



EUREKA, MO (ST. LOUIS MSA)

Recent 15-Year Extension | Corporate ABS NNN Lease | 20+ Years of Operating History





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EUREKA, MO

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ISAAC | BAILEY



JIMMY JOHN'S



W 4TH ST



66,000 VPD

W 5TH ST

MERAMEC BLVD





555 W 5th St, Eureka, MO

\$1,000,000
PRICE

5.50%
CAP RATE

INVESTMENT OVERVIEW

Lot Size	0.65 AC
Building Size	1,995 SF
Year Built	2004
Remaining Lease Term	14.55 Years
Lease Type	Absolute Triple-Net (NNN)

INVESTMENT HIGHLIGHTS

- 14.5+ Years Remaining on Absolute Triple-Net Lease with 5% rental increases every five years
- Valvoline has over 20 years of operating history at the subject property and exercised 15-Year lease extension in April of 2024. The extension added three five-year option periods, each with 10% rental increases
- Corporately Guaranteed by Valvoline, Inc., one of the largest preventative maintenance brands in the United States. Valvoline has nearly 1,900 system-wide locations with plans to add 250 new stores by 2027. During fiscal year 2023, Valvoline achieved \$1.4 billion in sales while delivering 137 new locations
- Direct visibility from Interstate 44, a primary thoroughfare of the St. Louis MSA seeing approximately 66,000 VPD
- Affluent Demographics within immediate trade area, within a five-mile radius, 27,686 people earn an average household income of \$144,462
- Nearby national retailers include Walmart Supercenter, Schnucks, McDonald's, Panera Bread, Walgreens, QuikTrip, Culver's, Taco Bell, Popeyes, and more



[VIEW IN GOOGLE MAPS](#)



[STREET VIEW](#)





LEASE OVERVIEW

RENT SCHEDULE

Term	Monthly Rent	Annualized Rent	Rent Increases
Present - 2/13/2029	\$4,583	\$55,000	-
2/14/2029 - 2/13/2034	\$4,813	\$57,750	5.00%
2/14/2034 - 2/13/2039	\$5,053	\$60,638	5.00%
(Option 1) 2/14/2039 - 2/13/2044	\$5,558	\$66,702	10.00%
(Option 2) 2/14/2044 - 2/13/2049	\$6,114	\$73,372	10.00%
(Option 3) 2/14/2049 - 2/13/2054	\$6,726	\$80,709	10.00%

LEASE TERMS

Initial Lease Term	15 Years
Rent Commencement Date	7/26/2002
Expiration Date	2/13/2039
Roof & Structure	Tenant
Options	3 x 5-Year
Lease Guarantor	Corporate
Rent Increases	5% Every Five Years During Initial Term & 10% Each Option
ROFR	Yes, 30 Days





EUREKA, MO (ST. LOUIS COUNTY)

Eureka, MO, nestled in the picturesque landscape of the Ozark Mountains, is a charming city located in St. Louis County, Missouri. Eureka boasts a blend of suburban comforts and rural tranquility, making it an ideal home for families seeking a tight-knit community with excellent schools. Six Flags St. Louis stands out as a prominent attraction, drawing visitors from near and far with its thrilling rides and entertainment. Nature enthusiasts enjoy the Meramec River and Rockwoods Reservation nearby, perfect for hiking, fishing, and boating. Eureka's vibrant community spirit is celebrated through various events and festivals year-round, offering live music, local vendors, and activities for all ages. With its scenic beauty, family-friendly vibe, and diverse attractions, Eureka is a standout gem in the St. Louis metropolitan area.

Valvoline, established in 1866, is a renowned American brand specializing in automotive lubrication products and services. Known for its high-quality motor oils and innovative engine solutions, it offers a range of products tailored to modern vehicles. Valvoline also operates quick-lube service centers, providing efficient vehicle maintenance. Trusted for reliability and performance, Valvoline is a top choice among automotive enthusiasts and professionals.

\$1.444B

Valvoline Annual
Revenue

27,686

Eureka, MO
Population

\$144K+

Eureka, MO
Average HH Income



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