

JACK IN THE BOX

2755 Santa Rosa Avenue
Santa Rosa, CA



Property Overview

YEAR COMPLETED:	2000
APN:	043-102-022
BUILDING SIZE:	± 2,659 net rentable square feet
LAND AREA:	± 33,319 square feet (± 0.78 acres)
PARKING:	± 25 parking spaces (9.4 per 1,000 SF)
PROPERTY TYPE:	Retail
PROPERTY SUB-TYPE:	Restaurant
TENANCY:	Single
LEASE TYPE:	NNN
ZONING:	C2
TRAFFIC COUNTS:	22,744 ADT at Santa Rosa Ave (at Burt St) 27,928 ADT at Santa Rosa Ave (at Yolanda Ave)

DEMOGRAPHICS	1-mile	3-miles	5-miles
POPULATION (2018):	17,608	93,004	203,298
AVG. HH INC. (2018):	\$69,961	\$73,018	\$79,508

2755 Santa Rosa Avenue is a ±2,659 SF single-story freestanding building ideally located in a densely populated region and affluent suburban area of Santa Rosa, CA. The subject property is located in the Santa Rosa Town Center, with abundant restaurants and retail within walking distance. Occupied by Jack in the Box, the property features an excellent national credit tenant. Subject property offers great street visibility and frontage on a heavily traveled major street. Subject property offers a dedicated turn lane, drive thru, pylon signage, an outdoor seating area and ample surface parking. The property offers immediate access to the 101 Freeway. 2755 Santa Rosa Avenue is also ideally located adjacent to other national tenants in the immediate area which include Bed Bath & Beyond, Costco Wholesale, Marshall's, Smart & Final, Best Buy, Office Depot, McDonald's, Burger King, Applebee's, Target, Trader Joe's, REI, Cost Plus, Lexus Dealership, Toyota Dealership, Mercedes Dealership, and Starbucks.

Property Highlights

- National Retail Tenant
- Corporate Guaranteed Lease
- Located On Highly Trafficked Santa Rosa Avenue
- Ample Parking With Drive-Thru Access
- Easy Highway 101 Ingress/Egress

Investment Overview

PRICING

List Price	\$3,550,000
Rentable Square Feet	2,659
Price/Rentable Square Feet	\$1,335
Current Occupancy	100%
Net Operating Income	\$150,000
Cap Rate	4.23%

LEASE SUMMARY

Lease Type:	Absolute NNN
Tenant:	Jack in the Box Inc.
Roof & Structure:	Tenant Responsibility
Guarantee:	Corporate Guarantee
Lease Commencement:	June 14, 2000
Lease Expiration:	May 31, 2023
Rental Increases:	CPI at Every 5 Year option (8% Max)
Options to Extend:	Four (5) Year Options
Right of First Refusal:	Yes, 14 Days

ANNUALIZED OPERATING DATA

Years	Annual Rent	Cap Rate
2019	\$150,000	4.23%
2020	\$150,000	4.23%
2021	\$150,000	4.23%
2022	\$150,000	4.23%
2023	\$150,000	4.23%
Option 1	\$162,000	4.56%
Option 2	\$174,960	4.93%
Option 3	\$188,957	5.32%
Option 4	\$204,073	5.75%

Tenant Profile



JACK IN THE BOX

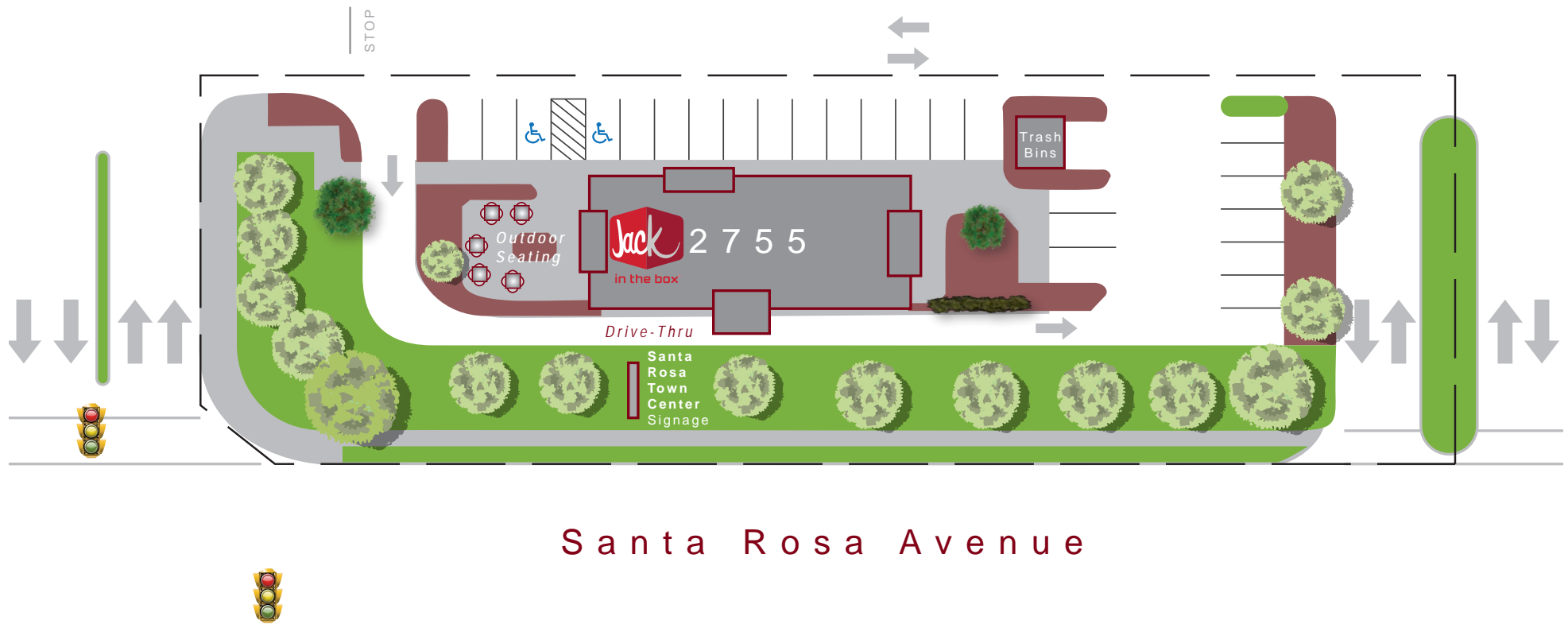
Founded in 1951, **Jack in the Box Inc.** (NASDAQ: JACK) is a restaurant company that operates and franchises Jack in the Box® restaurants. Jack in the Box is among the nation's leading fast-food hamburger chains, with more than 2,200 quick-serve restaurants in 21 states and Guam. As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 85 percent of the half-billion guests served annually buying food at the drive-thru or for takeout. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day. Jack in the Box pioneered a number of firsts in the quick-serve industry, including menu items that are now staples on most fast-food menu boards, like the breakfast sandwich and portable salads. Today, Jack in the Box offers a selection of distinctive, innovative products targeted at the fast-food consumer, including hamburgers, specialty sandwiches, salads and real ice cream shakes.



Aerial View



Site Plan

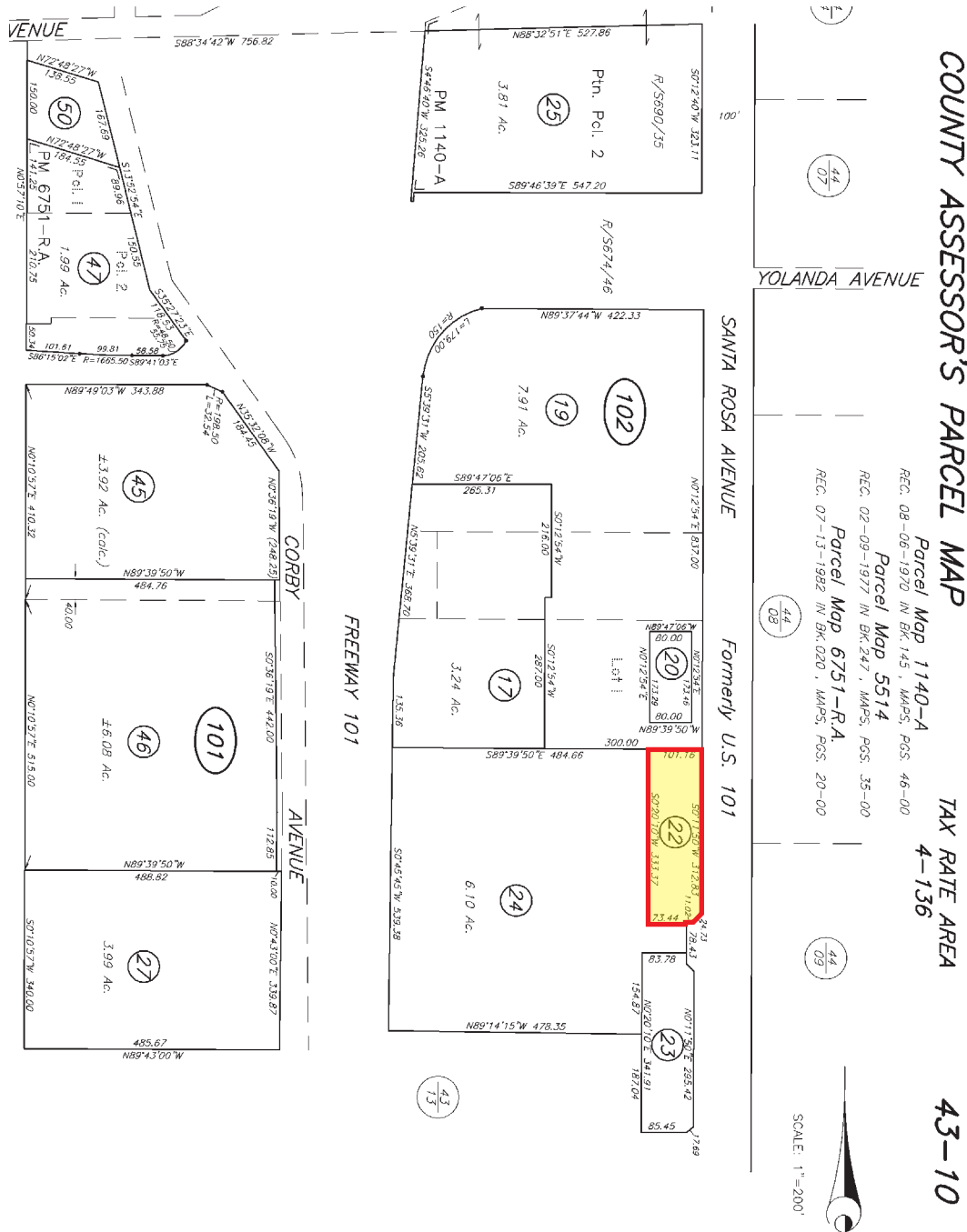


Not Drawn To Scale

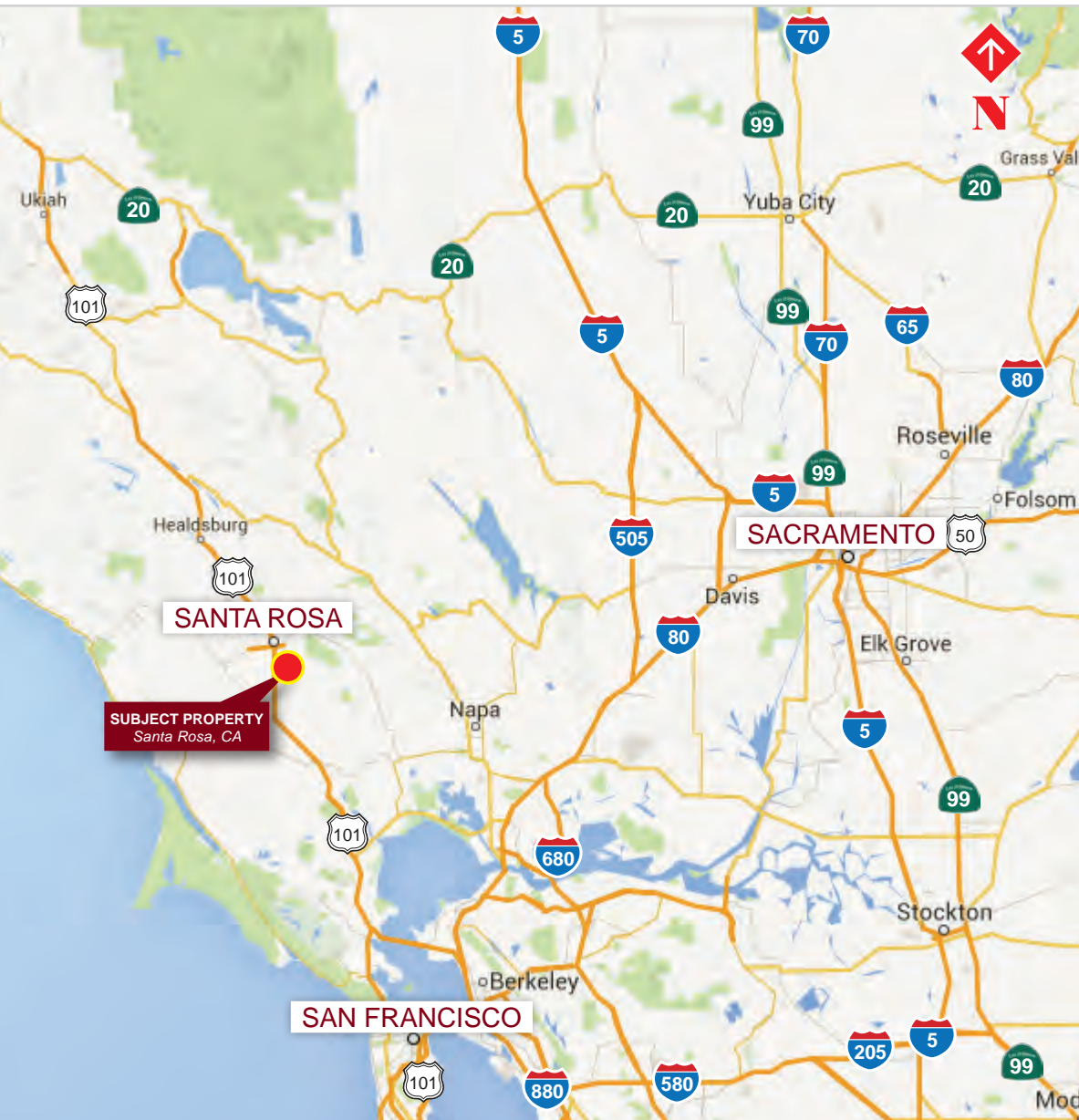
Property Photos



Plat Map



Location Overview



Santa Rosa is a city in and the county seat of Sonoma County, in California's Wine Country. Santa Rosa is the largest city in California's Redwood Empire, Wine Country and the North Bay; the fifth most populous city in the San Francisco Bay Area after San Jose, San Francisco, Oakland, and Fremont; and the 28th most populous city in California. Santa Rosa sits at the northwestern gateway to the Sonoma and Napa Valleys of California's famed Wine Country. Many wineries and vineyards are nearby, as well as the Russian River resort area, the Sonoma Coast along the Pacific Ocean, Jack London State Historic Park, and the redwood trees of Armstrong Redwoods State Reserve. Downtown Santa Rosa, including the central Old Courthouse Square and historic Railroad Square, is an area of shopping, restaurants, nightclubs, and theaters. Downtown also includes City Hall, state and federal office buildings, many banks, and professional offices. The Santa Rosa Memorial Hospital medical center is just to the east of downtown.

LOCATION HIGHLIGHTS

- Ideally Located In Sonoma County
- Prime Central Santa Rosa Location
- Nearby Businesses Include: Bed Bath & Beyond, Smart & Final, Target, REI, Cost Plus, Burger King, Lexus Dealership, Toyota Dealership, Mitsubishi Dealership, Starbucks
- Approximately 50 Miles From San Francisco



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