



# Jack In The Box

4989 S Highway 99, Stockton CA 95215



COLDWELL BANKER  
BEST REALTY

**William Kahng**

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# OFFERING SUMMARY

<u>PRICE</u>	<u>\$3,200,000</u>
<u>CAP RATE</u>	<u>4.55%</u>
<u>LANDLORD RESPONSIBILITIES</u>	<u>None</u>
<u>TENANT</u>	<u>Jack In The Box</u>
<u>GUARANTOR</u>	<u>Corporate</u>
<u>LEASE TYPE</u>	<u>Complete NNN</u>
<u>LEASE TERM</u>	<u>1<sup>st</sup> Option</u>
<u>OPTIONS REMAINING</u>	<u>Three (3) five (5) yrs.</u>
<u>CURRENT RENT</u>	<u>\$134,784</u>
<u>PROJECTED RENT (APRIL 2023)</u>	<u>\$145,567</u>



# PROPERTY SUMMARY

<u>ADDRESS</u>	<u>4989 S Highway 99,</u> <u>Stockton CA 95215</u>
<u>COUNTY</u>	<u>San Joaquin</u>
<u>BUILDING SF</u>	<u>2,637</u>
<u>LAND ACRES</u>	<u>0.84</u>
<u>YEAR BUILT</u>	<u>1993</u>
<u>TRAFFIC COUNTS</u>	<u>90,956 ADT</u>
<u>PARCEL NUMBER</u>	<u>179-310-02</u>
<u>PARKING RATIO</u>	<u>12.51 per 1,000 SF</u>
<u>ZONING TYPE</u>	<u>C-2</u>
<u>OWNERSHIP TYPE</u>	<u>Fee Simple</u>

