

JACK IN THE BOX

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



OFFERING MEMORANDUM

Marcus & Millichap



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap

Executive Summary

16750 W Colfax Ave, Golden, CO 80401

FINANCIAL SUMMARY

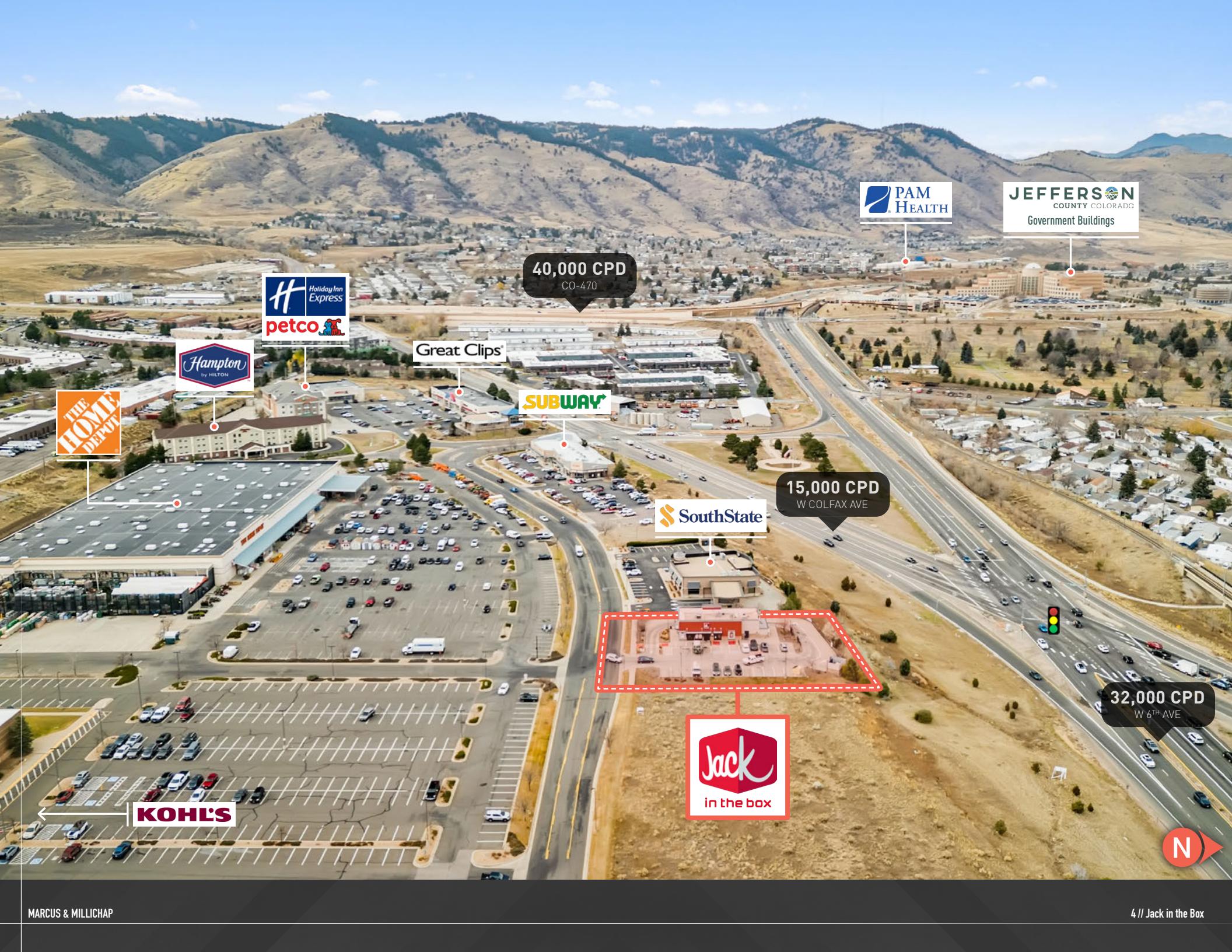
Price	\$2,400,000
Cap Rate	7.0%
Building Size	2,800 SF
Net Cash Flow	7.0% \$167,784
Year Built	2007
Lot Size	0.83 Acres

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

Base Rent	\$167,784
Net Operating Income	\$167,784
Total Return	7.0% \$167,784







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 (\pm 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 (\pm 8,050 Students) and Denver Federal Center (\pm 623 Acre Campus with \pm 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.

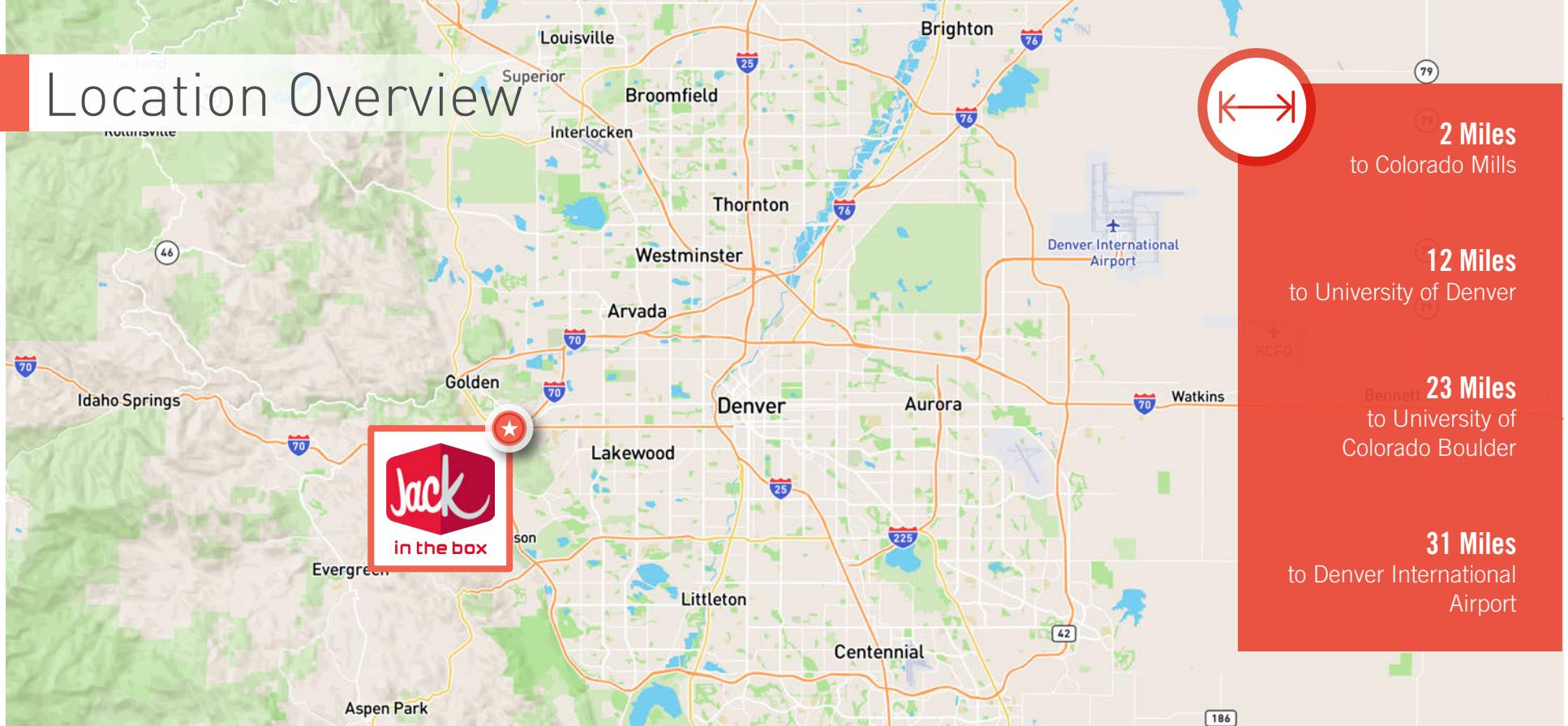
The company operates and franchises more than 2,135 Jack in the Box restaurants in 21 U.S. states and Guam. Since its opening in 1951, Jack in the Box has spearheaded conveniences that would eventually become industry standards, like the drive-thru, breakfast sandwiches, and portable salads.

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]

Adam Lewis
Broker of Record
1144 15th St., Suite 2150
Denver, CO 80202
P: (303) 328-2000
Lic #: ER.100091205
Firm Lic #: EC. 100048709

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.