

6478 E US HIGHWAY 60 | GOLD CANYON



**CORPORATE STNL  
JACK IN THE BOX  
ABSOLUTE NNN LEASE**





***Basha's***

Consistently Top  
3 Highest Sales  
in the Basha's  
Grocery Chain

## THE OFFERING

Newmark Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire Jack in the Box at 6478 E US Highway 60 (the Property), a 2,868-square-foot restaurant in Gold Canyon, AZ.

This unique investment consists of a single tenant on an absolute NNN lease. This site sits on approximately 0.82 acres, sharing a parking lot with a Basha's shopping center. The property is located on the north side of US Highway 60 on the outskirts of Gold Canyon and has excellent visibility to more than 33,000 vehicles per day passing the center. Jack in the Box is situated in a prime location as one of only two drive-thru fast food restaurants in a 48 mile stretch along US Highway 60. Located 20 minutes from the Mesa Gateway Airport and 25 minutes from Downtown Mesa, Jack in the Box offers an investor the rare opportunity to acquire a stable asset in Gold Canyon.

## PROPERTY SUMMARY

### JACK IN THE BOX

6478 E US Highway 60  
Gold Canyon, AZ 85118

**2,868 SF**

Total Building Area

**0.82 acres**

Lot Size

**2000/2007**

Year Built/Renovated

**104-09-013D**

Parcel Number

**45**

Surface Parking Spaces

**25 Years**

Tenant Tenure

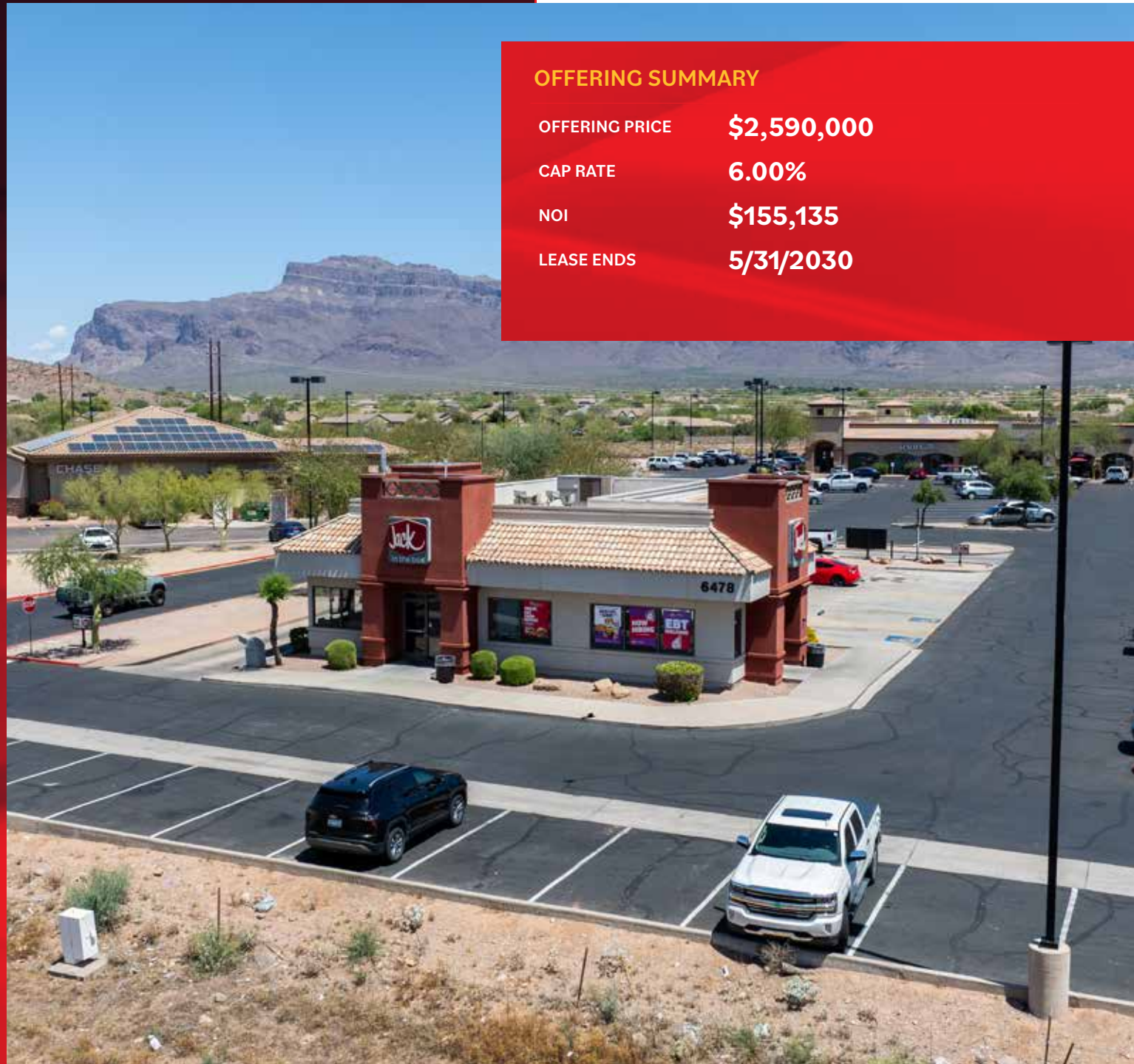
## OFFERING SUMMARY

OFFERING PRICE **\$2,590,000**

CAP RATE **6.00%**

NOI **\$155,135**

LEASE ENDS **5/31/2030**



## INVESTMENT HIGHLIGHTS



**25 YEAR  
TENURED TENANT**



**CORPORATE STNL  
JACK IN THE BOX**



**DRIVE THRU LOCATION  
WITH EXCELLENT  
INGRESS/EGRESS**



**ABSOLUTE  
NNN LEASE**



**OUTPARCEL TO TOP  
PERFORMING BASHA'S  
GROCERY STORE**



JPMorganChase



Jack  
in the box®

Bashas'

**US HIGHWAY 60 | 26,279 VPD**

# AERIAL SNAPSHOT



City of Mesa

Superstition Mountains

JPMorgan Chase

SUPERSTITION MOUNTAIN DR | 7,875 VPD

US HIGHWAY 60 | 26,279 VPD



## TENANT OVERVIEW

Founded in 1951 in San Diego, California, **Jack in the Box** is a fast food restaurant typically open 18-24 hours with a drive-thru, serving burgers, breakfast and signature tacos all day. Jack in the Bo has over 2,200 locations across the United States west coast. This location in Gold Canyon, AZ was built in 2000 and has had the same corporate lease for over 25 years. In a prime location as the first or last restaurant before a stretch of desert outside the Phoenix MSA, Jack in the Box features a large, diverse menu for any customer cravings.



Click to visit [www.jackinthebox.com](http://www.jackinthebox.com)



## SITE PLAN & SALES STATISTICS

0.82 ACRES



### CenterCheck

Sales	\$1,595,509 (cc only)
Rent to Sales	9.7%
State Ranking	88/136 (36%)
USA Ranking	1,021/1,718 (40%)

### Placer.ai

Sales	\$2,000,000 (estimate)
Rent to Sales	7.8%
State Ranking	84/171 (51%)
USA Ranking	1,106/2,085 (47%)

# LEASE SUMMARY & RENT SCHEDULE

Tenant	Jack in the Box Properties, LLC
Guarantors (Personal)	N/A
Address/Suite	6478 E US Highway 60, Gold Canyon, AZ 85118 / Site: 1503
List of Documents	Lease Agreement; Dated: 10/15/1999 First Option Renewal Notice Letter; Dated: 11/20/2014 Assignment and Assumption of Lease Agreement; Dated: 07/08/2019 Second Option Renewal Notice Letter; Dated: 11/25/2019 Third Option Renewal Notice Letter; Dated: 10/04/2024
Lease Execution Date	10/15/1999
Rent Commencement Date	6/1/2025 - 3rd Extended Term, 4.1 years remaining
Current Annual Rent	\$155,135
Initial Term	15 Years (Initial Term) + three (3) - five (5) years option already exercised.
Current Expiration Date	5/31/2030
Premises /GLA	Premises means and includes the Land, Easements and the Building. Land shall be that certain real property situated in the County of Pinal, State of Arizona, more particularly described in Exhibit A attached to the Lease. The Building is 2,304 SF as per Exhibit D
Lease Type	Net Lease (Tenant pays tax)

<b>BUILDING RENT</b>	Monthly Rent	Annual Rent	Annual Rent PSF
06/01/2025 - 05/31/2030	\$4,583.33	\$54,999.96	\$23.87

<b>LAND RENT</b>	Monthly Rent	Annual Rent	Annual Rent PSF
06/01/2025 - 05/31/2030	See Side Note	See Side Note	

<b>CURRENT ANNUAL RENT</b>	Monthly Rent	Annual Rent	Annual Rent PSF
06/01/2025 - 05/31/2030		\$155,135.00	

## NOTE:

(1) In the event the actual total Construction Costs are less than \$500,000.00, the Minimum Fixed Building Rent shall be reduced by that amount per month computed and determined by multiplying the difference between \$500,000.00 and said actual total Construction Costs by .009167. (Lease, Sec. 5(a)(iii); Pg. 2)

(2) Commencing on the Term CD, Tenant shall pay to Landlord Minimum Fixed Land Rent during the term of the Lease in monthly installments of \$5,000.00. Provided, however, Landlord and Tenant agree that at the end of five (5) years from the Term CD, and as the Lease is extended for five (5) year terms thereafter, the Minimum Land Rent for each subsequent five (5) year period shall be determined and fixed by dividing the base monthly Minimum Land Rent of \$5,000.00 by the index number of the Consumer Price Index, for the month preceding the Term CD, and then multiplying the resulting amount by the index number for the CPIW for the month preceding the respective five (5) year period adjustment date; provided, however, in no event shall the monthly Minimum Land Rent for a given five (5) year period be increased by an amount more than 12.5% over the monthly Minimum Land Rent for the previous five (5) year period and in no event shall the monthly Minimum Land Rent for any five (5) year period be less than such rent for the previous five (5) year period. (Lease, Sec. 5(b)(iii); Pg. 3)

## LEASE ABSTRACT

Percentage Rent	-	Lease is silent.
Taxes	Lease, Sec. 16(a & c); Pg. 11-12	Tenant shall pay for all property taxes through CAMs and additional rents.
Insurance	Lease, Sec. 26(a); Pg. 16; Sec. 27; Pg. 17	Tenant shall maintain the following: Commercial general liability insurance, Special Form property damage insurance, Fire Insurance, Worker's Compensation Insurance, and Tenant shall require any contractor of Tenant performing work in, on or about the Premises to carry or maintain commercial general liability insurance.
CAMs	-	Lease is silent.
Mgmt Fee/Admin Fee	-	Lease is silent.
HVAC	-	Lease is silent.
Tenant Repairs	Lease, Sec. 24; Pg. 15	Tenant at its own cost and expense shall maintain all portions of the Land and the Building, in good condition and repair, ordinary wear and tear excepted.
Landlord Repairs	Lease, Sec. 14(d); Pg. 11	Landlord agrees to maintain all Common Areas and utility lines in good condition and repair.
Parking Lot	Lease, Sec. 14(d & e); Pg. 11	Tenant has non-exclusive easements for vehicular and pedestrian ingress and egress and for parking purposes over, across, and upon the Common Areas.
Roof	-	Lease is silent.
Structure	-	Lease is silent.
Plumbing	-	Lease is silent.
Security Deposit	-	Lease is silent.
Use	Lease, Sec. 6; Pg. 4	Operation of a restaurant business.
Estoppel Delivery	Lease, Sec. 35; Pg. 23	Within ten (10) days after notice from the other party, each party shall execute and deliver the requested estoppel to the other party.
Signage Rights	Lease, Sec. 9(i); Pg. 7	Tenant has reviewed and approved, to Tenant's satisfaction, the proposed signs and signage visibility.
Tenant Improvement Allowance	-	Lease is silent.
Utilities	Lease, Sec. 12 & 13; Pg. 9	Tenant agrees to pay all charges incurred by Tenant for usage of water, gas, electricity, sewer service, telephone, or other public utilities relating to the Premises.
Right of First Refusal to Lease	Lease, Sec. 19; Pg. 13	During the first three (3) years of the third option term (6/125-5/3128), if landlord receives an acceptable offer to lease the Premises, Tenant shall have ten (10) business days thereafter within which to accept the same terms.
Exclusivity	Lease, Sec. 9(g); Pg. 6	Tenant has an exclusive right in the Shopping Center for the sale of hamburgers and tacos.
Go Dark	Lease, Sec. 57; Pg. 28	If Tenant ceases to operate its business for more than 30 consecutive days, Landlord may elect to terminate the Lease.

### 3 MILE RADIUS / AT-A-GLANCE

**16,756**

Residents

**68.0**

Median Age

**8,637**

Households

**\$108,993**

Average Income

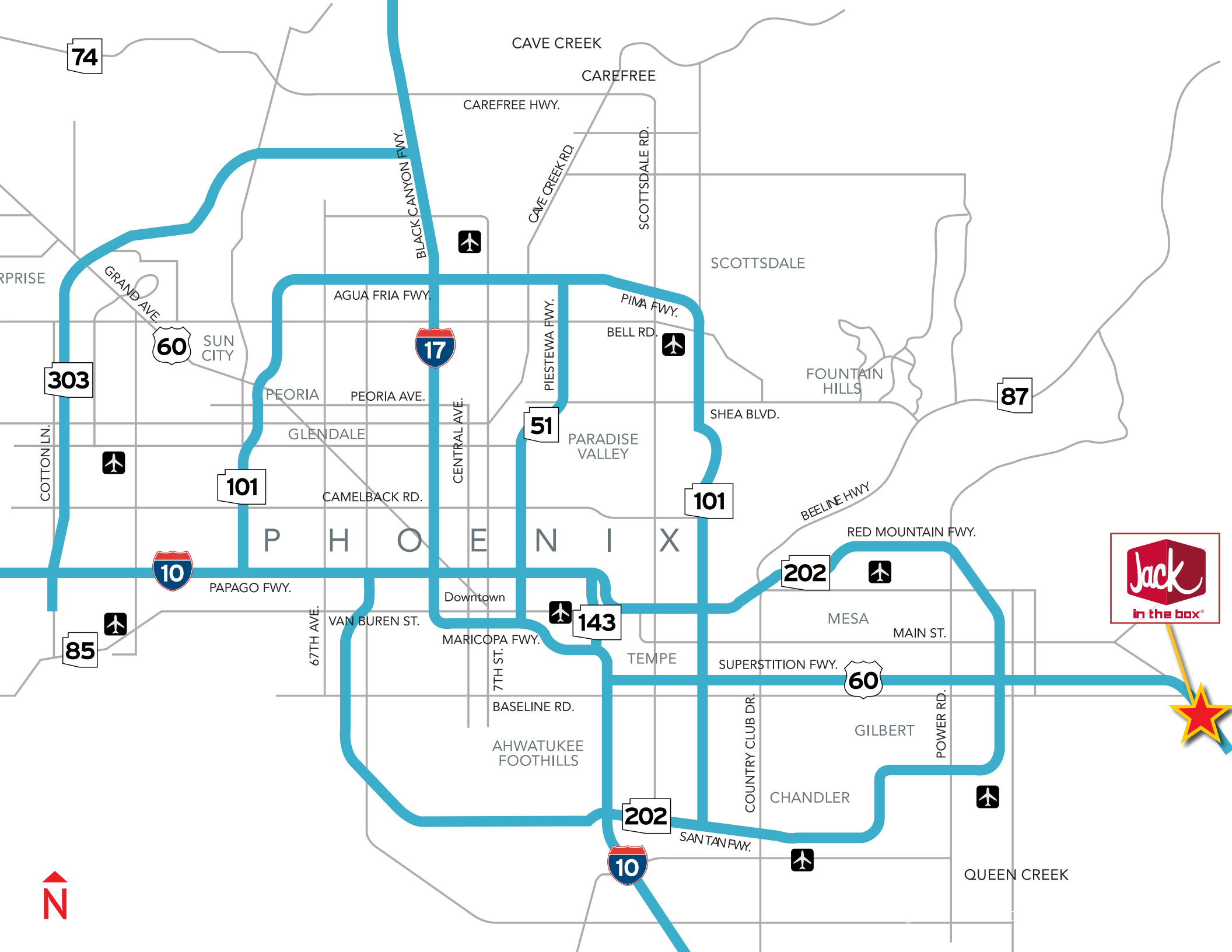


### AREA OVERVIEW: GOLD CANYON, ARIZONA

Tucked at the base of the iconic Superstition Mountains, Gold Canyon is an unincorporated community in Pinal County located approximately 40 miles east of downtown Phoenix along U.S. Highway 60. The area is a haven for outdoor enthusiasts, with immediate access to Lost Dutchman State Park, the Tonto National Forest, and renowned trails such as the Hieroglyphic Trail and Peralta Canyon. Phoenix-Mesa Gateway Airport sits roughly 25 miles to the west, providing convenient regional and commercial air access for residents and visitors.

Gold Canyon's full-time population is estimated at roughly 12,500 in 2026, with the seasonal winter population swelling to approximately 25,000 as snowbirds return. The community is one of Pinal County's fastest-growing affluent enclaves, with median household income near \$85,800—well above the state average. The median age sits around 66, and homeownership exceeds 94%, reflecting a heavily owner-occupied, retiree-skewed buyer pool. The average home value in Gold Canyon is approximately \$489,000 as of early 2026, while resale activity through brokerages has averaged closer to \$534,000, with luxury homes inside Gold Canyon Country Club and Superstition Mountain Golf & Country Club regularly trading north of \$1.5M. Retail inventory remains tight, and the December 2025 approval of a 16.3-acre commercial rezoning near Entrada del Oro signals new retail and storage capacity coming online to meet demand.

Major employers in and around the Gold Canyon area include Banner Goldfield Medical Center, Apache Junction Unified School District, Gold Canyon Golf Resort, Gold Canyon RV & Golf Resort, and the recently established WW Clyde southwest headquarters in adjacent Apache Junction. The community hosts the 38th annual Arizona Renaissance Festival each spring (January through March), one of the largest and longest-running renaissance fairs in the country, drawing hundreds of thousands of visitors. Gold Canyon's elevation and proximity to the Superstition Wilderness deliver cooler temperatures than the lower desert valley while still enjoying mild winters. With its dramatic mountain backdrop, premier golf, scenic trails, and growing residential base, Gold Canyon remains one of the East Valley's most desirable destinations.



74

CAVE CREEK

CAREFREE

CAREFREE HWY.

CAVE CREEK RD.

SCOTTSDALE RD.

SCOTTSDALE

AGUA FRIA FWY.

BELL RD.

PIMA FWY.

60

SUN CITY

17

51

PARADISE VALLEY

87

303

GRAND AVE.

PEORIA

PEORIA AVE.

FOUNTAIN HILLS

SHEA BLVD.

101

GLENDALE

CENTRAL AVE.

BEELINE HWY

101

PHOENIX

RED MOUNTAIN FWY.

10

PAPAGO FWY.

202

MESA

MAIN ST.



85

67TH AVE.

VAN BUREN ST.

MARICOPA FWY.

143

TEMPE

SUPERSTITION FWY.

60



Downtown

7TH ST.

BASELINE RD.

AHWATUKEE FOOTHILLS

202

SANTAN FWY.

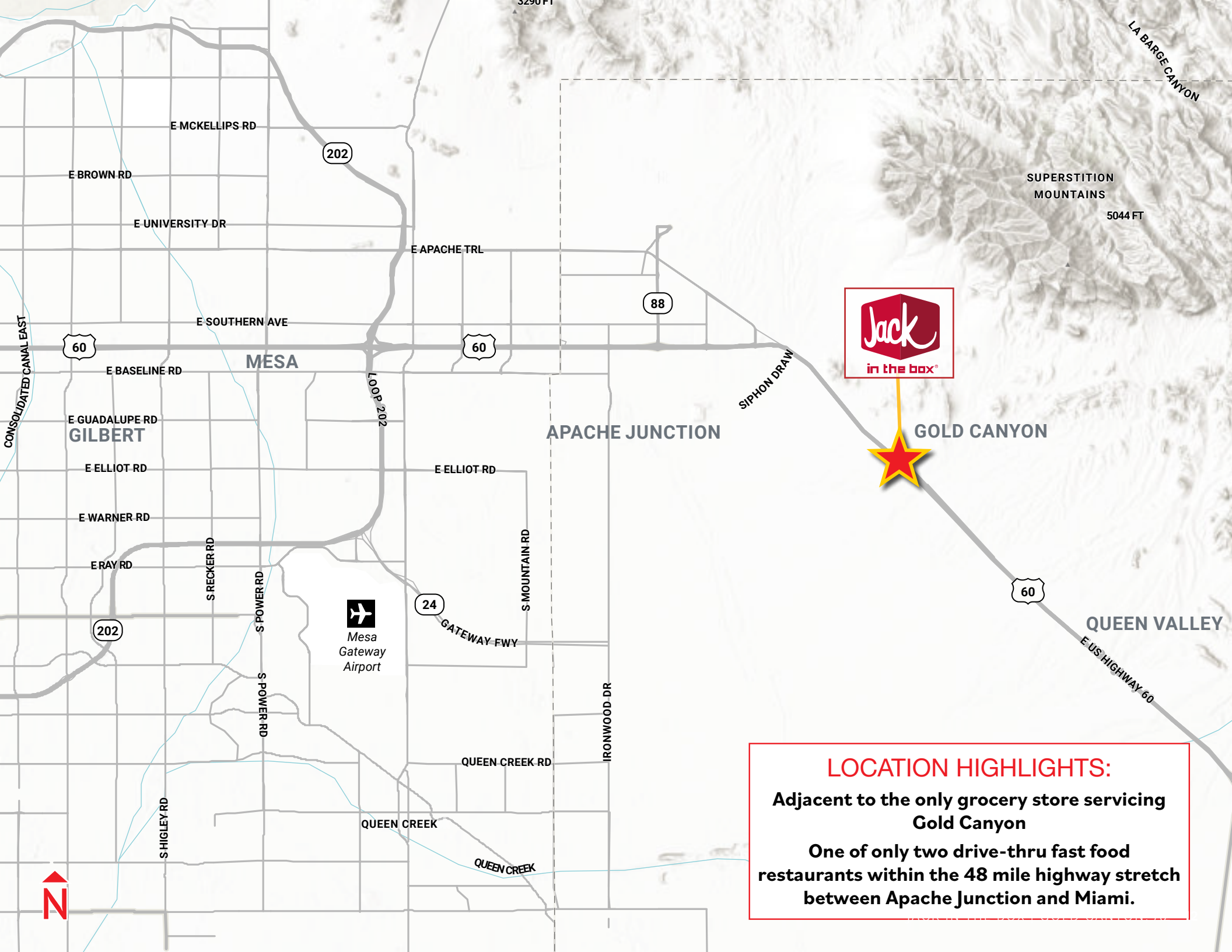
CHANDLER

GILBERT

POWER RD.

QUEEN CREEK





**LOCATION HIGHLIGHTS:**  
Adjacent to the only grocery store servicing Gold Canyon  
One of only two drive-thru fast food restaurants within the 48 mile highway stretch between Apache Junction and Miami.

## EXCLUSIVELY LISTED BY:

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**NEWMARK**

*Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 6478 E US 60 Highway, Gold Canyon, AZ (the "Property") by 'Ownership' (the "Seller"). The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.*