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in the box

PUEBLO , CO

910 US-50 , PUEBLO , CO 81008

OFFERING PRICE

\$3,000,000

CAP RATE

7.25%

Net Operating Income	\$217,632
Lease Type	Absolute NNN
Years Remaining	20yrs; 5yrs Remaining
Lease Commencement	December 1, 2011
Lease Expiration Date	January 31, 2031
Year Built/Revovated	2011
Rentable Area (SF)	3,297
Lot Size (Acres)	0.87
Primary Term Esclations	5% Every 5 Years
Options	4 - 5yr @ 5%
Tenant	Franchisee (Multi-Unit Operator)

INVESTMENT HIGHLIGHTS

Jack in the Box Investment Highlights

- ⚓ Absolute NNN Lease; Zero Landlord Responsibilities
- ⚓ 5 Years Remaining on Primary Term
- ⚓ Four (4), Five-Year Renewal Options with 5% Rent Increases in Each Option Period
- ⚓ 15+ Years of Proven Operating History at This Location
- ⚓ Operated by Established Regional Franchisee
 - ⚓ Multi Unit Operator
 - ⚓ Year-Over-Year Sales Growth
 - ⚓ Operating at This Location Since 2011
- ⚓ Excellent Visibility & Access Along US Highway 50 Retail Corridor

Outstanding Location in Pueblo, CO

- ⚓ Over 45,500 Cars Per Day along Highway 50
- ⚓ Located Less than a Half Mile from Interstate 25; 68,000 Cars Per Day; a Major North-South Connector that Stretches from Wyoming to New Mexico
- ⚓ 91,500 Residents within 5 Miles
- ⚓ Average Household Income of \$74,600
- ⚓ Positioned Along Main Retail Corridor
 - ⚓ Nearby National Tenants: Walmart, Lowe's, Albertsons, Chick-fil-A, Starbucks, McDonald's, Sam's Club, Advanced Auto Part, DUNKIN, Carl's Jr., Staples



Walmart



Dillard's
 JCPenney
 Bath & Body Works
 GameStop
 zumiez
 BAYMONT INN & SUITES
 68 ROOMS
 BOOT BARN
 HOBBY LOBBY
 TARGET
 Foot Locker
 HOT TOPIC

INTERSTATE 25
68,700 VPD



PUEBLO COUNTY
COUNTRY CLUB



BINGO CASINO

LOWE'S

Southern Tire Mart

McCANDLESS TRUCK CENTER

DUNKIN'



Arby's
 Carl's Jr.
 SUBWAY

O'Reilly AUTO PARTS

Advance Auto Parts



60 ROOMS

DQ
 Grill & Chill

VECTRA BANK



STAPLES



POPEYES

STAPLES

45,500 VPD



Safelite
 AutoGlass

Batteries Plus+

Lady Fair Laundry



63 ROOMS

SPANKY'S LIQUOR

MCALISTER'S
 DELI

DEMOGRAPHICS

Radius	Population	Average HH Income
3-Mile	50,061	\$78,216
5-Mile	91,512	\$74,620
10-Mile	156,371	\$85,523



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Comfort INN
63 ROOMS

Walgreens

Chick-fil-A

Starbucks

Albertsons

SAINT MARY CORWIN
PHYSICIAN PARTNERSHIP

MIDAS

Safelite AutoGlass

VECTRA BANK COLORADO

McALISTER'S DELI

POPEYES

STAPLES

LOWE'S

BINGO CASINO

DQ Grill & Chill

Super 8

60 ROOMS

O'Reilly AUTO PARTS

SUBWAY

BAGUNI MART

Southern Tire Mart

McCANDLESS TRUCK CENTER

Carl's Jr.

El Pueblo INN SONOMA
86 ROOMS

50

45,500 VPD

T Mobile

Smile Doctors Orthodontics

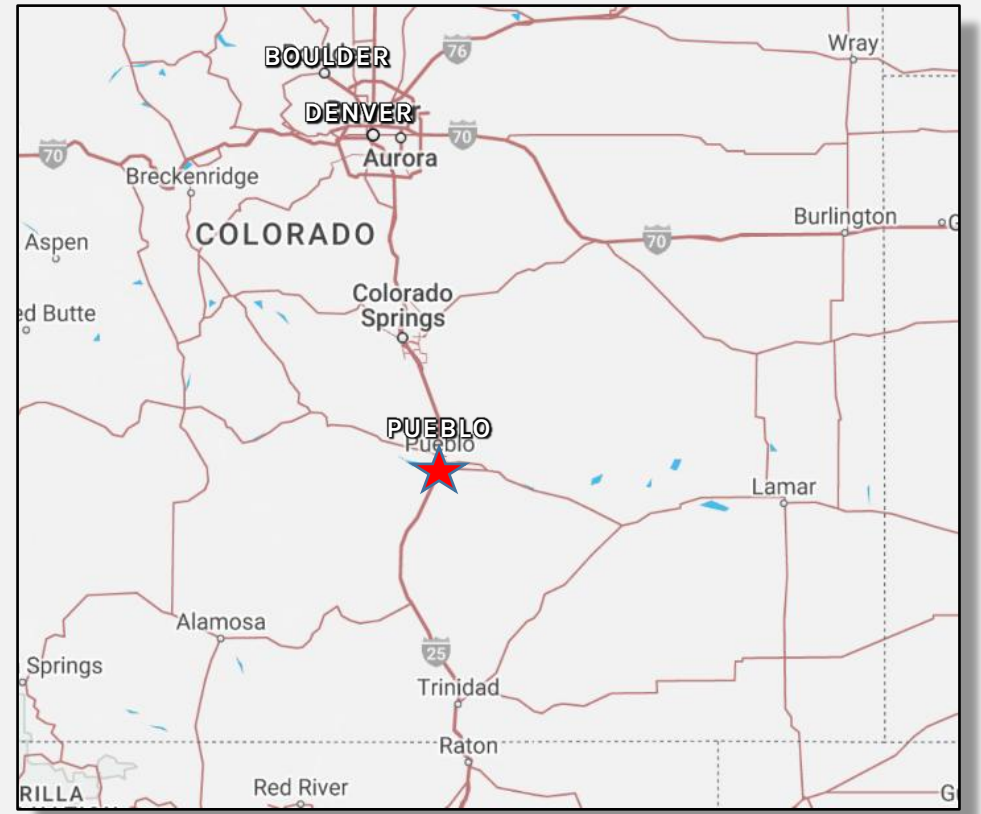
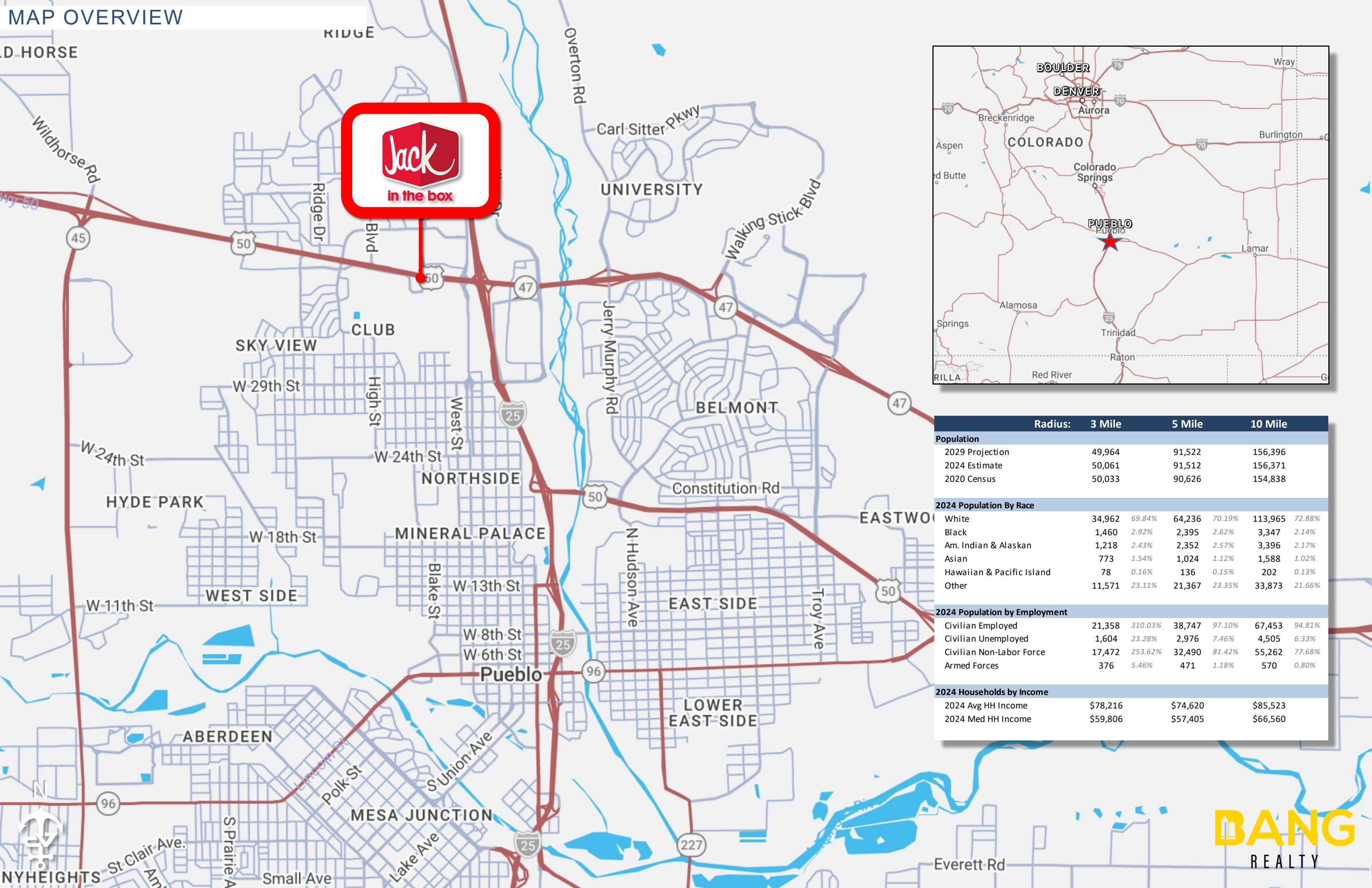




Jack
in the box

FAMOUS
T.M.

MAP OVERVIEW



	Radius: 3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	49,964		91,522		156,396	
2024 Estimate	50,061		91,512		156,371	
2020 Census	50,033		90,626		154,838	
2024 Population by Race						
White	34,962	69.84%	64,236	70.19%	113,965	72.88%
Black	1,460	2.92%	2,395	2.62%	3,347	2.14%
Am. Indian & Alaskan	1,218	2.43%	2,352	2.57%	3,396	2.17%
Asian	773	1.54%	1,024	1.12%	1,588	1.02%
Hawaiian & Pacific Island	78	0.16%	136	0.15%	202	0.13%
Other	11,571	23.11%	21,367	23.35%	33,873	21.66%
2024 Population by Employment						
Civilian Employed	21,358	310.03%	38,747	97.10%	67,453	94.81%
Civilian Unemployed	1,604	23.28%	2,976	7.46%	4,505	6.33%
Civilian Non-Labor Force	17,472	253.62%	32,490	81.42%	55,262	77.68%
Armed Forces	376	5.46%	471	1.18%	570	0.80%
2024 Households by Income						
2024 Avg HH Income	\$78,216		\$74,620		\$85,523	
2024 Med HH Income	\$59,806		\$57,405		\$66,560	



COMPANY

ANNUAL REVENUE

AVERAGE UNIT SALES

of LOCATIONS

Jack in the Box, Inc.

(NASDAQ: JACK)

\$1.46B

FYE 2025

\$1.9M

Annual

2,200+

2026



Jack in the Box Inc., headquartered in San Diego, California, is a prominent American fast-food chain with a strong presence across the western and southern United States. Founded by Robert O. Peterson in 1951 in San Diego, the chain pioneered the drive-thru concept and quickly grew into one of the country's most recognizable quick-service restaurant brands. Jack in the Box's mission centers on delivering bold, diverse menu offerings at accessible price points.

The chain specializes in an extensive and eclectic menu, featuring burgers, tacos, breakfast items, and late-night offerings available around the clock. With a focus on variety and value, Jack in the Box appeals to a wide range of consumers, particularly those seeking flexible, 24-hour dining options that go beyond traditional fast-food fare.

Jack in the Box went public in 1992 and has experienced steady brand development since. By 2023, the company operated and franchised over 2,200 locations across 21 states, with franchisees accounting for the vast majority of its restaurant portfolio. The company's growth strategy has been anchored by franchise expansion, menu innovation, and digital ordering platforms designed to elevate the overall guest experience.

Beyond its restaurant operations, Jack in the Box demonstrates a commitment to community engagement and responsible business practices, supporting local initiatives and sustainability efforts through its corporate programs. The brand's reputation for irreverent marketing, menu diversity, and round-the-clock convenience has firmly established it as a distinctive and enduring fixture in the American fast-food landscape.

<https://www.jackinthebox.com/>



Pueblo, CO

Nestled along the banks of the Arkansas River in southern Colorado, Pueblo stands as a beacon of resilience, diversity, and vibrancy. With a population of approximately 110,000, the city boasts a rich tapestry of history, culture, and economic vitality. Pueblo's economy, once predominantly reliant on steel production, has diversified significantly over the years. While the steel industry still plays a significant role, the city has expanded into sectors such as manufacturing, healthcare, education, and agriculture, ensuring a robust and stable economic foundation.

Pueblo's history is as colorful as its present, shaped by centuries of Native American settlements, railroad expansion, and waves of immigration. The city's heritage is evident in its well-preserved landmarks and historic districts, which offer glimpses into its storied past. From the iconic Union Avenue Historic Commercial District to the ornate architecture of the Rosemount Museum, Pueblo's historical treasures provide a captivating backdrop for residents and visitors alike.

Beyond its economic prowess and historical charm, Pueblo boasts a wealth of recreational opportunities and natural beauty. The city is home to numerous parks, cultural attractions, and outdoor spaces, providing residents with ample opportunities for leisure and enjoyment. Whether hiking the scenic trails of the nearby mountains, exploring the cultural offerings of the Sangre de Cristo Arts Center, or attending one of the city's many festivals celebrating its diverse heritage, there is no shortage of activities to engage in and enjoy.

In essence, Pueblo epitomizes the spirit of progress and prosperity, blending its industrial legacy with a forward-thinking mindset. With its resilient economy, diverse community, and abundance of amenities, Pueblo stands as a shining example of a city embracing its past while looking toward a bright and promising future.



METRO HIGHLIGHTS



Rich History

Pueblo boasts a rich blend of history and culture, from its renowned steel industry heritage to world-class museums along the scenic Historic Arkansas Riverwalk. With a thriving dining scene, diverse neighborhoods, and year-round events, residents and visitors experience a uniquely welcoming and dynamic community.



Infrastructure Reinvestment

The city of Pueblo remains fully dedicated to strengthening its infrastructure as part of its long-term growth strategy. Key investments include USD 10M for road improvements, USD 6M for sanitary sewer upgrades, the West Side Connector Project, and a new Fire Station.



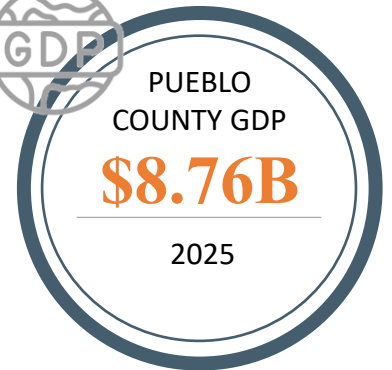
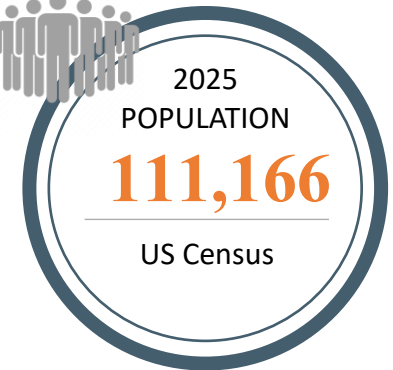
Health Care Hub

Pueblo serves as the primary southern Colorado destination for healthcare, anchored by three major facilities: Parkview Medical Center, St. Mary Corwin Medical Center, and Parkwest Medical Center. The city also benefits from multiple specialty clinics, supporting comprehensive regional care.



ECONOMY

- 📍 Pueblo has a diverse economy with its largest industries being Manufacturing, Health Care, Social Assistance, Retail Trade and Educational Services.
- 📍 CS Wind recently broke ground on the worlds largest wind turbine tower manufacturing plant. The 900,000 sqft plant will create 850 news jobs in Pueblo.
- 📍 Pueblo has a long history of manufacturing and is know as the “The Steel City”. Today manufacturing companies in Pueblo are responsible for producing rail, seamless pipe, rod and coiled reinforcing bar.





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