

# 2086 SERVICE RD, THERMAL, CA 92274

INVESTMENT PROPERTY | JACK IN THE BOX | ±2,613 BUILDING SF



OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL

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*Exclusively Marketed by:*

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# INVESTMENT SUMMARY

2086 SERVICE RD, THERMAL, CA 92274



# INVESTMENT SUMMARY

## THE OFFERING

Peak Commercial is pleased to present an Exclusive Investment Offering for a single-tenant absolute net-leased property occupied by Jack In The Box (“Tenant”), located at 2086 Service Road, Thermal, CA 92274 (the “Property”).

This offering features a freestanding retail building occupied by a nationally recognized quick service restaurant, Jack In The Box (JITB), situated along a prominent major traffic artery with excellent visibility and access. The property is strategically positioned adjacent to other national retailers and benefits from strong traffic drivers, including proximity to Palm Springs, Indio, El Centro and Salton City.

The subject property consists of a ±2,613 square foot building on ±27,440 square feet of land and offers a rare opportunity for investors to acquire a stable, long-term income-producing asset with no landlord responsibilities

## INVESTMENT SUMMARY

Address	2086 Service Road Thermal, CA 92274
Offering Price	<b>\$2,699,000</b>
CAP Rate	5.18%
Total Building SF	±2,613 SF
Total Land SF	±27,440 SF

# PROPERTY OVERVIEW

2086 SERVICE RD, THERMAL, CA 92274



# PROPERTY OVERVIEW

## PROPERTY DETAILS

APN	014-178-015
Building Size	±2,613 SF
Land Size	±27,440 SF
Year Built	2015
Tenant	Jack In The Box
Occupancy	100% Leased
Initial Lease Term	18 Years (Commenced 2022)
Current Monthly Rent	\$10,833.33
Current Annual Rent	\$130,000.00
New Annual Rent from May 2027	\$139,750.00
Rent Increases During Initial Term	Every 5 Years (7.5%)

### Renewal Options: Three (3) Five-Year Options

- Option 1 (Years 16–20): \$173,619.99 / month
- Option 2 (Years 21–25): \$186,631.81 / month
- Option 3 (Years 26–30): \$200,629.20 / month

## PROPERTY DESCRIPTION

**Absolute Net (NNN) Sale Leaseback** - This property is operating under a long-term, Absolute Net (NNN) lease with 13+ years remaining. The tenant is responsible for all real estate taxes, insurance, and property maintenance.

**Experienced, Strong and Growing Operator** - Founded in 2006, Desert Jack, LLC owns and operates 50 Jack in the Box fast food restaurants in California.

**Next Door to Brand New Salton City Travel Plaza** - The subject property is next to the Salton City Travel Plaza / Chevron Truck Stop, a convenient and highly visited stop for Ocotillo Wells visitors. This Chevron is equipped with 20 fuel pumps in the front and 20 diesel truck pumps in the back.

The travel plaza also includes a state-of-the-art food court featuring national brands including Taco Bell, KFC, Pizza Hut, Subway, Yogurtland, Cinnabon and Coffee Bean & Tea Leaf.

Jack in the Box sales have increased since the Plaza opened as the Travel Plaza has continued to drive more traffic to the property.

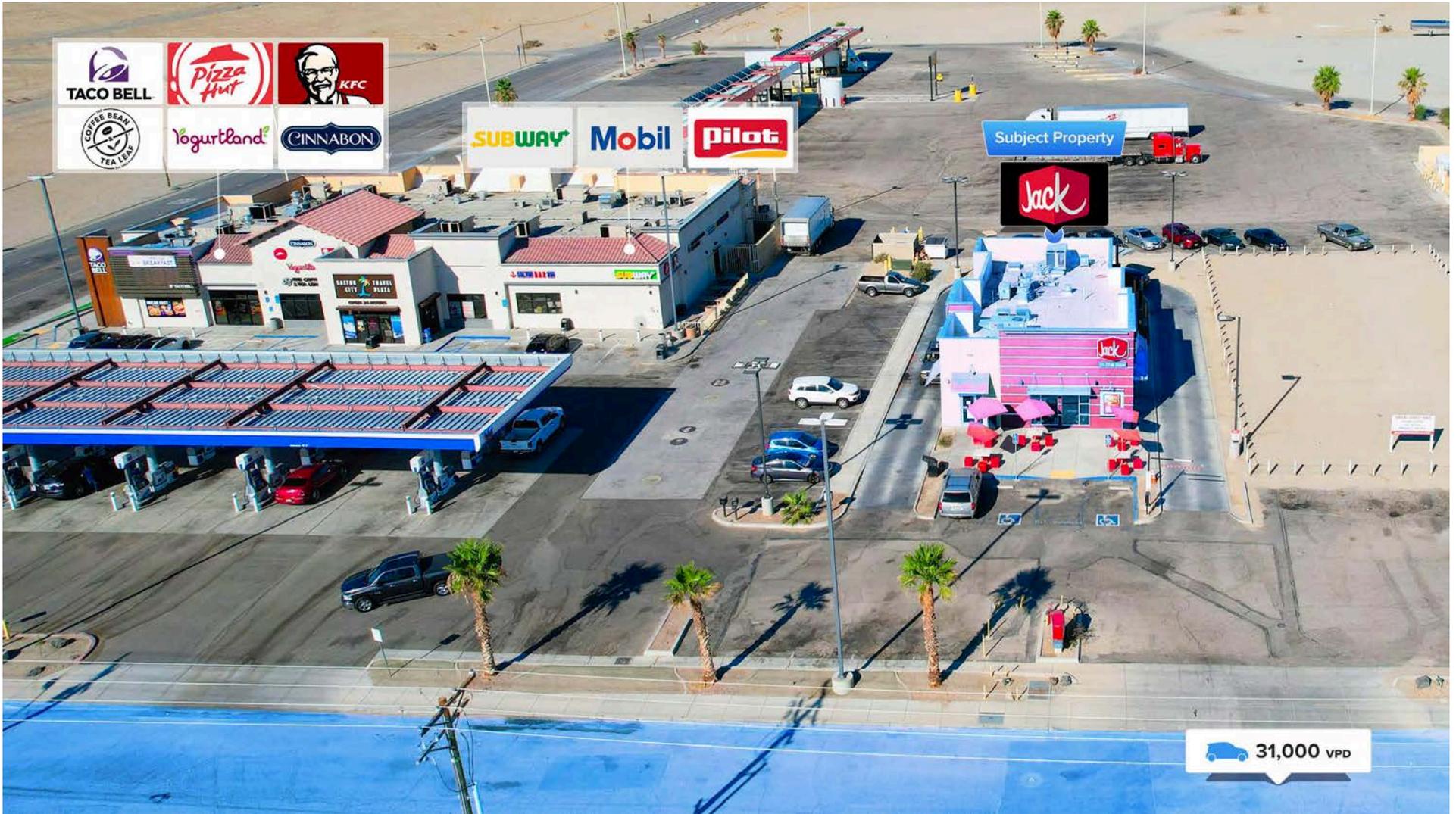
### Rent Increases: Every 5 Years

- May 2027: \$139,750.00 / month
- May 2031: \$150,231.25 / month
- May 2036: \$161,498.59 / month

# PROPERTY STRENGTHS

- **Corporate Lease:** Jack In The Box occupies the property under a corporately guaranteed lease (50 unit operator) , offering stable, long-term income.
- **Limited Competition:** The only free standing quick service restaurant within a ±20-mile radius, providing a strategic advantage in the local market.
- **Prime Retail Location:** Situated along Hwy 86, a major traffic artery through Salton City and the Salton Sea area — ensuring high visibility and consistent traffic flow.
- **Busy Salton Sea Travel Plaza:** Positioned as a pad building next to a travel plaza featuring Taco Bell, Subway, KFC, and other nationally recognized brands.







0.63 AC

N SANDERS AVE

RAILROAD DR.

Jack  
in the box  
2,613 SF







# RENT SCHEDULE

2086 SERVICE RD, THERMAL, CA 92274



# RENT SCHEDULE

PERIOD	TERM	ANNUAL	MONTHLY	INCREASE
Current - May 2032	Base Term	<b>* \$139,750.00</b>	\$11,645.83	7.50%
May 2037	Base Term	\$150,231.25	\$12,519.27	7.50%
Feb 2040	Base Term	\$161,498.59	\$13,458.22	7.50%
March 2040	1 <sup>st</sup> Option	\$173,610.99	\$14,467.58	7.50%
May 2046	2 <sup>nd</sup> Option	\$186,631.81	\$15,552.65	7.50%
May 2051	3 <sup>rd</sup> Option	\$200,629.20	\$16,719.10	7.50%

**\*SELLER WILL GUARANTEE THE CURRENT MONTHLY RENT OF \$11,645.83 AFTER THE CLOSING UNTIL THE MAY 2027 RENT INCREASE.**

# TENANT OVERVIEW

2086 SERVICE RD, THERMAL, CA 92274

# TENANT OVERVIEW

**2,200+**  
LOCATIONS IN THE UNITED STATES

**22,000+**  
EMPLOYEES NATIONWIDE

**\$1.02B**  
IN ANNUAL NATIONWIDE REVENUE

**22 STATES**  
WITH JACK IN THE BOX PRESENCE



**in the box®**

**Jack in the Box** is an American fast-food restaurant chain with over 2,200 locations primarily serving the West Coast of the United States. Restaurants are also found in selected large urban areas outside the West Coast, including Phoenix, Denver, Albuquerque, El Paso, Indianapolis, and Cincinnati as well as one in Guam.

## **BUSINESS GROWTH & HIGHLIGHTS**

- **Restaurant of the Future** - JITB unveils its first drive-thru-only design as a new strategy to reach customers.
- **Company Targeting More Unit Growth** - Expansion could take the company beyond its West and Southwest markets.

# LOCATION OVERVIEW

2086 SERVICE RD, THERMAL, CA 92274



# LOCATION OVERVIEW

## COACHELLA VALLEY

The Coachella Valley is a Southern California desert region encompassing a total of 9 total cities. The 9 cities of the Coachella Valley (Palm Springs, Palm Desert, Cathedral City, Rancho Mirage, Indian Wells, Indio, La Quinta and the City of Coachella) are only a 2 hour drive from Los Angeles and San Diego. The valley is also known for a number of annual events, including the Coachella Valley Music and Arts Festival, the Stagecoach Country Music Festival, and the Riverside County Fair and National Date Festival, all held in Indio.

The city of Thermal is located near the Salton Sea area of the Coachella Valley. Thermal is home to various attractions and recreational activities including Oasis Date Gardens, Thermal Club (a members-only racetrack), and the Desert International Horse Park.



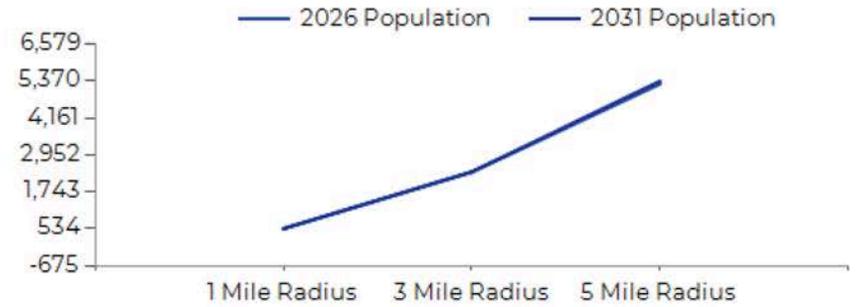


# DEMOGRAPHICS

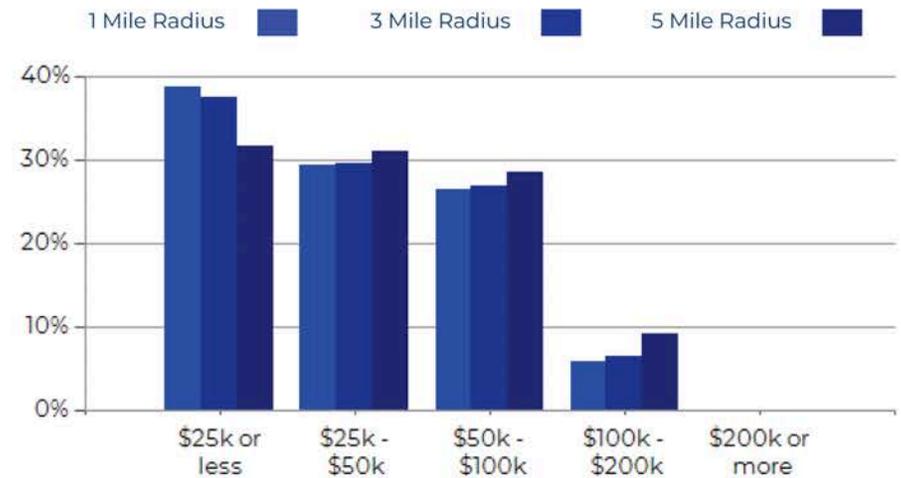
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	346	1,112	1,694
2010 Population	517	1,912	3,920
2026 Population	534	2,394	5,286
2031 Population	534	2,400	5,370
2026 African American	33	101	138
2026 American Indian	11	52	136
2026 Asian	6	27	39
2026 Hispanic	391	1,800	4,225
2026 Other Race	220	965	2,348
2026 White	170	797	1,612
2026 Multiracial	93	447	1,005
2026-2031: Population: Growth Rate	0.00%	0.25%	1.60%

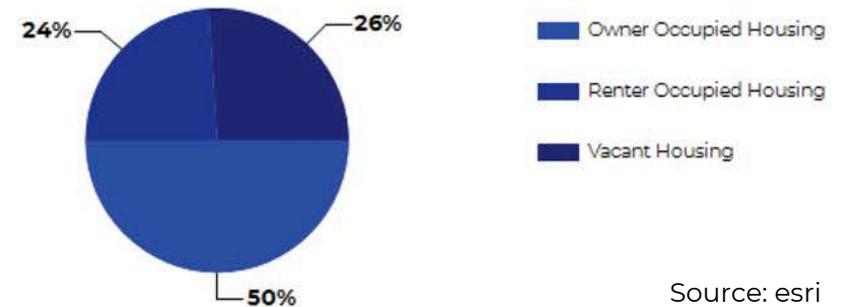
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	24	95	154
\$15,000-\$24,999	42	194	341
\$25,000-\$34,999	27	137	237
\$35,000-\$49,999	23	90	248
\$50,000-\$74,999	33	151	302
\$75,000-\$99,999	12	55	145
\$100,000-\$149,999	7	30	93
\$150,000-\$199,999	3	19	51
\$200,000 or greater	0	0	0
Median HH Income	\$29,318	\$29,209	\$40,408
Average HH Income	\$41,399	\$41,841	\$48,416



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

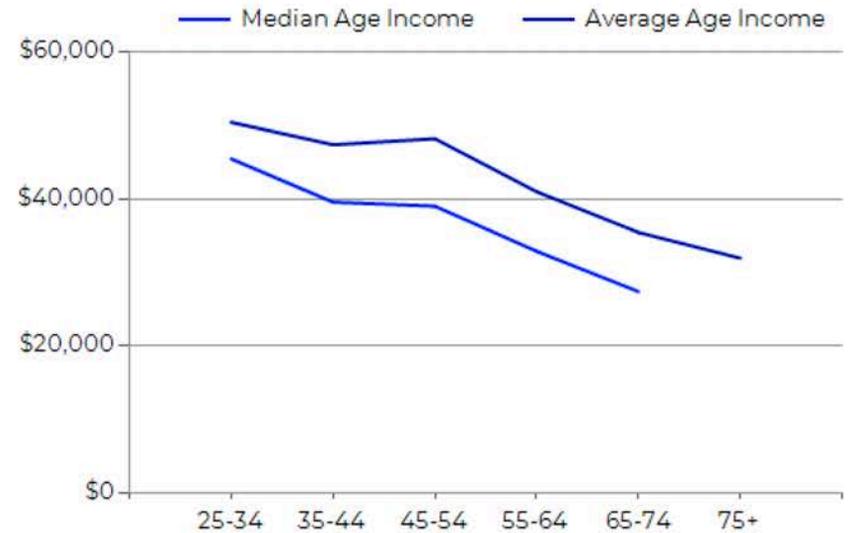
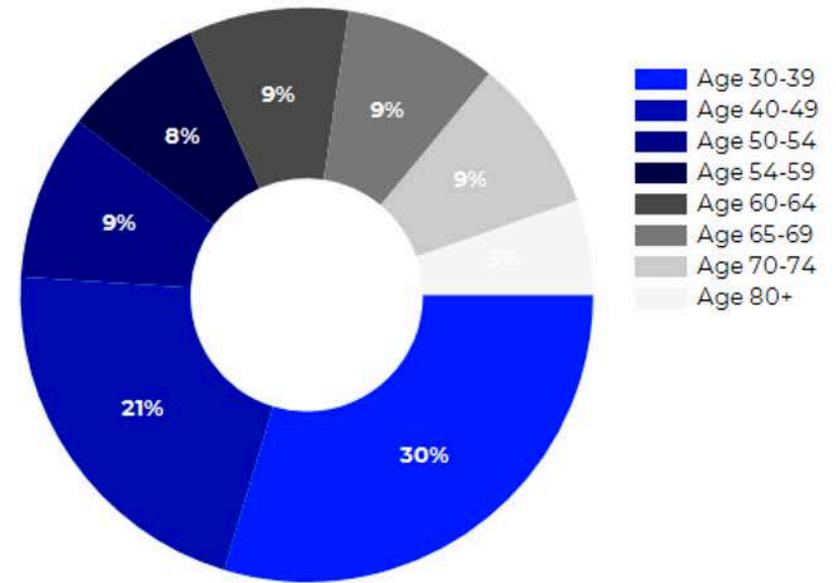


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	48	188	409
2026 Population Age 35-39	41	163	348
2026 Population Age 40-44	37	154	344
2026 Population Age 45-49	27	117	270
2026 Population Age 50-54	28	128	254
2026 Population Age 55-59	24	111	235
2026 Population Age 60-64	27	127	257
2026 Population Age 65-69	26	118	229
2026 Population Age 70-74	26	120	226
2026 Population Age 75-79	16	77	147
2026 Population Age 80-84	8	37	70
2026 Population Age 85+	8	39	60
2026 Population Age 18+	410	1,781	3,785
2026 Median Age	35	35	33
2031 Median Age	36	35	33

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,448	\$42,832	\$47,484
Average Household Income 25-34	\$50,421	\$50,801	\$56,970
Median Household Income 35-44	\$39,543	\$39,275	\$42,092
Average Household Income 35-44	\$47,373	\$47,289	\$51,908
Median Household Income 45-54	\$38,987	\$40,184	\$45,628
Average Household Income 45-54	\$48,196	\$47,544	\$55,867
Median Household Income 55-64	\$32,855	\$31,027	\$36,361
Average Household Income 55-64	\$40,963	\$41,377	\$47,324
Median Household Income 65-74	\$27,353	\$27,561	\$31,052
Average Household Income 65-74	\$35,421	\$35,824	\$42,070
Average Household Income 75+	\$31,905	\$31,151	\$36,252

Population By Age



Source: esri



# COMPANY PROFILE

# PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

## BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. Its comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



## HEADQUARTERS

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