

JACK IN THE BOX

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



OFFERING MEMORANDUM

Marcus & Millichap



COSTCO WHOLESALE
Harkins
THEATRES
sam's club
LOWE'S **FLOOR DECOR**

DICK'S
SPORTING GOODS
PARK

ih Intermountain
Health

MOLSON COORS
beverage company

REGAL **COACH**
LEGO **target** **H&M** **DICK'S**
SPORTING GOODS
COLORADO MILLS

EMPOWER FIELD
AT WILLY WICH

DENVER ZOO

COLORADO SCHOOL OF MINES
±8,050 Students

Jack
in the box

DENVER FEDERAL CENTER
623-Acre Campus

RED ROCKS COMMUNITY COLLEGE
±7,000 Students

target **KING Soopers**
DICK'S **BEST BUY**
SPORTING GOODS
WHOLE FOODS MARKET
CINEMARK

amc **macys** **Neiman Marcus**
THEATRES
The Container Store **NORDSTROM**
ANTHROPOLOGIE GUCCI
CHERRY CREEK SHOPPING CENTER

UNIVERSITY OF DENVER
±12,800 Students

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Executive Summary

16750 W Colfax Ave, Golden, CO 80401

FINANCIAL SUMMARY

Price	\$2,486,000
Cap Rate	6.75%
Building Size	2,800 SF
Net Cash Flow	6.75% \$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	6.75% \$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

SouthState

15,000 CPD
W COLFAX AVE

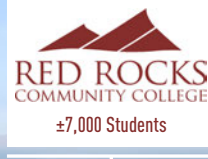


Jack
in the box

32,000 CPD
W 6TH AVE

KOHL'S





 **123,000 CPD**
INTERSTATE 70



32,000 CPD
W 6TH AVE



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 - 118,094 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 \$140,000 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

2029 Projection	8,869	46,633	120,820
2024 Estimate	8,656	45,237	118,094
Growth 2024 - 2029	2.46%	3.09%	2.31%

Households

2029 Projections	3,622	20,445	52,598
2024 Estimate	3,527	19,700	51,122
Growth 2024 - 2029	2.68%	3.78%	2.89%

Income

2024 Est. Average Household Income	\$114,571	\$129,197	\$140,505
2024 Est. Median Household Income	\$95,414	\$105,046	\$117,457

Tenant Overview



SAN DIEGO, CALIFORNIA
Headquarters



WWW.JACKINTHEBOX.COM
Website



2,135+
Locations

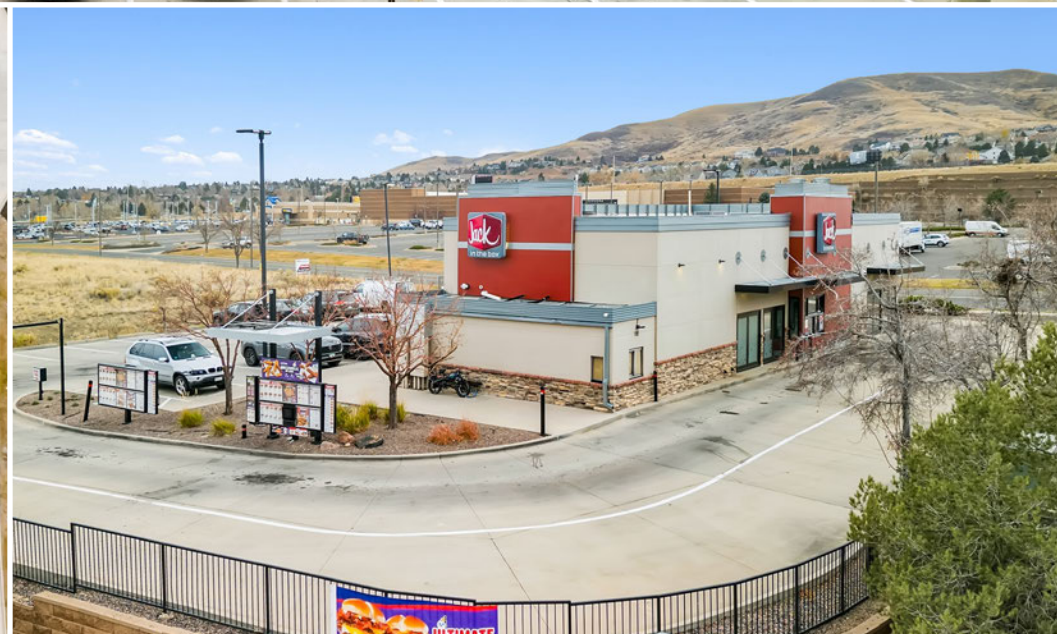


NASDAQ: JACK
Stock Symbol

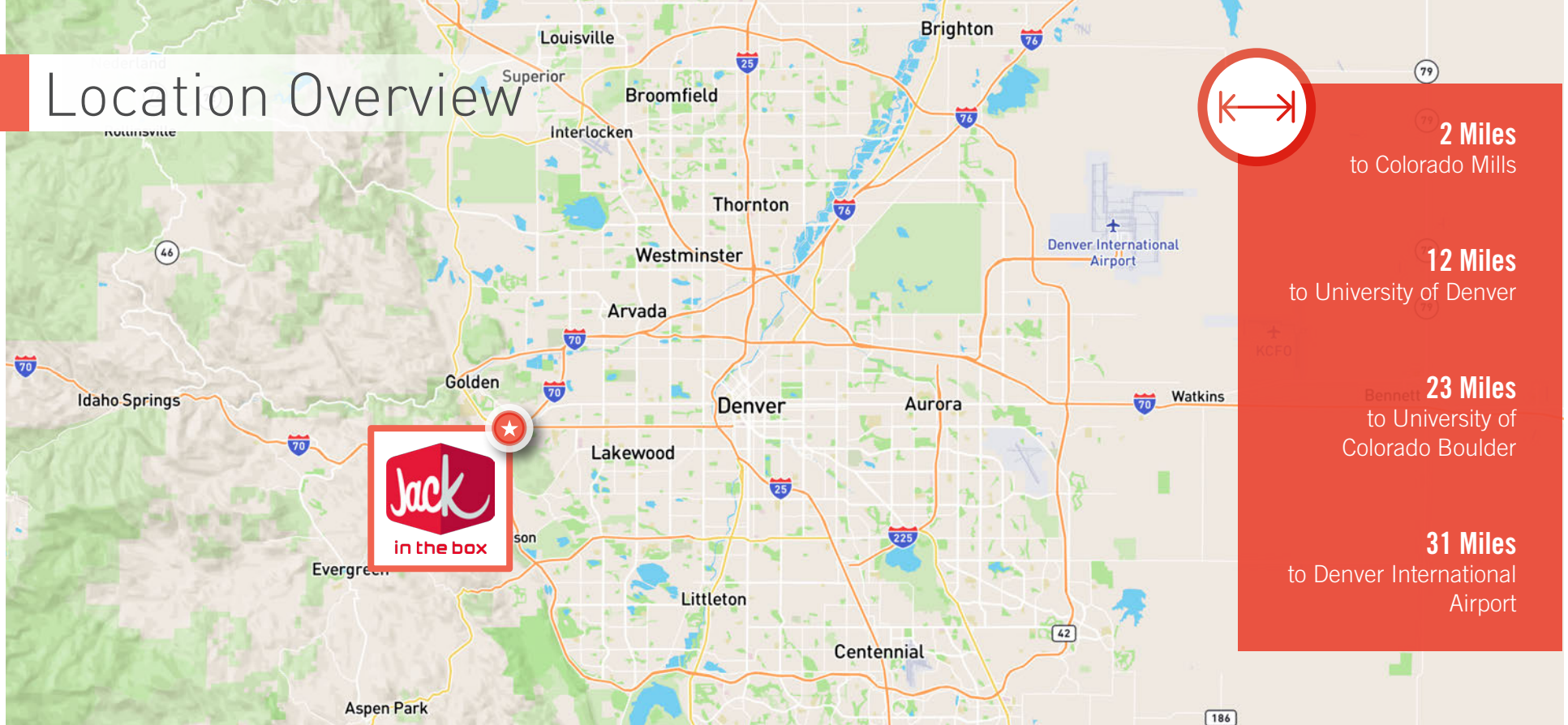
Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, is one of the nation's largest hamburger chains. The company operates and franchises more than 2,135 Jack in the Box restaurants in 21 U.S. states and Guam. Since its opening in 1951, Jack in the Box has spearheaded conveniences that would eventually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