



Valvoline

\$1,333,000 | 5.25% CAP

3105 S 9th Street, Salina, KS 67401

- ✓ **15-Year Absolute NNN Ground Lease With 10% Rental Increases Every 5 Years**
- ✓ **Prime Retail Corridor Location With 35,000+ VPD**
- ✓ **Walmart-Anchored Power Center With Target, Sam's Club & Lowe's**
- ✓ **Regional Trade Hub Serving 180,000+ Residents Across 14 Counties**
- ✓ **Necessity-Based Automotive Service Tenant With 2,300+ Locations**



Valvoline is a publicly traded automotive maintenance and service brand, offering oil changes, tire rotations, battery replacement and much more, with **over 2,000 locations nationwide**. Offering an oil-change in about **15 minutes**, Valvoline is committed to quick, expert administered service, and each vehicle serviced includes a free **18-point maintenance check**.

INVESTMENT OVERVIEW

VALVOLINE SALINA, KS



File Photo

CONTACT FOR DETAILS

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

In State Broker: Brian Brockman

License #: 239819
Bang Realty-Kansas Inc

bor@bangrealty.com | 513-898-1551

\$1,333,333

5.25% CAP

NOI

\$70,000

Building Area

±1,462 SF

Land Area

±.676 AC

Year Built

2026

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Projected Rent Commencement** April 2026
- ✓ **Brand New 15-Year Absolute NNN Lease with 10% Rental Increases Every 5 Years and (4) 5-Year Options**
- ✓ **High-Traffic Retail Corridor with 35,000+ VPD** The subject property is positioned along the South Old Highway 81 corridor where traffic reaches approximately 35,000 vehicles per day, with additional exposure from South 9th Street (18,000 VPD) and nearby Interstate 135 (27,000 VPD). This heavily traveled retail corridor benefits from commuter, regional, and retail traffic generated by Salina's primary commercial district.
- ✓ **Walmart-Anchored Regional Retail Corridor** The property is located within Salina's dominant retail power center anchored by Walmart Supercenter and supported by national retailers including Sam's Club, Target, and Lowe's Home Improvement. These regional anchors draw shoppers from across a multi-county trade area, reinforcing consistent consumer traffic and daily service demand along the South 9th Street corridor.
- ✓ **Regional Trade Area and Workforce Demand Drivers** Salina serves as the commercial hub for a 14-county trade area drawing more than 180,000 residents to the city for employment, healthcare, retail, and services. Major employers including Salina Regional Health Center (1,875 employees) and Schwan's Company (1,700 employees) contribute to consistent daytime population and consumer spending throughout the corridor.
- ✓ **Salina Serves as the Economic Hub of North-Central Kansas** The city supports a population of approximately 59,000 residents and functions as the commercial and employment center for a broader 14-county trade area. Strategic connectivity at the intersection of Interstate 70 and Interstate 135 supports strong regional accessibility and continued demand from manufacturing, healthcare, logistics, and distribution employers.
- ✓ **Valvoline Instant Oil Change is a Leading Quick-Lube Brand -** Under publicly traded Valvoline Inc. (NYSE: VVV), they operate and franchise ~2,400 service centers nationwide with \$1.0-1.1B in trailing revenue and 11,400 employees, anchored by strong same-store growth and recent acquisitions like Breeze Autocare

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

VALVOLINE SALINA, KS

Valvoline

Lessee: LIO LLC, a Kansas Limited Liability Company

Guarantor: Valvoline, INC, a Kentucky Corporation

REVENUE

\$1.1B

CREDIT RATING

S&P: BB

STOCK TICKER

NYSE: VVV

LOCATIONS

2,400+



valvoline.com

Valvoline Inc. (NYSE: VVV) is a publicly traded retail automotive services company headquartered in Lexington, KY. The company operates and franchises approximately 2,400 service centers across the United States and Canada through its Valvoline Instant Oil Change and Great Canadian Oil Change retail brands.

Fiscal year 2026 has marked continued strong growth, highlighted by first-quarter sales of **\$462 million (up 11% year-over-year)**, system-wide store sales reaching **\$924 million (up 13%)**, and a net addition of **200 stores**—including **162** from the Breeze acquisition—bringing the total system-wide count to **2,380** as of late **2025/early 2026**.

Valvoline Inc. is a leading provider of automotive services and marketer and supplier of premium **branded lubricants** worldwide, with sales in more than **140 countries**. Established in 1866, the Company's heritage spans more than 160 years, during which time it has developed **powerful brand** recognition across multiple product and service channels. Valvoline operates and franchises nearly **2,400 quick-lube** locations and ranks as the **No. 2 chain** by number of stores in the United States under the Valvoline Instant Oil Change brand and the **No. 3** chain by number of stores in Canada under the Great Canadian Oil Change brand. For over **160 years**, Valvoline has been on the leading edge of lubricants technology. From creating **X-18 engine oil** in 1939, to high performance racing oil in 1965, to MaxLife high kilometer oil in **2000**, Valvoline has innovated to provide owners with quality products that maximize engine care. It also markets **Valvoline lubricants** and automotive chemicals, including Valvoline EV Performance Fluids; Valvoline Hybrid Vehicle Full Synthetic motor oil; Valvoline High Mileage with **MaxLife technology** motor oil for engines over **75,000 miles**; Valvoline Advanced Full Synthetic motor oil; Valvoline Premium Blue **heavy-duty** motor oil; Valvoline **Multi-Vehicle** Automatic Transmission Fluid; and Zerex antifreeze.



IN THE NEWS

VALVOLINE SALINA, KS

Forbes Ranks Valvoline Instant Oil Change Among the Best in Customer Service

JANUARY 6, 2025 (INVESTORS VALVOLINE)

LEXINGTON, Ky., Jan. 6, 2025 /PRNewswire/ -- Valvoline Inc. (NYSE: VVV), the quick, easy, trusted leader in preventive automotive maintenance, has been recognized for providing excellent customer service as ranked by Forbes in its "Best Customer Service 2025" list.

"Every year we **serve millions** of guests, and our goal is to deliver the very best customer service with each oil change and **preventive automotive** maintenance service," said Laura Carpenter, Valvoline's Chief Customer Officer. "Our team members and **franchise partners** are focused and committed to go above and beyond for our guests each and every day. I'm proud of our **franchise partners**, teams, and our **retail service center** managers who are delivering for our guests."

Valvoline was the top-ranked instant oil change company and placed 18th among the 300 brands included on the list.

Customers have given the company a **4.7** out of **5-star rating*** for its service. At more than **2,010 service** centers across the **United States and Canada**, customers enjoy the convenience of staying in their cars while the oil is changed with service is completed in approximately 15 minutes.

The Forbes customer service list was based on surveys to **181,000 people** in the United States who rated their interactions with more than **3,500 brands**. Only the top **300-rated companies** were included in the list.

* Based on a survey of more than **1 million** Valvoline Instant Oil ChangeSM customers annually

EXPLORE ARTICLE



Valvoline Instant Oil Change Earns #1 Automotive Services Retailer in Entrepreneur's Franchise 500

JANUARY 22, 2025 (INVESTORS VALVOLINE)

Brand leads automotive services category for the fourth straight year and earns overall ranking of No.32

LEXINGTON, Ky.--(BUSINESS WIRE)-- Valvoline Inc. (NYSE: VVV), the quick, easy, trusted leader in **preventive automotive** maintenance, has once again been named the **No.1 automotive services** retailer in Entrepreneur magazine's Franchise **500** marking the **fourth consecutive year** the brand has led its category.

Valvoline Inc. continues to demonstrate strong performance among all franchise brands, earning an overall ranking of **No. 32** – reflecting continued momentum across growth, performance, and brand strength.

"Consistently earning the top ranking in our industry speaks to the strength of our franchise model and the people behind it," said Lori Flees, President and CEO of Valvoline Inc. **"Our franchisees have always played a critical role in our success, and this recognition reflects the trust, collaboration and growth we have built together across our system."**

Approximately half of **Valvoline Inc.'s** preventive automotive maintenance service centers are operated by franchisees, with continued **expansion planned** across the **U.S. and Canada**. The company remains focused on delivering quick, easy, trusted service while providing franchisees a **wide range of support** including operational excellence, marketing, market development and training.

"This recognition reinforces the value of our franchise system and the opportunity ahead," said **Adam Worsham**, Chief Franchising Officer at **Valvoline Inc.** "We are committed to supporting franchisees as we grow together and bring Valvoline **Instant Oil Change** to even more communities."

EXPLORE ARTICLE



LEASE OVERVIEW

VALVOLINE SALINA, KS

| | |
|-----------------------|-------------------|
| Initial Lease Term | 15 Years |
| Rent Commencement | April 2026 |
| Lease Expiration | March 2041 |
| Lease Type | Ground Lease |
| Rent Increases | 10% every 5 Years |
| Annual Rent YRS 1-5 | \$70,000.00 |
| Annual Rent YRS 6-10 | \$77,000.00 |
| Annual Rent YRS 11-15 | \$84,700.00 |
| Option 1 | \$93,170.00 |
| Option 2 | \$102,487.00 |
| Option 3 | \$112,735.70 |
| Option 4 | \$124,009.27 |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



KANSAS WESLEYAN UNIVERSITY
(951 STUDENTS)



SACRED HEART JUNIOR-SENIOR HIGH SCHOOL
SOUTH MIDDLE SCHOOL
(178 STUDENTS)

STEWART ELEMENTARY SCHOOL
(424 STUDENTS)



KANSAS STATE UNIVERSITY
SALINA AEROSPACE AND TECHNOLOGY CAMPUS



SOUTH 9TH STREET
±18,000 VPD



Edward Jones

MARKET PLACE APARTMENTS
(43 UNITS)



EAST SCHILLING ROAD
±10,800 VPD

SUBJECT PROPERTY
3105 S 9TH ST.



Advance Auto Parts
DISTRIBUTION CENTER



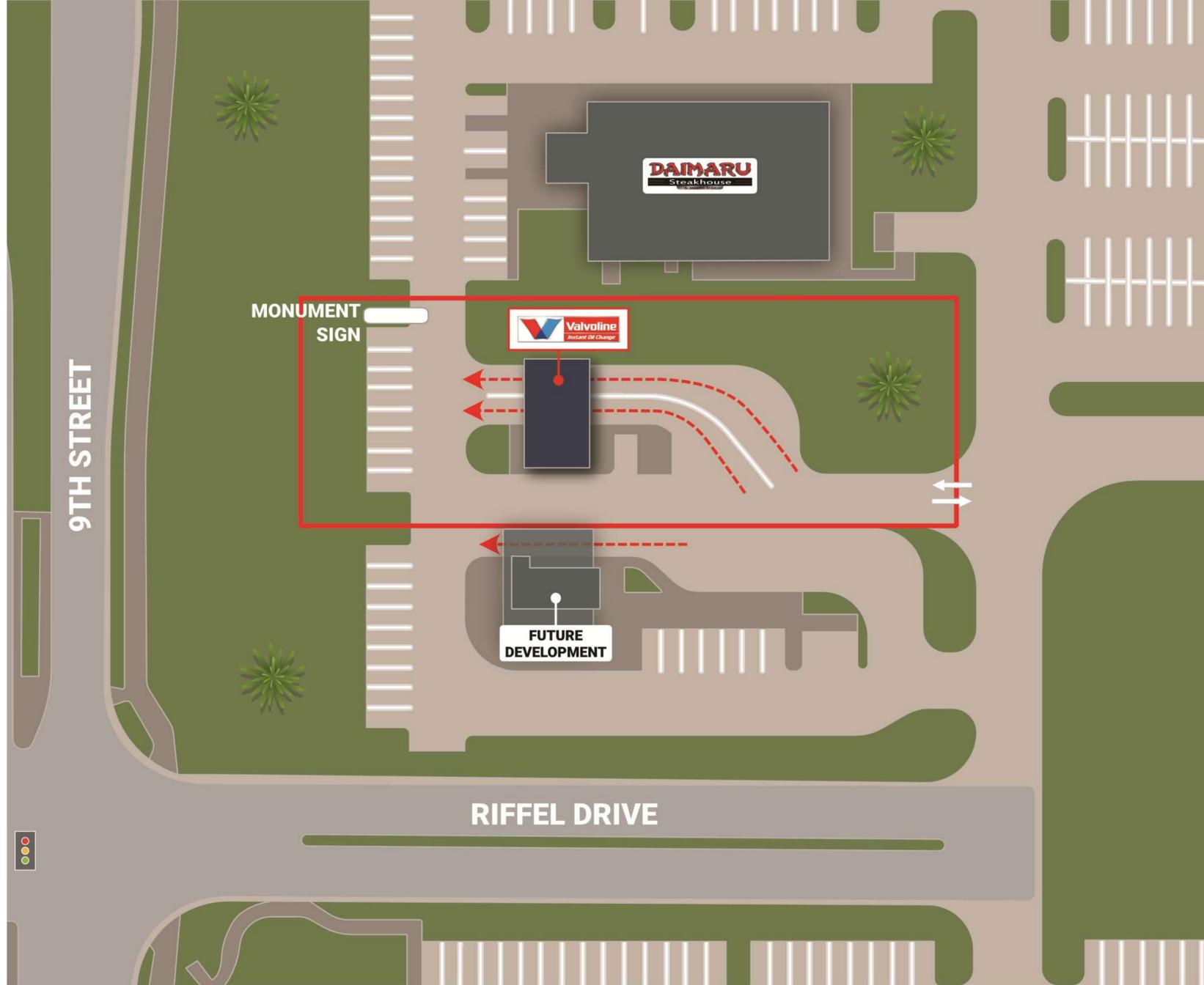
SOUTH OLD HIGHWAY 81
±35,000 VPD

SCHILLING AVIATION SERVICES LLC

SITE OVERVIEW

VALVOLINE SALINA, KS

| | | | |
|---|---------------|--|-----------|
|  | Year Built | | 2026 |
|  | Building Area | | ±1,462 SF |
|  | Land Area | | ±.676 AC |



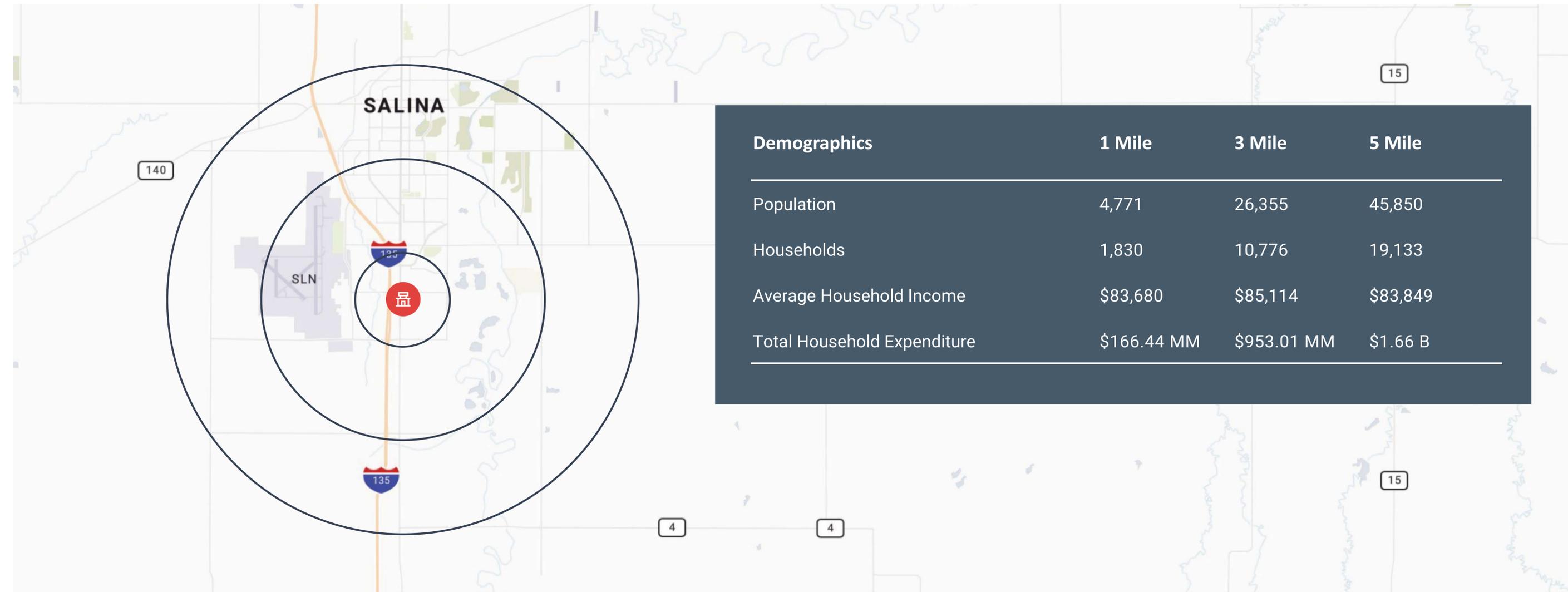
NEIGHBORING RETAILERS

- Walmart Supercenter
- Sam's Club
- Target
- Lowe's Home Improvement
- Ross Dress for Less
- Dunham's Sports
- Old Navy
- Dillons
- AMC CLASSIC
- Maurices



LOCATION OVERVIEW

VALVOLINE SALINA, KS



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Salina Regional Health Center (1,300)
2. Unified School District No 305 (1,659)
3. Schwan's Global Supply Chain (1,800)
4. Exide Technologies/Stryten Manufacturing (750)
5. City of Salina (465)
6. Walmart (421)
7. Signify - Blue Philips Lighting Company (490)
8. Dillon Stores (343)
9. Solomon Corp. (324)

LOCATION OVERVIEW

VALVOLINE SALINA, KS

Salina

Kansas

 46,109
Population

 \$61,783
Median Household Income



Junction of I-70 and I-135

Strategically Located

90 Mi. from Wichita & 180
Mi. from Kansas City

Regional Hub

Salina, Kansas is a regional hub in north-central Kansas and the county seat of Saline County, with roughly 46,000 residents and a median household income of about \$61,783.

It is strategically located at the junction of I-70 and I-135, offering direct highway access to Wichita (about 90 miles south), Kansas City (about 180 miles east), and Denver (about 430 miles west), which supports distribution, commuting, and a broad retail and service trade area.

Salina, Kansas is a strategically located regional hub at the crossroads of I-70 and I-135, offering a diversified economy, strong healthcare and industrial employers, and a family-friendly, affordable quality of life.

The community combines a competitive cost of living, solid schools, and a safe, family-friendly environment, making it attractive to both residents and employers. The local economy is diverse and anchored by healthcare, manufacturing, agribusiness, logistics, and education. Salina Regional Health Center functions as a key regional medical hub and major employer, drawing patients and workers from a wide multi-county area and supporting demand for retail, hospitality, and professional services nearby. Longstanding manufacturing and agricultural-processing operations benefit from the city's central location and interstate connectivity, helping to stabilize employment through different cycles. Coupled with ongoing investment in downtown, corridor improvements, and cultural amenities, Salina positions itself as a strong, stable secondary market for retail, healthcare, hospitality, and light industrial users.

IN THE NEWS

VALVOLINE SALINA, KS

Amazon Plans Salina, Kansas, Distribution Operations

FEBRUARY 15, 2025 (AREA DEVELOPMENT)

Amazon plans to establish last-mile distribution operations in Salina, Kansas.

The company will build a 90,000-square-foot facility on 20 acres in the Salina Airport Industrial Center, creating at least 100 new jobs and reinforcing Salina's role as a regional logistics hub. The project leverages Salina's strong multimodal transportation network with direct access to Interstate highways, rail infrastructure, and Salina Regional Airport, strengthening the city's position as a key distribution node serving central Kansas and surrounding Midwestern markets.

EXPLORE ARTICLE



\$146 Million "Destination Salina" Mixed-Use Redevelopment at Central Mall

SEPTEMBER 7, 2025 (KSAL)

Salina City Commissioners will get a presentation about a proposed new \$146 million project billed as "Destination Salina, a mixed use development opportunity" during their regularly scheduled study session Monday afternoon.

Planned for the Central Mall area at Ninth Street and Magnolia, the project would redevelop the site into a regional entertainment district anchored by a golf and entertainment venue, restaurants, bars, and supporting retail.

EXPLORE ARTICLE



District 135 at Salina to Transform I-70/I-135 Retail and Entertainment Node

NOVEMBER 18, 2025 (CR HOLLAND REAL ESTATE)

District 135 is a transformative redevelopment initiative located at the crossroads of I-70 and I-135 in Salina, Kansas.

The mixed-use project aims to reposition an underperforming mall site into a regional lifestyle and entertainment hub featuring retail, dining, attractions, hotel and convention space, multifamily housing, and public gathering areas. Positioned at one of central Kansas's most prominent interstate intersections, the development is expected to attract tourism, boost visitor spending, and create long-term economic value while reinforcing Salina's role as a key commercial destination in the region.

EXPLORE ARTICLE



Salina Housing Authority Celebrates \$23.7 Million Renovation of 118 Homes

JUNE 19, 2025 (KSAL)

A ribbon-cutting ceremony marked a major milestone for affordable housing in Salina as the Salina Housing Authority, in partnership with national investors and government officials, celebrated the completion of 118 newly renovated housing units for low-income families.

The \$23.7 million investment upgraded housing across 20.5 acres under HUD's Rental Assistance Demonstration program, improving one-, two-, and three-bedroom units while modernizing infrastructure and community amenities.

EXPLORE ARTICLE



Salina Expands Neighborhood Repair and Rehabilitation Target Area

SEPTEMBER 24, 2025 (SALINA POST)

The City of Salina has decided to expand its target area for the Neighborhood Repair and Rehabilitation Program that improves the livability of older neighborhoods.

Supported by Federal Home Loan Bank Affordable Housing Program funds and local partnerships, the initiative provides grants and low-interest loans for exterior repairs, accessibility upgrades, and code-compliance improvements. By reinvesting in established residential neighborhoods, the program helps preserve housing quality, stabilize property values, and maintain long-term neighborhood vitality across Salina's core residential areas.

EXPLORE ARTICLE



Broadway Corridor Median Project Advances Salina's 2025 Street Program

JANUARY 16, 2026 (CITY OF SALINA)

The \$523,000 Broadway Median Replacement project is part of the City of Salina's 2025 \$5.7 million street maintenance capital improvement program.

The project replaces aging medians and upgrades landscaping along Broadway between Crawford and South Street while complementing broader resurfacing and maintenance work. Broadway is one of Salina's primary north-south corridors connecting residential neighborhoods to retail, service, and employment centers, and the improvements reflect continued municipal investment in transportation infrastructure and corridor appearance.

EXPLORE ARTICLE



Downtown Salina TIF District Expansion Considered to Support Additional Investment

DECEMBER 9, 2025 (CITY OF SALINA)

Resolution 25-8320 considers expansion of the downtown tax increment financing district.

City officials are evaluating the larger boundary to capture incremental tax revenues generated by new development and reinvest them into streetscape upgrades, infrastructure improvements, and redevelopment incentives. The expanded TIF district is intended to attract private investment, support new commercial activity, and encourage upper-story housing conversions as part of the city's broader strategy to strengthen downtown Salina's economic vitality.

EXPLORE ARTICLE



Salina City Commission Highlights Robust Housing and Job Growth Pipeline

JANUARY 12, 2026 (SALINA CITY COMMISSION MEETING)

Housing has been built.

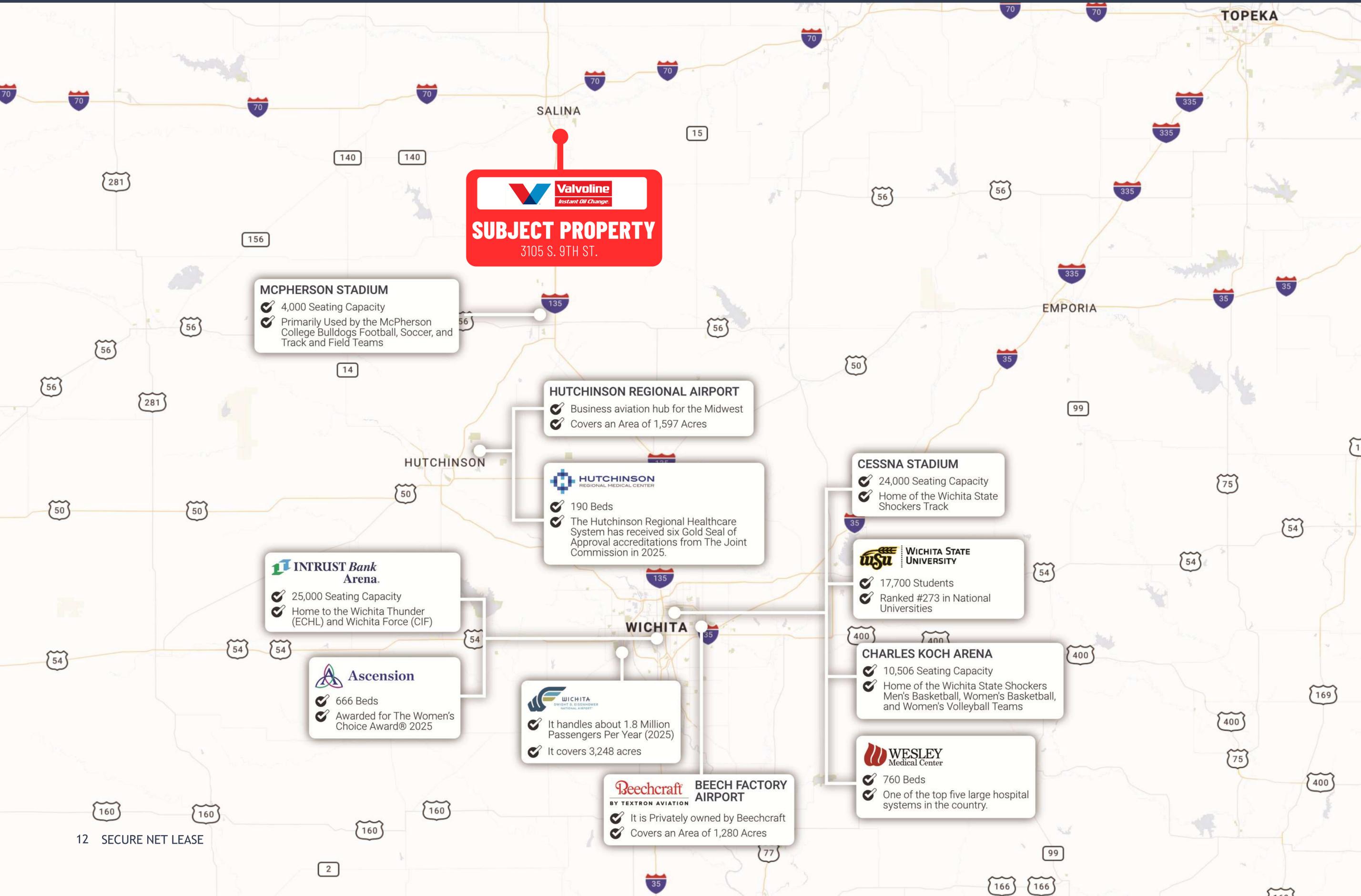
During a 2026 study session recap, city leaders highlighted strong housing demand and job growth across the Salina market. A new apartment development near Menards is nearing completion on its first 250 units with a waiting list already forming, and plans call for an additional 250 units. Officials also noted expansion plans from major employers including Kubota, which projects adding up to 300 jobs by 2030, reinforcing the city's growing workforce and residential demand.

EXPLORE ARTICLE



METRO AREA

VALVOLINE SALINA, KS



Valvoline
Instant Oil Change

SUBJECT PROPERTY
3105 S. 9TH ST.

MCPHERSON STADIUM

- ✓ 4,000 Seating Capacity
- ✓ Primarily Used by the McPherson College Bulldogs Football, Soccer, and Track and Field Teams

HUTCHINSON REGIONAL AIRPORT

- ✓ Business aviation hub for the Midwest
- ✓ Covers an Area of 1,597 Acres

HUTCHINSON REGIONAL MEDICAL CENTER

- ✓ 190 Beds
- ✓ The Hutchinson Regional Healthcare System has received six Gold Seal of Approval accreditations from The Joint Commission in 2025.

CESSNA STADIUM

- ✓ 24,000 Seating Capacity
- ✓ Home of the Wichita State Shockers Track

WICHITA STATE UNIVERSITY

- ✓ 17,700 Students
- ✓ Ranked #273 in National Universities

INTRUST Bank Arena

- ✓ 25,000 Seating Capacity
- ✓ Home to the Wichita Thunder (ECHL) and Wichita Force (CIF)

Ascension

- ✓ 666 Beds
- ✓ Awarded for The Women's Choice Award® 2025

WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT

- ✓ It handles about 1.8 Million Passengers Per Year (2025)
- ✓ It covers 3,248 acres

CHARLES KOCH ARENA

- ✓ 10,506 Seating Capacity
- ✓ Home of the Wichita State Shockers Men's Basketball, Women's Basketball, and Women's Volleyball Teams

WESLEY Medical Center

- ✓ 760 Beds
- ✓ One of the top five large hospital systems in the country.

Beechcraft BY TEXTRON AVIATION BEECH FACTORY AIRPORT

- ✓ It is Privately owned by Beechcraft
- ✓ Covers an Area of 1,280 Acres

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

In State Broker: Brian Brockman

License #: 239819
Bang Realty-Kansas Inc

bor@bangrealty.com | 513-898-1551