since 1987 and executed a 10-year extension in 2018. This investment also includes a billboard that offers additional income with a recent 15-year option renewal. The billboard tenant is backed by Outfront Media, Inc., a publicly traded company.

This opportunity also offers an adjacent development potential for multi-family that can be purchased concurrently. Combining the parcels will total approximately 2.08 acres. The zoning is C-3 with a mixed use overlay.

PROPERTY DETAILS

Address:	9655 Valley Boulevard
Sale Price:	\$1,850,000
Building Size:	1,936 SF
Lot Size:	0.22 Acres
APN	8592-007-061
Price / SF:	\$955.58
Zoning:	C-3 MU/D (Medium Commercial with a Mixed Use and Design Overlay)
Year Built:	1988
Cap Rate:	4.06%
NOI:	\$75,063
Market:	Los Angeles
Submarket:	Western San Gabriel Valley

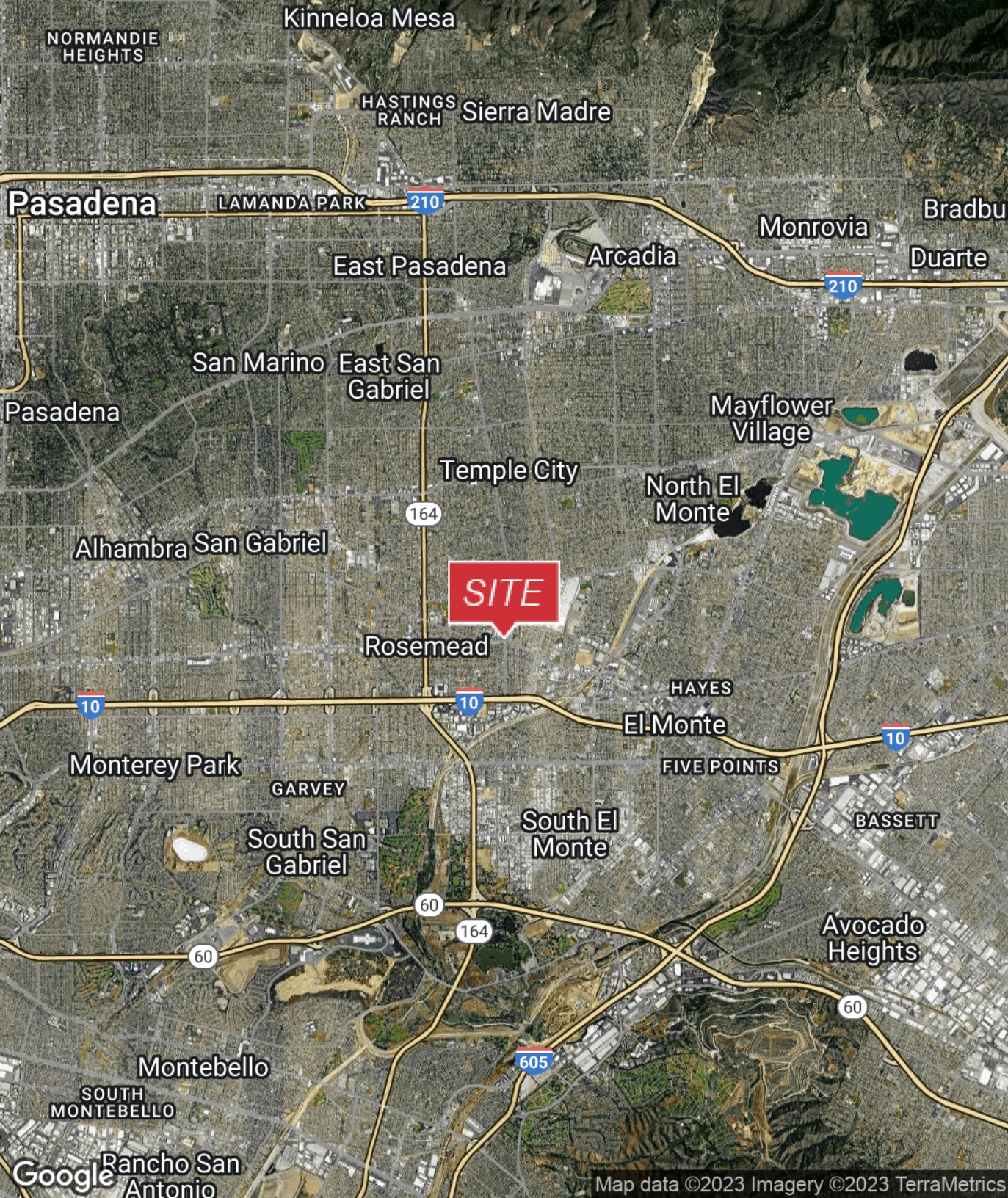


COMPLETE HIGHLIGHTS



Property Highlights

- Corporate Guaranty Jiffy Lube Investment
- Absolute STNL Ground Lease
- Long Operating History Since 1987
- 10-Year Extension Executed in June 2018 - One 5-Year Option Remaining
- Additional Long Term Billboard Income
- 2022 Phase 1 & Phase 2 - No Further Action
- Signalized Corner of Valley Boulevard & Temple City Boulevard
- Heavily Trafficked Location - Almost 50,000 CPD
- Pandemic and Recession Resistant "Essential Use" Tenant
- Adjacent Purchase Opportunity: Multifamily Development Potential - Adjacent Parcels Available for Sale (Combined 2.08 Acres); Potentially Over 100 Multifamily Units Permitted - C-3 Zoning with Mixed Use Overlay



LOCATION OVERVIEW

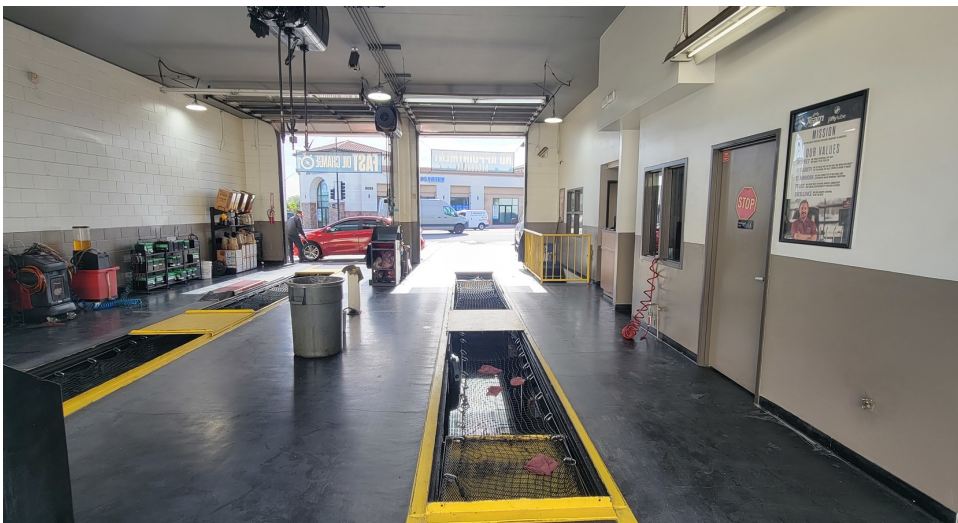
Location Overview

The subject property is located on the NWC of Valley Boulevard and Temple City Boulevard, just minutes north of the 10 Freeway. Valley Boulevard is Surrounding cities include: San Gabriel, Monterey Park, Temple City and El Monte.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



TENANT OVERVIEW

Jiffy Lube

Headquartered in Houston, Texas, Jiffy Lube International, Inc. is an American chain of automotive oil change specialty shops with more than 2,000 franchised locations. The company is an indirect, wholly owned subsidiary of Shell Oil Company and was ranked #1 in the Oil-Change Service category in Entrepreneur's 2022 Franchise 500. In addition to oil change, Jiffy Lube offers a full range of automotive maintenance services, related to wheel alignment, engine diagnostics, suspension, steering, tire inspection and replacement, brakes, electrical, fuel systems and more.

Tenant: Jiffy Lube International, Inc.
Website: www.jiffylube.com

Outfront Media

Outfront Media is one of the largest outdoor media company in North America, operating in markets including the United States and Canada. The company has over 2,300 employees and annual revenue of \$2.5 billion.

Tenant: Outfront Media, Inc.
Stock: NYSE (OUT)
Website: www.outfrontmedia.com



jiffy lube®



RENT ROLL

Suite	Tenant Name	Size SF	Monthly Rent	Price/SF/Mont	Annual Rent	Lease Start	Lease End	Options
Ground	Jiffy Lube	1,936 SF	\$5,463.64	\$2.82	\$65,563.68	8/6/1987	6/23/2028	1 5-Year, 3% Annually
Billboard	Outfront Media		\$791.67		\$9,500.00	12/10/2007	12/9/2022	None
Totals		1,936 SF	\$6,255.31		\$75,063.68			

DEMOGRAPHICS MAP & REPORT

Population

	1 Mile	3 Miles	5 Miles
Total Population	25,658	265,664	583,494
Average Age	39.8	40.2	40.7
Average Age (Male)	38.2	38.1	38.8
Average Age (Female)	42.3	42.0	42.4

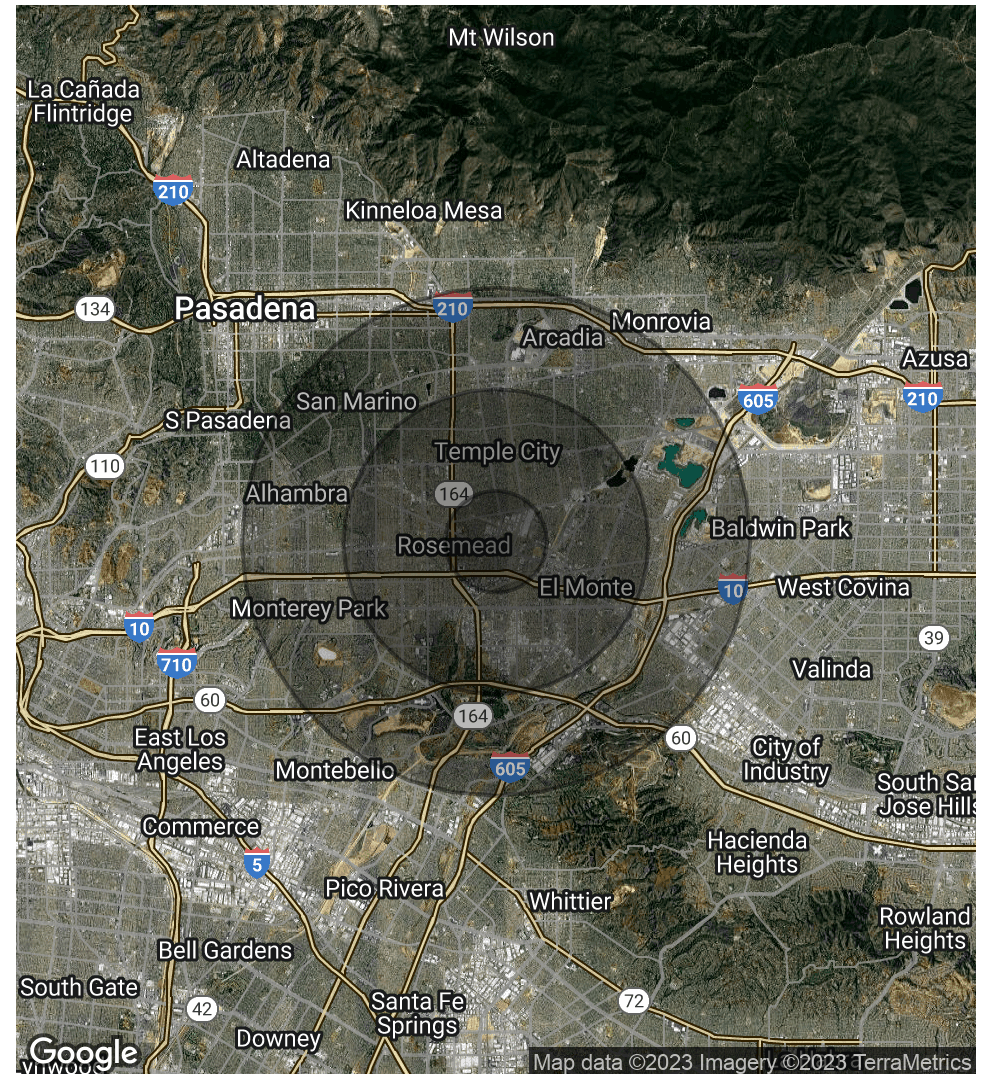
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,690	78,462	184,946
# of Persons per HH	3.3	3.4	3.2
Average HH Income	\$76,061	\$79,704	\$88,510
Average House Value	\$523,495	\$594,516	\$669,057

Race

	1 Mile	3 Miles	5 Miles
% White	23.5%	23.9%	26.6%
% Black	0.4%	0.7%	1.3%
% Asian	48.0%	48.2%	46.2%
% Hawaiian	0.3%	0.4%	0.3%
% American Indian	3.7%	1.0%	0.8%
% Other	18.8%	20.2%	18.9%

* Demographic data derived from 2020 ACS - US Census



CONTACTS



Steve Liu

Executive Vice President

D: 949.468.2385 | **C:** 714.349.3547
sliu@naicapital.com

CalDRE #01323150



Ryan Campbell, SIOR

Executive Managing Director

D: 909.348.0606
rcampbell@naicapital.com

CalDRE #01341826



Nikki Liu

Senior Associate

D: 949.468.2386 | **C:** 818.744.3398
nliu@naicapital.com

CalDRE #02038755