



Valvoline

- Rare, 20-Yr Corporate Lease
- Land & Building (Bonus Depreciation)

3320 ROCHESTER RD
ROYAL OAK, MI



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic** **BANG**
CAPITAL PARTNERS™ REALTY

**OFFERED
FOR SALE**

\$1,618,000 | 5.75% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a corporate-operated Valvoline Instant Oil Change in Royal Oak, Michigan, strategically located along Rochester Road in one of Oakland County's most prominent retail corridors. The property benefits from exceptional visibility and strong daily traffic within the Detroit MSA.

Following Valvoline's recent acquisition of franchisee operations, the company executed a new 20-year corporate lease, a rare commitment exceeding the traditional 15-year structure. This transition underscores Valvoline's confidence in the site's strong historical performance and long-term viability. The company has also initiated capital improvement plans to modernize and upgrade the facility, further reinforcing its investment in the property.

The 2,016 SF building sits on 0.55 acres and operates under an absolute NNN lease, providing investors with fully passive ownership and no landlord responsibilities. Backed by one of the nation's leading automotive service brands, this offering delivers stable cash flow, scheduled rent growth, and a true "hands-off" investment opportunity in a top-tier Detroit suburb.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$93,007
Current Term	6-10	\$102,308
Current Term	11-15	\$112,538
Current Term	16-20	\$123,792
1st Extension Term	21-25	\$136,172
2nd Extension Term	26-30	\$149,789
3rd Extension Term	31-35	\$164,768
4th Extension Term	36-40	\$181,244

NOI	\$93,007
CAP PRICE	5.75%
	\$1,618,000



ASSET SNAPSHOT

Tenant Name	Valvoline Inc. (NYSE: VVV)
Guarantor	Corporate
Address	3320 Rochester Rd, Royal Oak, MI
Building Size (GLA)	2,016 SF
Land Size	0.55 AC
Year Renovated	2025
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/3/2025
Remaining Term	20 Years
NOI	\$93,007
Renewal Options	4 x 5 Years



REPRESENTATIVE PHOTO

115,332 PEOPLE
IN 3 MILE RADIUS

\$98,930 AHHI
IN 3 MILE RADIUS

28,900 VPD
ON E 13 MILE RD



RARE, 20-YR LEASE (CORPORATE TAKEOVER)

Valvoline took over franchise operations to execute a new 20-year corporate lease, underscoring the company's long-term confidence in this proven, high-performing location. Corporate is currently reinvesting in the site with modern upgrades and building improvements



PRIME SUBURBAN DETROIT LOCATION

Royal Oak is a premier Oakland County suburb within the Detroit MSA, benefiting from dense demographics and strong economic fundamentals



ABSOLUTE NNN LEASE WITH RENT GROWTH

The lease provides investors with fully passive ownership while delivering scheduled escalations for NOI growth



DENSE RETAIL TRADE AREA

Royal Oak's commercial corridors feature a mix of national retailers and service providers, reinforcing consumer traffic to the site



ESTABLISHED, PURPOSE-BUILT FACILITY

The property's design is tailored for quick-lube service operations, ensuring long-term relevance for the tenant's business model



NATIONALLY RECOGNIZED CORPORATE TENANT

Valvoline (NYSE: VVV) is a 150+ year-old automotive services leader with nearly 2,000 U.S. locations and a proven, recession-resistant business model that generates recurring customer demand



12 MILES | 15 MIN DRIVE

DETROIT

ROYAL OAK

RED RUN
GOLF CLUB

OAK RIDGE
ELEMENTARY SCHOOL
408 STUDENTS

13 MILE RD 28,900 VPD



ROCHESTER RD 24,700 VPD



Valvoline

MARKET AERIAL

VALVOLINE ROYAL OAK, MI

6

1 MILE

16,045

PEOPLE

\$105,599

AHHI

3 MILES

115,332

PEOPLE

\$98,930

AHHI

5 MILES

333,484

PEOPLE

\$102,662

AHHI

OAKLAND MALL
JCPenney
at home
H&M's
HOBBY LOBBY
DICK'S
SPORTING GOODS

DUNKIN'
Tim Hortons
Days Inn
McDonald's

INTERSTATE
75

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BEST BUY

MICRO CENTER
computers & electronics

amc

MADISON PLACE
TARGET
Dunham's
OfficeMax
DOLLAR TREE
DAVID'S
BRIDAL

CAMPBELL CORNERS
OUTBACK
STEAKHOUSE
AUTO PARTS
PLAY IT AGAIN
SPORTS

ANYTIME FITNESS

BISHOP FOLEY
HIGH SCHOOL

LEXINGTON VILLAGE
APARTMENTS

DORSEY COLLEGE
547 STUDENTS

7-ELEVEN

meijer

LAMPHERE
HIGH SCHOOL
729 STUDENTS

CIVIC CENTER
PARK MADISON
HEIGHTS

sam's club

13 MILE RD. 28,900 VPD

OAK RIDGE
ELEMENTARY SCHOOL
408 STUDENTS

COSTCO
WHOLESALE



DOLLAR TREE





The Detroit-Warren-Dearborn MSA is Michigan's largest metropolitan area, encompassing over 4.3 million residents across Wayne, Oakland, Macomb, Lapeer, Livingston, and St. Clair Counties. Anchored by the City of Detroit, the MSA is a major hub for automotive manufacturing, mobility innovation, defense contracting, and healthcare. The area is home to the headquarters of General Motors, Ford Motor Company, Stellantis North America, and dozens of Tier-1 automotive suppliers, providing a deep and diversified employment base.

Retail demand is supported by a strong suburban population base in Oakland and Macomb Counties, with household incomes well above the state average. Downtown Detroit has experienced substantial revitalization over the past decade, with billions of dollars invested in residential, commercial, and entertainment projects. Lapeer County and Royal Oak both benefit from their proximity to the Detroit core, drawing consumers from surrounding suburban and exurban areas.



TENANT SUMMARY

Valvoline Inc. (NYSE: VVV) is one of the nation's leading providers of automotive preventive maintenance services, operating under the widely recognized Valvoline Instant Oil Change (VIOC) brand. With over 1,900 locations across the United States, Valvoline has built a strong reputation for quick, drive-through oil changes and vehicle maintenance services, including tire rotations, fluid exchanges, and battery replacements. Founded in 1866, the company has a long-standing legacy as a trusted automotive service provider.

Headquartered in Lexington, Kentucky, Valvoline combines corporate-owned stores with a robust franchise network, ensuring broad market coverage and steady growth. Its services are tied to the non-discretionary nature of vehicle maintenance, providing reliable demand across all economic cycles. While some leases are backed by corporate guarantees, others are supported by experienced multi-unit franchise operators. With a BB+ S&P credit rating, a loyal customer base, and strong brand recognition, Valvoline represents a durable and recession-resistant tenant in the auto service sector.



VALVOLINE QUICK FACTS

Founded:	1866
Headquarters:	Lexington, KY
Ownership:	Public
Locations:	1,900+
Guaranty:	Corporate
Website:	https://www.valvoline.com/



Valvoline

3320 ROCHESTER RD
ROYAL OAK, MI



Exclusively Offered By:



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