



5600 S GRAND BLVD

Saint Louis, MO 63111

Retail
Investment Opportunity
Offering Memorandum



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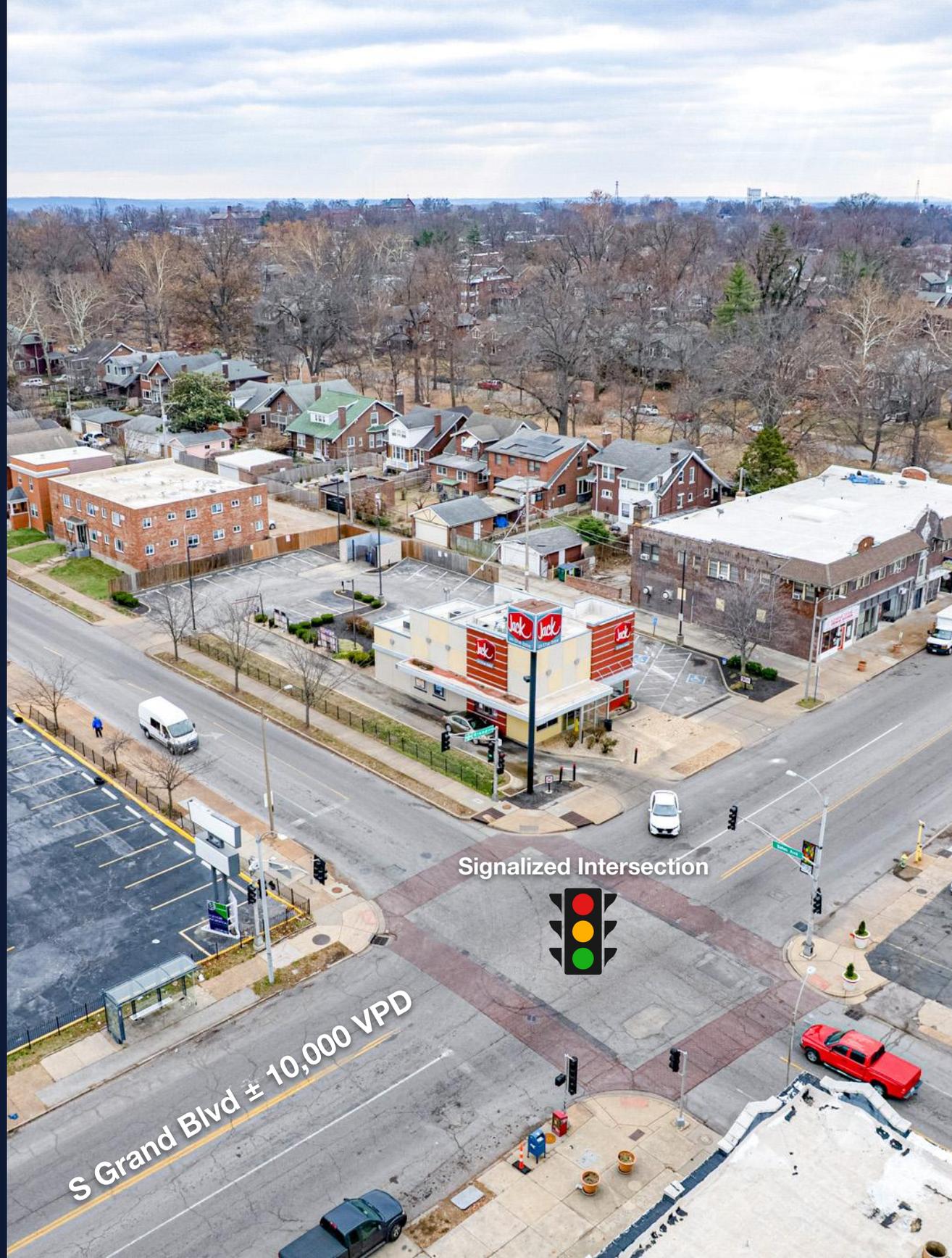




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PROPERTY OVERVIEW

Jack In The Box

5600 S Grand Blvd, Saint Louis, MO 63111



INVESTMENT HIGHLIGHTS

Investment Highlights

- **Absolute NNN Lease – Zero Landlord Responsibilities:** Fee simple interest subject to an absolute triple-net lease structure, eliminating all maintenance, repair, and operational obligations for ownership.
- **Established Operating History Since 1991:** The tenant has continuously operated at this location for over 30+ years, originally signing the lease in 1991 and subsequently exercising multiple renewal options.
- **Recent Lease Extension with Remaining Term and Options:** Jack in the Box exercised its second five-year option two years ago; ± 3.75 years remain on the current base term with two additional five-year renewal options available.
- **Corporate Guarantee by Publicly Traded Operator:** Lease is guaranteed by Jack in the Box Inc. (NASDAQ: JACK), one of the nation's leading QSR chains with a portfolio of over 2,200+ locations across the U.S. and Guam.



INVESTMENT HIGHLIGHTS CONTINUED



Investment Highlights

- **Capital Commitment Demonstrated Through Renovations:** The tenant completed a significant interior and exterior remodel in 2015, reflecting long-term operational intent. Renovations of this nature typically drive increased foot traffic and sales in the quick-service restaurant (QSR) sector.
- **Prominent Signalized Hard Corner Location:** Positioned at a high-visibility intersection on S. Grand Blvd., a major north-south arterial with traffic volumes exceeding $\pm 10,000$ vehicles per day (VPD).
- **24-Hour Operation with Drive-Thru Service:** The property benefits from around-the-clock service and drive-thru accessibility, key revenue drivers for QSR tenants.
- **Strategic Metro Location within St. Louis MSA:** Located in St. Louis, the second-largest metropolitan area in Missouri with a population exceeding 2.8 million.
- **Dense Surrounding Population:** Strong local demographics with over $\pm 266,961$ residents within a five-mile radius, supporting consistent customer demand.



St. Mary's South Side Catholic High School
±883 Students

Downtown St. Louis
±6.3 Miles Away



Christian Friends Of New Americans
Non-profit organization



S Grand Blvd ±10,000 VPD

INTERSTATE 23
±101,000 VPD
±0.7 Miles Away

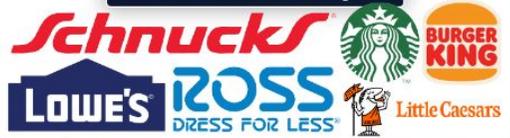


Subject Property

Woodward Elementary
±233 Students

Bates St

±1.2 Miles Away



5600 S Grand Blvd,
Saint Louis, MO 63111

±2,750 SF
GLA

1969
Year Built

±10,000
Vehicles Per Day

Absolute NNN
Lease Type

\$588.31
Price Per SF



FINANCIAL OVERVIEW

Jack In The Box

5600 S Grand Blvd, Saint Louis, MO 63111



FINANCIAL SUMMARY

\$1,617,862

List Price

7.25%

Cap Rate

\$42.65

Rent Per SF

±0.23 AC

Lot Size

Property Details

Tenant Trade Name Jack in the Box

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NNN

Landlords Responsibilities None

Lease Expiration Date 9/23/2029

Term Remaining on Lease ±3.75 Years

Increases CPI Max of 10%

Options Two, 5-Year Options

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 9/23/2029	\$9,775.00	\$117,295.00	7.25%
Option 1	\$10,752.00	\$129,025.00	7.98%
Option 2	\$11,827.00	\$141,927.00	8.77%



TENANT SUMMARY

Year Founded
1951

Headquarters
San Diego, CA

Ownership Status
Public (NASDAQ: JACK)

Employees
25,000+

Locations
2,200+

Credit Rating
AAA

Annual Revenue
\$1.57 B



Tenant Overview

Jack in the Box Inc., founded in 1951 and headquartered in San Diego, California, is a leading quick-service restaurant brand recognized for its innovative menu and distinctive personality. With more than 2,200+ locations across the U.S., the brand serves a loyal customer base through diverse offerings that span burgers, chicken sandwiches, tacos, and breakfast items. As a publicly traded company (NASDAQ: JACK), it leverages a highly franchised business model, strong cash flow, and brand differentiation to drive long-term growth and shareholder value.

Why Invest in Jack in the Box?

- **Financial Resilience:** Generates over \$5.7 billion in U.S. systemwide sales, supported by a highly franchised model and strong cash flow that funds reinvestment and shareholder returns.
- **Extensive Operational Scale:** Operates 2,200+ restaurants across 20+ states, providing scale efficiencies and regional dominance in the Western U.S.
- **Credit Stability with Upside Potential:** Maintains a stable financial profile with recurring franchise royalties and healthy EBITDA margins, positioning the brand for future credit improvement.
- **Growth via Expansion and Innovation:** Drives growth through new unit development, digital ordering, and menu innovation with popular launches like the Cluck Sandwich and Tiny Tacos.
- **Strong Brand and Market Position:** A distinctive QSR brand with a loyal customer base, broad menu variety, and strong late-night appeal, reinforcing its competitive edge in the burger segment.

MARKET OVERVIEW

Jack In The Box

5600 S Grand Blvd, Saint Louis, MO 63111



SAINT LOUIS, MO

Market Demographics



279,695
Total Population

\$55,279
Median HH Income

144,450
of Households

45.4%
Homeownership Rate

66.4%
Employed Population

40.2%
% Bachelor's Degree

36.6
Median Age

\$185,100
Median Property Value

Local Market Overview

St. Louis, MO offers a dense urban layout with a mix of residential neighborhoods, universities, medical centers, and entertainment venues that support steady daily activity. The city draws consistent foot traffic from major institutions including Saint Louis University, Washington University, and Barnes-Jewish Hospital. Cultural and tourism destinations such as Forest Park, the Gateway Arch, and Busch Stadium add to the city's baseline of daily visitors and short-term residents, sustaining a constant flow of activity across key corridors.

The area is well-connected by I-64, I-70, I-55, and MetroLink light rail, offering reliable transit across the metro and into Illinois. Multiple walkable districts such as The Loop, Central West End, and Downtown enhance accessibility to storefronts and fast-food locations. With a median age near 37 and a large renter population, the market profile supports fast casual and quick-service restaurant concepts positioned near schools, healthcare campuses, or along primary traffic routes.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	21,539	122,538	266,961
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,499	57,556	127,890
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$78,527	\$91,638	\$96,858



Attractions

St. Louis consistently ranks as a top-tier Midwest destination due to its collection of cultural institutions, public parks, and historic landmarks. The Gateway Arch National Park draws more than 2.4 million visitors annually and anchors the downtown tourism district along the Mississippi River. Forest Park—one of the largest urban parks in the U.S.—attracts over 12 million visitors per year and houses multiple major attractions, including the Saint Louis Zoo, Missouri History Museum, and the Saint Louis Art Museum. Busch Stadium, home to the St. Louis Cardinals, along with the City Museum and Union Station, bring in additional tourism and local activity throughout the year. With year-round events, free admission at many venues, and centralized access to dining corridors, the city supports consistent visitor volumes that directly contribute to demand for fast-casual and quick-service restaurant options.

Economic Drivers

St. Louis operates as a key economic hub in the central United States, with a regional economy driven by healthcare, education, aerospace, logistics, and financial services. Healthcare and social assistance account for the largest share of employment, with BJC HealthCare and SSM Health employing thousands across hospital systems and medical campuses. Washington University in St. Louis, a major research institution, is both a top employer and a catalyst for biomedical innovation and skilled labor attraction. Boeing's Defense, Space & Security division maintains a significant manufacturing presence in the metro area, producing advanced military aircraft and supporting a robust aerospace supply chain. Financial and insurance services, including major firms like Centene Corporation and Edward Jones, contribute to office employment and downtown economic activity. St. Louis also serves as a freight and logistics corridor due to its access to four interstate highways, six Class I railroads, and the Mississippi River system. This connectivity supports a diverse range of blue-collar and warehousing jobs across the metro. As of the most recent data, the St. Louis metropolitan area's Gross Domestic Product totals approximately \$152.4 billion, with a well-balanced sector distribution that supports economic resilience.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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