

# 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**

**Intermountain Health**

**MOLSON COORS**  
beverage company

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

**EMPOWER FIELD**  
AT WILLY WONKA

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

**amc THEATRES macy's Neiman Marcus**  
**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

<b>Price</b>	<b>\$2,400,000</b>
Cap Rate	7.0%
Building Size	2,800 SF
Net Cash Flow	7.0% \$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

<b>Base Rent</b>	<b>\$167,784</b>
<b>Net Operating Income</b>	<b>\$167,784</b>
<b>Total Return</b>	<b>7.0% \$167,784</b>







40,000 CPD  
CO-470

15,000 CPD  
W COLFAX AVE

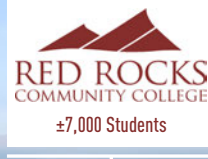
32,000 CPD  
W 6TH AVE

KOHL'S

Jack  
in the box







 **123,000 CPD**  
INTERSTATE 70



**32,000 CPD**  
W 6<sup>TH</sup> 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



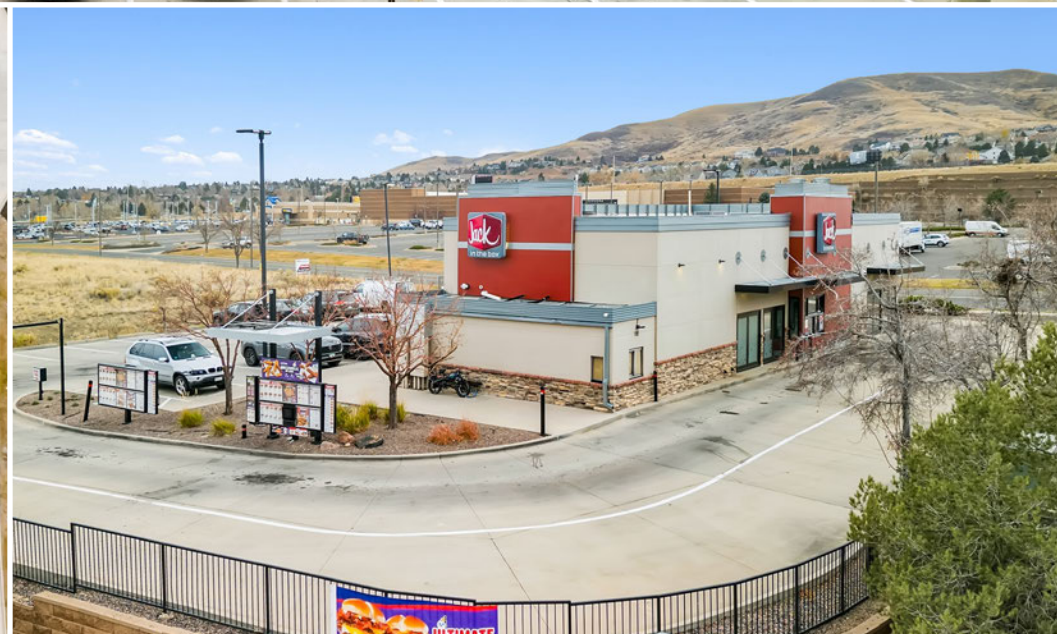
**NASDAQ: JACK**  
Stock Symbol

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.

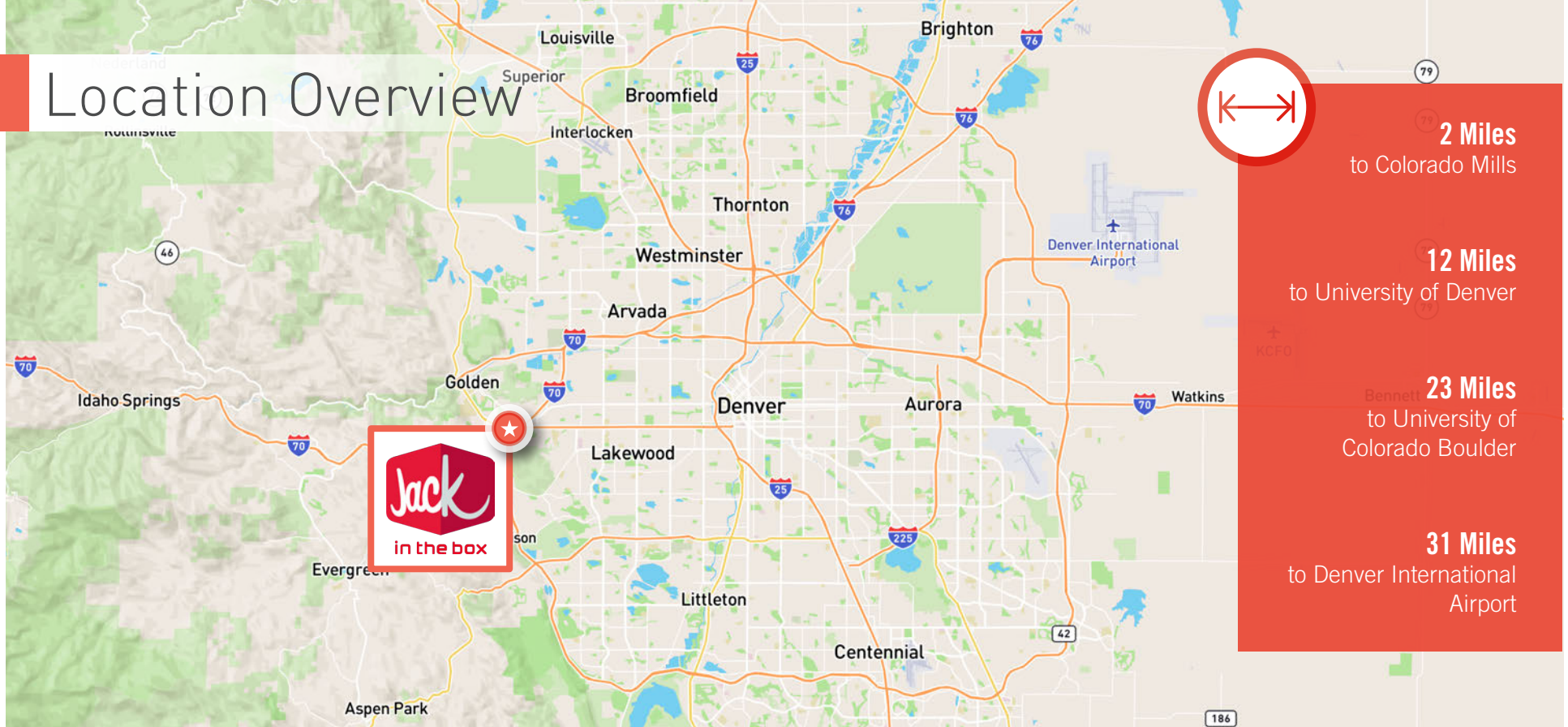


# Property Photos





# 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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