

# JACK IN THE BOX

STNL INVESTMENT

592 N. Main St., Tooele, UT 84074



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MOUNTAIN WEST

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Mountain West

# INVESTMENT SUMMARY

## LISTING PRICE

\$2,200,000

## CAP RATE

5%

## NOI

\$110,000

**TENANT TRADE NAME** Jack in The Box

**LEASE GUARANTOR** Season's Restaurant Group, LLC

**LEASE TYPE** Ground Lease

**COMMENCEMENT** 10/1/2025

**EXPIRATION** 9/30/2045

**LEASE TERM** Twenty (20) Lease Years

**LEASE TERM REMAINING**

**MONTHLY RENT** \$110,000.00

**RENTAL INCREASES** Two Percent (2%)

**EXTENSION OPTIONS** Four (4) Periods of Five (5) Lease Years

**TENANT'S FIRST RIGHT OF REFUSAL**

**PROPERTY TAXES** Tenant Responsibility

**INSURANCE** Tenant Responsibility

**UTILITES** Tenant Responsibility

**MAINTENANCE** Tenant Responsibility

## OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	% INCREASE
1	10/1/2025	9/30/2026	\$9,166.67	\$110,000	2%
2	10/1/2026	9/30/2027	\$9,350.00	\$112,200	2%
3	10/1/2027	9/30/2028	\$9,537.00	\$114,444	2%
4	10/1/2028	9/30/2029	\$9,727.74	\$116,733	2%
5	10/1/2029	9/30/2030	\$9,922.29	\$119,068	2%
6	10/1/2030	9/30/2031	\$10,120.74	\$121,449	2%
7	10/1/2031	9/30/2032	\$10,323.16	\$123,878	2%
8	10/1/2032	9/30/2033	\$10,529.62	\$126,355	2%
9	10/1/2033	9/30/2034	\$10,740.21	\$128,883	2%
10	10/1/2034	9/30/2035	\$10,955.02	\$131,460	2%
11	10/1/2035	9/30/2036	\$11,174.12	\$134,089	2%
12	10/1/2036	9/30/2037	\$11,397.60	\$136,771	2%
13	10/1/2037	9/30/2038	\$11,625.55	\$139,507	2%
14	10/1/2038	9/30/2039	\$11,858.06	\$142,297	2%
15	10/1/2039	9/30/2040	\$12,095.22	\$145,143	2%
16	10/1/2040	9/30/2041	\$12,337.13	\$148,046	2%
17	10/1/2041	9/30/2042	\$12,583.87	\$151,006	2%
18	10/1/2042	9/30/2043	\$12,835.55	\$154,027	2%
19	10/1/2043	9/30/2044	\$13,092.26	\$157,107	2%
20	10/1/2044	9/30/2045	\$13,354.10	\$160,249	2%

# PROPERTY SUMMARY

**LOCATION:**

592 N. Main St., Tooele, UT 84074

**LAND AREA:**

Subject Property consists of 0.69 acres or 29,969 square feet of land

**BUILDING AREA:**

The subject property consists of one retail building totaling 2,000 SF

**FRONTAGE & ACCESS:**

Property is accessible from access points along 600 North and Main Street

**PARKING:**

Accessible Parking: 2 spaces minimum

Standard Parking: 26 spaces

**TRAFFIC COUNTS:**

600 North: 2,789

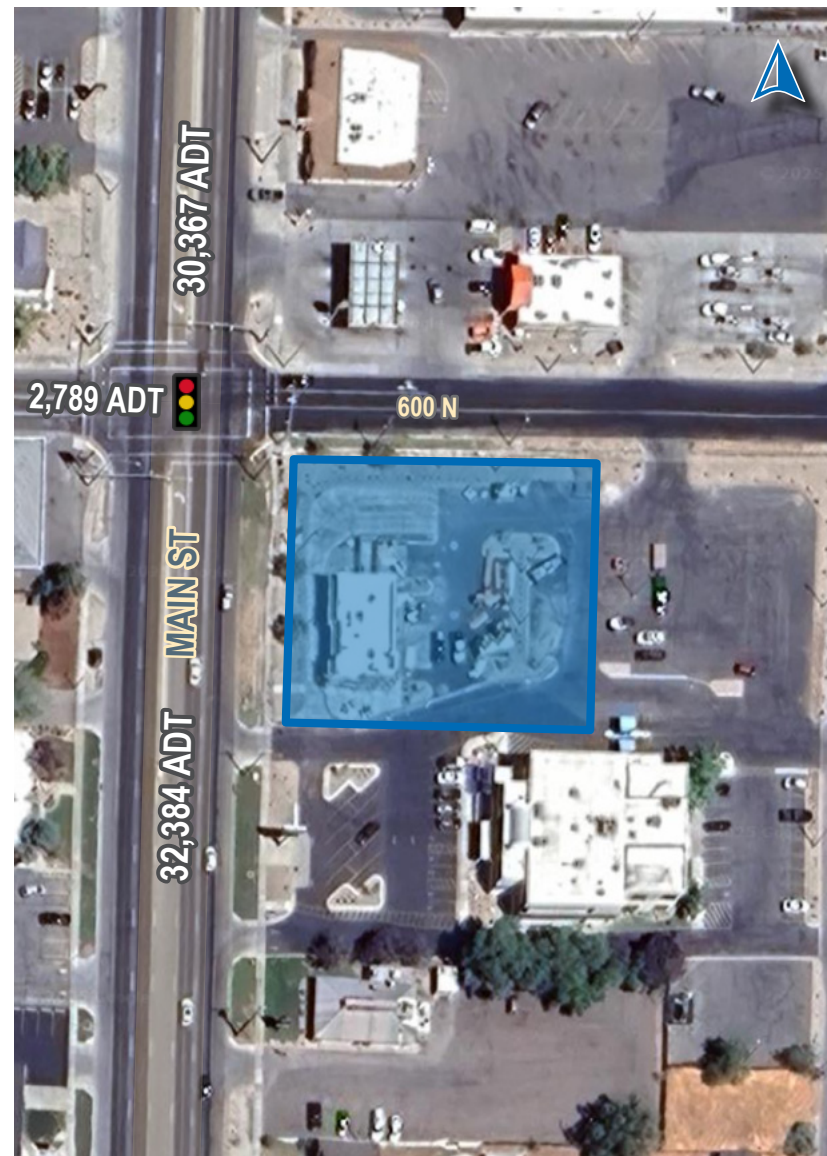
Main Street: 32,384

**YEAR BUILT:**

2025

**ZONING:**

R-Retail

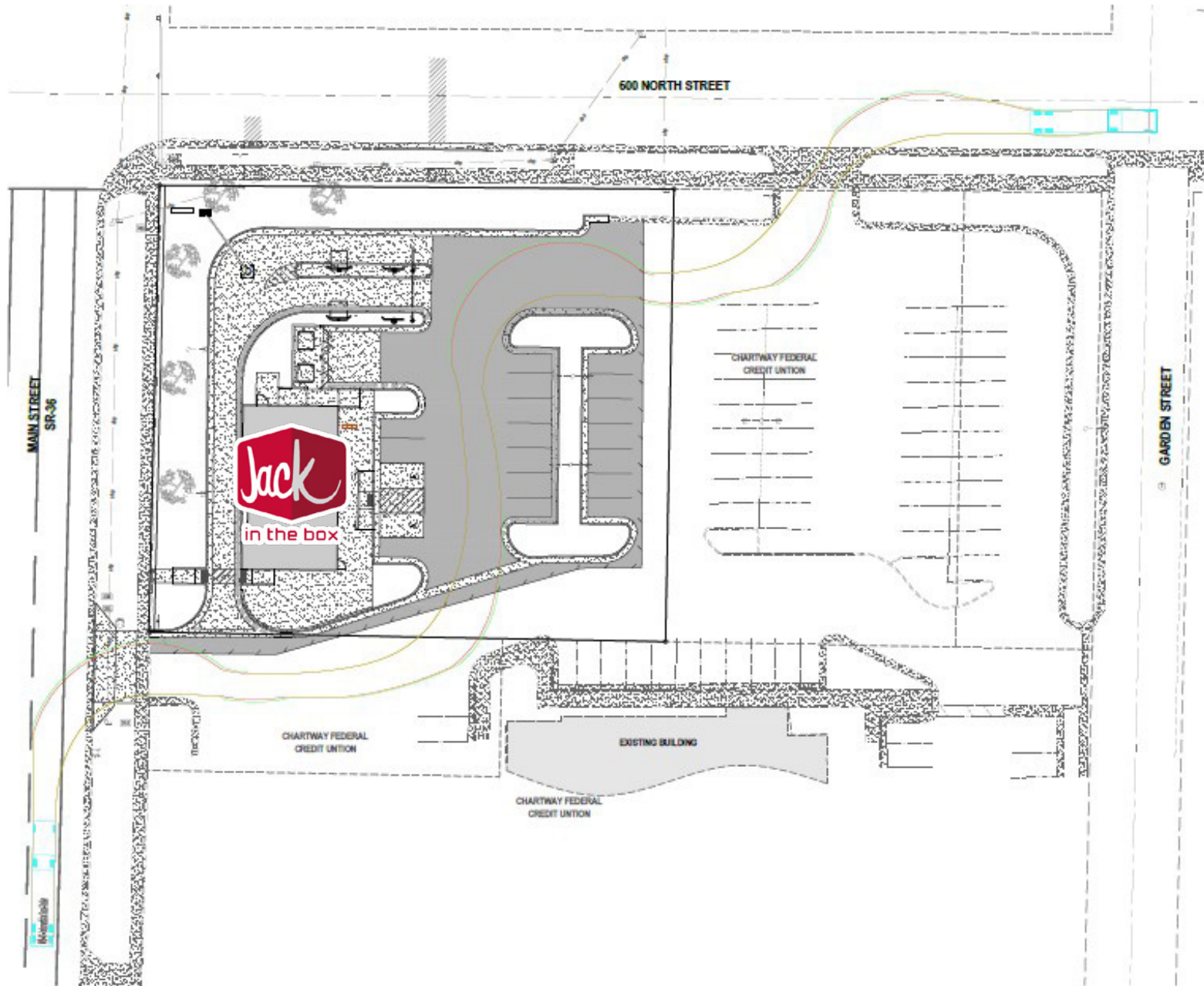


## LAND OVERVIEW

APN #	ACRES	SF
02-047-0-0027	0.69	29,969



# SITE PLAN





# SURROUNDING RETAIL



**SITE**

**Newmark Mountain West | Jack in the Box**

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



# TOOELE, UT

Located about 45 minutes southwest of Salt Lake City, Tooele has maintained a small-town charm while growing rapidly over the past few decades. During World War II, a 25,000-acre tract southwest of Tooele was selected as a site where the Tooele Ordnance Depot was built. Since then, the military has been a central employer of local residents. Many residents of Tooele commute to Salt Lake City for work,

benefitting from lower housing costs in Tooele. Tooele offers a balance between the calm of rural life and the conveniences of modern suburban living, making it attractive for those looking to escape the busier urban areas of Utah. Because of available resources and excellent economic opportunities, Tooele stands at the brink of growing into a regional trade center during the upcoming years.



**40,285**

Population



**\$88,278**

Median Household  
Income



**\$103,584**

Average Household  
Income



**834**

Total Businesses



**7,899**

Total Employees



**\$2,728**

Monthly HH Consumer  
Retail Expenditures





# TENANT PROFILE



Jack in the Box was founded on February 21, 1951 in San Diego, CA. For the last 70 years, Jack in the Box has brought its craveable menu to food lovers across the country. With their entire menu offered 24/7, customers can choose their favorites regardless of the time of day those cravings hit! Today, Jack in the Box has grown to be one of the largest QSR brands in the nation with over 2,200 restaurants. Jack in the Box has announced aggressive expansion plans and is supporting franchisees in executing on development opportunities in multiple new markets, including Salt Lake City, UT.

**# OF LOCATIONS IN THE US & GUAM:** 2,200

**HEADQUARTERS:** San Diego, CA

**YEAR FOUNDED:** 1951

## **SEASONS RESTAURANT GROUP, LLC**

The franchisee operates 45 restaurants across Utah and California, including 15 Jack in the Box restaurants. The best-in-class franchise restaurant operator has been recognized for innovative contributions to brand improvement.






**# OF LOCATIONS IN THE US:** 45

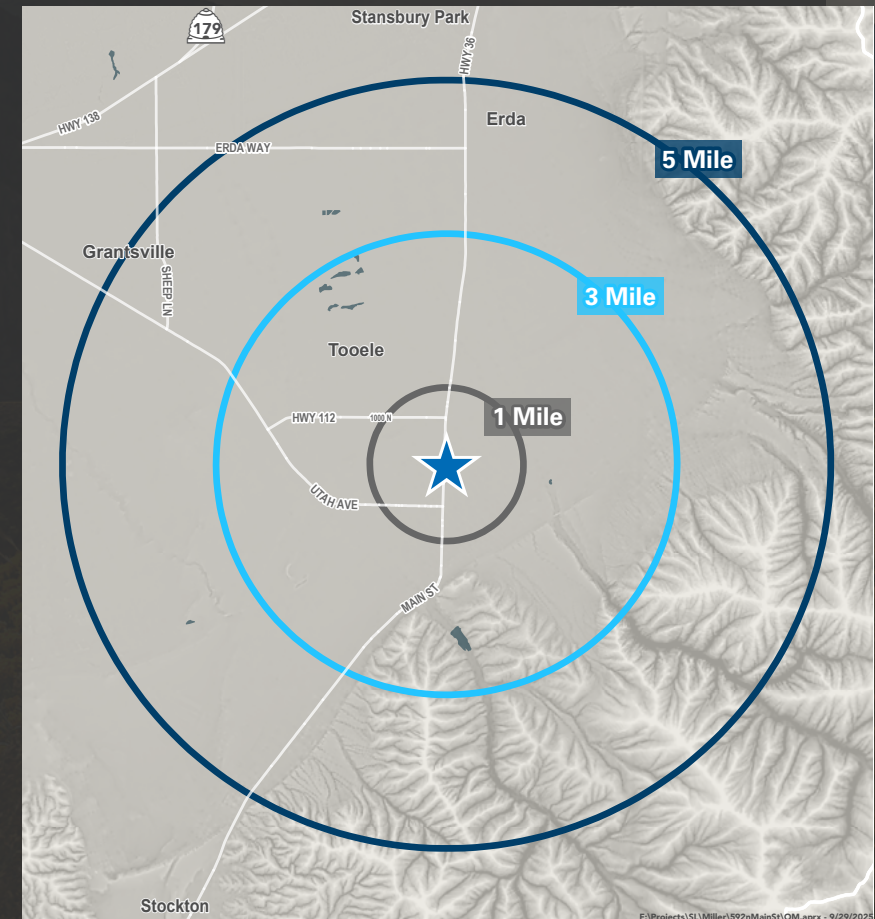
**HEADQUARTERS:** Southern California





# 2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION 	13,660	42,087	44,514
2030 PROJ. POPULATION 	14,539	46,656	49,458
EST. HOUSEHOLDS 	4,864	13,764	18,500
EST. AVERAGE HOUSEHOLD INCOME 	\$87,312	\$110,556	\$114,325
EST. MEDIAN HOUSEHOLD INCOME 	\$76,999	\$96,566	\$98,547



# NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



**25,823**  
TRANSACTIONS COMPLETED



**227.6+**  
**MILLION**  
SF TRANSACTED



**\$28.0+**  
**BILLION**  
TRANSACTIONS COMPLETED



**277,509**  
ACRES TRANSACTED



**\$8.5+**  
**BILLION**  
INVESTMENT TRANSACTIONS



**49**  
STATES WITH  
COMPLETED TRANSACTIONS



# CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 592 N. Main St., Tooele, UT 84074. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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