

# OFFERING MEMORANDUM

Activity # ZAA0380050

## JACK IN THE BOX

9316 BURBANK DRIVE  
BATON ROUGE, LOUISIANA 70820

- Corporate Guarantee
- Absolute NNN Lease | Zero Landlord Responsibilities
- 4.7 Miles South from Louisiana State University

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# FINANCIAL OVERVIEW

## INVESTMENT HIGHLIGHTS

- Corporate Guarantee | Absolute NNN Lease with Zero Landlord Responsibilities
- Jack in the Box has operated successfully at this location for 19 years
- The tenant recently signed a new 10 year lease showing a commitment to the location
- 4.7 Miles South of Louisiana State University
- Within a Three Mile Radius - Population Over 47,000 People | Median Household Income of \$70,695

## INVESTMENT OVERVIEW

The Conway Group at Marcus & Millichap is pleased to present the sale of this 4,021 square-foot Jack In The Box located at 9316 Burbank Drive in Baton Rouge, Louisiana. Ideally located on a signalized corner of Burbank Drive and Gardere Lane, this Jack in the Box is just under five miles south of Louisiana State University, sharing a corner with Shell Gasoline and CVS, Dollar General and Dollar Tree on the other three corners. This property is has three curb cutouts, two on Burbank Drive and one on Gardere Lane and has a drive-thru. It is located adjacent to the Cypress Mounds Baseball Complex and sees over 34,000 vehicles per day.

## PROPERTY SUMMARY

TENANT	JACK IN THE BOX
PROPERTY SUBTYPE	NET LEASED RESTAURANT
OWNERSHIP	FEE SIMPLE
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	AUGUST 23, 2018
LEASE EXPIRATION	AUGUST 22, 2028
LEASE TERM REMAINING	9+ YEARS
OPTIONS TO RENEW	TWO FIVE-YEAR OPTIONS
RENTAL INCREASES	10% EVERY FIVE YEARS
LANDLORD RESPONSIBILITIES	NONE
TENANT RESPONSIBILITIES	INSURANCE, MAINTENANCE, PROPERTY TAXES
RIGHT OF FIRST REFUSAL	YES – 14 DAYS



## OFFERING SUMMARY

PRICE	\$1,833,333
NOI	\$110,000
CAP RATE	6.0%

## RENT SUMMARY

TERM DATES	ANNUAL RENT	MONTHLY RENT
8/23/2018 – 8/22/2023	\$110,000	\$9,167
8/23/2023 – 8/22/2028	\$120,000	\$10,000
OPTION 1 8/23/2028 – 8/22/2033	\$132,000	\$11,000
OPTION 2 8/23/2033 – 8/22/2038	\$145,200	\$12,100

## FINANCIAL SUMMARY

LEASE TYPE	NNN
PRICE PER SF	\$455.92
RENT PER SF	\$27.36
GROSS LEASABLE AREA	4,021 SF
LOT SIZE	1.23 ACRES
YEAR BUILT	2000





in the box

## TENANT PROFILE

Tenant	Jack In The Box
Lease Guarantor	Corporate
Ownership	Private
Years in Business	67 Years
Credit Rating	B
Number of Locations	3,828
Headquarters	San Diego, California
Website	<a href="http://www.jackinthebox.com">www.jackinthebox.com</a>

## ABOUT THE TENANT

Jack in the Box, Inc. (NASDAQ: JACK), based in San Diego, is a restaurant company that operates and franchise Jack in the Box restaurants, once of the national's largest hamburger chains with more than 2,200 restaurants in 21 states and Guam. Additionally, through a wholly owned subsidiary, the company operates and franchise Qdoba Mexican Grill, a leader in fast-casual dining with more than 600 restaurants in 47 states, the District of Columbia, and Canada. The restaurants offer a broad selection of distinctive, innovative products targeted primarily at the adult fast-food customer. Their menu features a variety of items including hamburgers, tacos, specialty sandwiches, drinks, real ice cream shakes, salads, and side items. Jack in the Box restaurants also offer guests the ability to customize their meals and to order any product, including breakfast items, any time of the day. The Jack in the Box restaurant chain was the first major hamburger chain to develop and expand the concept of drive-thru restaurants. In addition to drive-thru windows, most of their restaurants have seating capacities ranging from 20 to 100 persons and are open 18-24 hours a day. Drive-thru sales currently account for approximately 70% of sales at company-operated restaurants. The average check in fiscal year 2014 was \$6.83 for company-operated restaurants.





# LOCATION OVERVIEW



## BATON ROUGE, LOUISIANA

Baton Rouge is capital of the U.S. state of Louisiana and is located on the eastern bank of the Mississippi River. It is the parish seat of East Baton Rouge Parish. As its capital city, Baton Rouge is the political hub of Louisiana. It is the second-largest city in the state, with an estimated population of 227,715 in 2016. The metropolitan area surrounding the city, known as Greater Baton Rouge, is also the second-largest in Louisiana, with a population of 830,480 people as of 2015.

Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System's flagship university and the largest institution of higher education in the state. The Port of Greater Baton Rouge is the 10<sup>th</sup>-largest in the United States in terms of tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships.

The Baton Rouge area owes its historical importance to its strategic site upon the Istrouma Bluff, the first natural bluff upriver from the Mississippi River Delta. This allowed development of a business quarter safe from the seasonal flooding. In addition, the city built a levee system stretching from the bluff southward to protect the riverfront and low-lying agricultural areas. The city is culturally rich center, with settlement by immigrants from numerous European nations and African peoples brought to North America as slaves or indentured servants. It was ruled by seven different governments: French, British, and Spanish in the colonial era, West Floridian, United States territory and state, Confederate, and again United States.



## EAST BATON ROUGE PARISH

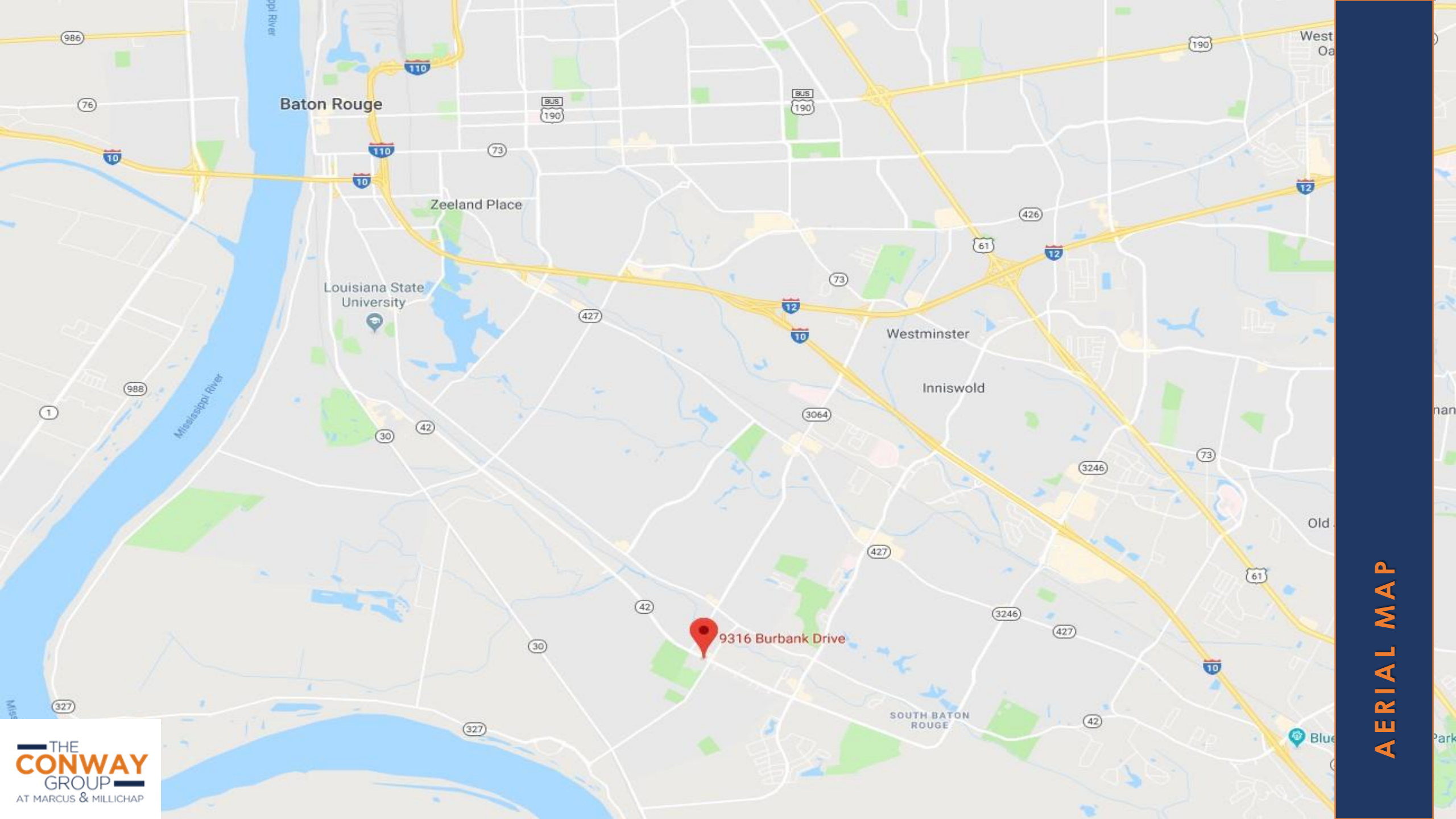
As of the 2010 census, there were over 440,000 residents in East Baton Rouge, making it the largest parish in Louisiana. There are 156,365 households and 102,575 families residing in the parish. The population density was 906 people per square mile. There were 169,073 housing units at an average density of 371 per square mile. The racial makeup of the parish was 49.5% White, 45.9% Black or African American, 0.3% Native American, 3.0% Asian, 0.12% Pacific Islander, 1.02% from other races, and 1.2% from two or more races. 3.8% of the population were Hispanic or Latino of any race.

There were 156,365 households, of which 32.80% include children under the age of 18. 44.70% were married couples living together, 16.80% had a female householder with no husband present, and 34.40% were non-families. 26.90% of all households were made up of individuals and 7.20% had someone living alone who was 65 years of age or older. The average household size was 2.55 and the average family size was 3.14.

In the parish the population was spread out with 26.20% under the age of 18, 14.40% aged 18 to 24, 28.70% from 25 to 44, 20.80% from 45 to 64, and 9.90% who were 65 years of age or older. The median age was 32 years old. For every 100 females, there were 91.90 males. For every 100 females age 18 and over, there were 87.50 males.

The median income for a parish household was \$37,224, and the median income for a family was \$47,480. Males had a median income of \$38,334 versus \$25,073 for females. The per capita income for the parish was \$19,790. About 13.20% of families and 17.90% of the population were below the poverty line, including 22.70% of those under age 18 and 11.50% of those age 65 or over. East Baton Rouge Parish has both the highest high school graduation rate, at 82.2%, and the highest percentage of residents holding at least a bachelor's degree, 33.3%, in the state of Louisiana.





AERIAL MAP





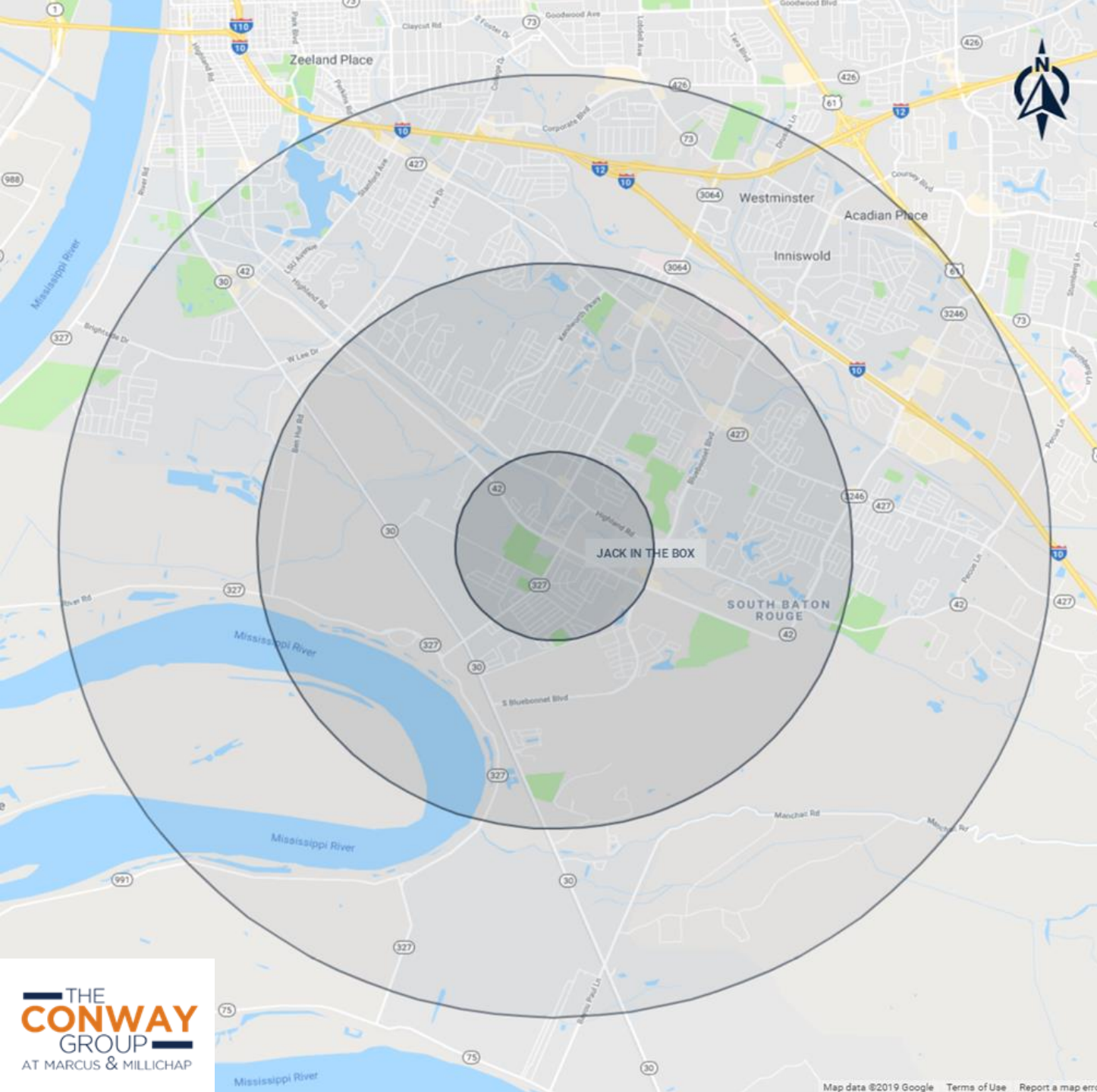
GARDERE LN - 11,550 VEHICLES PER DAY

BURBANK DR - 23,166 VEHICLES PER DAY



TRAFFIC COUNTS





## POPULATION

	1 Miles	3 Miles	5 Miles
2022 Projection	14,254	48,734	112,512
2017 Estimate	13,252	46,853	109,578
2010 Census	11,567	43,188	103,943
2000 Census	9,248	36,638	92,052

## INCOME

Average	\$59,851	\$92,459	\$89,485
Median	\$40,200	\$63,229	\$55,898
Per Capita	\$21,976	\$38,201	\$38,519

## HOUSEHOLDS

2022 Projection	5,272	20,346	48,387
2017 Estimate	4,863	19,355	46,794
2010 Census	4,232	17,886	44,486
2000 Census	3,484	14,432	37,306

## HOUSING

2017	\$181,745	\$235,500	\$247,103
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## EMPLOYMENT

2017 Daytime Population	6,784	41,645	142,008
2017 Unemployment	4.23%	3.22%	3.57%
2017 Median Time Traveled	25	24	23

## RACE & ETHNICITY

White	37.10%	58.01%	67.05%
Native American	0.03%	0.03%	0.04%
African American	51.07%	32.15%	24.42%
Asian/Pacific Islander	2.94%	5.35%	4.75%

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