

JAMESCAPITAL



JACK IN THE BOX

2086 SERVICE RD, THERMAL, CA 92274

TABLE OF CONTENTS



PAGE

03	Investment Summary
04	Lease Summary
05	Retail Aerial
06	Site Plan
07	Rent Schedule
08	About the Brand
09	Location Overview

CONTACT INFORMATION



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INVESTMENT SUMMARY



Tenant	Jack in the Box
Street Address	2086 Service Rd
City	Thermal
State	CA
Zip	92274
GLA	2,613 SF
Lot Size	0.63 AC
Year Built	2015



\$2,888,000
List Price

\$1,105.24
Price / SF



4.50%
Cap Rate

2,613 SF
GLA



\$130,000
NOI

\$49.75
Rent / SF



Absolute Net (NNN) Sale Leaseback - This property is operating under a long-term, Absolute Net (NNN) lease with 18.5+ years remaining. The tenant is responsible for all real estate taxes, insurance, and property maintenance.

High-Performing Store with Attractive Rent to Sales Ratio - Sales at this location are 23% higher than the national average for Jack in the Box. The rent to sales ratio is 6.56%.

Experienced, Strong and Growing Operator - Founded in 2006, Desert Jack, LLC owns and operates 50 Jack in the Box fast food restaurants in California.

Next Door to Brand New Salton City Travel Plaza - The subject property is next door to the brand-new Salton City Travel Plaza. In 2021, a state-of-the-art food court was installed featuring national brands including Taco Bell, KFC, Pizza Hut, Subway, Yogurtland, Cinnabon and Coffee Bean. Jack in the Box sales have increased since the Plaza opened as the Travel Plaza has continued to drive more traffic to the property.

LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	25 Years
Commencement Date	10/24/2014
Lease Expiration	10/23/2039
Term Remaining	18+ Years
Increases	7.5% Increase Every 5 Years
Options	Three (3), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee
Company Name	Desert Jack, LLC
Ownership	Private
Number of Locations	50

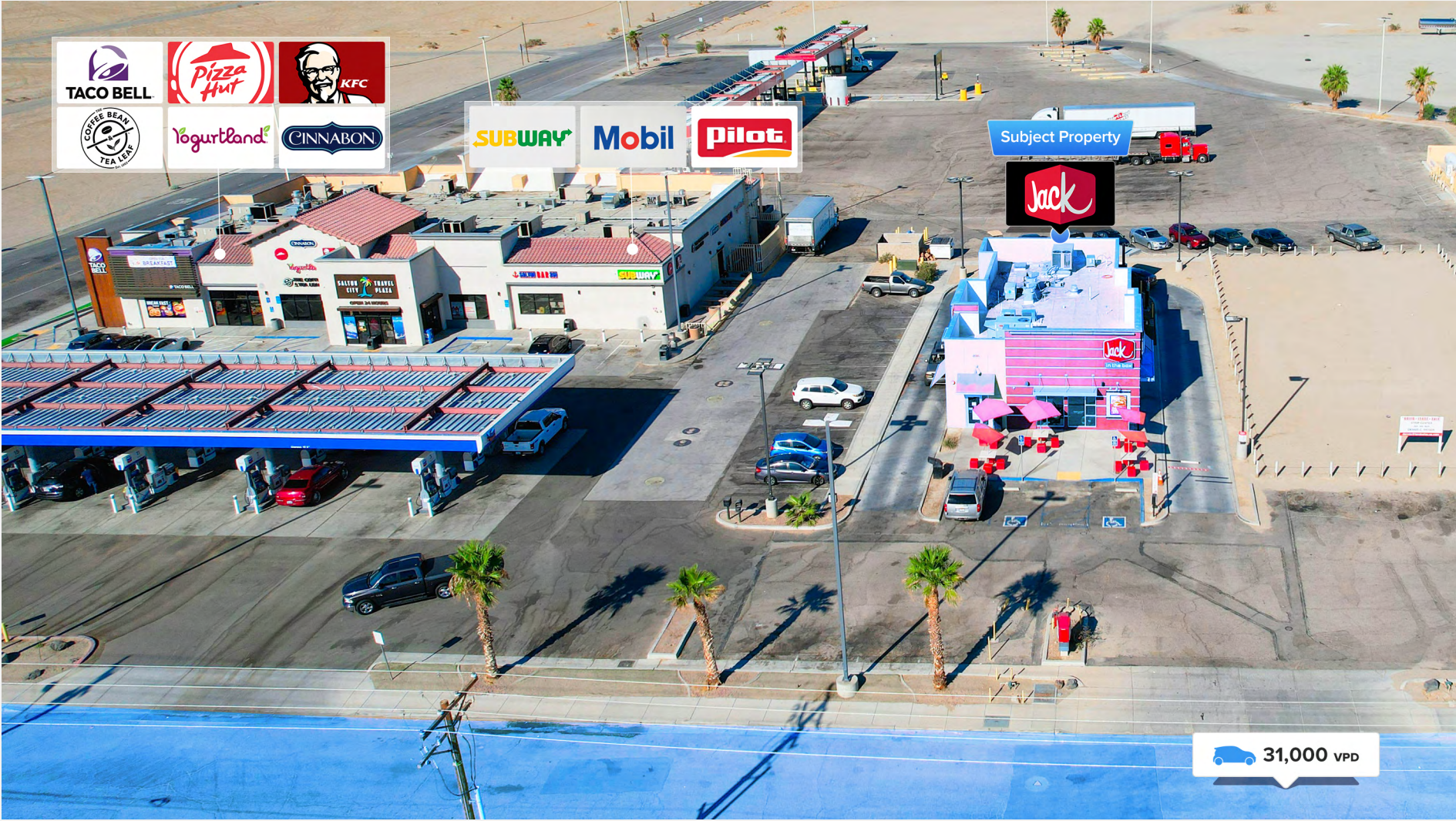


Only Gas Station in the Surrounding Area - The adjacent Chevron Truck Stop services the entire Salton City/Ocotillo Wells/Kane Spring region as the nearest gas station to the south is 28.5 miles away. From October 1 - May 31, Chevron Food/Fuel sales historically have exceeded \$150,000 per day.

Neighboring Popular RV & Truck Stop - Ideally located next to Chevron Truck Stop, a convenient and highly visited stop for Ocotillo Wells tourists, this Chevron is equipped with 20 fuel pumps in the front and 20 diesel truck pumps in the back.

Frontage on Major Traffic Artery - The subject property sits alongside SR-86 which connects I-10 to the Mexican Border and has excellent site-level visibility with over 31,000 vehicles per day.

Strong Growth in Immediate Area - Since 2010, the population within five miles of the subject property has grown 22%. By 2026, the population is expected to rise another 3.5% in the area.





JACK IN THE BOX
RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 10/23/2024	Base Term	\$130,000.00	\$10,833.33	-	4.50%
10/24/2024 - 10/23/2029	Base Term	\$139,750.00	\$11,645.83	7.50%	4.84%
10/24/2029 - 10/23/2034	Base Term	\$150,231.25	\$12,519.27	7.50%	5.20%
10/24/2034 - 10/23/2039	Base Term	\$161,498.59	\$13,458.22	7.50%	5.59%
10/24/2039 - 10/23/2044	1st Option	\$173,610.99	\$14,467.58	7.50%	6.01%
10/24/2044 - 10/23/2049	2nd Option	\$186,631.81	\$15,552.65	7.50%	6.46%
10/24/2049 - 10/23/2054	3rd Option	\$200,629.20	\$16,719.10	7.50%	6.95%



ABOUT THE BRAND



Jack in the Box

Jack in the Box (JITB) is an American fast-food restaurant chain with over 2,200 locations primarily serving the West Coast of the United States. Restaurants are also found in selected large urban areas outside the West Coast, including Phoenix, Denver, Albuquerque, El Paso, Indianapolis, and Cincinnati as well as one in Guam.

**2,200+**

Number of Locations

**22,000**

Number of Employees

**\$1.02 BILLION**

Annual Revenue

**22 STATES**

Geographical Footprint



JITB Reports Q2 FY 2021 Earnings

Jack in the Box total revenues increased 19% to \$257.2 million.

[Read More >](#)



JITB Reveals Restaurant of the Future

JITB unveils first drive-thru only design as a new strategy to reach customers.

[Read More >](#)



JITB Had Its Best Quarter in 27 Years

JITB same-store sales rose 12.5% (Jan. 17), the strongest result since 1994.

[Read More >](#)



JITB Targets More Unit Growth

Expansion could take the company out of its West and Southwest markets.

[Read More >](#)

LOCATION OVERVIEW



Thermal, CA

The city of Thermal is located within the Coachella Valley in Riverside County, California, east of Los Angeles and Palm Springs. Riverside County is located in the Eastern region of the U.S. state of California, and is a part of the metropolitan area known as the Inland Empire. State projections estimate that Coachella Valley's population will pass 500,000 by the year 2021 and 1 million by 2066.

When you are in Thermal, you'll notice that it is more blue-collar than most other communities in America. 48.34% of Thermal's employed work in blue-collar jobs. Overall, Thermal is a town of farmers, fishers, foresters, service providers, and sales and office workers. There are especially a lot of people living in Thermal who work in farm management occupations (22.51%), sales jobs (15.01%), and maintenance occupations (11.87%). The town is relatively quiet, and extremely ethnically diverse.

Thermal is home to various attractions and recreational activities including Oasis Date Gardens, Thermal Club (a members-only racetrack), and the Desert International Horse Park.



Coachella Valley

The Coachella Valley is a Southern California desert region encompassing a total of 9 total cities. The 9 cities of the Coachella Valley (Palm Springs, Palm Desert, Cathedral City, Rancho Mirage, Indian Wells, Indio, La Quinta and the City of Coachella) are only a 2 hour drive from Los Angeles and San Diego making it the perfect location. The valley is also known for a number of annual events, including the Coachella Valley Music and Arts Festival, the Stagecoach Country Music Festival, and the Riverside County Fair and National Date Festival, all held in Indio.

Riverside County

Riverside is the fourth largest county in California and the 10th largest in the United States. It covers more than 7,300 square miles and is home to 2.4 million residents. Along with neighboring San Bernardino County, it was one of the fastest growing regions in the state prior to the recent changes in the regional economy.



POPULATION

	3-Mile	5-Mile	10-Mile
2026 Projection	7,495	10,344	12,897
2021 Estimate	7,235	9,888	12,321
2010 Census	6,240	7,979	9,900
Growth '21 - '26	3.59%	4.61%	4.67%
Growth '10 - '21	15.95%	23.93%	24.45%

HOUSEHOLDS

	3-Mile	5-Mile	10-Mile
2026 Projection	1,266	2,178	2,969
2021 Estimate	1,177	2,026	2,778
2010 Census	753	1,301	1,876
Growth '21 - '26	7.56%	7.50%	6.88%
Growth '10 - '21	56.31%	55.73%	48.08%
Average Income	\$57,793	\$52,893	\$49,026
Median Income	\$47,572	\$47,532	\$45,240

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