



ABSOLUTE NNN JIFFY LUBE - SOUTHERN CA LOCATION

84765 AVENUE 50, COACHELLA, CA 92236

Representative Photo



COACHELLA, CA

\$1,693,455 | 5.5% CAP

- Jiffy Lube with 1.5+ Years Remaining on Current Term
- Reporting Strong Sales - Ask Agent for Further Details
- Absolute NNN Requiring Zero Landlord Responsibilities
- Rapid Growth of 11.85% in a 3-Mile Radius Between 2010 and 2021
- Strong Demographics of 124,610 Residents in a 5-Mile Radius
- Located in an Extremely Dense Retail Corridor With Various Big Box Tenants Within 2 Miles
- Operated by Team Car Care LLC - the Largest Franchisee and Operator of the Jiffy Lube Brand With Over 500 Stores Across the US

PROPERTY DETAILS:

Building Area:	2,000 SF
Land Area:	.26 AC
Year Built:	2008
Guarantor:	Team Car Care LLC
Price (Psf):	\$846.73

LEASE OVERVIEW:

Remaining Lease Term:	1.5+ Years
Rent Commencement:	3/1/2008
Lease Expiration:	2/1/2024
Base Annual Rent:	\$93,140*
Lease Type:	Absolute NNN
Scheduled Rent Increases:	2% Annually
Options & Increases:	Three (3), 5-Year; 2%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

*Landlord Receives an Additional \$951.18 per Month Until end of 2022