

JACK IN THE BOX

16750 W COLFAX AVE, GOLDEN, CO 80401 (DENVER MSA)



OFFERING MEMORANDUM



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Executive Summary

16750 W Colfax Ave, Golden, CO 80401

FINANCIAL SUMMARY

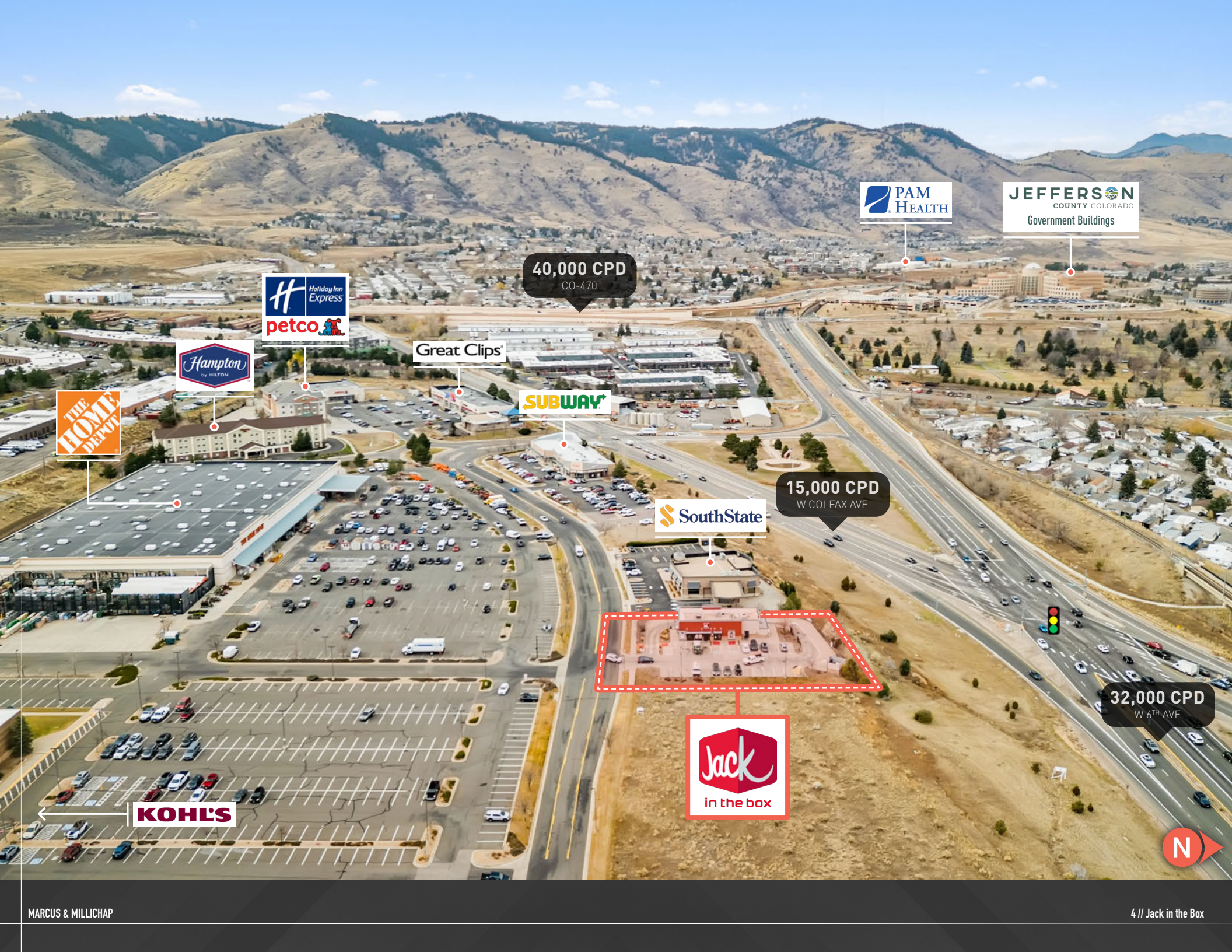
Price	\$2,100,000
Cap Rate	8.0%
Building Size	2,800 SF
Net Cash Flow	8.0% \$167,784
Year Built	2007
Lot Size	0.83 Acres

LEASE SUMMARY

Lease Type	Fee Simple Absolute Triple-Net (NNN) Lease
Taxes and Insurance	Tenant Responsible
Tenant	Jack in the Box
Guarantor	Corporate
Lease Commencement Date	February 1, 2008
Lease Expiration Date	February 1, 2028
Lease Term Remaining	±2 Years
Rental Increases	CPI Every 5 Years; 8% Max Increase
Renewal Options	4, 5 Year Options

Base Rent	\$167,784
Net Operating Income	\$167,784
Total Return	8.0% \$167,784





PAM HEALTH

JEFFERSON COUNTY COLORADO
Government Buildings

40,000 CPD
CO-470

Holiday Inn Express
petco

Hampton by HILTON

THE HOME DEPOT

Great Clips

SUBWAY

15,000 CPD
W COLFAX AVE

SouthState



Jack
in the box


32,000 CPD
W 6TH AVE

KOHL'S





COLORADO MILLS



RED ROCKS COMMUNITY COLLEGE

 ±7,000 Students


123,000 CPD

 INTERSTATE 70

JEFFERSON COUNTY COLORADO

 Fairgrounds

CAMPING WORLD

DULUTH TRADING CO.

CARMAX

AutoNation

KOHL'S

32,000 CPD

 W 6TH AVE





THE HOME DEPOT

SouthState

15,000 CPD

 W COLFAX AVE



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease with Corporate Guaranty (NASDAQ: JACK)**
- » Rental Increases Every 5 Years with Multiple Renewal Options
- » **Dense Trade Area in the Denver MSA - 117,749 Residents in the Surrounding Area**
- » Outparcel to The Home Depot and Kohl's
- » **Central Location in Immediate Proximity to Colorado Mills Mall, Red Rocks Community College, Jefferson County Fairgrounds, and Jefferson County's Government Buildings**
- » Excellent Frontage Along West 6th Avenue and West Colfax Avenue (±47,000 Cars per Day) with Easy Access from CO-470 and Interstate 70
- » **Average Household Income Exceeds \$143,000 within a 5-Mile Radius**
- » Less Than 10 Minutes from Colorado School of Mines (±8,050 Students) and Denver Federal Center (±623 Acre Campus with ±6,200 Employees)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	8,755	45,946	119,805
2025 Estimate	8,614	45,000	117,749
Growth 2025 - 2030	1.63%	2.10%	1.75%

Households

2030 Projections	3,598	20,259	52,491
2025 Estimate	3,529	19,717	51,324
Growth 2025 - 2030	1.95%	2.75%	2.27%

Income

2025 Est. Average Household Income	\$116,617	\$131,364	\$143,107
2025 Est. Median Household Income	\$97,720	\$108,175	\$121,156

Tenant Overview



SAN DIEGO, CALIFORNIA

Headquarters



WWW.JACKINTHEBOX.COM

Website



2,135+
Locations



NASDAQ: JACK
Stock Symbol

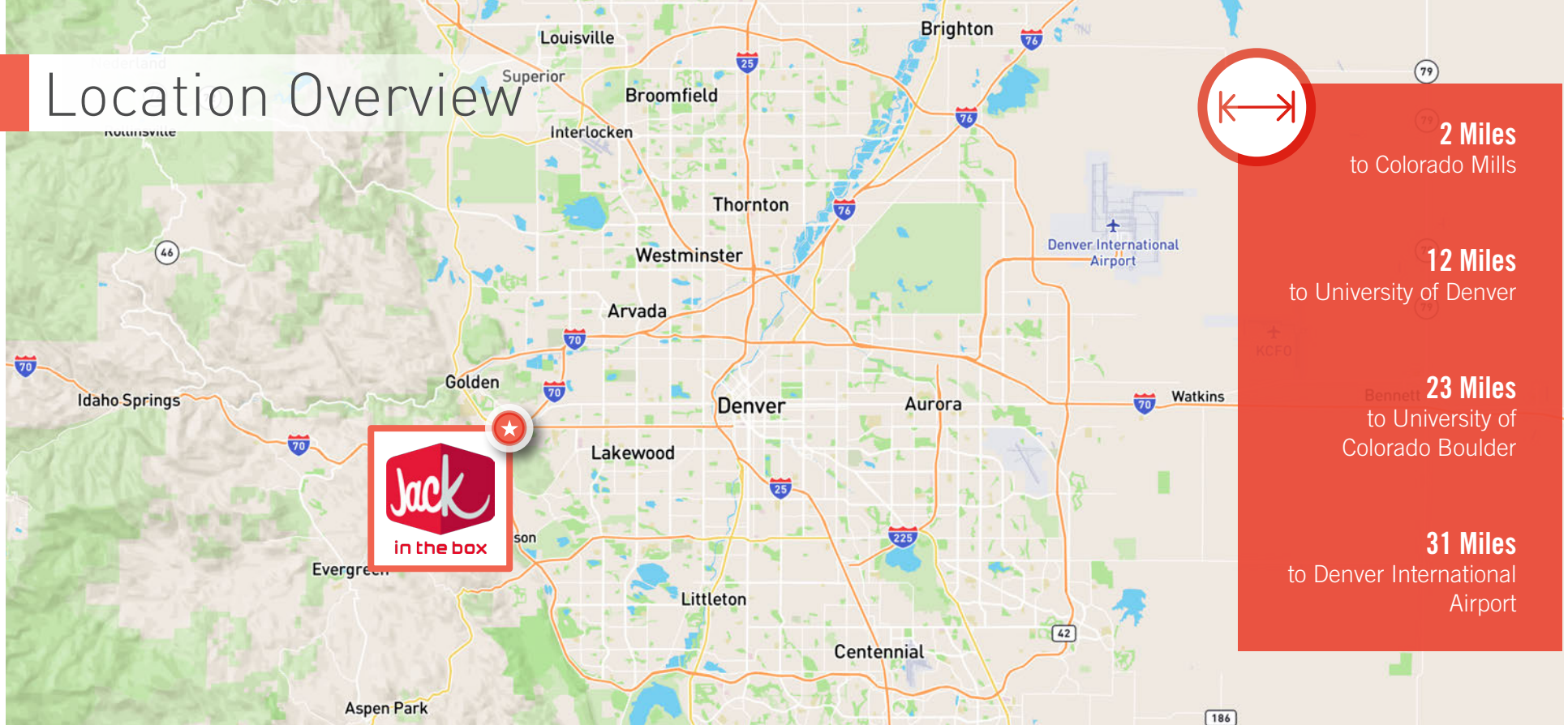
Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, is one of the nation's largest hamburger chains. The company operates and franchises more than 2,135 Jack in the Box restaurants in 21 U.S. states and Guam. Since its opening in 1951, Jack in the Box has spearheaded conveniences that would eventually become industry standards, like the drive-thru, breakfast sandwiches, and portable salads.

With roughly 90 percent of Jack in the Box's 500 million annual guests choosing drive-thru or take out, the company is well-versed in the importance of convenience to the consumer. The brand features one of the largest and most distinctive menus in the QSR space, with everything from burgers to tacos to egg rolls.

Property Photos



Location Overview



Golden is the county seat of Jefferson County, Colorado, home to over 20,000 residents. Golden lies along Clear Creek at the base of the Front Range of the Rocky Mountains.

DENVER METROPOLITAN AREA

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 730,000 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most

future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The metro is expected to add 142,000 new residents during the next five years, as the market benefits from household migration trends to the Rocky Mountain region. Gains in higher-paying employment sectors keep the median household income well above the national median.

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines. Denver's healthy economy is representative of notable retail sales growth. This year, the local metric will reach four percent, exceeding the U.S. forecast by 60 basis points.

[exclusively listed by]

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