

SECURE

NET LEASE



Jiffy Lube

\$2,470,000 | 5.65% CAP

340 Coburg Rd, Eugene, OR 97401 (Eugene-Springfield)

- ✓ **10-Year Absolute NNN Lease with 1.15% Annual Rent Increases & (3) 5-Year Options to Renew**
- ✓ **Rare University of Oregon Location – 0.5 Miles from the University of Oregon & Autzen Stadium (54,000 Seat Capacity)**
- ✓ **High-Visibility Signalized Intersection off Coburg Rd (28,000+ VPD), One of Eugene's Busiest Retail Corridors**
- ✓ **Next-Door to Oakway Center Mall (2.88MM Annual Visitors) & Many National Retailers (Trader Joe's, Albertson's, Chipotle)**
- ✓ **Affluent, Dense Market – Avg. Household Income of \$99,000+, Population of 215,000+ in 5 Mile Radius of Subject Property**

Founded in 1979, Jiffy Lube pioneered the fast oil change category and now serves **approximately 19 million customers annually** through more than **2,000 service centers** across North America. Its network provides oil changes, tires, brakes, batteries and other vehicle maintenance services.



OAKWAY CENTER MALL
2.85MM ANNUAL VISITORS

TRADER JOE'S lululemon burch's

DSW TALBOTS

Rack Pottery Barn SEPHORA

REI J.CREW FACTORY

OLD NAVY bambini

Carl's Jr. chico's

EXTRA MILE ROLEX

Starbucks

nektar

Eugene Running Company

jiffy lube

SUBJECT PROPERTY
340 COBURG RD.

AT&T

CHIPOTLE

WOODLANDS APARTMENTS (91 UNITS)

verizon

7 ELEVEN

EUGENE-SPRINGFIELD MSA



- 382,000+ RESIDENTS
- #3 MOST POPULATED MSA IN OREGON
- HOME TO THE UNIVERSITY OF OREGON, THE STATE'S FLAGSHIP UNIVERSITY
- \$7.47B IN ANNUAL RETAIL SALES ACROSS THE EUGENE-SPRINGFIELD MSA
- REGIONAL HUB FOR LANE COUNTY AND SURROUNDING AREA

COLUMBIA BANK

Edward Jones

MATTRESS FIRM

HYATT PLACE

BatteriesPlus

THE VITAMIN SHOPPE

Speedway

Albertsons

TJ-maxx HomeGoods

NATURAL GROCERS
MOD PIZZA
crumbl

INTERSTATE 105

126

OREGON ROUTE 126
±48,000 VPD

KENDALL
1 VALUE LOT EUGENE

COURTYARD
BY MARRIOTT

Central Willamette

PharMerica

Edward Jones

76

LITHIA.COM

MARTIN LUTHER KING JR BOULEVARD
±12,000 VPD

Residence INN
BY MARRIOTT

BMW

Mercedes-Benz

burch's

NISSAN

LAQUINTA
BY WYNDHAM



DOWNTOWN EUGENE

UNIVERSITY OF OREGON

• 24,000+ STUDENTS,
2,000+ FACULTY

LEO HARRIS PARKWAY
±601 VPD

PARKGROVE APARTMENTS (280 UNITS)

DUCKS VILLAGE (230 UNITS)

MCKENNA ESTATES (144 UNITS)

PK PARK

PAPÉ FIELD

AUTZEN STADIUM

 UNIVERSITY OF OREGON

- 54,000 SEAT CAPACITY
- HOME TO UNIVERSITY OF OREGON FOOTBALL TEAM



AUTZEN STADIUM
UNIVERSITY OF OREGON
• 54,000 SEAT CAPACITY
• HOME TO UNIVERSITY OF OREGON FOOTBALL TEAM

UNIVERSITY OF OREGON
• 24,000+ STUDENTS
• 2,000+ FACULTY FLAGSHIP UNIVERSITY FOR THE STATE OF OREGON

Eugene
DOWNTOWN EUGENE



126

OREGON ROUTE 126 (48,000 VPD)



MOD PIZZA crumbl



OAKMONT
Family Dental

BUSH ANIMAL HOSPITAL



T Mobile

THE VITAMIN SHOPPE

COBURG ROAD (26,000 VPD)



BatteriesPlus+

MATTRESS FIRM

jiffy lube

OAKWAY CENTER MALL
2.85MM ANNUAL VISITORS

TRADER JOE'S	lululemon	burch's
DSW	TALBOTS	...
Rack	OrangeTheory	T
REI	POTTERY BARN	Starbucks
COOP	SEPHORA	J.CREW
OLD NAVY	bambini	chico's
Carl's Jr.	ROLEX	nektar
EXTRA MILE		

INVESTMENT OVERVIEW

— JIFFY LUBE EUGENE, OR



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bor@bangrealty.com | 513-898-1551

\$2,470,000

5.65% CAP



NOI

\$139,584

Building Area

1,936 SF

Land Area

±0.24 AC

Year Built

1985

Lease Type

ABSOLUTE NNN
LEASE

Occupancy

100%

- ✓ **4.5 Years Remaining on a 10-Year Absolute NNN Lease** with 1.15% annual rent increases & (3) 5-year options to renew.
- ✓ **Rare University Location** - Positioned 0.5 Miles from the University of Oregon (24,000+ students) and Autzen Stadium (54,000 seat capacity), providing consistent traffic from students, faculty, residents, and event attendees.
- ✓ **High-Visibility Signalized Intersection** off Coburg Rd (28,000+ VPD). Coburg Rd runs south directly to downtown Eugene, acting as one of the main retail thoroughfares for the city.
- ✓ **Successful, Growing Operator** -The franchisee, Dent Quick Lube, LLC, was recognized as Jiffy Lube International's 2024 Franchisee of the Year. Dent Quick Lube joined the Jiffy Lube network in December 2020 with 2 stores, growing to 8 across Washington and Oregon since.
- ✓ **Next-Door to Oakway Center Mall** which sees 2.88MM visitors annually and is home to many national retailers including Lululemon, Old Navy, and Nordstrom Rack. Other nearby national retailers include Trader Joe's, Albertson's, Chipotle, Starbucks, MOD Pizza, and Crumbl Cookie.
- ✓ **Affluent, Dense Market** - Average household income of \$99,000, population of 215,000+ in a 5-mile radius of subject property. The Eugene-Springfield MSA is the 3rd largest metro area in Oregon and has a population of 381,000+, providing a substantial consumer base.
- ✓ **High-Performing, Long-Standing Location** – Jiffy Lube has operated at this location for more than 20 years, with the tenant recently signing a new lease, showing long-term commitment to this location.

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 EUGENE, OR

Jiffy Lube

Lessee: Dent Quick Lube, LLC

Guarantor: Dent Quick Lube, LLC

REVENUE

TBD

CREDIT RATING

**NR (S&P /
Moody's)**

LOCATIONS

2,000+



jiffylube.com

Dent Quick Lube - Jiffy Lube Int. **2024 Franchisee of the Year**

[Link to Article](#)

Founded in 1979, Jiffy Lube pioneered the fast oil change category with the first drive-through service bay, creating a convenient model that allowed motorists to remain in their vehicles during routine maintenance.

The company later introduced standardized service reminders and a nationwide customer database that makes vehicle service records accessible across participating locations. Jiffy Lube is headquartered in Houston and operates through a **predominantly franchised system**, with most service centers owned and operated by independent local franchisees. The platform has expanded beyond oil changes to provide preventive **automotive maintenance and repair services**, including tires, brakes, batteries, filters, fluid services and vehicle inspections. Its operating model combines standardized procedures, technician training and broad consumer access. Jiffy Lube is an Automotive Service Excellence-accredited training provider and has also received **American Council** on Education accreditation for eligible training programs, supporting consistent service delivery across the franchise network.

Jiffy Lube serves approximately **19 million customers** annually through more than **2,000 service** centers across North America. In July 2026, Monomoy Capital Partners completed its approximately **\$1.3 billion** acquisition of Jiffy Lube International from Shell. The brand was also ranked **No. 10** on Entrepreneur magazine's 2026 Top Brands for Multi-Unit Owners list and has been recognized in the Franchise **500 Hall of Fame**, reflecting the scale and longevity of its franchise system.



IN THE NEWS

— JIFFY LUBE EUGENE, OR

Monomoy Capital to buy Jiffy Lube for \$1.3 Billion

REUTERS, MARCH 10, 2026 (REUTERS)

Jiffy Lube, an American chain of automotive oil change specialty shops founded in 1971, has been a subsidiary of Shell since 2002. The chain makes up about 6.5% of Shell's U.S. and Canada total lubricants volume. Premium Velocity Auto has 360 locations operating in 20 U.S. states.

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.

Shell agreed to sell Jiffy Lube and Premium Velocity Auto to an affiliate of Monomoy Capital Partners for \$1.3 billion, positioning the automotive service platform for its next phase under new ownership.

Rival BP (BP.L), opens new tab in December agreed to sell a 65% stake in lubricants business Castrol to Stonepeak for \$6 billion.

Shell will retain its Pennzoil, Quaker State, Rotella and other Shell lubricant brands, along with manufacturing, marketing and distribution of lubricants in the U.S. and Canada.

EXPLORE ARTICLE

Entrepreneur's 2026 List Highlights Leading Auto Service Franchises

SEPTEMBER 08, 2026 (NOLN.NET)

Entrepreneur magazine released its annual Top Brands for Multi-Unit Owners list, with several auto service brands making the ranks. The ranking appears in the July/August 2026 issue of Entrepreneur magazine.

Leading the list of automotive service companies is Jiffy Lube, ranking no. 10 on the list. It's followed by Midas in no. 30, and closely trailed by Valvoline Instant Oil Change at no. 34.

Jiffy Lube ranked No. 10 on Entrepreneur magazine's 2026 Top Brands for Multi-Unit Owners list, the highest placement among the four automotive service brands recognized.

"Multi-unit growth requires a brand operators can believe in, a model they can scale and a team that understands how to support growth," said Adam Worsham, chief franchising officer at Valvoline Inc. "This ranking reinforces the strength of the Valvoline Instant Oil Change franchise system and the opportunity it creates for partners focused on expanding their portfolios."

Capping off the list of auto service brands is Take 5 Oil Change, coming in at no. 50 on the list.

EXPLORE ARTICLE

LEASE OVERVIEW

— JIFFY LUBE EUGENE, OR

Initial Lease Term	10-Years	
Rent Commencement	April 2021	
Lease Expiration	April 2031	
Lease Type	Absolute NNN Lease	
Rent Increases	1.15% Annually	
Annual Rent YR 6	\$139,584.00	(5.65% CAP)
Annual Rent YR 7	\$141,189.22	(5.72% CAP)
Annual Rent YR 8	\$142,812.89	(5.78% CAP)
Annual Rent YR 9	\$144,455.24	(5.85% CAP)
Annual Rent YR 10	\$146,116.48	(5.92% CAP)
Option 1 Rent (YR 15)	\$154,713.65	(6.26% CAP)
Option 2 Rent (YR 20)	\$163,816.66	(6.63% CAP)
Option 3 Rent (YR 25)	\$173,455.27	(7.02% CAP)

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.



132
TEXAS

EUGENE COUNTRY CLUB



EUGENE COUNTRY CLUB

jiffylube
SUBJECT PROPERTY
340 COBURG RD.

MONROE
MIDDLE SCHOOL
(519 STUDENTS)

ST. PAUL
CATHOLIC SCHOOL
(282 STUDENTS)

OAKWAY CENTER MALL
2.85MM ANNUAL VISITORS

TRADER JOE'S lululemon burch's
DSW TALBOTS
Rack POTTERY BARN SEPHORA
REI COOP J.CREW FACTORY
OLD NAVY bambini
Star's Jr. chico's
EXTRA MILE ROLEX

THE SHOPPES AT GATEWAY
1.87MM ANNUAL VISITORS

Walmart Neighborhood Market ROSS DRESS FOR LESS TARGET
KOHLS HOBBY LOBBY ASHLEY
petco CRUNCH
Marshalls GameStop
DOLLAR TREE CINEMARK ULTA

VALLEY RIVER CENTER
7.89MM ANNUAL VISITORS

macy's CHAMPS VANS
sunglass hut Bath & Body Works AMERICAN EAGLE
GameStop JOURNEYS Lids
HOT TOPIC Buckle H&M
Foot Locker T PINK
PANDORA VICTORIA'S SECRET
zumiez KAY JEWELERS
Olive Garden TEXAS

PARKGROVE APARTMENTS (280 UNITS)
DUCKS VILLAGE (230 UNITS)
MCKENNA ESTATESV (144 UNITS)

CENTENNIAL
ELEMENTARY SCHOOL
(345 STUDENTS)

AUTZEN STADIUM
• HOME TO UNIVERSITY OF OREGON FOOTBALL TEAM
• 54,000 SEAT CAPACITY

DOWNTOWN EUGENE

UNIVERSITY OF OREGON
• 24,000+ STUDENTS
• 2,000+ FACULTY FLAGSHIP
UNIVERSITY FOR THE STATE OF OREGON

LINCOLN
SCHOOL COA

WEST FAIR APARTMENTS (80 UNITS)
O'HARA CATHOLIC SCHOOL (543 STUDENTS)

ARTS & TECHNOLOGY ACADEMY (350 STUDENTS)

SOUTH EUGENE HIGH SCHOOL (1,499 STUDENTS)

DELTA HIGHWAY
±9,498 VPD

COBURG ROAD
±26,000 VPD

±48,000 VPD

±10,960 VPD

FRANKLIN BOULEVARD
±5,241 VPD

99

126

126

105

5

99

126



UNIVERSITY OF OREGON
• 24,000+ STUDENTS
• 2,000+ FACULTY FLAGSHIP UNIVERSITY FOR THE STATE OF OREGON

Mercedes-Benz
BMW
NISSAN

Eugene
DOWNTOWN
EUGENE

HYATT
PLACE

OAKWAY CENTER MALL
2.85MM ANNUAL VISITORS

TRADER JOE'S	lululemon	burch's
DSW	TALBOTS	OrangeTheory
Rack	POTTERY BARN	SEPHORA
KREI COOP	J.CREW	STARBUCKS
OLD NAVY	bambini	chico's
Carl's Jr.	EXTRA MILE	ROLEX

LA QUINTA
BY WYNDHAM

COURTYARD
BY MARRIOTT

NATURAL GROCERS
MOD PIZZA
crumbl

SALT & STRAW

126
(48,000 VPD)

EWEB
EMPLOYEES
FEDERAL CREDIT UNION

Chevron

Killer
T Mobile

Albertsons

Speedway

COBURG ROAD
(26,000 VPD)

State Farm

Allstate

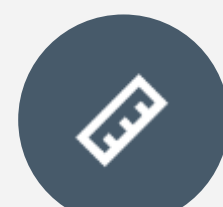
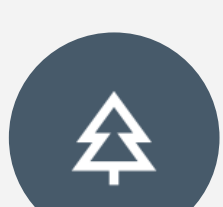
AUTZEN STADIUM
UNIVERSITY OF OREGON
• 54,000 SEAT CAPACITY
• HOME TO UNIVERSITY OF OREGON FOOTBALL TEAM

jiffylube

BatteriesPlus+

SITE OVERVIEW

— JIFFY LUBE EUGENE, OR

	Year Built		1985
	Building Area		1,936 SF
	Land Area		±0.24 AC

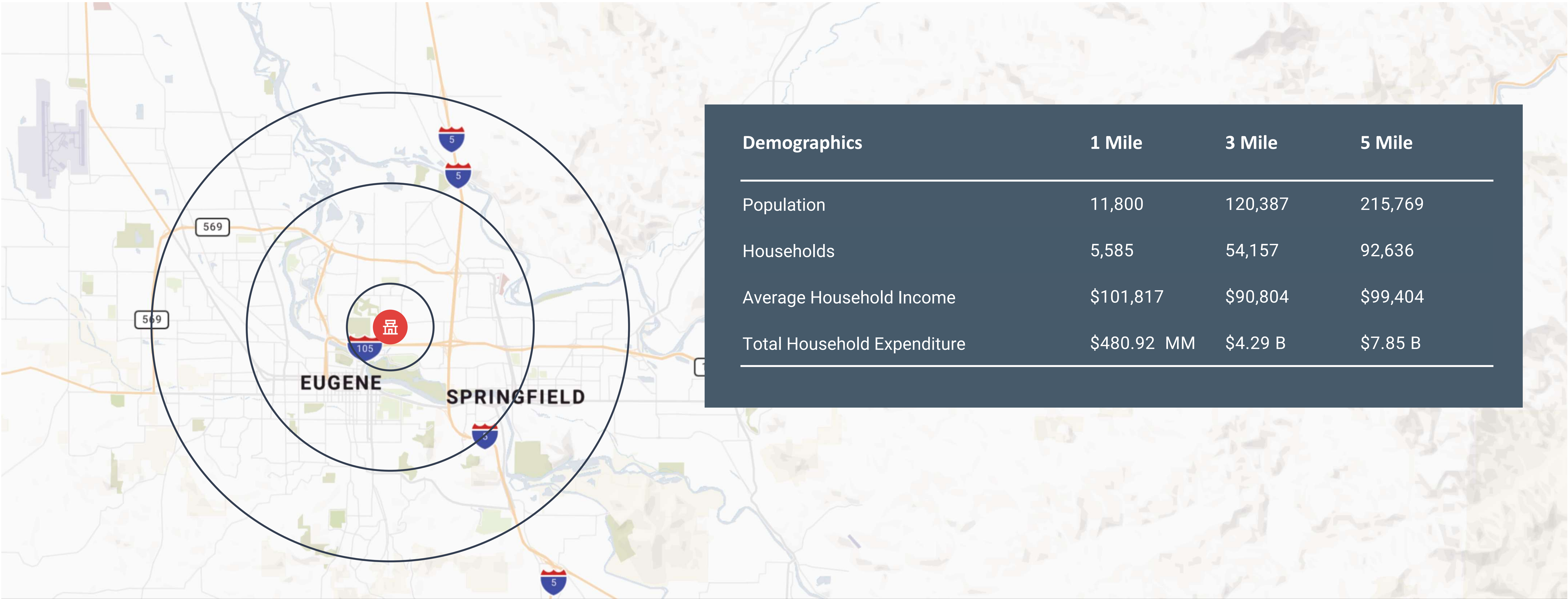
NEIGHBORING RETAILERS

- Trader Joe’s
- Lululemon
- Nordstrom Rack
- Old Navy
- Albertson’s
- TJ Maxx
- Chipotle
- Starbucks
- Pottery Barn
- Sephora
- P.F. Chang’s



LOCATION OVERVIEW

— JIFFY LUBE EUGENE, OR



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

University of Oregon (5,959)
2.

PeaceHealth (5,300)
3.

Eugene School District 4J (2,598)
4.

U.S. Government (1,900)
5.

Oregon State Government (1,900)
6.

Lane Community College (1,888)
7.

City of Eugene (1,733)
8.

Springfield School District (1,570)
9.

Lane County Government (1,552)
10.

McKenzie-Willamette Medical Center (1,400)

LOCATION OVERVIEW

— JIFFY LUBE EUGENE, OR



Eugene

Oregon



178,786

Population



\$63,836

Median Household Income



University of Oregon
Students

24,448

2025 Airport Passengers

1.71 M

Eugene is the commercial, educational and cultural center of Lane County, with 178,786 residents and direct access to the Eugene-Springfield metropolitan economy.

The city is anchored by the University of Oregon, which enrolled 24,448 students and employed 5,959 people in fall 2025. Major destinations include 54,000-seat Autzen Stadium, PK Park, Hayward Field, Oakway Center, Valley River Center and downtown Eugene.

The Eugene-Springfield MSA supports 381,584 residents and is anchored by higher education, healthcare, government, advanced manufacturing and regional transportation infrastructure.

Regional infrastructure and institutional investment support the market. Eugene Airport handled approximately 1.71 million passengers and 71,666 aircraft

operations in 2025 and began the first phase of a planned \$450 million expansion in 2026. The University of Oregon completed a \$330 million, 185,000-square-foot Knight Campus science building, while PeaceHealth Sacred Heart Medical Center at RiverBend provides 384 licensed beds and employs 4,892 caregivers and 934 physicians and clinicians.

IN THE NEWS

— JIFFY LUBE EUGENE, OR

Nike Co-Founder's \$1 Billion Gift Launches UO Engineering College

MIRANDA CYR, SEPTEMBER 23, 2026 (REGISTER-GUARD)

Nike co-founder Phil Knight and his wife, Penny, have committed \$1 billion to the University of Oregon to establish the Knight College of Engineering.

The gift, the largest ever made to a comprehensive public university, will fund construction of a new engineering college housed alongside the Knight Campus for Accelerating Scientific Impact. University leaders say the investment will attract top faculty, researchers and engineering talent to Eugene, reinforcing the region's growing profile in bioengineering and applied sciences.

EXPLORE ARTICLE



Eugene Airport Breaks Ground on \$450 Million Expansion

(OPB), JULY 8, 2026

Eugene Airport invited public officials and community partners to showcase plans and mark the start of construction for a \$450 million expansion project.

The two-phase plan includes an expanded Concourse A now under construction and a future Concourse C adding eight new gates, addressing overcrowding and positioning the airport to support continued passenger growth and new direct flights across the Eugene-Springfield region.

EXPLORE ARTICLE



Eugene Doubles Down on Economic Development Staffing

GRACE CHINOWSKY, APRIL 9, 2026 (LOOKOUT EUGENE-SPRINGFIELD)

The city of Eugene plans to more than double the size of its economic development team in an effort to spur business and job growth.

The Eugene City Council approved four new economic development positions aimed at generating 14,000 jobs and \$25 million in tax revenue within a decade, part of a broader strategy to close the gap with faster-growing peer cities such as Bend and Boise.

EXPLORE ARTICLE



Raising Cane's Set to Open First Eugene-Springfield Location

HANNAROSE MCGUINNESS, SEPTEMBER 14, 2026 (REGISTER-GUARD)

Raising Cane's Chicken Fingers will open its first restaurant in the Eugene-Springfield area Oct. 13.

The Gateway Street location in Springfield is hiring roughly 160 crew members ahead of its opening, with a second restaurant planned near the University of Oregon campus, underscoring continued retail expansion into the trade area.

EXPLORE ARTICLE



New Youth Behavioral Health Facility Opens in Eugene

(REGISTER-GUARD), SEPTEMBER 9, 2026

A new inpatient treatment facility for children opened in Eugene Sept. 2 that provides 12 beds for youth behavioral health care, the Oregon Health Authority announced.

The facility increases Oregon's secure youth behavioral capacity by roughly one-third and comes as PeaceHealth and Lane County advance plans for two additional Springfield facilities, reflecting sustained healthcare investment in the region.

EXPLORE ARTICLE



Eugene Backs Downtown Riverfront Housing and Connectivity Projects

GRACE CHINOWSKY, JULY 8, 2026 (LOOKOUT EUGENE-SPRINGFIELD)

Eugene will spend about \$3.4 million in urban renewal funds to jump-start a pair of projects in the Downtown Riverfront area.

The funding supports a new affordable housing building and a pedestrian connectivity study linking City Hall to the riverfront park, continuing the transformation of the 16-acre former EWEB property into a mixed-use riverfront neighborhood.

EXPLORE ARTICLE



New Water Tanks Boost Seismic Resiliency of Eugene's Water System

TIFFANY ECKERT, SEPTEMBER 14, 2026 (OPB)

With construction of two massive water tanks on College Hill completed, Eugene Water & Electric Board is touting the seismic resiliency of its new water storage system.

The multimillion-dollar upgrade, part of a broader infrastructure investment serving roughly 200,000 people in the Eugene area, strengthens the region's utility backbone and disaster resilience ahead of full completion in late 2027.

EXPLORE ARTICLE



Coburg Road Retail Cluster Sells for \$19.6 Million

CHRISTIAN WIHTOL, FEBRUARY 26, 2026 (EUGENE WEEKLY)

A prominent Springfield-based real estate investor has bought a big chunk of retail property off Coburg Road in Eugene, bulking up his portfolio.

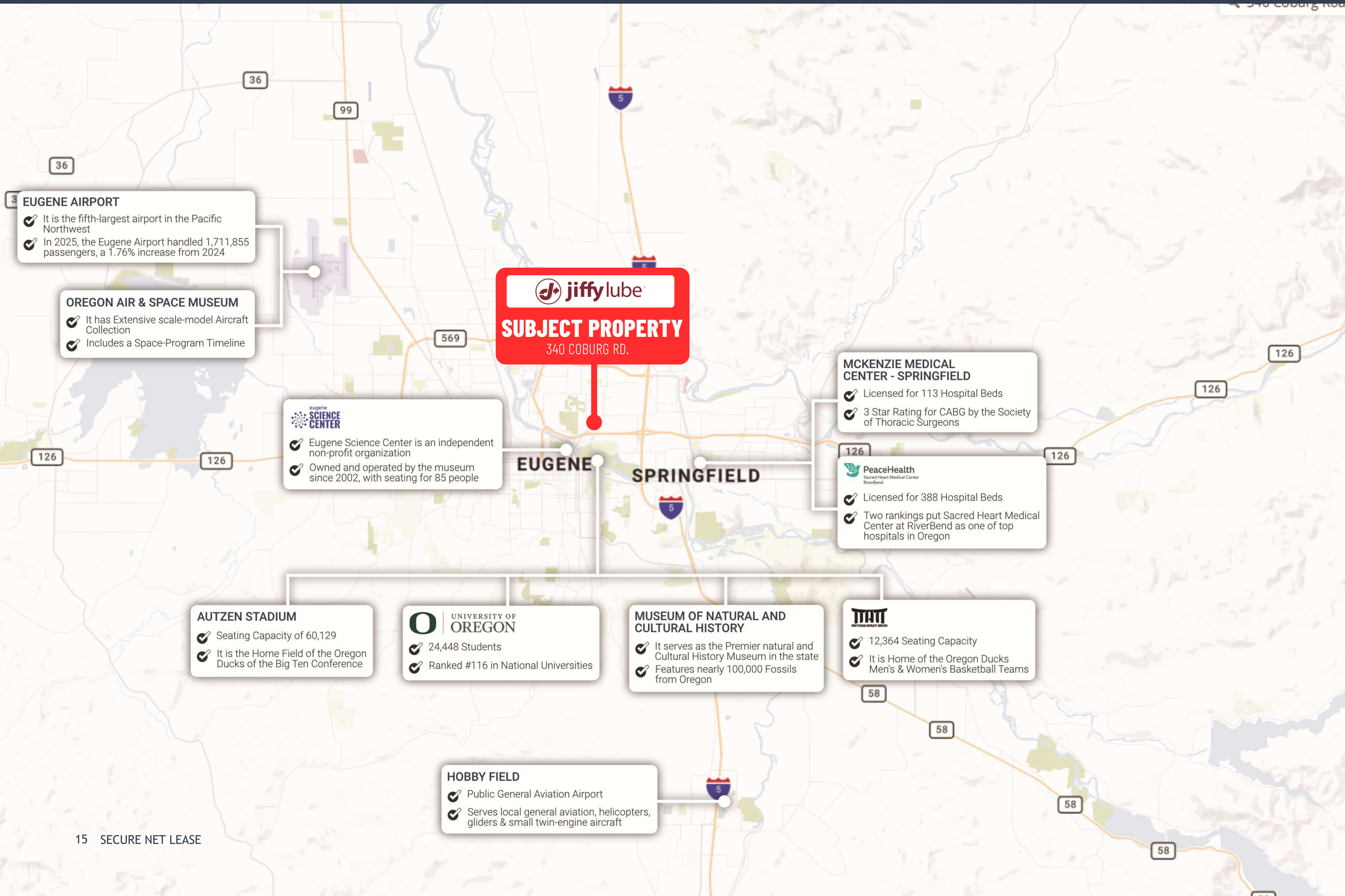
Richard Boyles acquired the fully leased, four-building Oakway Landing complex near the busy Coburg Road and Beltline corridor, underscoring sustained investor demand for retail assets along one of Eugene's premier commercial strips.

EXPLORE ARTICLE



EUGENE-SPRINGFIELD, OREGON MSA

— JIFFY LUBE EUGENE, OR



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Los Angeles

Office

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El Segundo, CA 90245
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