



## Valvoline Ground Lease

Absolute NNN Ground Lease | 20 Year Term | 2025 Construction

504 N 21st Ave, Caldwell, Idaho 83605





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#### EXCLUSIVELY LISTED BY:

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PROPERTY SUMMARY

Capitalization Rate:	5.00%
2026 Net Operating Income (NOI):	\$80,000
Price:	\$1,600,000
Net Rentable Area:	51,836 +/- sf
Lot Size:	1.19 acres
Year Built:	2025
Parking Spaces:	8 Stalls

LEASE TERMS

Rent Commencement:	10/31/2025
Lease Expiration:	10/31/2045
Lease Type:	Absolute NNN
Lease Terms:	20 Years
Rent Escalations:	10% - Every 5 Years
Option Periods:	4 x 5 Years
Common Area Expenses:	Tenant Responsibility
Property Taxes:	Tenant Responsibility
Property Insurance:	Tenant Responsibility
Signage:	Tenant Responsibility



QUICK FACTS

NYSE: VVV

Locations in  
1,900+  
Countries &  
US Territories

Pioneered  
"stay-in-your-  
car" oil change  
model

**Location:**

Caldwell, Idaho, is a vibrant city located in the heart of the Treasure Valley and is part of the Boise metropolitan area. Known for its growing economy, the city is recognized for its pro-business environment. Caldwell is home to the College of Idaho, which enrolls 1,000+ students. The city is also famous for its historic downtown, the Indian Creek Plaza, and its status as the gateway to Idaho's wine country, attracting both residents and visitors year-round.

**Visibility & Accessibility:**

This property is positioned along a major thoroughfare (21st Street) which runs North- South between downtown Caldwell and Interstate 84. This Valvoline possess a prominent street presence and includes various access points and ample on-site parking for customers and staff.









T.O. TOWER = 24'-0"

T.O. PARAPET = 21'-8"

T.O. ACCENT BAND = 14'-0"

S.O. ACCENT BAND = 12'-0"

T.O. WAINSCOT = 4'-0"

UPPER LEVEL = 0'-0"

**2** EXTERIOR ELEVATION (RIGHT)  
Scale: 1/8" = 1'-0"

**1** EXTERIOR ELEVATION (REAR)  
Scale: 1/8" = 1'-0"

**4** EXTERIOR ELEVATION (LEFT)  
Scale: 1/8" = 1'-0"

**3** EXTERIOR ELEVATION (FRONT)  
Scale: 1/8" = 1'-0"

**5** TRASH ENCLOSURE ELEVATIONS  
Scale: 1/8" = 1'-0"

**EXTERIOR FINISHES - BRICK / EIFS / CMU**

EXTERIOR INSULATED FINISH SYSTEM:	DRYWIT (SANDPEBBLE FINE) COLOR #1: #113 AMARILLO WHITE	PREFABRICATED METAL CANOPY:	AMNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-9822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
				ACCESS PANEL:	STAINLESS STEEL

CMU 6'-0" A.F.F.

T.O. SLAB 0'-0" A.F.F.

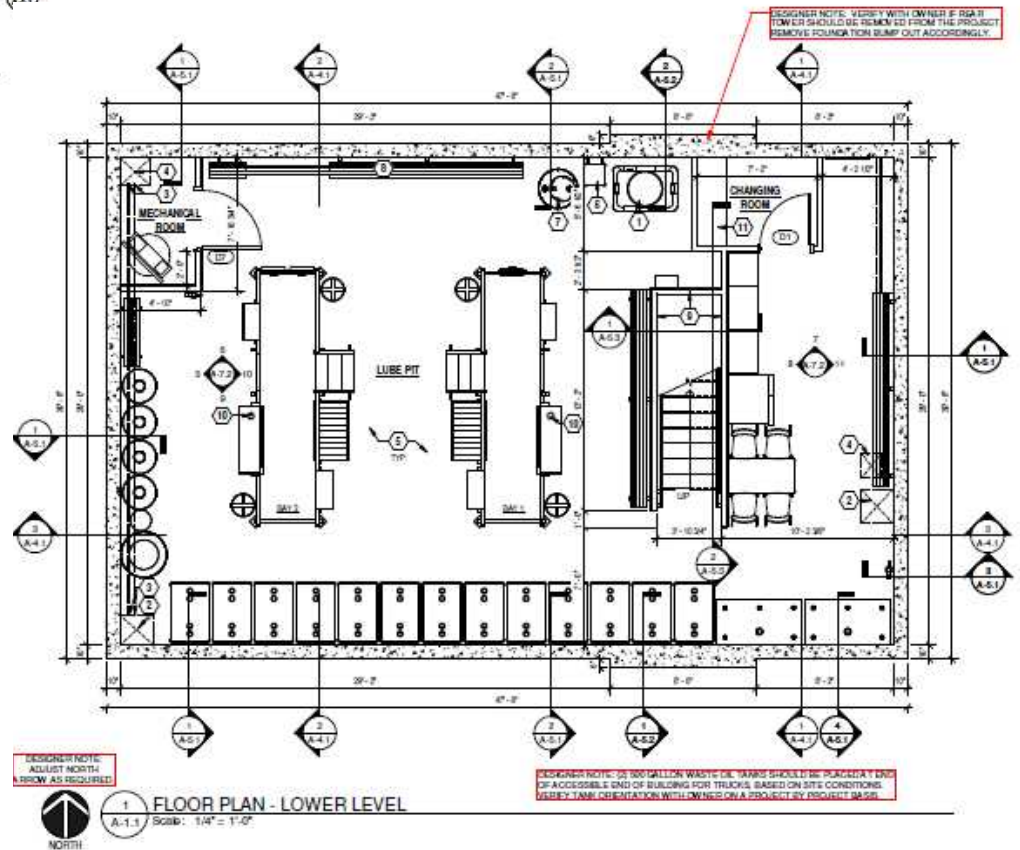
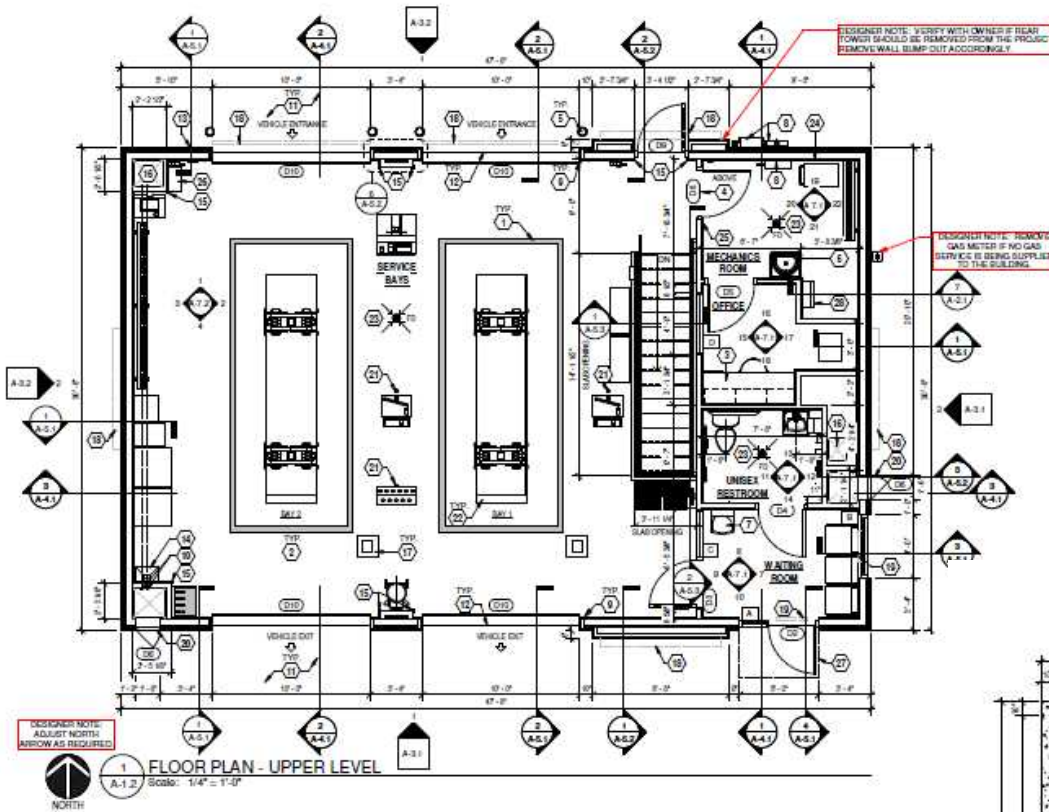
ISSUE RECORD

DATE	DESCRIPTION

2BAY FLAT ROOF - BRICK / EIFS  
NO REAR TOWER

Project No: #

ARCHITECT: LOOSE/TKA/THIRD - 1111 LAKESHORE ROAD, SUITE 100, FORT WORTH, TEXAS 76104  
 DATE: 08/20/2018



## Valvoline Instant Oil Change:

### A High-Performance Tenant Backed by a 150-Year Legacy

Valvoline Instant Oil Change is one of the fastest-growing quick-lube service brands in the country, offering an essential, recession-resistant service with a proven track record of performance. As a tenant, VIOC brings long-term stability, national brand recognition, and consistent customer demand.

### Tenant Highlights:

- **Iconic Brand** – Founded in 1866, Valvoline is one of the most trusted names in automotive care, with over 1,900+ service centers nationwide.
- **Speed & Convenience Model** – VIOC revolutionized the quick-lube industry with its *stay-in-your-car, 15-minute oil change* format—making it a leader in customer satisfaction and efficiency.
- **Essential Service** – Automotive maintenance is a non-discretionary, high-frequency need that drives repeat visits and supports strong retail fundamentals.

