

SECURE

NET LEASE



Subject Property

Jiffy Lube

\$1,190,000 | 6.00% CAP

3301 SW Topeka Blvd, Topeka, KS 66611

- ✓ **Absolute NNN Lease** with ~10% Increases and (2) 4-Year Options
- ✓ **Guaranteed by the Largest Jiffy Lube Operator** (Team Car Care) Currently Operating 458 Locations Across 23 States
- ✓ **Large Depreciation Benefits - Fee Simple Lease Structure with Experienced Operator & Very Low Rent**
- ✓ **Established & Successful Location** | Tenant has Operated at this Location Since 2005, Demonstrating a Long-Term Commitment to the Site
- ✓ **Excellent Visibility Along Topeka's Primary Retail Corridor** (SW Topeka Boulevard | 20,831± VPD)
- ✓ **Surrounded by Many National Retailers** | Next Door to Brand-New Chick-fil-A & Whataburger | Within 3 Miles of Two Top 10 Walmart Locations in KS

Jiffy Lube is a leading provider of automotive preventive maintenance services. Headquartered in Houston, Texas, the company serves **approximately 19 million customers** annually through more than **2,000 service centers**, offering oil changes, brakes, batteries, tires and additional vehicle care services.

INVESTMENT OVERVIEW

— JIFFY LUBE TOPEKA, KS



CONTACT FOR DETAILS

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In State Broker: Brian Brockman

License #: 239819
Bang Realty-Kansas Inc

bor@bangrealty.com | 513-898-1551

\$1,190,000

6.00% CAP

NOI

\$71,107.08

Building Area

±3,099 SF

Land Area

±0.41 AC

Year Built

1985

Lease Type

ABS NNN LEASE

Occupancy

100%

- ✓ **Absolute NNN Lease** with ~10% Rental Increases in Primary Term and Options, and (2) 4-Year Options to Renew
- ✓ **Guaranteed by the Largest Jiffy Lube Operator** - Team Car Care East, LLC, part of Team Car Care, is the largest operator and franchisee of the Jiffy Lube brand with 458 locations across 23 states. The Jiffy Lube system spans 2,000+ service centers serving approximately 19 million customers annually.
- ✓ **Large Depreciation Benefits** – The Fee Simple lease structure provides investors the opportunity to maximize depreciation benefits. Combined with an experienced operator and low rent for this tenant, the property is well positioned for long-term stability.
- ✓ **Excellent Visibility Along Topeka’s Primary Retail Corridor** - the site fronts SW Topeka Boulevard (20,831± VPD), the busiest non-highway corridor in Shawnee County, connecting the property to downtown Topeka and Interstate 70 just to the north.
- ✓ **Surrounded by Many National Retailers** – the subject property is next door to a brand-new Chick-fil-A and Whataburger, and within 3 miles of two Top 10 Walmart locations in Kansas, both seeing over 3MM visitors annually. The immediate trade area also includes a McDonald’s, The Home Depot, Lowe’s, Aldi, Walgreens, Dollar General, and Pizza Hut, creating an established retail corridor that drives consistent daily consumer traffic to the site.
- ✓ **Established & Successful Location** – The tenant has operated from this location since 2005, demonstrating a proven operating history, a long-term commitment to the site, and the strength of the surrounding trade area.

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

— JIFFY LUBE TOPEKA, KS

Jiffy Lube

Lessee: TEAM CAR CARE EAST, LLC

Guarantor: TEAM CAR CARE EAST, LLC

LOCATIONS

2,000+



jiffylube.com

Jiffy Lube is a leading North American automotive maintenance brand operating more than 2,000 service centers and serving approximately 19 million customers annually.

Founded in **1979**, Jiffy Lube pioneered the fast oil change industry by introducing the **first drive-through** service bay, creating a faster and more convenient approach to routine vehicle maintenance. Headquartered in Houston, Texas, the company has grown into one of North America's most **recognizable automotive** service brands, with more than **2,000 locations** across the United States and approximately **19 million customers** served annually.

Jiffy Lube is best known for its signature oil change service, which provides **professional preventive maintenance** without requiring an appointment. Through its expanded Jiffy Lube Multicare model, participating service centers also provide brakes, batteries, tires and other services designed to help customers maintain their vehicles in one convenient location. Most Jiffy Lube service centers are operated by **independent franchisees**, combining the resources and recognition of a national brand with locally owned operations. The company supports service consistency through standardized operating procedures, technician training and a nationwide customer database that allows service records to follow customers between participating locations. Jiffy Lube was voted the most trusted fast oil change service brand in the **2026 BrandSpark American Trust Study** and was inducted into Entrepreneur's Franchise 500 Hall of Fame in 2026. In July 2026, Monomoy Capital Partners completed its approximately **\$1.3 billion** acquisition of Jiffy Lube International and Premium Velocity Auto from Shell. The transaction established a new platform for continued network expansion, franchisee support and customer experience improvements while maintaining a **long-term lubricants** supply relationship with Shell.



Subject Property

IN THE NEWS

— JIFFY LUBE TOPEKA, KS

Shell to Offload Jiffy Lube, Premium Velocity to Monomoy Capital for \$1.3 Billion

REUTERS, MARCH 10, 2026 (REUTERS)

Shell (SHEL.L), opens new tab said on Monday it will sell its Jiffy Lube lubricant shop chain to an affiliate of private equity firm Monomoy Capital Partners for \$1.3 billion, as the oil major continues to shed non-core assets under CEO Wael Sawan's strategy to focus on higher-return businesses.

The sale also includes Premium Velocity Auto, the **second-largest** Jiffy Lube franchise. Pennzoil Quaker State Company, a wholly owned subsidiary of Shell USA that comprises Shell's U.S. lubricants business, entered the agreement, which also includes a **long-term lubricants** supply agreement.

The acquisition represents an important new chapter for Jiffy Lube following more than two decades under Shell ownership. Monomoy described the company as a widely recognized market leader with a strong operating foundation and favorable long-term industry trends.

"By capitalizing on a strong market opportunity, this divestment allows us to monetize an asset that is not central to **Shell's lubricant's portfolio** in the U.S. and reinvest in opportunities that generate higher returns," said Shell executive Machteld de Haan.

Sawan, who took the helm in **2023**, has pursued a **"value over volume"** strategy, scrapping offshore wind and hydrogen projects as well as Nigerian onshore operations, a Singapore chemicals park and retail networks in Indonesia and Mexico.

EXPLORE ARTICLE

Jiffy Lube Franchisee Deploys AI-Powered Operations Across 66 Stores

JUNE 17, 2026(IOT FOR ALL)

Atlantic Coast Enterprises (ACE), one of the nation's largest Jiffy Lube franchise partners, today announced the full-network deployment of PitCrew by Leverage, the AI-powered operations platform built for automotive service centers.

The agreement brings PitCrew to more than **66 ACE locations**, following a multi-store pilot in which ACE saw **significant improvements** in service speed and operational performance across its South Florida locations.

The rollout makes Atlantic Coast Enterprises the first Jiffy Lube franchisee to deploy AI-powered service-bay intelligence throughout its entire network. The platform gives management greater visibility into service activity while helping individual locations provide a faster and more consistent customer experience.

Headquartered in Fort Lauderdale, Florida, Atlantic Coast Enterprises (d.b.a. ACE Jiffy Lube) **operates 66** Jiffy Lube service centers across South Florida, the Tampa Bay region, Myrtle Beach, South Carolina, and Western Massachusetts. As one of the **nation's largest and highest-performing** Jiffy Lube franchise organizations, ACE is committed to providing exceptional automotive preventive maintenance services, operational excellence, and outstanding customer experiences. Atlantic Coast Enterprises becomes the first Jiffy Lube franchisee to deploy AI-powered service bay intelligence across its entire network, giving ACE **chainwide visibility and consistency** that extends well beyond what any single-store or partial deployment can deliver.

EXPLORE ARTICLE

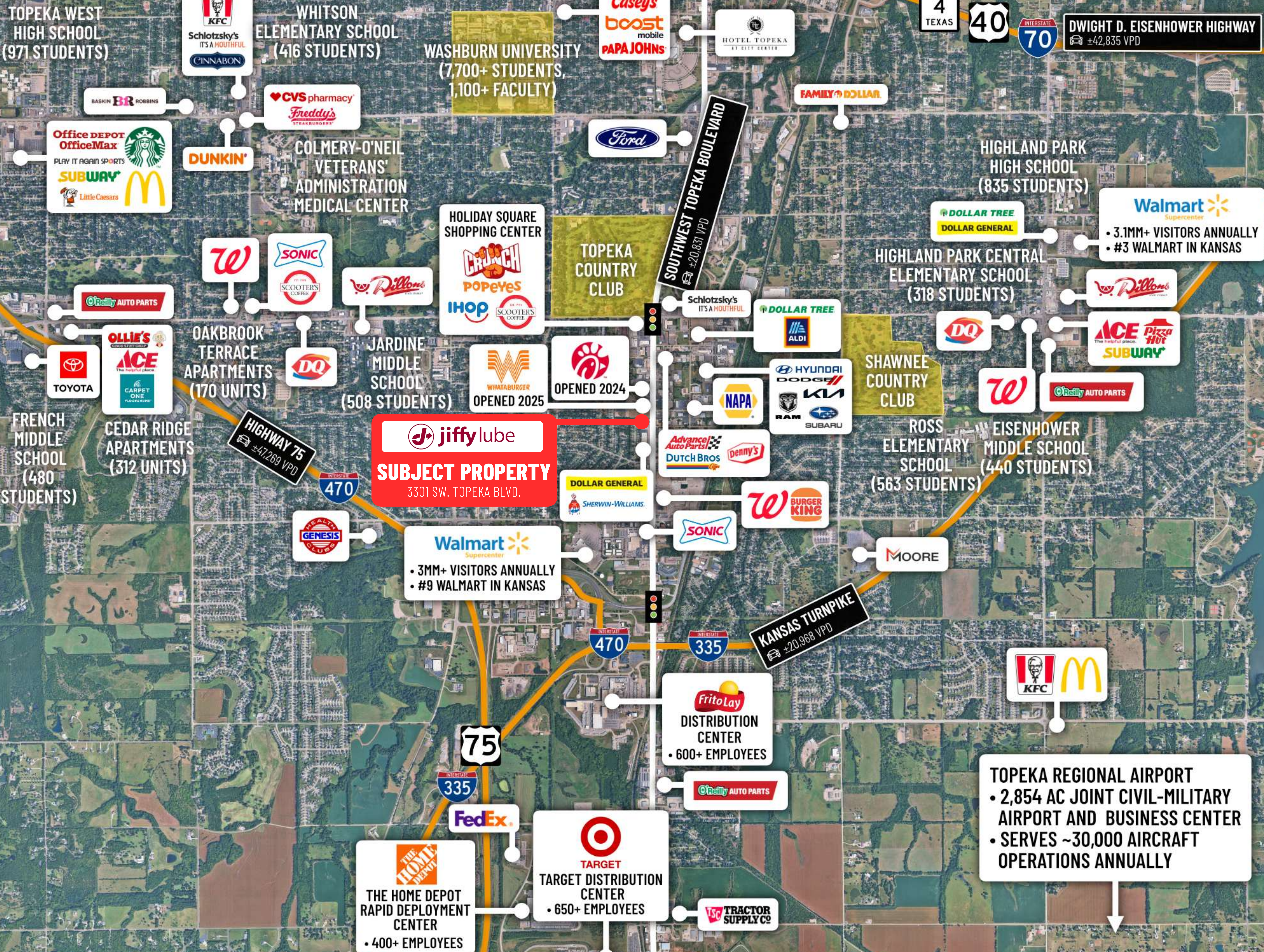
LEASE OVERVIEW

— JIFFY LUBE TOPEKA, KS

Initial Lease Term	9-Years, Plus (2), 4-Year Options to Renew
Rent Commencement	May 1, 2025
Lease Expiration	April 30, 2034
Lease Type	Absolute NNN Lease
Rent Increases	~10% Rental Increases In Primary Term & Options
Annual Rent YRS 1-4	\$71,107.08
Annual Rent YRS 5-9	\$78,807.00
Option 1 YRS 10-13	\$86,507.04
Option 2 YRS 14-17	\$93,607.08

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.





TOPEKA WEST
HIGH SCHOOL
(971 STUDENTS)



WHITSON
ELEMENTARY SCHOOL
(416 STUDENTS)

WASHBURN UNIVERSITY
(7,700+ STUDENTS,
1,100+ FACULTY)



4
TEXAS



DWIGHT D. EISENHOWER HIGHWAY
±42,835 VPD



COLMERY-O'NEIL
VETERANS'
ADMINISTRATION
MEDICAL CENTER



HIGHLAND PARK
HIGH SCHOOL
(835 STUDENTS)



Walmart
Supercenter
• 3.1MM+ VISITORS ANNUALLY
• #3 WALMART IN KANSAS



HOLIDAY SQUARE
SHOPPING CENTER
CRUNCH
POPEYES
IHOP
SCOOTER'S COFFEE

TOPEKA
COUNTRY CLUB

SOUTHWEST TOPEKA BOULEVARD
±20,837 VPD



HIGHLAND PARK CENTRAL
ELEMENTARY SCHOOL
(318 STUDENTS)



OAKBROOK
TERRACE
APARTMENTS
(170 UNITS)



JARDINE
MIDDLE SCHOOL
(508 STUDENTS)



SHAWNEE
COUNTRY CLUB



FRENCH
MIDDLE
SCHOOL
(480
STUDENTS)

CEDAR RIDGE
APARTMENTS
(312 UNITS)

HIGHWAY 75
±47,269 VPD



jiffy lube
SUBJECT PROPERTY
3301 SW. TOPEKA BLVD.



ROSS
ELEMENTARY
SCHOOL
(563 STUDENTS)

EISENHOWER
MIDDLE SCHOOL
(440 STUDENTS)



Walmart
Supercenter
• 3MM+ VISITORS ANNUALLY
• #9 WALMART IN KANSAS



KANSAS TURNPIKE
±20,968 VPD

FritoLay
DISTRIBUTION
CENTER
• 600+ EMPLOYEES



TOPEKA REGIONAL AIRPORT
• 2,854 AC JOINT CIVIL-MILITARY
AIRPORT AND BUSINESS CENTER
• SERVES ~30,000 AIRCRAFT
OPERATIONS ANNUALLY



THE HOME DEPOT
RAPID DEPLOYMENT
CENTER
• 400+ EMPLOYEES

TARGET
TARGET DISTRIBUTION
CENTER
• 650+ EMPLOYEES





THE UNIVERSITY OF KANSAS HEALTH SYSTEM
ST. FRANCIS CAMPUS
(378 BEDS)

TOPEKA COUNTRY CLUB

DOWNTOWN TOPEKA
(3.8 MILES)

SHAWNEE COUNTRY CLUB

STORMONT VAIL HOSPITAL
EMERGENCY ROOM
(586 BEDS)
Stormont Vail Health

WASHBURN UNIVERSITY
• 7,700+ STUDENTS
• 1,100+ FACULTY

Stormont Vail
EVENTS CENTER

Schlotsky's
IT'S A MOUTHFUL

POPEYES

ihop

T-Mobile

Advance
Auto Parts

DUTCH BROS

ALDI
DOLLAR TREE

RAC

HARBOR FREIGHT

ARMOR
STORAGE

HYUNDAI

BMW
VW

TACO BELL

JOHN HOFFER
Jeep

Denny's

KFC

CarHop
Auto Sales & Finance

SUBWAY

OPENED 2024

WHATABURGER
OPENED 2025

jiffy lube

COOPER'S

Cooper's Inc.
PLUMBING, HEATING AND AIR

the FOUNDRY
event center

Wendy's

Legacy

Sign Systems & Supplies

MCElroy's

TOPEKA REGIONAL AIRPORT
• 2,854 AC JOINT CIVIL-MILITARY
AIRPORT AND BUSINESS CENTER
• SERVES ~30,000 AIRCRAFT
OPERATIONS ANNUALLY

DOLLAR GENERAL

SOUTHWEST TOPEKA BOULEVARD
(20,831 VPD)

TOPEKA REGIONAL AIRPORT
• 2,854 AC JOINT CIVIL-MILITARY
AIRPORT AND BUSINESS CENTER
• SERVES ~30,000 AIRCRAFT
OPERATIONS ANNUALLY

THE HOME DEPOT
THE HOME DEPOT
RAPID DEPLOYMENT
CENTER
• 400+ EMPLOYEES

TARGET
TARGET DISTRIBUTION
CENTER
• 650+ EMPLOYEES

FritoLay
DISTRIBUTION
CENTER
• 600+ EMPLOYEES

Plaza Inn

U-HAUL

BURGER KING

Firestone
COMPLETE AUTO CARE

SONIC

GILLS point S
TIRE & AUTO SERVICE

usbank

State Farm

W

GOODYEAR

MAINLINE PRINTING

SLI

MURRAY'S
FLOORING

McElroy's

the
FOUNDRY

Legacy

Wendy's

COOPER'S

Cooper's Inc.
PLUMBING, HEATING AND AIR

SOUTHWEST TOPEKA BOULEVARD
(20.831 VPD)

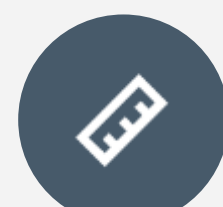
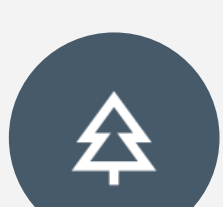
DOLLAR GENERAL

jiffy lube

WHATABURGER

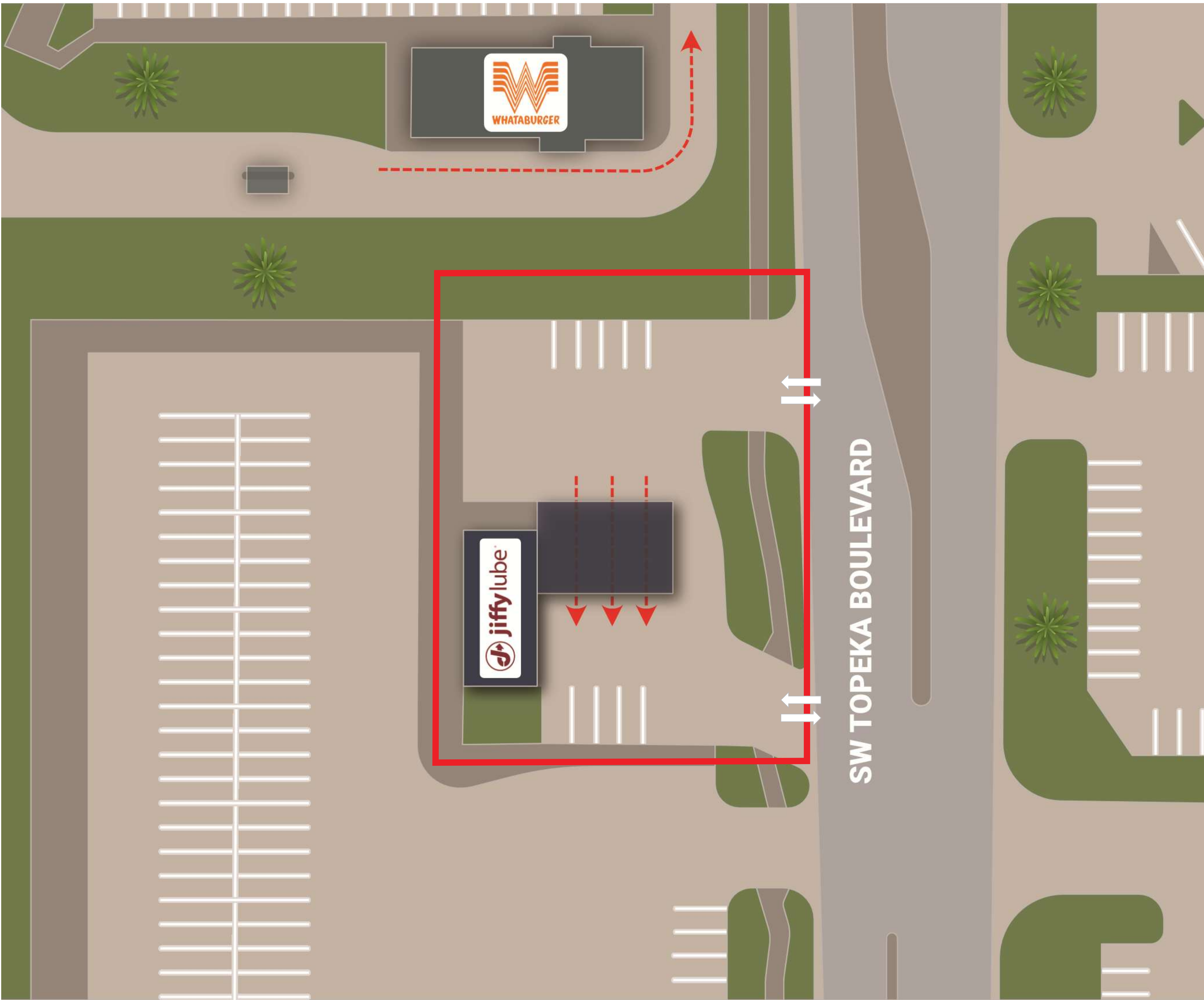
SITE OVERVIEW

JIFFY LUBE TOPEKA, KS

	Year Built		1985
	Building Area		±3,099 SF
	Land Area		±0.41 AC

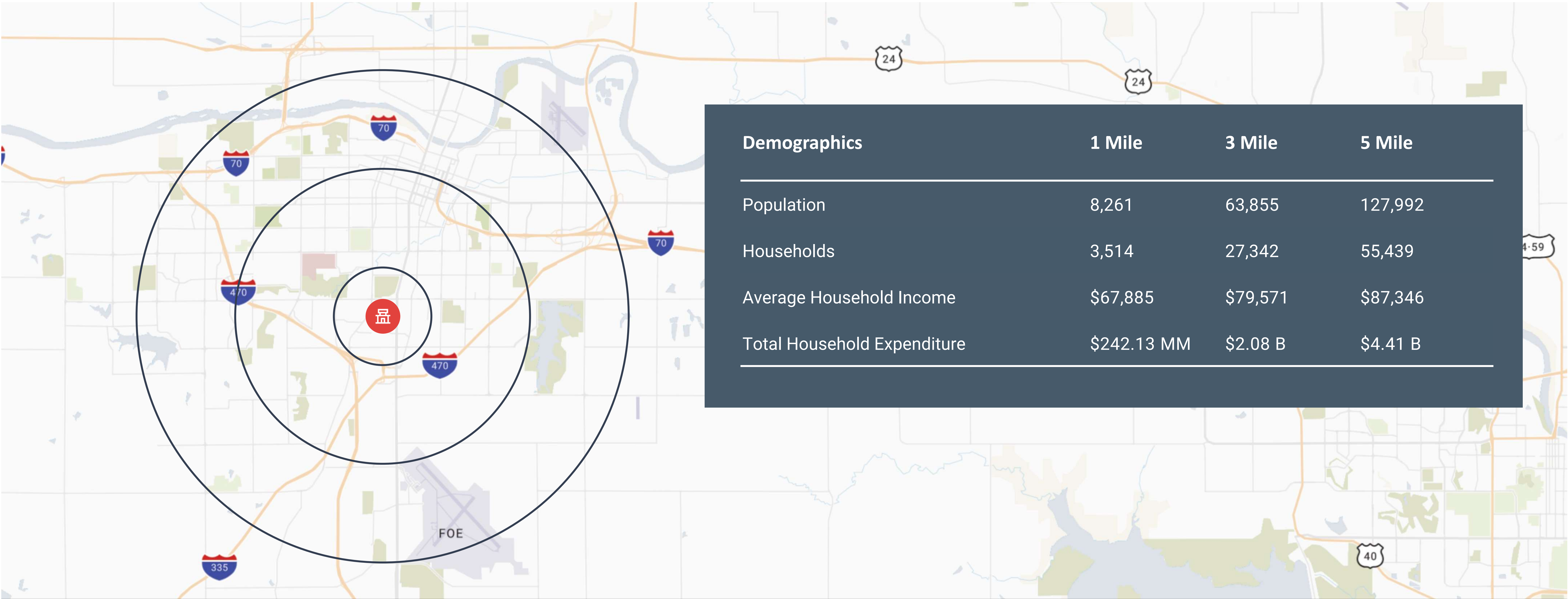
NEIGHBORING RETAILERS

- Walmart Supercenter
- McDonald’s
- Chick-fil-A
- Whataburger
- ALDI
- Walgreens
- Popeyes
- KFC
- Dollar General
- Tractor Supply Co.



LOCATION OVERVIEW

— JIFFY LUBE TOPEKA, KS



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

State of Kansas (9,919)
2.

Stormont-Vail Health Care (4,400)
3.

Hill’s Pet Nutrition, Inc. (3,439)
4.

Unified School District No. 501 (2,500)
5.

Blue Cross Blue Shield of Kansas (2,026)
6.

BNSF Railway Company (1,931)
7.

Washburn University (1,596)
8.

Colmery-O’Neil VA Medical Center (1,544)
9.

University of Kansas Health System, St. Francis Campus (1,334)
10.

Security Benefit Group of Companies (1,000)

LOCATION OVERVIEW

— JIFFY LUBE TOPEKA, KS



Topeka
Kansas

 232,995
Population

 \$56,956
Median Household Income

STORMONT VAIL
HOSPITAL, REGIONAL
MEDICAL CENTER

586 BEDS

STATE OF KANSAS,
TOP METRO
EMPLOYER

9,919 EMPLOYEES

Topeka, Kansas

Topeka is the capital of Kansas and the fourth-largest city in the state, home to approximately 126,000 residents within Shawnee County. As the seat of state government, the city is anchored by the State of Kansas (9,919 employees), Stormont Vail Health (4,400 employees), and Hill's Pet Nutrition (3,439 employees). Washburn University adds a stable academic base with 7,722 students on a 160-acre campus, with enrollment climbing for a third consecutive year. Healthcare and education form the backbone of the local economy, headlined by Stormont Vail Hospital, a 586-bed acute-care center serving the broader region. The city continues to attract corporate investment, including a \$20.5 million expansion by J.M. Smucker's Big Heart Pet Brands and new manufacturing and innovation projects across Shawnee County.

Topeka Metropolitan Statistical Area

Its economy blends government, healthcare, education, financial services, and advanced manufacturing, insulating the market from single-sector volatility. Recent corporate investment underscores the metro's momentum, led by expansions from J.M. Smucker, HF Rubber, and continued growth among BNSF Railway and Blue Cross Blue Shield of Kansas.

Interstate 70 / US-75

Topeka sits at the crossroads of Interstate 70, the primary east-west corridor connecting Kansas City and Denver, and US-75 (Topeka Boulevard), the leading north-south route through the city. The subject property fronts SW Topeka Boulevard (23,350± VPD), the busiest non-highway corridor in Shawnee County.

JEDO Approves Magellan Financial Expansion Supporting 175 New Jobs in Topeka

MAY 13, 2026 (GO TOPEKA / GREATER TOPEKA PARTNERSHIP)

The Joint Economic Development Organization (JEDO) of Topeka and Shawnee County has approved an incentive agreement supporting Project Omega, a major expansion by financial services firm Magellan Financial.

The financial services expansion, known as Project Omega, is projected to create 175 new jobs while generating an estimated \$1.37 billion in long-term economic impact for the Topeka and Shawnee County area, reinforcing the capital city's growing profile as a hub for high-wage financial services employment.

EXPLORE ARTICLE



Reser's Fine Foods Gets Green Light for Major Plant Expansion in East Topeka

FEBRUARY 13, 2026 (KSNT)

A large food production facility in Topeka is moving forward with plans for a big expansion project this year.

Shawnee County commissioners approved a ten-year, 100% tax exemption allowing Recertified Seafoods to expand its East Topeka salad plant by 90,000 square feet and add 30 jobs. GO Topeka has pledged \$1 million in economic development funds toward the \$34 million project, which is projected to generate roughly \$458 million in long-term economic impact for the region.

EXPLORE ARTICLE



J.M. Smucker Company Expands Topeka, Kansas, Operations

MARCH 5, 2026 (AREA DEVELOPMENT)

J.M. Smucker Co. and its subsidiary, Big Heart Pet Brands Inc. plan to expand its operations in Topeka, Kansas.

"The \$20.5 million project includes 28,000 square feet of new space and renovation of 32,000 square feet at the company's existing facility, which has operated in Topeka for more than 55 years producing brands such as Meow Mix and Milk-Bone. Shawnee County's JEDO board approved \$383,000 in incentives, reinforcing Topeka's position as a hub for advanced pet food and food manufacturing.

EXPLORE ARTICLE



GO Topeka Unveils Link Innovation Labs, Adding 17,000 SF of Bioscience Space to Downtown

MARCH 3, 2026 (EXPANSION SOLUTIONS)

GO Topeka has officially opened Link Innovation Labs, a 17,000-square-foot innovation hub designed to accelerate bioscience and entrepreneurship in downtown Topeka.

The new facility anchors Topeka's growing ASTRA Innovation District, providing flexible bioscience and lab space to support research, startups, and the region's expanding animal health and life sciences ecosystem, part of a broader downtown revitalization strategy under the community's Momentum 2027 plan.

EXPLORE ARTICLE



\$71 Million Impact, New Jobs Expected as Rubber Company Expands in Topeka

MATTHEW SELF, FEBRUARY 12, 2026 (KSNT)

A significant employer in Topeka is poised to enhance its operations in the Capital City, bringing new lucrative job opportunities to the region.

On February 11, JEDO approved a \$147,000 incentive supporting HF Rubber's expansion, which is expected to add 19 new positions with salaries ranging from \$50,000 to \$80,000. An IMPLAN analysis projects roughly \$71 million in local economic impact and a 415% return on investment, underscoring Topeka's competitiveness as a center for advanced manufacturing.

EXPLORE ARTICLE



Evergy Explores Bringing a Data Center to South Shawnee County Near Topeka

TIM HRENCIR, JUNE 3, 2026 (TOPEKA CAPITAL-JOURNAL)

An unnamed company has engaged in introductory discussions with Evergy about building a data center in Shawnee County near Topeka.

GO Topeka president Rhiannon Friedman noted that industrial parks just outside city limits in south Topeka would be an ideal location for a potential facility, reflecting rising large-load electricity demand across Evergy's territory that is driving significant infrastructure investment and economic development interest in the region.

EXPLORE ARTICLE



Big Street Projects Planned for Topeka in 2026

MATTHEW SELF, MARCH 24, 2026 (KSNT)

The City of Topeka has unveiled its agenda for public works initiatives scheduled for this year.

The 2026 program advances major roadway and infrastructure improvements across the city, including work along the S. Topeka Boulevard corridor between 29th and 37th streets, part of a multi-year capital plan investing in roads, water lines, and essential systems that support continued commercial and residential growth throughout the capital city.

EXPLORE ARTICLE



Built for What's Next: Washburn Tech University Expands Into Former Kmart Property

JULY 8, 2026 (TK BUSINESS MAGAZINE)

Washburn Tech University is transforming a 90,000-square-foot former Kmart property into an expanded workforce training campus in Topeka.

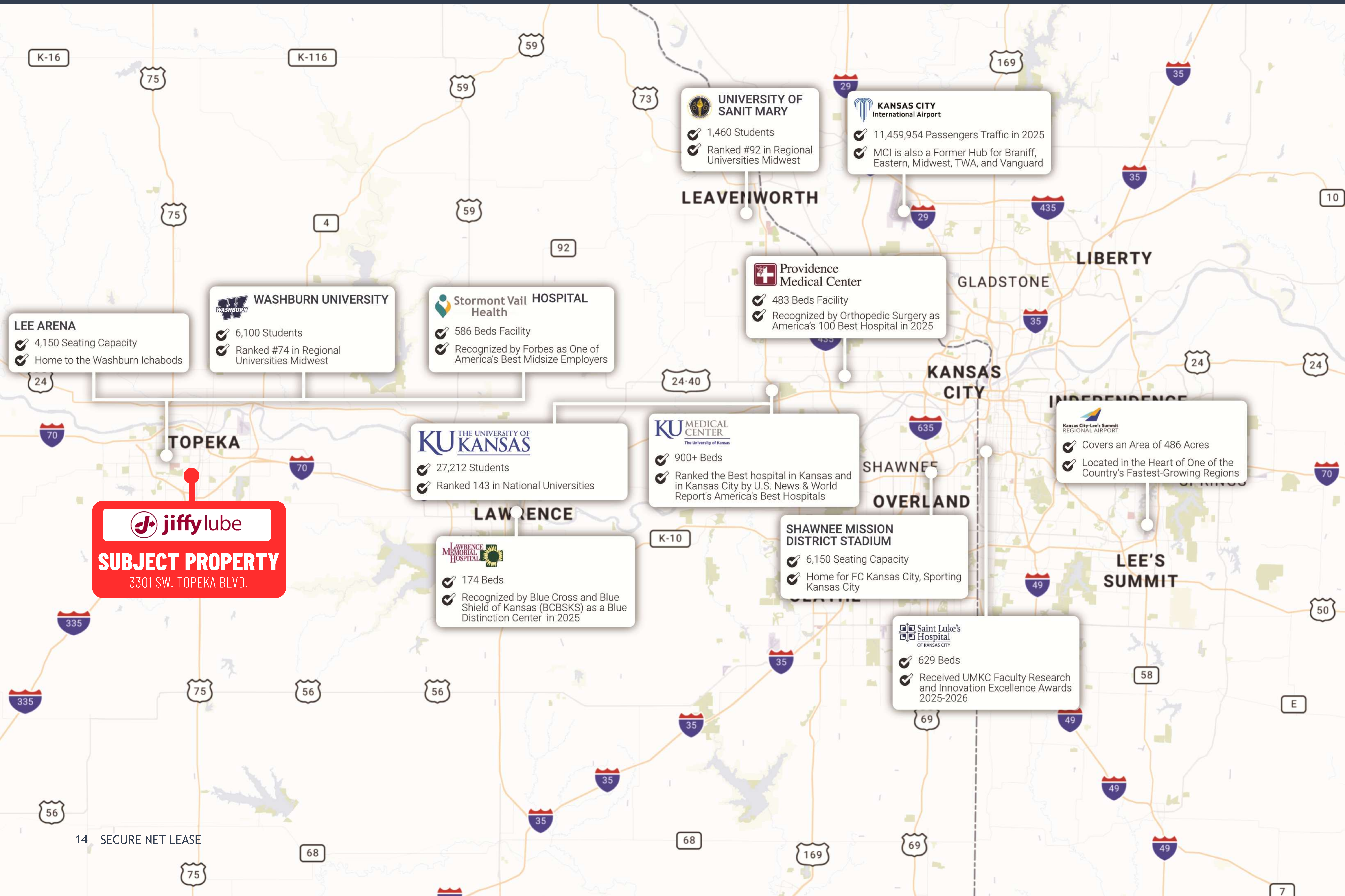
The project includes a 65,000-square-foot buildout relocating cosmetology, industrial machine maintenance, and electrical technology programs, accommodating 300 students and a dozen instructors. Supported by State of Kansas funding and partnerships with GO Topeka and TopCity FAME, the expansion strengthens the region's advanced manufacturing talent pipeline.

EXPLORE ARTICLE



METRO AREA

— JIFFY LUBE TOPEKA, KS



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