



\$2,473,015 @ 5.30% Cap

- ❖ Absolute NNN Lease with 4+ Years Remaining
- ❖ Corporate Lease to Jack in the Box, Inc.
- ❖ Located Across from the 'Ford Idaho Center' Venue
- ❖ Remodeled Building - Newer Prototype
- ❖ TREMENDOUS Growth Throughout the Boise MSA
- ❖ Busy Retail Corridor w/ Drive-Thru
- ❖ Perfect 1031 Exchange Property for Passive Investors

SUBJECT PROPERTY PHOTO

BANG
REALTY

16101 N. IDAHO CENTER BLVD | NAMPA, IDAHO

BRIAN BROCKMAN
License #:DB49579
Bang Realty, Inc
(513) 898-1551
BOR@BANGREALTY.COM



SUBJECT PROPERTY PHOTO



Single-Tenant Jack in the Box, Idaho

Bang Realty is pleased to present this free-standing, $\pm 2,370$ SF property, net leased to Jack in the Box with a Corporate guaranty. The site features excellent visibility and convenient access on Idaho Center Blvd with 30,000+ vehicles per day, next to a strong retail area and Ford event center with Arena, Horse Park and indoor Sports Complex.

Located at 16101 N. Idaho Center Blvd in Nampa, Idaho. This Jack in the Box location serves the surrounding community with the brand's signature burgers, sides, and deals. As part of the world-renowned Jack in the Box system—one of the largest quick-service restaurant burger concepts with over 2,200 locations worldwide..

The triple net lease has approximately 4+ years of primary term remaining plus four, five-year options to extend. The lease is also subject to CPIW-based rental increases (8%) every 5 years, a reliable hedge against inflation. The lease has a corporate guarantee and has been committed to serving the growing Nampa community.. The combination of a nationally recognized brand, experienced franchise operator, substantial lease term remaining, and superior freeway accessibility makes this an attractive net lease investment opportunity.

PRICE: **\$ 2,473,015**

NOI: **\$ 130,600/Year**

Cap Rate: **5.30%**

Remaining Term: **± 4 Years**

- ❖ **Single Tenant NNN Lease to Jack in the Box Corporate with ± 4 Years Remaining** - The property is currently under an Absolute Triple Net (NNN) Lease with no landlord responsibilities.
- ❖ **Nampa, Idaho, Population is Growing** - Nampa, Idaho has an extremely strong population growth, growing 16.8% from 2020 to 2024.
- ❖ **Heavily Trafficked Area** - Located off Interstate 84 with over 122,000+ VPD and Idaho center Blvd with 30,000+ VPD.

FINANCIAL OVERVIEW



SITE ADDRESS:



**16101 N Idaho Center Blvd,
Nampa, ID 83687**

VALUATION PRICE:

\$ 2,473,015

NET INCOME (NOI):

\$130,600 / YEAR

CAP RATE:

5.30%

Gross Leasable Area (GLA):

2,370 SF (Approx.)

Lot Size:

0.77 ACRES

Ownership Type:

Fee Simple

Tenant Trade Name:

Jack in the Box

Lessee:

Jack in the Box, Inc.

Credit:

Corporate

Lease Type:

Absolute NNN

Rent Commencement:

April 2010

Original Lease Term:

20 Years

Lease Expiration:

March 31, 2030

Remaining Lease Term:

4 + Years

Rental Increases:

CPI W Based Increases (8% Max)

Tenant Options:

Four (4) x 5-Year Options

Right of First Refusal:

Yes

Landlord Responsibilities:

Zero Responsibilities

SUBJECT PROPERTY PHOTO



LEASE TERM:

NET INCOME/YR:

April 2025 – March 2030

\$ 130,600

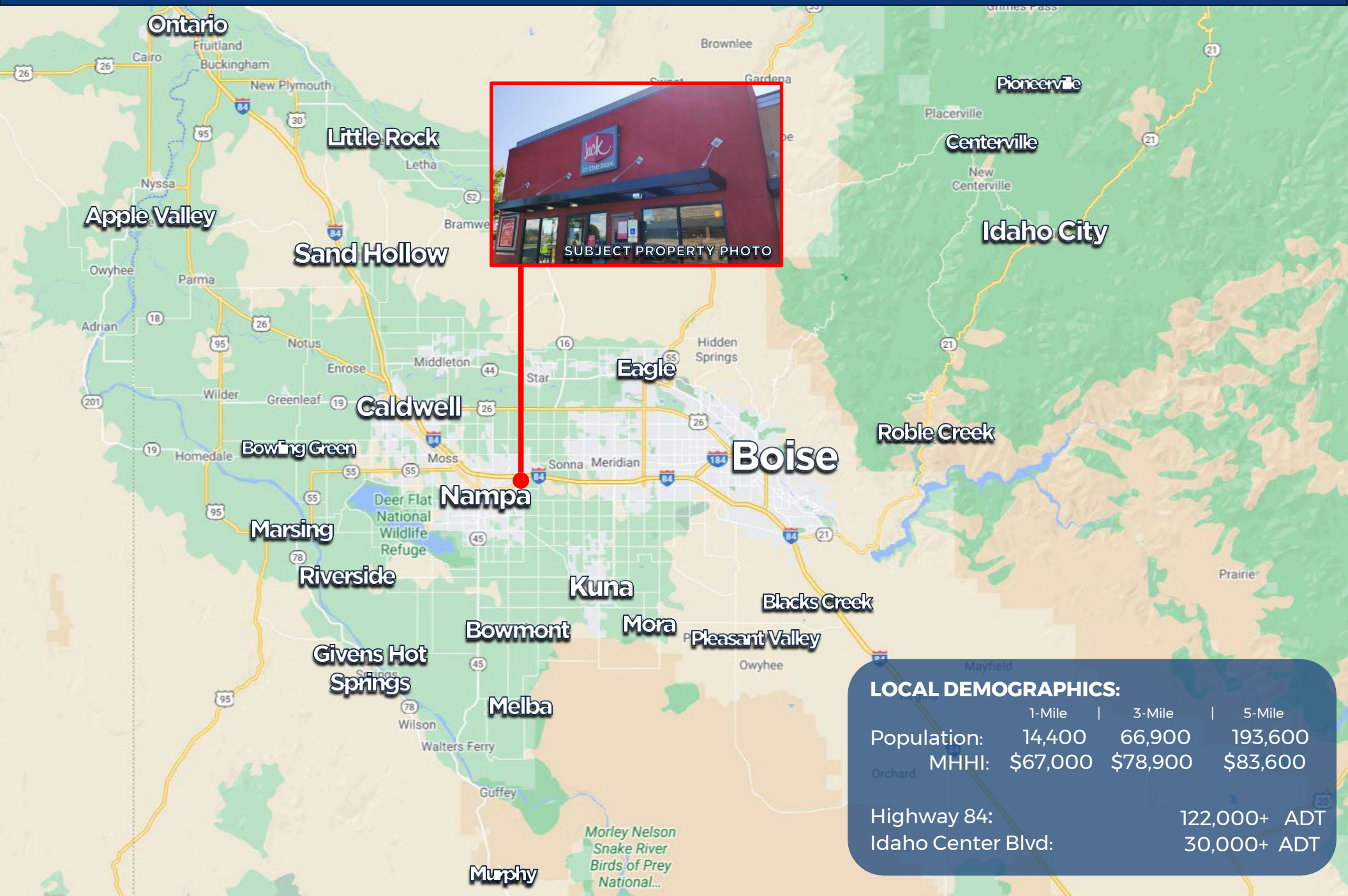
First Option Period

April 2030 – March 2035

\$ 141,048 **

**This is an Estimate. Rental increases are CPIW Based with a max of 8%.

REGIONAL MAP



LOCAL DEMOGRAPHICS:

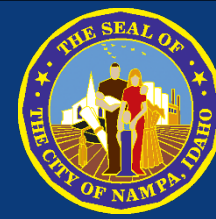
	1-Mile	3-Mile	5-Mile
Population:	14,400	66,900	193,600
MHHI:	\$67,000	\$78,900	\$83,600

Highway 84: 122,000+ ADT
Idaho Center Blvd: 30,000+ ADT

LOCAL MAP



AREA OVERVIEW



Nampa, Idaho

Nampa is a growing city in southwestern Idaho, strategically located within the Boise metropolitan area, with a population of approximately 100,000 residents. Nampa is part of Canyon County and sits along the Interstate 84 corridor, providing direct access to Boise, Meridian, Caldwell, and eastern Oregon. The city functions as a key commercial, industrial, and residential hub within the Treasure Valley growth corridor. Canyon County encompasses more than 600 square miles and includes several incorporated communities, including Caldwell, Middleton, and Parma. Nampa's central location has made it an increasingly attractive destination for logistics, food processing, agribusiness, manufacturing, and distribution-related industries.

The Nampa employment base has experienced steady growth over the past two decades and supports a diverse regional workforce. Employment trends continue to show strength in manufacturing, food and beverage processing, logistics, healthcare, and professional services, with technology-enabled operations expanding throughout the region. Idaho is nationally recognized for its business-friendly environment, growing labor force, and competitive operating costs. Nampa benefits from proximity to higher education and workforce training institutions, including Boise State University, the College of Western Idaho, and regional technical programs, which continue to support employer recruitment and expansion.

Nampa maintains a diversified economic base led by food processing, manufacturing, logistics and distribution, healthcare, agribusiness, and light industrial operations. The city has attracted both established companies and new corporate expansions seeking cost-effective alternatives to higher-cost West Coast markets while retaining access to the Boise metro labor pool. Major employers are drawn to Nampa's interstate access, expanding industrial parks, and proximity to rail infrastructure and regional air service. The area benefits from a stable climate, limited exposure to natural disasters, and minimal floodplain constraints, supporting long-term industrial development.

Nampa is increasingly recognized as a regional center for food production, agribusiness, and value-added manufacturing, anchored by long-standing processors and distribution operators that have operated in the area for decades. These employers have helped establish Nampa as one of Idaho's leading industrial and logistics markets. In addition, the city continues to attract corporate support functions, light manufacturing, and fulfillment operations seeking scalable sites and a reliable workforce within the Treasure Valley.

Nampa continues to emerge as a focal point for industrial, logistics, and manufacturing growth in southwestern Idaho. Ongoing public and private investment in infrastructure, transportation improvements, and workforce development has positioned the city for sustained economic expansion. As population and employment continue to grow across the Treasure Valley, Nampa is expected to capture an increasing share of the region's industrial and commercial development, outperforming many comparable mid-sized Western markets over the coming decade.



TENANT OVERVIEW



Jack in the Box is among the leading quick-service restaurant businesses in the US. The company operates and franchises about 2,135 of its flagship hamburger outlets in California, Texas, and more than 20 other states, and around the globe. Jack in the Box offers such standard fast-food fare as burgers, fries, and soft drinks, as well as salads, tacos, and breakfast items. About 415 locations are company-owned, while the rest are franchised.

Unlike some of its fast-food rivals, Jack in the Box has traditionally had a large number of corporate locations compared to its franchised outlets. In recent fiscal years, the company has moved towards franchising more locations to bring its franchise ownership rate closer to 80%. Jack in the Box leans on quirky marketing efforts and an almost constant stream of new menu items. Additionally, Jack in the Box has also been working to upgrade many of its outlets with modern interior designs, complete with flat-screen televisions and ceramic tile floors.

In The News:

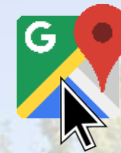
SAN DIEGO, Calif.--(BUSINESS WIRE)-- Jack in the Box Inc. ("Jack in the Box" or the "Company") (NASDAQ: JACK), today mailed a letter to shareholders in connection with its upcoming Annual Meeting of Shareholders scheduled to be held on February 27, 2026 (the "Annual Meeting"). Shareholders of record as of January 2, 2026 will be entitled to vote at the Annual Meeting.

In the letter, the Company highlights actions taken by Jack in the Box's strengthened Board in advancing the Company's "JACK on Track" plan, aimed at improving long-term financial performance, strengthening the balance sheet, and positioning the Company for sustainable growth. Further, in light of the "vote no" campaign launched by Biglari Capital Corp. (collectively with the participants in its solicitation, including Sardar Biglari, the "Biglari Group"), the letter urges shareholders to vote **"FOR"** all 10 of Jack in the Box's director nominees, including David Goebel, Independent Chair of the Jack in the Box Board, on the **WHITE** proxy card. Mr. Goebel brings critical expertise to Jack in the Box as one of the most qualified franchise executives in the quick-service restaurant and casual dining sector along with deep institutional knowledge of the Company, and his removal from the Board would jeopardize the continued successful execution of "JACK on Track" as well as the value of shareholders' investments in Jack in the Box.

Guarantor:
Ownership Type:
Traded As:
of Locations:
Founded:
Headquarters:
Website:

Jack in the Box, Inc.
Public
NASDAQ: JACK ([Current Quote](#))
2,135
1951
San Diego, California
www.jackinthebox.com

16101 N. IDAHO CENTER BLVD NAMP, IDAHO



Net Lease Property Disclaimer:

Bang Realty's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Bang and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.