



JACK IN THE BOX

OFFERING MEMORANDUM | 1945 W MAIN ST | MESA, AZ 85202

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

The Offering
Investment Highlights

02

PROPERTY OVERVIEW

Property Description
Property Strengths
Property Details

03

PROPERTY MAPS

Location Map
Area Map
Amenities Map

04

FINANCIAL ANALYSIS

Rent Roll

05

TENANT OVERVIEW

Jack in the Box

06

MARKET OVERVIEW

About Mesa, AZ
Demographics

EXCLUSIVELY LISTED BY

JOSHUA BERGER

First Vice President
424.653.1834

joshua.berger@kidder.com

LIC N° 01984719

JUSTIN MENDELSON

Executive Vice President/Shareholder
310.492.8413

justin.mendelson@kidder.com

LIC N° 01877973

KELVIN ZHOU

Associate
310.300.8319

kelvin.zhou@kidder.com

LIC N° 02045670

MIKE CIOSEK

Broker of Record

mike.ciosek@kidder.com

LIC N° SA531679000

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



01

EXECUTIVE SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present an Exclusive Investment Offering for a single tenant restaurant building leased to Jack in the Box Inc. ("Tenant") at 1945 W Main St, Mesa, AZ 85202 ("Property").

THE OFFERING

This opportunity consists of a freestanding building leased to Jack in the Box Inc. and is located adjacent to other national tenants along a major thoroughfare. 1945 W Main St will provide an investor the opportunity to acquire a 4,154 SF building on 32,289 SF of land.

INVESTMENT HIGHLIGHTS

Address	1945 W Main St Mesa, AZ 85202
Offering Price	\$2,570,400
NOI	\$128,520
CAP Rate	5.00%
Total Building SF	4,154 SF
Total Land SF	32,289 SF





02

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY STRENGTHS

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

A free-standing single-tenant property currently leased to Jack in the Box Inc.

LOCATED on a major retail thoroughfare

STRONG street visibility with ample parking

LANDSCAPING in the parking area and adjacent to the building

THE Property's improvements and repairs appear to be in good condition

PROPERTY DETAILS

Address	1945 W Main St, Mesa, AZ 85202
APN Number	134-32-005D
Building Size	4,154 SF
Land Size	32,289 SF
Year Built	1986/2020
Tenant	Jack in the Box, Inc.
Percentage Leased	100%
Lease Term	5+ years (expires September 30, 2025)
Monthly Rent	\$10,710 \$2.58 / SF / Month
2020 Annual Rent	\$128,520
Options to Renew	(2) 5 year options
Increases in Option Periods	8% Every 5 Years
Annual Rent at Next Increase	\$138,802 (October 1, 2025)
Lease Type	NNN



PROPERTY STRENGTHS

CORPORATE signed Lease guaranteed by Jack in the box, Inc.

ABSOLUTE net lease with zero landlord responsibilities

THE Property features a drive thru

SURROUNDED by national and regional retailers including Pizza Hut, Paris Baguette, Discount Tire, Krispy Kreme, Walgreens, Chase Bank, T-Mobile, etc.

MAIN and Main location, in a mature area along a main retail thoroughfare along West Main St and South Dobson Rd

SIGNALIZED hard corner location with high traffic counts, over 76,423 VPD

PAD building to Main Street Marketplace, a 100,000 SF multi-tenant shopping center

OVERSIZED building (can easily accommodate 2 franchises)

JACK in the Box has been operating at this location for over 34 years

EXTREMELY strong demographics

INGRESS / egress on West Main St and South Dobson Rd

JACK in the Box extended the lease term for an additional 10 years in 2015

HIGH performing location per Jack in the Box's dialogue





03

PROPERTY MAPS

AERIAL MAP

REGIONAL MAP

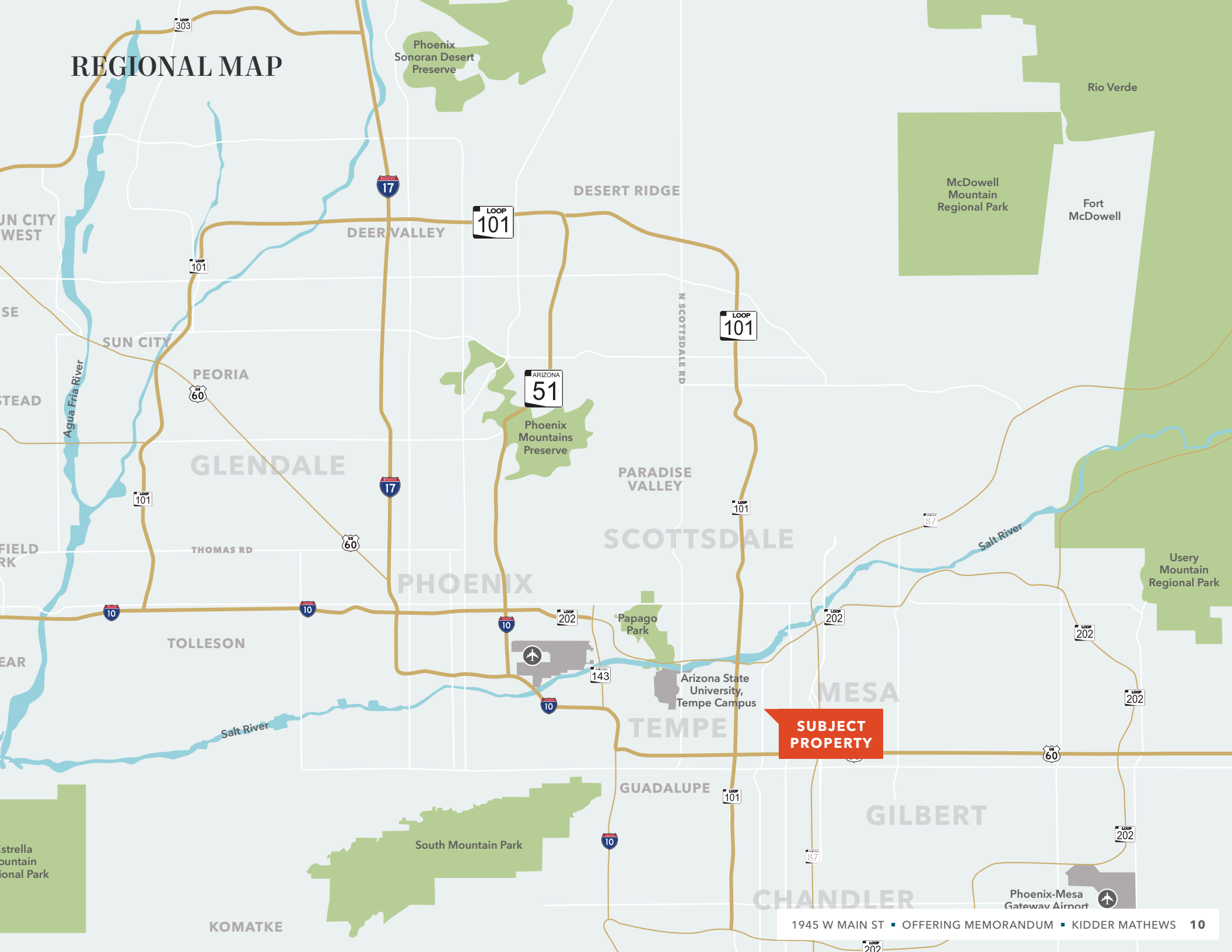
AMENITIES MAP

PROPERTY MAPS



AERIAL MAP

REGIONAL MAP



**SUBJECT
PROPERTY**

AMENITIES MAP



24,833

VEHICLES PER DAY

GOODYEAR

Walgreens

Krispy Kreme



28,542

VEHICLES PER DAY



Filbert's
MEXICAN FOOD

MEKONG PLAZA SHOPPING MALL

SUBJECT
PROPERTY

W MAIN ST

Hertz

T-Mobile

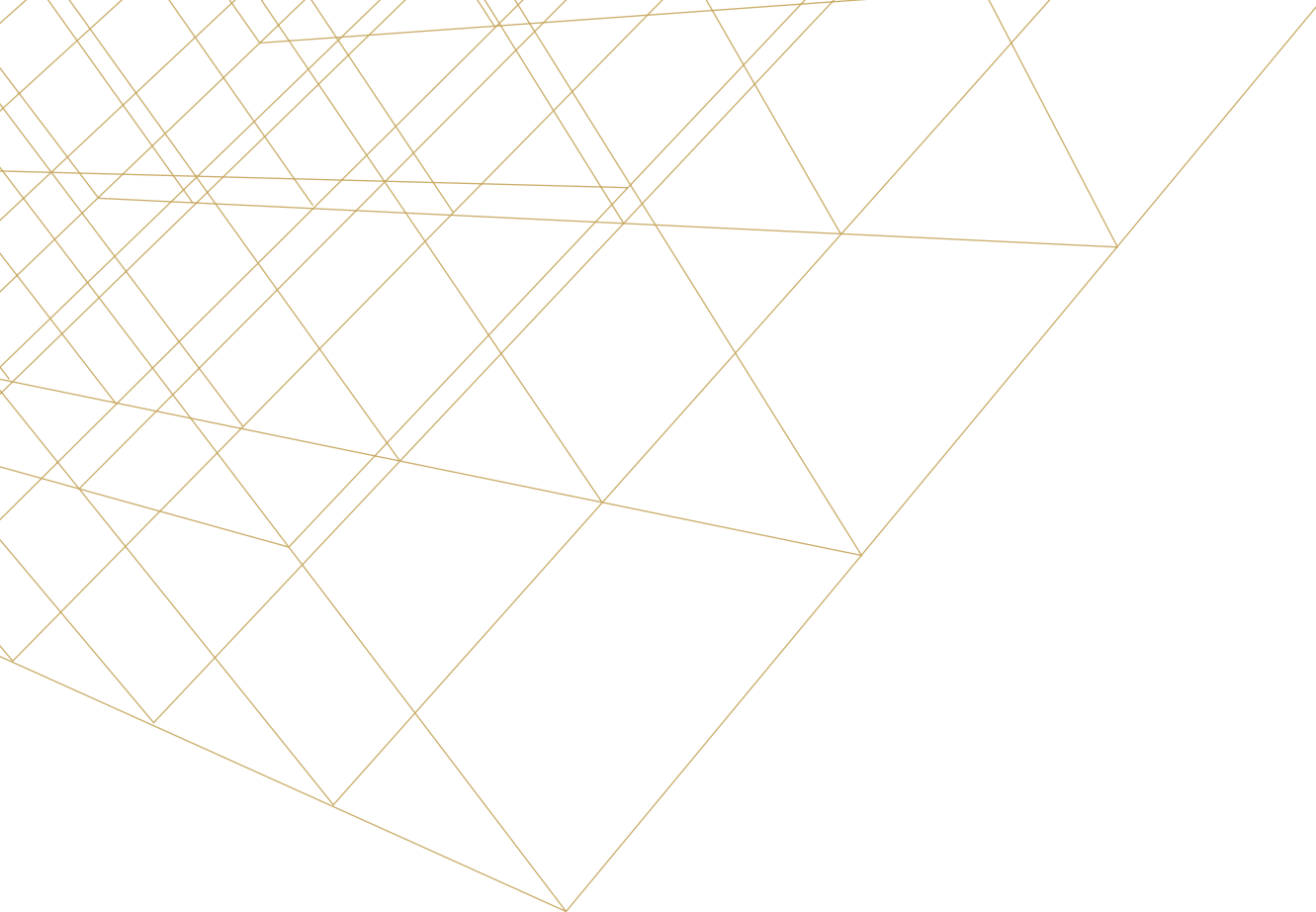
CHASE

DISCOUNT
TIRE

Ultimate Consignment

SUBWAY



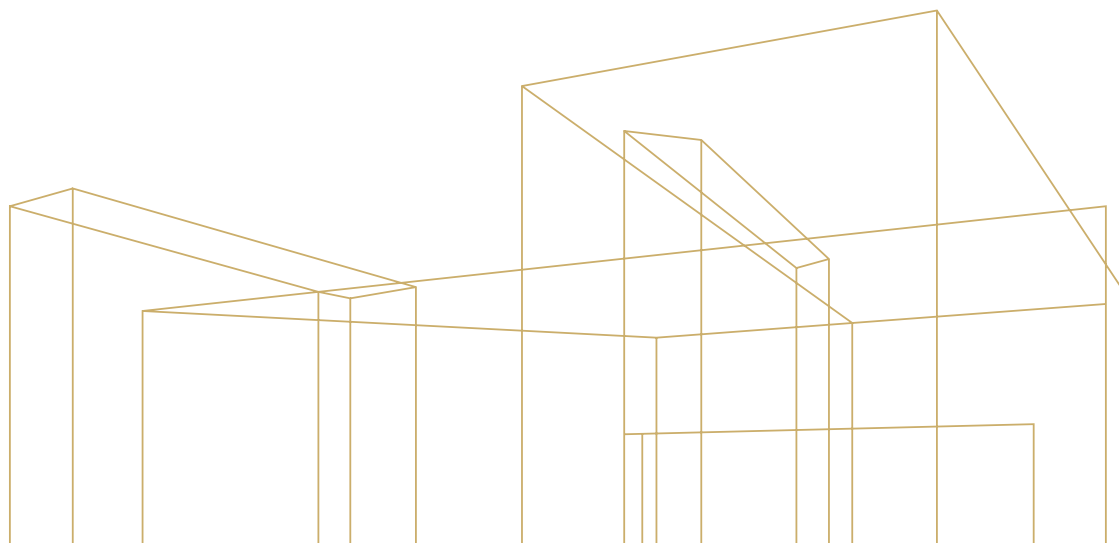


04

FINANCIAL ANALYSIS

RENT ROLL

FINANCIAL ANALYSIS



RENT ROLL

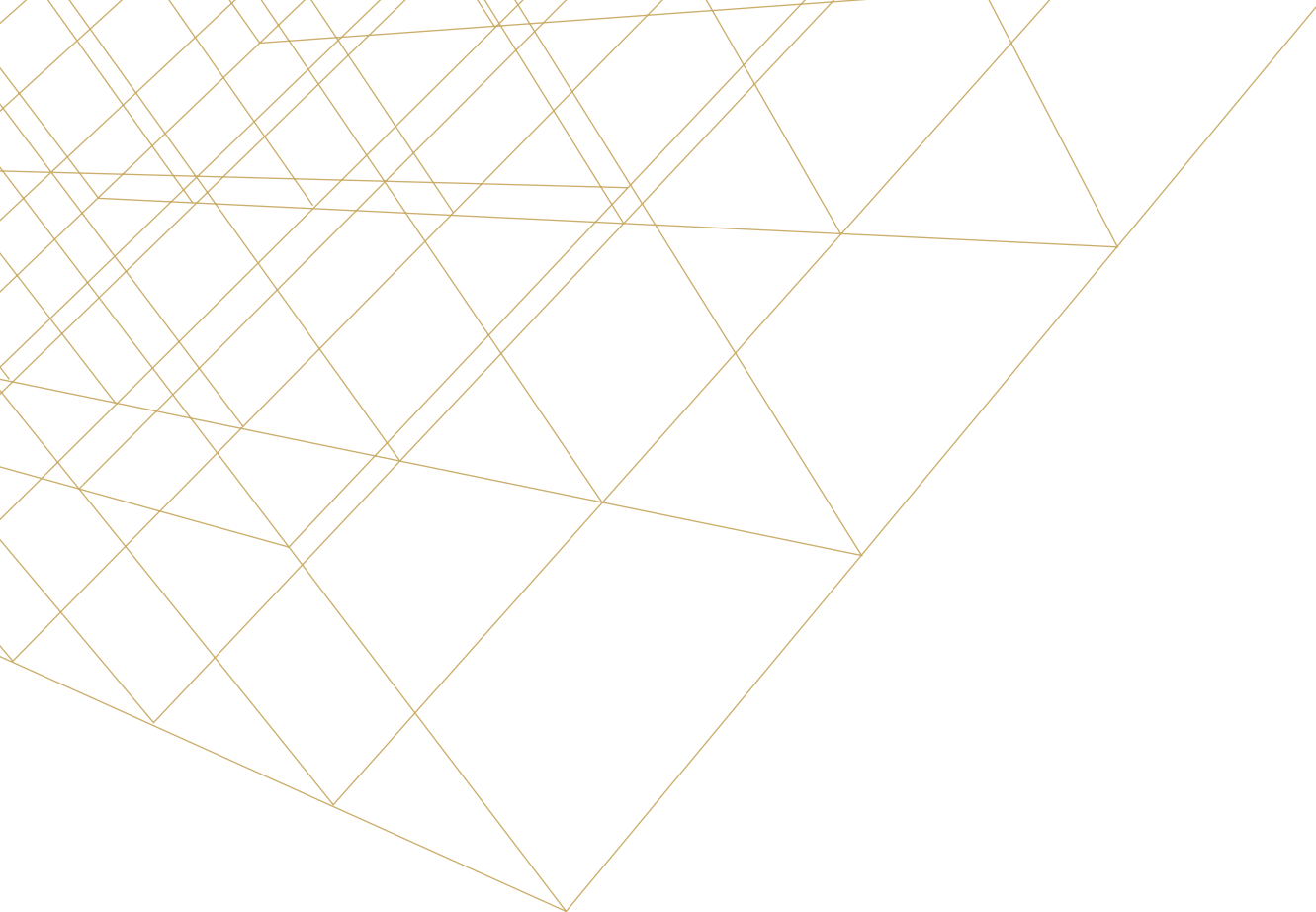
CURRENT OWNERSHIP

Tenant	Building Size	% of Total SF	Current Lease Term	Monthly Rent	Rent/SF/Month	Annual Rent
Jack in the Box	4,154 SF	100%	5+ years	\$10,710	\$2.58	\$128,520

OPTION PERIOD

Option to Renew	Rent increases in Option Peiord
(2) 5 year options	8% Every 5 Years





05

TENANT OVERVIEW

ABOUT JACK IN THE BOX

TENANT OVERVIEW

LESSEE

JACK IN THE BOX

HEADQUARTER

SAN DIEGO, CALIFORNIA

NO. LOCATIONS

2,200 RESTAURANTS IN 21 STATES

WEBSITE

WWW.JACKINTHEBOX.COM



in the box

ABOUT JACK IN THE BOX

Jack in the Box Inc., based in San Diego, is a restaurant company that operates and franchises Jack in the Box® restaurants, one of the nation's largest hamburger chains, with more than 2,200 restaurants in 21 states.

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. Approximately 85 percent of the half-billion guests served annually buy food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day.





06

MARKET OVERVIEW

ABOUT MESA, AZ

DEMOGRAPHICS

MARKET OVERVIEW

ABOUT MESA, AZ

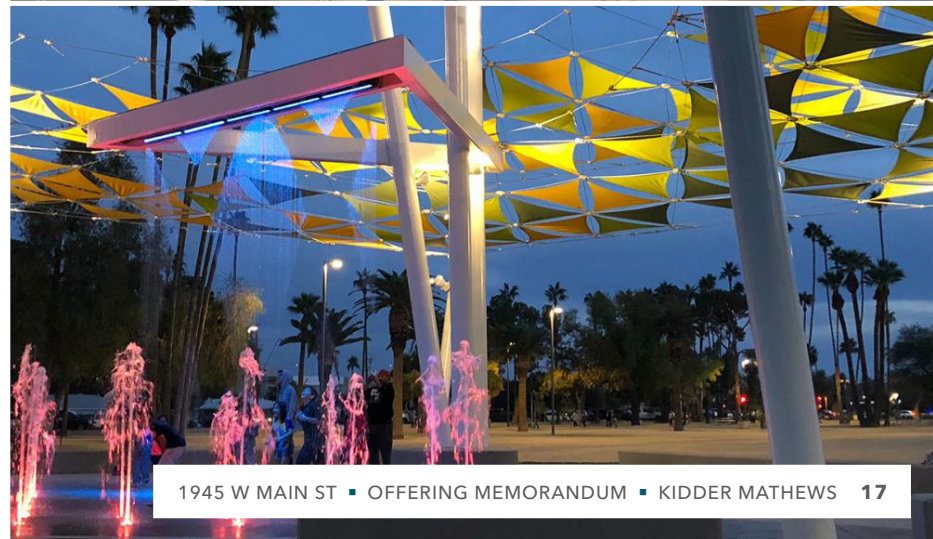
Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 132 square miles, is the third largest city in Arizona and the 36th largest city in the nation.

The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

Mesa, Arizona is neighbors to the Tonto National Forest and visitors to this desert oasis take advantage of being incredibly close to one of the nation's largest playgrounds. Tonto is the fifth largest forest in the United States and one of the most-visited forests in the country. There are three lakes and two rivers in Mesa that allow for desert boating, paddle boarding, kayaking and water skiing. Head to the Outdoor Exploration itinerary and Adventure Explorer Desert Guide to learn about the new interactive Geo Tagging experience, where visitors can collect stickers that honor their quest throughout Mesa's Sonoran Desert trails.

Art is big here: The Mesa Arts Center is the largest arts and entertainment park in the Southwest, with four theaters, galleries, exhibition rooms, and classrooms that encourage creativity. Wander downtown's streets to see more than 200 public art sculptures as well as a number of local restaurants and shops. Bikers rumble through downtown the first Friday night of every month for Motorcycles on Main, and pedestrians browse the shops the next week during the monthly Second Fridays event. Don't miss downtown's museums: the kid-friendly Arizona Museum of Natural History and i.d.e.a. Museum, and the Mesa Historical Museum.

During Cactus League Spring Training, the Oakland fans head to Hohokam Stadium, while Chicago fans fill Sloan Park. Year round, swipe on some sunscreen and relax on a riverboat cruise through the canyons of the Salt River, hop on a hot air balloon, and hike through the Superstition Mountains as you ponder where the Lost Dutchman Gold Mine is—that is if it existed at all.





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population	24,108	165,323	402,819
Growth 2010 - 2020	15.11%	23.64%	17.56%
Growth 2020 - 2025	7.47%	8.47%	7.59%
Average Age	33.80	34.20	34.80
Avg Household Income	\$51,286	\$55,243	\$66,696
Median Home Value	\$155,368	\$212,605	\$241,980
Median Year Built	1980	1980	1978
2020 Consumer Spending	\$186,108	\$1,322,126	\$3,457,157

138 M²

AREA SIZE

LARGEST

CITY IN PHOENIX-MESA AREA

5.3 MILLION

EXPECTED POPULATION BY 2024

EXCLUSIVELY LISTED BY

JOSHUA BERGER

First Vice President

424.653.1834

joshua.berger@kidder.com

LIC N° 01984719

JUSTIN MENDELSON

Executive Vice President/Shareholder

310.492.8413

justin.mendelson@kidder.com

LIC N° 01877973

KELVIN ZHOU

Associate

310.300.8319

kelvin.zhou@kidder.com

LIC N° 02045670

MIKE CIOSEK

Broker of Record

mike.ciosek@kidder.com

LIC N° SA531679000



KIDDER.COM