



## LAKE FOREST, CA OFFERING MEMORANDUM



LUCESCU  
REALTY

*"Where Main Street Meets Your Street"*



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If prior to or upon your review of this Offering Memorandum you no longer have further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum in its original form to Lucescu.



LAKE FOREST, CA

3RD QUARTER 2021

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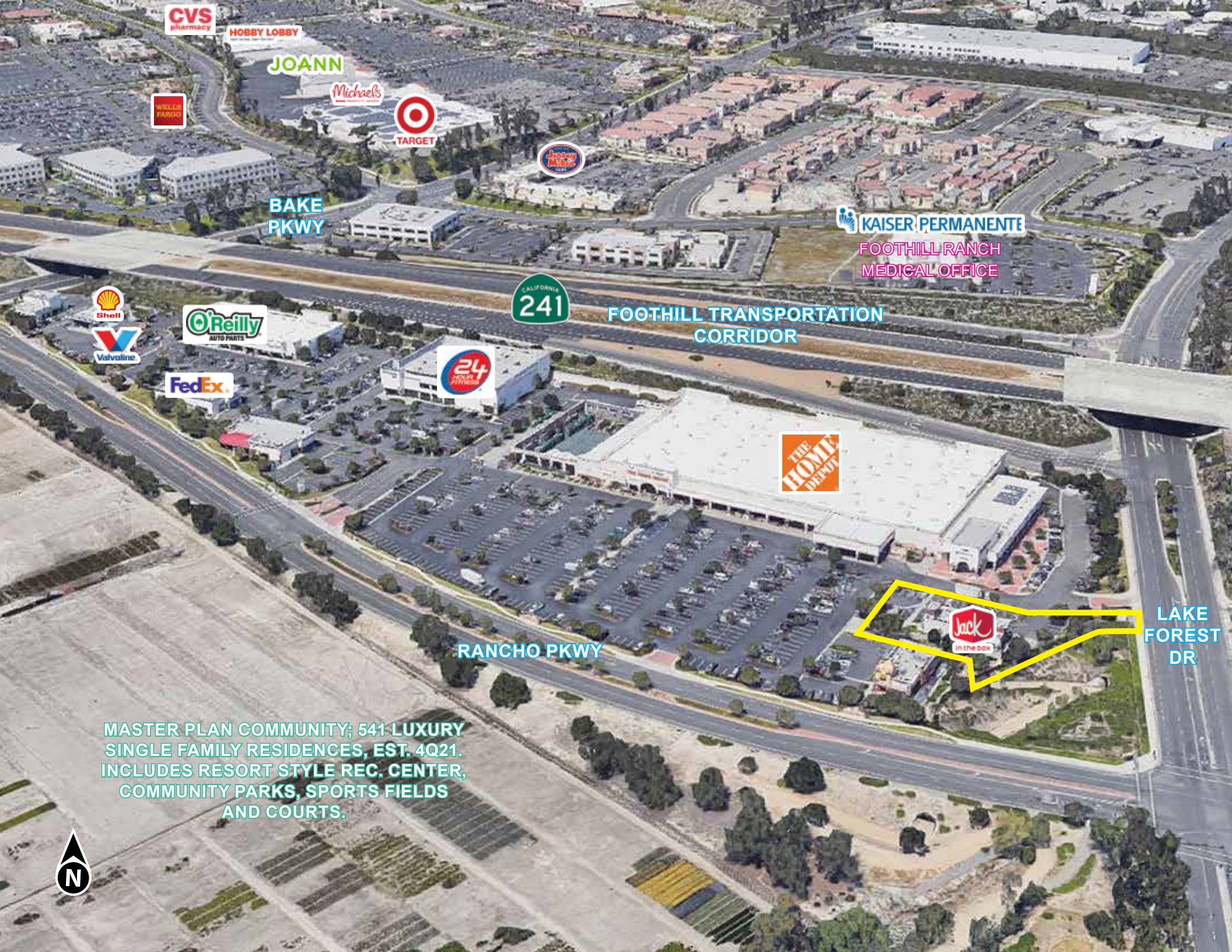
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CVS  
pharmacy

HOBBY LOBBY

JOANN

Michaels

TARGET

Jack  
in the box

WELLS  
FARGO

BAKE  
PKWY

KAISER PERMANENTE  
FOOTHILL RANCH  
MEDICAL OFFICE

CALIFORNIA  
241

FOOTHILL TRANSPORTATION  
CORRIDOR

Shell

Valvoline

O'Reilly  
AUTO PARTS

FedEx

24  
HOURS  
FITNESS

THE  
HOME  
DEPOT

RANCHO PKWY

Jack  
in the box

LAKE  
FOREST  
DR

MASTER PLAN COMMUNITY; 541 LUXURY  
SINGLE FAMILY RESIDENCES, EST. 4Q21.  
INCLUDES RESORT STYLE REC. CENTER,  
COMMUNITY PARKS, SPORTS FIELDS  
AND COURTS.

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*Representative Photo*







# EXECUTIVE SUMMARY

JACK IN THE BOX  
LAKE FOREST, CA

**LUCESCU REALTY** has been selected, as the exclusive broker, to offer for sale, a single tenant, NNN, Jack in the Box, located in Lake Forest (Orange County), California. The Property is a 2,816 Square Foot building, situated on a 25,482 Square Foot outparcel, adjacent to an off ramp of State Highway 241. Additional features include:

- **Highly Visible, Easily Accessible Site, with Direct Off Ramp Access from Highway 241.** The Property is located at the end of the off ramp at Lake Forest Drive (10,100 VPD) and Highway 241 (32,500 VPD). The building fronts Lake Forest Drive.
- **Outparcel to Home Depot and 24 Hour Fitness.** The Property is situated within an Open-Air, Community Shopping Center totaling approximately 284,433 Square Feet of existing GLA. Anchored by Home Depot (NAP) and 24 Hour Fitness (NAP); two (2), market leading tenants with strong brand recognition.
- **Jack in the Box on a Corporate Lease.** Jack in the Box opened its first restaurant in 1951, and has since become one of the nation's largest hamburger chains. The Company currently operates 2,241 Jack in the Box QSRs, primarily in the western and southern United States. A local franchisee bought the franchise at this location in 2019; however, the lease remains Corporately guaranteed.
- **Secure and Passive Income Stream with Fee Simple Ownership.** Jack in the Box recently executed its First Five (5) Year Option commencing May 1, 2021 and has One (1) Five (5) Year Option remaining, with a Fixed Rental Increase of approximately 10%. Additionally, there are no Landlord Responsibilities per the Tenant's absolute NNN Lease.
- **Infill, Very High Barriers to Entry Location.** Located within the master planned city of Lake Forest, the local zoning laws and onerous restrictions on commercial developments result in a dearth of commercially zoned, developable land, and will likely result in continued upward pressure on rental rates.
- **All Cash Offering.** The Property is being offered on an All Cash basis "free and clear of existing debt" allowing a Buyer to obtain maximum leverage at today's favorable interest rates. Alternatively, Buyer has the option of assuming the in-place financing with a below market interest rate of 3.75%, maturing in 2026.
- **Favorable Trade Area Demographics.** Located in one of the more affluent trade areas within Orange County. Within a 3-mile radius, the 2020 Estimated Total Population was 97,821, and the Average Household Income was \$149,221.









## INVESTMENT SUMMARY

Offered for acquisition is Jack in the Box located in Lake Forest, CA. The Property is part of The Shops at Home Depot Shopping Center anchored by Home Depot (NAP) and 24 Hour Fitness (NAP).

Offering:	Fee Simple Interest in a 25,482 square foot parcel which is occupied by a Jack in the Box.
Description:	One (1) out-pad, single-tenant building
Location:	20101 Lake Forest Drive, Lake Forest, CA 92630. Northwest Quadrant of Highway 241 & Lake Forest Drive
Purchase Price:	\$4,981,100
Terms:	All Cash
Net Operating Income:	\$181,803
Cap Rate:	3.65%
Building Size:	2,816 Square Feet
Property Size:	25,482 Square Feet
Year Built:	1999
Lease Type:	NNN - No Landlord Responsibilities

## RENT ROLL

As of May 2018

Suite	Tenant Name	Sq. Ft.	Lease Commencement	Lease Expiration	Annual Rent	Annual Rent Per SQ. FT.	Option Term
20101	Jack in the Box	2,816	May 1, 2000	April 30, 2026	\$181,803 (NNN)	\$64.56	One (1), Five (5) Year Option @ \$71.32/sf/Yr.







## PROPOSED FINANCING SUMMARY

Loan Amount:	Up to 70% Loan-to-Value
Commencement:	Close of Escrow
Interest Rate:	4.00%
Amortization:	Thirty (30) Year Amortization.
Term:	Ten (10) Years

*Please discuss financing alternatives with Lucescu Realty.*

JACK IN THE BOX  
LAKE FOREST, CA



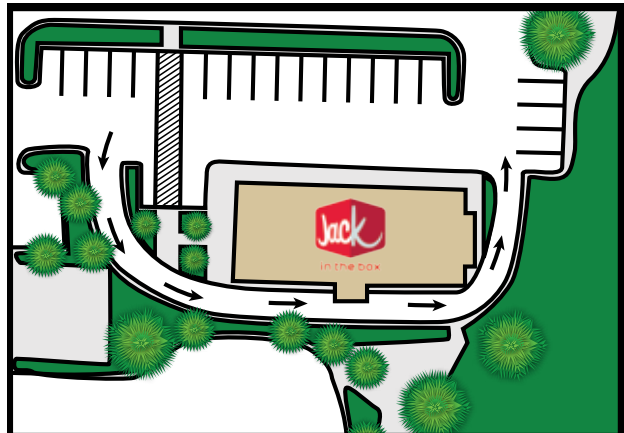
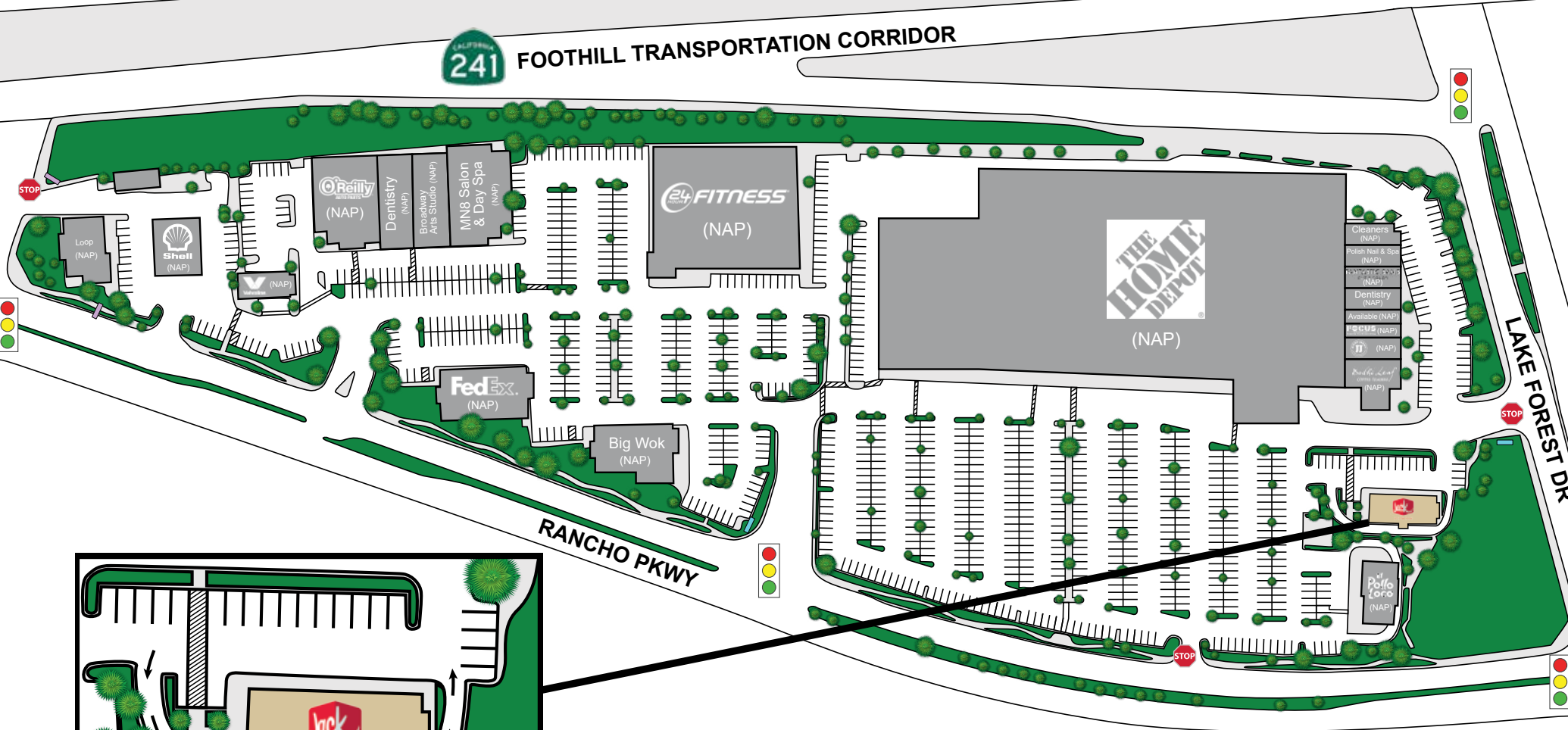


# SITE PLAN

BAKE PKWY



FOOTHILL TRANSPORTATION CORRIDOR

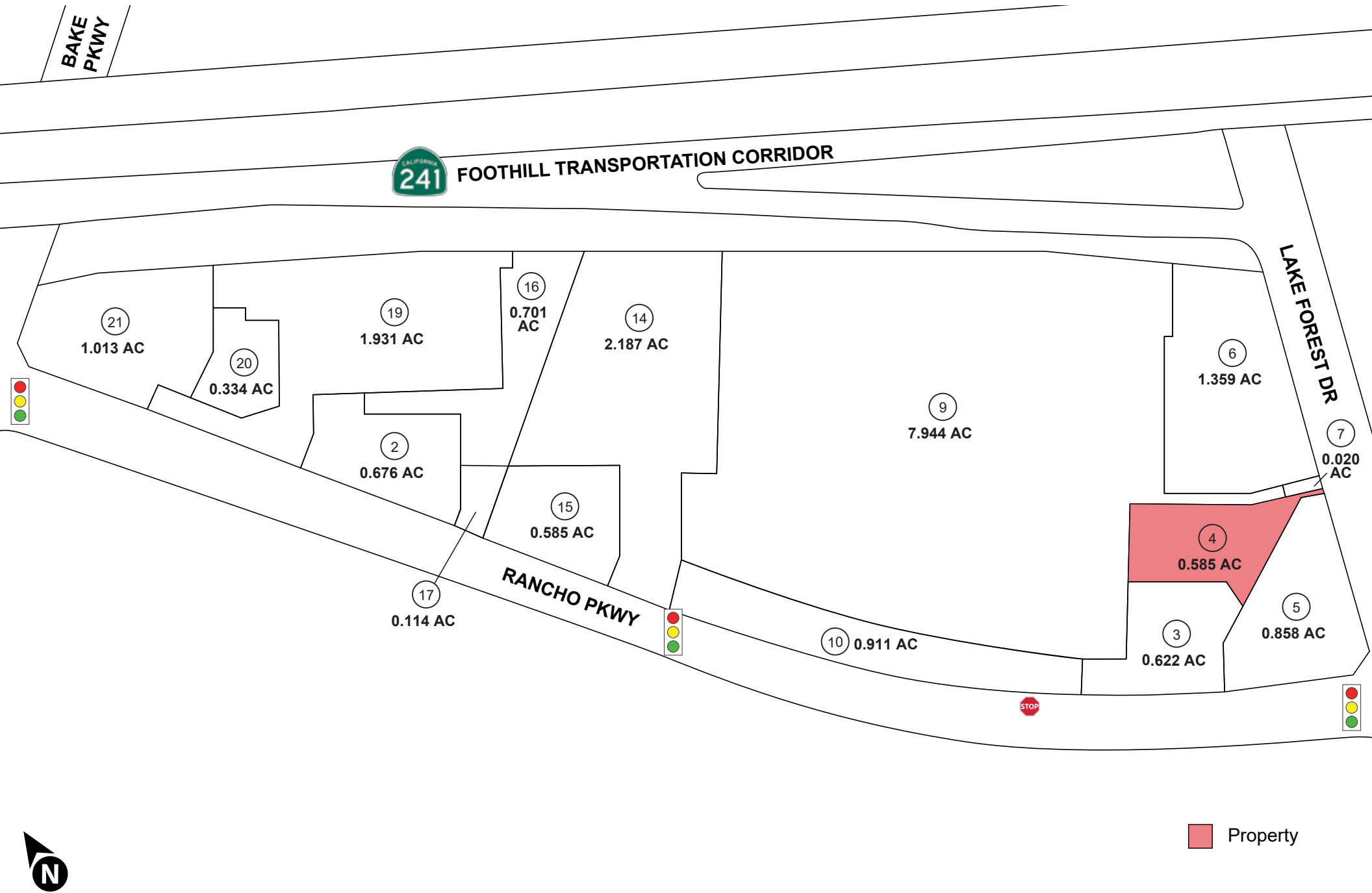


- Property
- NAP
- Pylon Sign
- Monument Sign



PARCEL MAP

JACK IN THE BOX  
LAKE FOREST, CA







CALIFORNIA  
**241**

**FOOTHILL TRANSPORTATION  
CORRIDOR**

**FOOTHILL RANCH  
ELEMENTARY  
SCHOOL**

**FOOTHILL RANCH  
COMMUNITY PARK**

**BAKER RANCH  
COMMUNITY PARK**

**FOOTHILL RANCH  
MEDICAL OFFICE**

**OAKLEY  
HEADQUARTERS**

**SUBJECT  
PROPERTY**



MASTER PLAN COMMUNITY; 541  
LUXURY SINGLE FAMILY  
RESIDENCES, EST. 4Q21.  
INCLUDES RESORT STYLE REC.  
CENTER, COMMUNITY PARKS,  
SPORTS FIELDS AND COURTS.

**LAKE  
FOREST  
DR**

**RANCHO  
PKWY**

**BAKE  
PKWY**

**LAKE FOREST  
SPORTS PARK**

**LAKE FOREST  
CITY HALL**

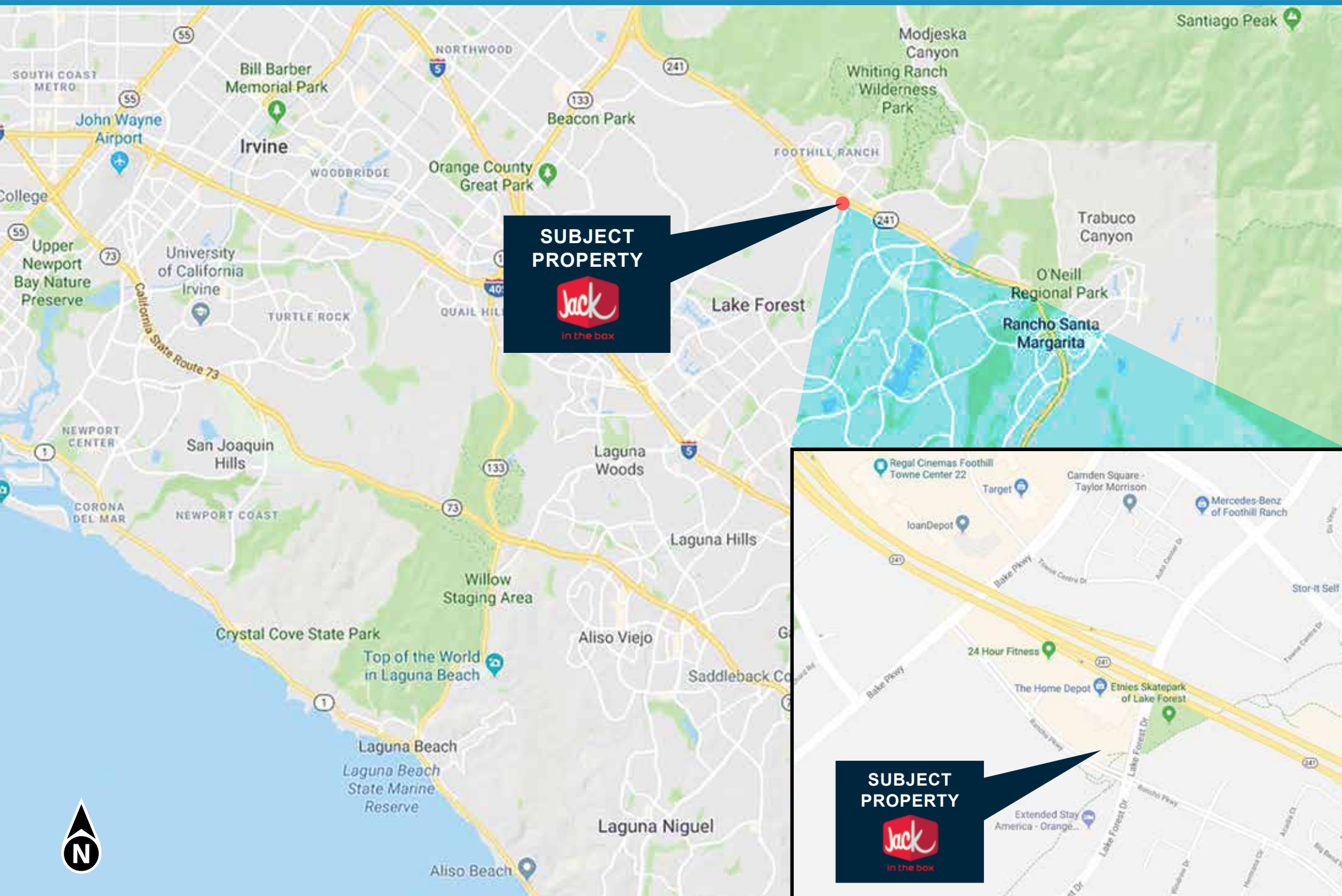




## AREA MAP

## LOCAL MAP

JACK IN THE BOX  
LAKE FOREST, CA



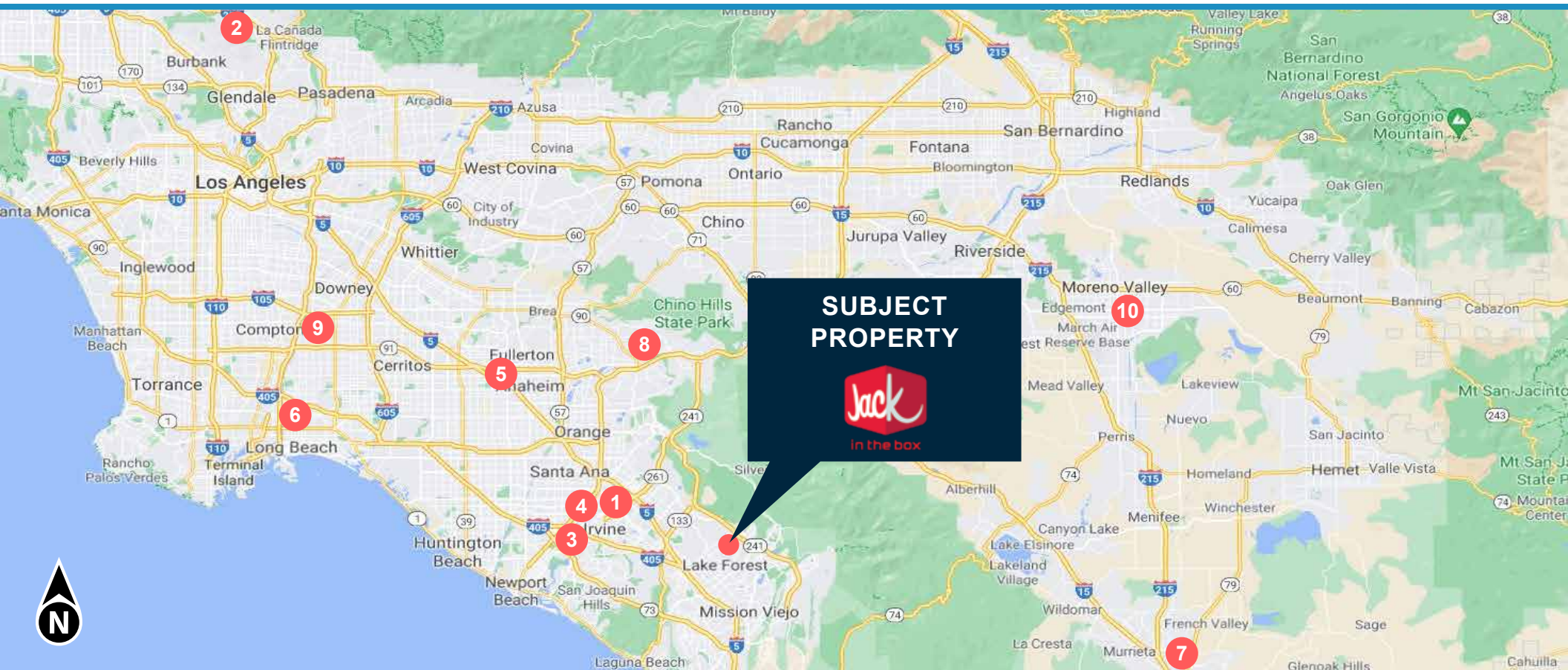


# SALES COMPARABLES

#	Property Name Address	Sale Price \$	Terms	Total NRA	Price / NRA	Sale Cap %	Year Built	COE	Lease Start	Lease Exp.	Rent/ SF/YR	Rent Increases	Option Terms	Landlord Responsibilities
SUBJECT	<b>1 Jack in the Box</b> 20101 Lake Forest Dr Lake Forest, CA	\$4,981,100	All Cash	2,816	\$1,768.86	3.65%	1999	TBD	May-00	Apr-26	\$64.56	None	One 5-Year Option 10% Incr. Each Option	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	7,332	97,821	212,820				
							<b>Average HH Income:</b>	\$130,247	\$149,221	\$141,530				
	<b>2 Taco Bell</b> 2151 Foothill Blvd La Canada Flintridge, CA	\$3,100,000	All Cash	2,037	\$1,521.85	3.83%	1995 / 2015	Apr-21	Dec-14	Dec-34	\$58.32	10% Incr. Every 5 Yrs	None	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	19,014	74,717	240,682				
							<b>Average HH Income:</b>	\$156,671	\$135,156	\$129,273				
	<b>3 Carl's Jr.</b> 4880 Campus Dr Newport Beach, CA	\$2,874,500	All Cash	4,188	\$686.37	3.65%	1975	Feb-21	Apr-17	Apr-37	\$25.05	10% Incr. Every 5 Yrs	One 5 or 10-Year Option 10% Incr. Every 5 Yrs	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	8,484	147,765	511,203				
							<b>Average HH Income:</b>	\$126,648	\$130,796	\$133,234				
	<b>4 Carl's Jr.</b> 1720 E Dyer Rd Santa Ana, CA	\$3,671,000	All Cash	2,896	\$1,267.61	3.85%	1974	Feb-21	Apr-17	Apr-37	\$48.80	10% Incr. Every 5 Yrs	One 5 or 10-Year Option 10% Incr. Every 5 Yrs	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	4,205	247,638	650,685				
							<b>Average HH Income:</b>	\$93,551	\$102,761	\$115,560				
	<b>5 Del Taco</b> 1290 N Euclid Blvd Anaheim, CA	\$3,150,000	All Cash	2,083	\$1,512.24	3.13%	1978	Feb-21	Aug-11	NA	\$47.33	NA	NA	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	44,106	278,092	671,904				
							<b>Average HH Income:</b>	\$78,042	\$91,234	\$97,150				
	<b>6 Jack in the Box</b> 801 E Spring St Long Beach, CA	\$3,315,000	All Cash	2,400	\$1,381.25	4.38%	2008	Feb-21	Feb-09	Feb-29	\$60.50	10% Incr. Every 5 Yrs	Two 5-Year Options 10% Incr. Each Option	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	24,663	290,785	592,040				
							<b>Average HH Income:</b>	\$87,543	\$75,117	\$90,433				
	<b>7 Taco Bell</b> 39056 Winchester Rd Murrieta, CA	\$2,972,500	All Cash	2,880	\$1,032.12	3.80%	2004	Oct-20	Jul-04	Nov-35	\$39.22	NA	NA	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	17,007	96,611	201,344				
							<b>Average HH Income:</b>	\$108,056	\$110,927	\$114,548				
	<b>8 Carl's Jr.</b> 5701 E La Palma Ave Anaheim, CA	\$3,655,000	All Cash	4,400	\$830.68	3.75%	1974	Oct-20	NA	NA	\$31.15	NA	NA	NA
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	15,989	112,260	263,691				
							<b>Average HH Income:</b>	\$136,908	\$171,905	\$155,992				
	<b>9 Jack in the Box</b> 6601 E Alondra Blvd Paramount, CA	\$5,714,000	All Cash	2,916	\$1,959.53	3.50%	2001	On Market	Mar-21	Mar-41	\$68.59	10% Incr. Every 5 Yrs	Three 5-Year Options	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	37,689	327,001	776,699				
							<b>Average HH Income:</b>	\$62,768	\$67,417	\$77,504				
	<b>10 Carl's Jr.</b> 25580 Cactus Ave Moreno Valley, CA	\$4,390,000	All Cash	3,248	\$1,351.60	3.70%	1992 / 2014	On Market	Mar-17	Feb-37	\$50.01	10% Incr. Every 5 Yrs	Four 5-Year Options 10% Incr. Each Option	None
							<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>					
							<b>Total Population:</b>	7,342	109,452	262,977				
							<b>Average HH Income:</b>	\$50,206	\$73,792	\$90,636				

# SALES COMPARABLES MAP

JACK IN THE BOX  
LAKE FOREST, CA



## PROPERTIES

Subject

- 1 Jack in the Box
- 2 Taco Bell
- 3 Carl's Jr.
- 4 Carl's Jr.
- 5 Del Taco

- 6 Jack in the Box
- 7 Taco Bell
- 8 Carl's Jr.
- 9 Jack in the Box
- 10 Carl's Jr.









JACK IN THE BOX  
LAKE FOREST, CA







ORANGE COUNTY, CA

Source: [visittheoc.com](http://visittheoc.com)

## ORANGE COUNTY OVERVIEW

Orange County is located in the heart of Southern California, with Los Angeles County to the north and San Diego to the south. There are currently 34 cities within the county with the county's four largest cities being Anaheim, Santa Ana, Irvine and Huntington Beach. Each have populations exceeding 200,000 with Anaheim and Santa Ana exceeding 300,000. Several of Orange County's cities are on the Pacific Coast, including Huntington Beach, Newport Beach, Laguna Beach and San Clemente which make up a portion of the 42 miles of coastline in Orange County. These popular beach destinations along with other tourist attractions such as the world famous Disneyland and Knott's Berry Farm are a driving force for the county tourism which it is best known for. The County is served by an extensive network of freeways including I-5, I-405 and Highways 133, 241, 55 and 57 running north and south and Highways 91, 22 and 261 running east and west. According to the U.S. Census Bureau, the county has a total area of 948 square miles, of which 791 square miles is land and 157 square miles (16.6%) is water, making it the smallest county in size in Southern California. The average annual temperature is about 68 °F making it an extremely desirable community for both permanent residents and visiting tourists.





## History

Members of the Tongva, Juaneño, and Luiseño Native American groups long inhabited the area. After the 1769 expedition of Gaspar de Portolà, a Catalan expedition led by Junipero Serra named the area Valle de Santa Ana (Valley of Saint Anne). On November 1, 1776, Mission San Juan Capistrano became the area's first permanent European settlement.

A severe drought in the 1860s devastated the prevailing industry, cattle ranching, and much land came into the possession of Richard O'Neill, Sr., James Irvine and other land barons. In 1887, silver was discovered in the Santa Ana Mountains, attracting settlers via the Santa Fe and Southern Pacific Railroads. This growth led the California legislature to divide Los Angeles County and create Orange County as a separate political entity on March 11, 1889. The county is said to have been named for the citrus fruit in an attempt to promote immigration by suggesting a semi-tropical paradise—a place where anything could grow.

Orange County benefited from the July 4, 1904 completion of the Pacific Electric Railway, a trolley connecting Los Angeles with Santa Ana and Newport Beach. The link made Orange County an accessible weekend retreat for celebrities of early Hollywood. It was deemed so significant that Pacific City changed its name to Huntington Beach in honor of Henry Huntington, president of the Pacific Electric and nephew of Collis Huntington. Transportation further improved with the completion of the State Route and U.S. Route 101 (now mostly Interstate 5) in the 1920s. The completion of Interstate 5 in 1954 helped make Orange County a bedroom community for many who moved to Southern California to work in aerospace and manufacturing. Orange County received a further boost in 1955 with the opening of Disneyland.

## Population

Orange County is the third largest county in California based on population, trailing Los Angeles and San Diego, and is the sixth largest county in the nation. The current estimated population is 3,208,674 with a median age of 38.3 years old.





## Employment

Orange County enjoys a diverse economy with economic output and employment well-distributed among various sectors. Median family incomes in Orange County continue to exceed all surrounding Southern California counties, the State of California and the nation. The U.S Bureau of the Census estimates Orange County's median family income at \$92,443 as of 2020.

### Largest Employers in Orange County:

#	Employer	# of Employees
1	Walt Disney Company	29,000
2	University of California, Irvine	23,605
3	County of Orange	18,264
4	St. Joseph Health System	11,925
5	Allied Universal	8,229
6	Kaiser Permanente	7,694
7	Boeing Company	6,103
8	Wal-Mart	6,000
9	California State University, Fullerton	5,781
10	Bank of America	5,500

## Housing

Orange County consists of 1,121,159 housing units with a 96.2% occupancy rate, 63% of which are single unit residences. The median residential property value in Orange County, CA for owner-occupied homes is \$666,121, and the homeownership rate is 57.4%. Being a suburban area, most people in Orange County, CA commute by driving alone, and the average commute time is 26.2 minutes. The average car ownership in Orange County, CA is 2.14 cars per household.

## Education

Orange County has an extremely successful schooling system for all age groups and educational levels. With 12 Unified School Districts, 3 Union Districts, 13 Elementary Districts, a vast selection in prestigious private schools, an excellent Community College system and 12 public and private universities, students are provided with all the tools and opportunities necessary to ensure a strong background and bright future. 90.4% of students attain a High school education or higher and 40.6% graduate college with a Bachelor's degree or higher, both of which are higher than the state and national percentage.





DISNEYLAND

Source: visittheoc.com

## Tourism

Orange County has very diverse geography and great weather, offering a variety of unique destinations with outdoor activities making Orange County stand out as one of the state's most iconic destinations. Orange County has the fourth largest total of visitor spending in California, following Los Angeles, San Francisco, and San Diego Counties. It is known for its fabulous beaches, perfect for surfing and swimming, marvelous marinas for sailing, top-notch golf courses, a plethora of shopping options such as Fashion Island or South Coast Plaza, and a coastal climate which can't be beat.

The Disneyland Resort, roughly a 1-hour drive south of L.A. and 2 hours north of San Diego, continues to be one of the best-loved theme parks in the world. Orange County is also home to Knott's Berry Farm and other OC attractions such as the Honda Center and Angels Stadium in Anaheim, Balboa Island in Newport Beach, Orange County Center for the Performing Arts in Costa Mesa and Old Mission in San Juan Capistrano.

## Airport

John Wayne Airport, Orange County (SNA) is owned and operated by the County of Orange, and serves more than 10 million passengers each year. It is the only commercial airport and one of two general aviation airports in the county and is located approximately 35 miles south of Los Angeles, between the cities of Costa Mesa, Irvine and Newport Beach. John Wayne Airport plays a unique and crucial role in the Orange County community. It is home to local law enforcement air operations and to medical/mercy flights. JWA is the gateway through which millions of passengers travel each year to their homes, their families, their vacations, and their businesses. John Wayne Airport's Vision is to be a world-class aviation gateway for business and leisure travel.



# 20+ reasons to do business in ORANGE COUNTY

For more info on why OC is a great place to do business, visit [www.LocationOC.com](http://www.LocationOC.com).

## 1 LARGE AND DIVERSE MARKET

Orange County is the sixth largest county in the nation with over 3.1 million people and more residents than 20 other states in the union. It's total civilian labor force is nearly 1.6 million participating in a diverse economy with economic output and employment well-distributed among different sectors. Today, more workers commute from Los Angeles County – and every surrounding county – into Orange County workplaces, than the other way around.

## 2 GEOGRAPHIC LOCATION

Orange County is located in one of the most prime economic locations in the world with Los Angeles County to the north, San Diego County to the south, and Riverside and San Bernardino counties to the east.

## 3 ETHNICALLY DIVERSE

An ethnically diverse region, Orange County has a “minority majority” population, where no one ethnic group dominates. Orange County has a larger proportion of foreign born residents than the national and state averages.

## 4 LOW UNEMPLOYMENT

Orange County's unemployment rate is consistently lower than that of the state and nation. For the last five years, it has been the lowest in Southern California.

## 5 HIGH HOUSEHOLD INCOME

One of the wealthiest counties in the nation, Orange County has a median household income of \$82,000. This is higher than the California and U.S. household averages.

## 6 HIGH-TECH PROWESS

According to the Milken Institute, Orange County is the second most diverse tech county with 16 high-tech industries and a higher employment concentration than the national average. According to Deloitte Tech 500, six OC-based technology companies here among the fastest growing tech firms in North America, all with more than 100 percent revenue growth in the past year.

## 7 ENTREPRENEURIAL SPIRIT

One of Orange County's greatest attributes is its vibrant entrepreneurial economic climate. In 2015, there were 2,851 patents granted to Orange County inventors, marking an increase of 81 percent since 2008.

## 8 VENTURE CAPITAL INVESTMENTS

According to research compiled by Dow Jones VentureSource, Orange County companies received \$1.14 billion in venture capital investments in 2016. Overall, 61 local deals received venture capital funding in a variety of industries including high-tech, medical devices, and biopharmaceuticals.

## 9 ATTRACTIVE REAL ESTATE INVESTMENT MARKET

The Urban Land Institute's Emerging Trends in Real Estate 2017 named Orange County as one of the nation's top 10 real estate markets to watch, ranking Orange County 8th overall among 78 U.S. metropolitan areas.

## 10 GROWING INTERNATIONAL TRADE

Orange County's geographic location provides it with distinct advantages regarding international trade including its close proximity to major international ports and airports, a well-connected freeway system, road and rail line system, and a growing presence of an ethnically diverse population providing key contacts for international linkages.

## 11 FUNDING OC'S TRANSPORTATION NEEDS

In 2006, Orange County voters approved the renewal of a one-half cent transportation dedicated sales tax, infusing \$15 billion of investments in Orange County's transportation system during the next 30 years with improvements designed to reduce traffic congestion, strengthen the economy and improve residents' quality of life.

Source: ocbc.org

# 20+ reasons to do business in ORANGE COUNTY

For more info on why OC is a great place to do business, visit [www.LocationOC.com](http://www.LocationOC.com).

## 12 TOLL ROAD CAPITAL OF CALIFORNIA

Fifty-one miles of Toll Roads provide traffic relief to hundreds of thousands of drivers who travel through Orange County each day. Orange County's Toll Roads comprise California's largest toll road system and its 51 miles represent 20 percent of Orange County's highway network.

## 13 GREAT QUALITY OF LIFE

Orange County is one of the most desirable places to live, work, and play in the world. With over 42 miles of coastline, Orange County is often referred to as the "California Riviera." Orange County is home to world class amusement parks, shopping, entertainment, dining, open space, arts and culture, and professional sports franchises.

## 14 PUBLIC SAFETY FIRST

Compared to other peer counties, Orange County has the nation's lowest overall crime rate, as well as the lowest violent and property crime rate. Since 2005, the reported crime rate in Orange County has dropped by 15 percent.

## 15 WORKFORCE TRAINING

Orange County's three Workforce Investment Boards provide local businesses with custom-tailored services such as employee recruitment, workforce training and development, financial incentives and labor market information.

## 16 AN EDUCATED WORKFORCE

Approximately 40 percent of Orange County residents over the age of 25 have a bachelor's degree or higher, outperforming the state and national averages.

## 17 NATIONALLY RENOWNED UNIVERSITIES

Orange County is home to some of the top universities in the nation including University of California, Irvine; California State University, Fullerton; Chapman University; Brandman University and Concordia University.

## 18 ROBUST COMMUNITY COLLEGE SYSTEM

Orange County's vibrant network of nine community colleges work with local companies on customized training in order to meet the business community's 21st century workforce needs helping to ensure that Orange County businesses have a deep and qualified talent pool from which to draw.

## 19 QUALITY HIGH SCHOOLS

The academic proficiency of Orange County's high school students is among the best in the state. OC's average SAT score of 1,560 was the highest in SoCal. U.S. News ranked seven OC public high schools in the top 100 in California.

## 20 BUSINESS SUPPORT ORGANIZATIONS

Orange County's business-friendly climate is bolstered by a strong contingent of Chambers of Commerce and Industry Associations. At the forefront in representing the interests of Orange County's business community is Orange County Business Council, an organization dedicated to ensuring Orange County thrives and its voice is heard at the local, state, and federal levels, helping to keep the county strong and competitive.

And because Nothing Rhymes with Orange ...the 21<sup>st</sup> reason to do business in Orange County is...

## 21 PUBLIC AND PRIVATE SECTOR LEADERS WORK TOGETHER

Orange County's business community enjoys a long-standing culture of collaboration with pro-business leaders in local government helping to foster economic growth through innovative programs and policies that cut regulations, reduce fees and streamline processes.

Source: [ocbc.org](http://ocbc.org)





LAKE FOREST AND LAGUNA HILLS

*Photo by D Ramey Logan*

## CITY OF LAKE FOREST AREA INFORMATION

Lake Forest, California, sits among two man-made lakes in a man-made forest consisting mostly of Eucalyptus trees, giving the city its name. The City is best known for some of the businesses and groups who make it their home; both Oakley and Rick Warren's Mega-church, Saddleback Church (the 8th largest church in the United States, with 20,000+ weekly attendance) are headquartered in Lake Forest. The City has a central Southern California location with superior access to strategic markets and a transportation system, including freeways, airports, and seaports. It offers a diverse, highly-educated, and creative labor pool as well as a proactive approach to business development. Lake Forest is also a great place to live and play. According to a national survey research firm, Lake Forest residents and business managers comprise one of the most satisfied communities it has ever encountered. Its Southern California location puts the City in close proximity to some of the world's best outdoor amenities. From the mountains to the ocean and everything in between, Lake Forest is a natural playground with a total of 27 community parks, including Whiting Ranch Wilderness Park and the world-renowned etnies Skatepark of Lake Forest.

### History

Formerly known as El Toro, Lake Forest is a young city with old roots. Despite incorporating in December of 1991, the history of the area goes all the way back to the 1800's when "El Toro" was a stagecoach stop between San Diego and Los Angeles. In the years after, the city which would become Lake Forest grew alongside the El Toro Marine Base and Air Station as a military town. There are two man-made lakes in town known as the Lake Forest Beach and Tennis Club and the Sun and Sail Club. The "forest" portion of the city's name comes from a plot of mostly Eucalyptus trees planted in the 1900's by local landowner Dwight Whiting in a lumber operation intended to draw development to the area. In the late 1960's the area was developed by the Occidental Petroleum Company into a residential community which continues to grow and flourish.

### Population

Lake Forest's current estimated population is 85,382, with an average household income of \$140,751 and median age of 39.4.

## Education

The city is served by Saddleback Valley Unified School District, Irvine Unified School District, and Orange Unified School District. Local schools include El Toro High School, Foothill Ranch Elementary School, Portola Hills Elementary School, Ralph A. Gates Elementary School, Rancho Canada Elementary School, Santiago Elementary School, Serrano Intermediate School, and Stonegate Elementary School. There are also a large number of private and religious schools in the area.

## Employment

As of 2020 the unemployment rate in Lake Forest was 1.8%, well below the local, state, and federal levels. Driven by a strong, highly-educated workforce, Lake Forest benefits from local research and development, science and technology, and entrepreneurial growth. Many global companies and emerging start-ups within a multitude of industries call Lake Forest home. These include action sports eyewear and footwear, clothing designers, medical devices, technology, robotics, manufacturing as well as restaurateurs, and professional/financial services, among many others.

### Largest Employers in Lake Forest:

#	Employer	# of Employees
1	Oakley	22,219
2	Panasonic Avionics Corporation	1,724
3	Loan Depot	1,162
4	Invensys	540
5	Apria Healthcare	445
6	Spectrum Brands	420
7	Bal Seal Engineering	400
8	Alcon Research	313
9	Wal-Mart	311
10	Skilled Healthcare	300
11	Dynacast	251
12	Wet Seal Corporation	196

## Lifestyle

Residents and visitors to Lake Forest will find a mix of retail shops, restaurants, parks, and annual events that take place throughout the year. The city also has many parks including the largest public skatepark in California, Etnies skate park, as well as numerous sports parks and dog parks, not to mention lakefront beaches.



LAKE FOREST BEACH AND TENNIS CLUB

Source: lfca1.com







## TENANT PROFILE

JACK IN THE BOX  
LAKE FOREST, CA



### JACK IN THE BOX

[WWW.JACKINTHEBOX.COM](http://WWW.JACKINTHEBOX.COM)

Year Ending:	09/30/2020	09/30/2019	% Change
Net Sales:	\$1,021,506,000	\$950,107,000	6.99%
Net Income:	\$89,394,000	\$91,747,000	-2.56%
Shareholders' Equity:	(\$793,361,000)	(\$737,584,000)	7.03%

Jack in the Box Inc., based in San Diego, California opened its first restaurant in 1951, and has since become one of the nation's largest hamburger chains. The Company currently operates 2,241 Jack in the Box quick-service restaurants primarily in the western and southern United States, including one in Guam, 144 of which are Company-operated, and the remaining of which are Franchised. On March 21, 2018, the Company sold its subsidiary, Qdoba Restaurant Corporation, for \$305 million.

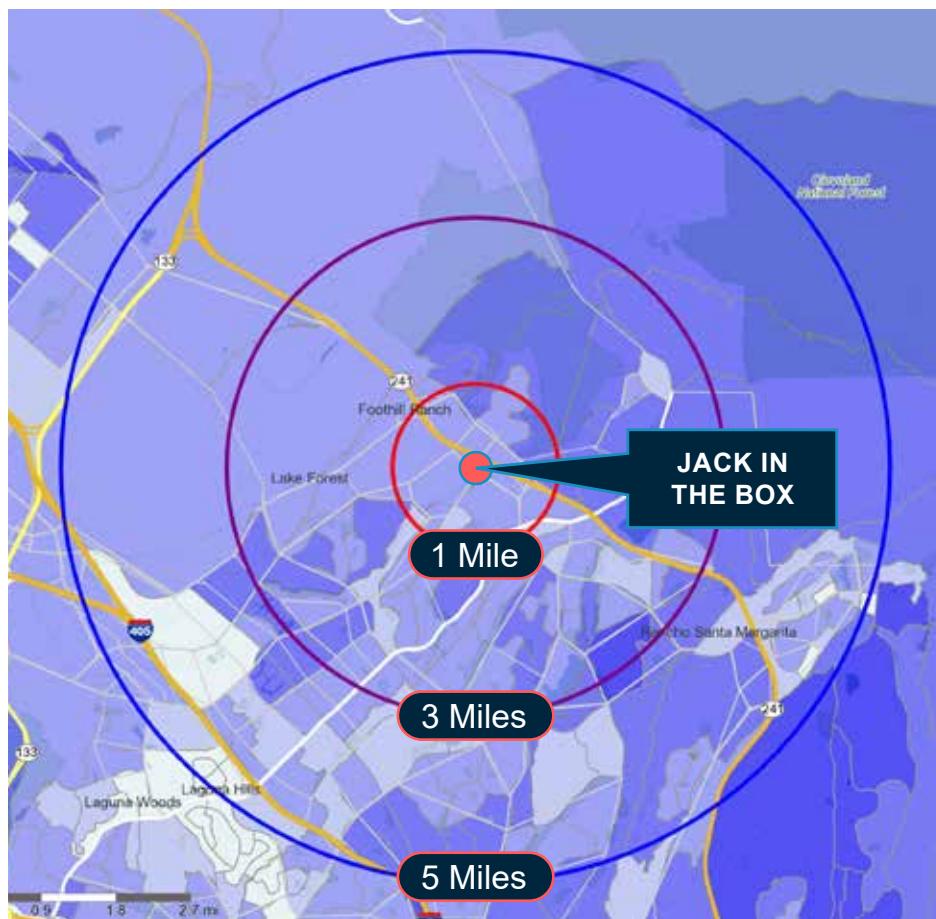
Jack in the Box restaurants offer a broad selection of distinctive products including classic burgers like their Jumbo Jack burgers, and innovative new product lines such as Buttery Jack burgers and their Brunchfast menu. The Company also offers quality products such as breakfast sandwiches with freshly cracked eggs, and craveable favorites such as tacos and curly fries, along with specialty sandwiches, salads and real ice cream shakes, among other items. Jack in the Box allows its guests to customize their meals to their tastes and order any product when they want it, including breakfast items any time of day (or night). The Company is known for variety and innovation which has led to the development of four strong dayparts: breakfast, lunch, dinner and late-night. In addition to drivethru windows, most Jack in the Box restaurants range from 2,400 to 3,100 square feet in size, have seating capacities ranging from 20 to 100 people and are open 18-24 hours a day.

With a presence in only 21 states and one territory, Jack in the Box is a brand with significant growth opportunities. In fiscal 2020, the Company continued to expand in existing markets and acquired eight franchise-operated restaurants while franchisees opened 27 Jack in the Box restaurants during the year.










## AVERAGE HOUSEHOLD INCOME MAP

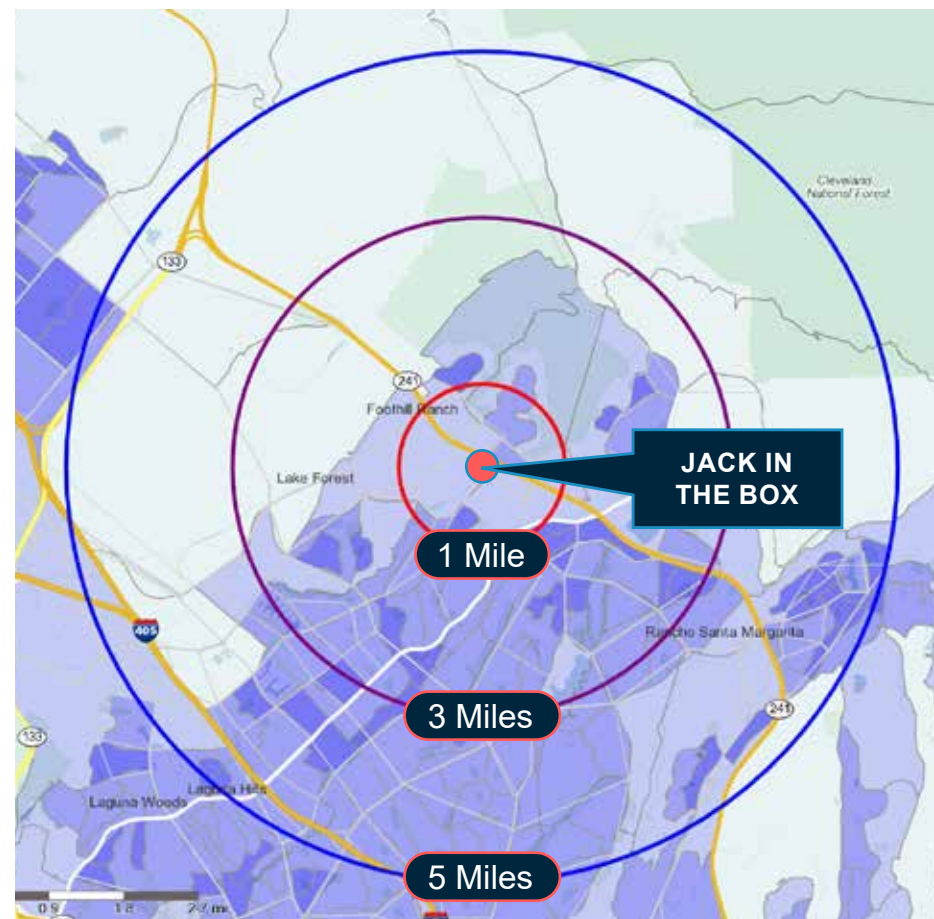


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### AVERAGE HOUSEHOLD INCOME






-  Block Groups - High (Above 255,000)
-  Block Groups - Above Average (167,500 to 255,000)
-  Block Groups - Average (111,250 to 167,500)
-  Block Groups - Below Average (73,000 to 111,250)
-  Block Groups - Low (Below 73,000)

## POPULATION DENSITY MAP



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### POPULATION DENSITY

-  Block Groups - High (Above 31,500)
-  Block Groups - Above Average (9,300 to 31,500)
-  Block Groups - Average (2,750 to 9,300)
-  Block Groups - Below Average (820 to 2,750)
-  Block Groups - Low (Below 820)

# DEMOGRAPHICS

JACK IN THE BOX  
LAKE FOREST, CA

	1 Mile	3 Mile	5 Mile
2010 Total Population	5,928	86,694	190,420
2020 Total Population	7,332	97,821	212,820
2025 Total Population	8,275	105,519	227,430
2020 - 2025 Projected Annual Change Rate	2.57%	1.57%	1.37%
2010 Households	2,175	30,321	67,335
2010 Average Household Size	2.76	0.16	0.18
2020 Households	2,788	34,865	77,602
2020 Average Household Size	2.71	2.76	2.70
2025 Households	3,168	37,674	83,987
2025 Average Household Size	2.72	2.74	2.66
2020 - 2025 Projected Annual Change Rate	0.31%	-0.53%	-1.24%
<b>2010 Housing Units</b>	2,282	31,221	69,881
Owner Occupied Housing Units	44.4%	70.8%	70.1%
Renter Occupied Housing Units	50.9%	26.4%	26.3%
Vacant Housing Units	4.7%	2.9%	3.6%
<b>2020 Housing Units</b>	2,866	35,526	79,700
Owner Occupied Housing Units	45.5%	70.4%	68.9%
Renter Occupied Housing Units	51.7%	27.8%	28.5%
Vacant Housing Units	2.7%	1.9%	2.6%
<b>2025 Housing Units</b>	3,252	38,372	86,190
Owner Occupied Housing Units	45.4%	69.5%	67.6%
Renter Occupied Housing Units	52.1%	28.7%	29.9%
Vacant Housing Units	2.6%	1.8%	2.6%
<b>Average Household Income</b>			
2010	\$102,768	\$121,942	\$114,979
2020	\$130,247	\$149,221	\$141,530
2025	\$149,159	\$167,923	\$160,617
<b>Per Capita Income</b>			
2010	\$37,702	\$42,731	\$40,860
2020	\$49,526	\$53,266	\$51,814
2025	\$57,111	\$60,032	\$59,512
<b>Median Age</b>			
2010	32.1	38.0	39.0
2020	34.7	39.9	40.7
2025	36.0	40.6	41.2
<b>2020 Households by Income</b>			
Income \$ 0 - \$9,999	2.8%	2.3%	2.9%
Income \$ 10,000 - \$14,999	1.5%	1.1%	1.8%
Income \$ 15,000 - \$24,999	3.2%	2.6%	3.9%
Income \$ 25,000 - \$34,999	4.2%	3.1%	4.0%
Income \$ 35,000 - \$49,999	8.5%	6.3%	6.8%
Income \$ 50,000 - \$74,999	16.8%	12.7%	13.0%
Income \$ 75,000 - \$99,999	12.9%	13.1%	12.7%
Income \$100,000 - \$124,999	14.4%	14.7%	13.8%
Income \$125,000 - \$149,999	10.5%	10.6%	9.8%
Income \$150,000 +	25.3%	33.4%	31.4%
	\$130,247	\$149,221	\$141,530





## DEMOGRAPHICS (CONTINUED)

	1 Mile	3 Mile	5 Mile
<b>2025 Households by Income</b>			
Income \$ 0 - \$9,999	2.1%	1.7%	2.2%
Income \$ 10,000 - \$14,999	1.5%	1.1%	1.7%
Income \$ 15,000 - \$24,999	2.7%	2.2%	3.3%
Income \$ 25,000 - \$34,999	3.5%	2.6%	3.5%
Income \$ 35,000 - \$49,999	7.1%	5.3%	5.8%
Income \$ 50,000 - \$74,999	13.8%	10.3%	10.4%
Income \$ 75,000 - \$99,999	10.7%	10.6%	10.5%
Income \$100,000 - \$124,999	14.8%	14.8%	14.1%
Income \$125,000 - \$149,999	12.8%	12.4%	11.5%
Income \$150,000 +	31.1%	38.9%	37.0%
Average Household Income	\$149,159	\$167,923	\$160,617
<b>2010 Households by Income</b>			
Income \$ 0 - \$9,999	1.1%	1.7%	2.4%
Income \$ 10,000 - \$14,999	1.2%	1.1%	1.9%
Income \$ 15,000 - \$24,999	5.4%	3.7%	5.0%
Income \$ 25,000 - \$34,999	6.3%	4.0%	5.0%
Income \$ 35,000 - \$49,999	9.1%	8.3%	9.1%
Income \$ 50,000 - \$74,999	23.8%	17.7%	17.8%
Income \$ 75,000 - \$99,999	16.4%	15.8%	14.7%
Income \$100,000 - \$124,999	13.9%	15.8%	14.5%
Income \$125,000 - \$149,999	9.2%	10.9%	10.1%
Income \$150,000 +	13.6%	20.9%	19.4%
Average Household Income	\$102,768	\$121,942	\$114,979
<b>2020 Population by Age</b>			
Total	7,332	97,821	212,820
Age 0 - 4	6.4%	5.5%	5.4%
Age 5 - 14	13.0%	12.3%	11.9%
Age 15 - 19	6.0%	6.6%	6.3%
Age 20 - 24	5.9%	5.9%	5.8%
Age 25 - 34	19.3%	13.0%	13.0%
Age 35 - 44	16.4%	13.6%	13.3%
Age 45 - 54	16.0%	17.0%	15.9%
Age 55 - 64	11.8%	14.7%	13.9%
Age 65 - 74	3.8%	7.7%	8.5%
Age 75 - 84	1.2%	2.8%	4.0%
Age 85 +	0.3%	0.9%	2.0%
Males (%)	49.80	49.52	49.19
Females (%)	50.20	50.48	50.81
<b>2020 Population by Race/Ethnicity</b>			
Total	7,332	97,821	212,820
White Alone	55.4%	69.3%	69.4%
Black Alone	2.8%	2.1%	1.9%
American Indian, Eskimo, Aleut	0.5%	0.4%	0.4%
Asian or Hawaiian/Pacific Islander Alone	25.8%	16.2%	15.6%
Some Other Race Alone	8.9%	5.9%	7.0%
Two or More Races	6.7%	6.0%	5.6%



## DEMOGRAPHICS (CONTINUED)

	1 Mile	3 Mile	5 Mile
Hispanic Origin	24.1%	19.3%	21.9%
Not of Hispanic Ethnicity	75.9%	80.7%	78.1%
<b>2020 Population 25+ by Educational Attainment</b>			
Total	5,043	68,175	150,195
Grade K - 8	2.0%	1.0%	2.0%
Grade 9 - 12	2.0%	2.8%	3.3%
High School Graduate	14.8%	13.1%	14.9%
Associates Degree	8.9%	10.2%	9.5%
Bachelor's Degree	35.7%	33.0%	30.7%
Graduate Degree	15.8%	17.5%	16.0%
Some College, No Degree	20.0%	21.3%	22.0%
No Schooling Completed	0.8%	1.1%	1.6%
<b>2020 Population 15+ by Marital Status</b>			
Total	5,914	80,386	176,083
Divorced	8.5%	9.5%	10.1%
Never Married	33.8%	29.5%	29.1%
Now Married	53.2%	56.3%	54.6%
Separated	2.6%	1.6%	1.4%
Widowed	1.9%	3.2%	4.8%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Total	4,550	58,909	124,492
White Collar	76.0%	78.7%	75.6%
Blue Collar	24.0%	21.3%	24.4%
<b>2025 Civilian Population 16+ in Labor Force</b>			
Total	5,126	63,329	132,086
White Collar	76.4%	79.1%	76.0%
Blue Collar	23.6%	20.9%	24.0%
<b>2010 Civilian Population 16+ in Labor Force</b>			
Total	3,262	46,330	98,718
White Collar	75.3%	78.1%	75.4%
Blue Collar	24.7%	21.9%	24.6%
<b>2020 Employees and Establishments</b>			
Employees	17,618	47,722	127,457
Establishments	982	3,935	12,174
<b>2020 Households by Vehicles Available</b>			
Total	5,401	74,975	165,664
None	1.4%	1.8%	3.1%
1	33.4%	23.8%	26.0%
2+	65.2%	74.4%	71.0%
Average Vehicles Per Household	1.9	2.2	2.1
2010 Average Household Size	2.76	2.83	2.79
2020 Average Household Size	2.71	2.76	2.7
2025 Average Household Size	2.72	2.74	2.66
2020 - 2025 Projected Change Rate	0.3%	-0.5%	-1.2%







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