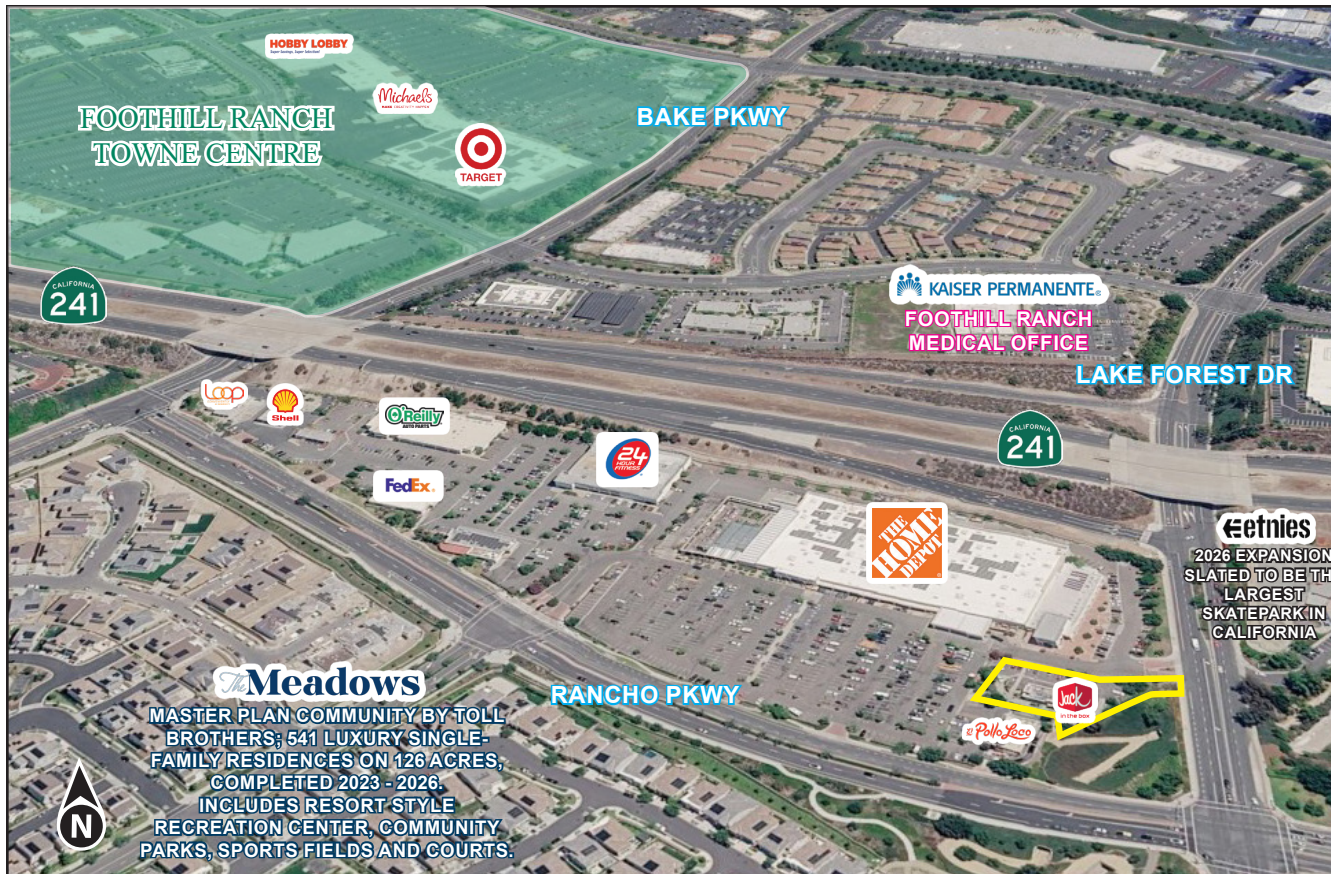




SWQ State Route 241 & Lake Forest Drive
Lake Forest, California

**Single Tenant, Jack in the Box (Corporate Lease),
Outparcel within Home Depot Anchored Center,
Located in Lake Forest, CA. Absolute NNN.**



Please direct inquiries to:

Tanner Engelage

Senior Associate, Private Client Services

TEngelage@LucescuRealty.com

Tel: 949.706.7772 x 108

Greg Wendelken

Managing Director

GWendelken@LucescuRealty.com

Tel: 949.706.7772 x 114

INVESTMENT SUMMARY

Offering Price:	\$5,502,010
Terms:	All Cash
Net Operating Income (Year 1):	\$200,823
Cap Rate:	3.65%
Building Size:	2,816 Square Feet

LEASE HIGHLIGHTS

Lease Expiration:	April 30, 2031
Current Rent:	\$71.32/SF/Yr
Option(s):	None
Landlord Responsibilities:	None



CA DRE License 01506278



**SWQ State Route 241 & Lake Forest Drive
Lake Forest, California**

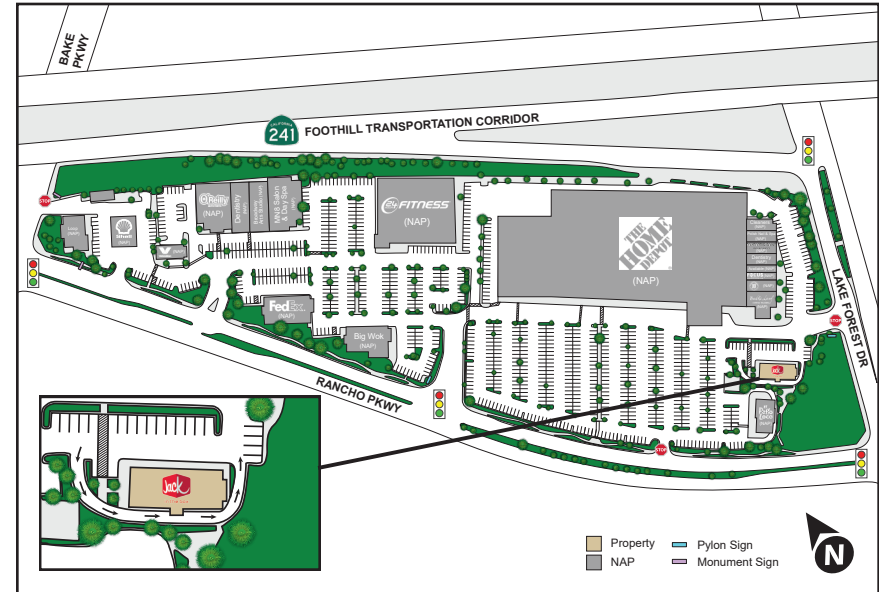
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EXECUTIVE SUMMARY

LUCESCU REALTY has been selected, as the exclusive broker, to offer for sale, a single tenant, Jack in the Box (Corporate Lease), 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 (20,600 VPD) and Highway 241 (36,850 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 2,128 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.
- **High Grossing Tenant with Recent History Paying Percentage Rent.** Per their Lease, Jack in the Box is required to pay additional rent amounting to a percentage of gross sales in excess of a fixed breakpoint. In recent years, Jack in the Box has exceeded this breakpoint and paid additional rent, proving the operating strength of the location and their commitment to the Subject Property.
- **Secure and Passive Income Stream with Fee Simple Ownership.** Jack in the Box has successfully established a 26+ year operating history at the Subject Property, highlighting the irreplaceable quality of the trade area and limited availability for increased competition. Additionally, there are no Landlord Responsibilities per the Tenant's absolute NNN Lease offering investors low management responsibility and passive income.
- **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".
- **Favorable Trade Area Demographics.** Located in one of the more affluent trade areas within Orange County. Within a 3-mile radius, the 2025 Total Population was 101,822, and the Average Household Income was \$173,125.

SITE PLAN



REGIONAL MAP

