FOR SALE

Jack in the Box

3710 Elm St, Saint Charles, MO 63301

ALPHA
REAL ESTATE ADVISORS

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OFFERING PRICE
$1,512,000

CAP RATE
7.50%

NET OPERATING INCOME
$113,400

GROSS LEASABLE AREA
2,468 SF

LOT SIZE
1.20 AC

YEAR BUILT
1999

SUMMARY

TENANT	**Jack in the Box**
PROPERTY ADDRESS	**3710 Elm St, Saint Charles, MO 63301**
OWNERSHIP INTEREST	**Fee Simple**
LEASE STRUCTURE	**Absolute NNN**
TAXES, INSURANCE, CAM	**Tenant Pays Directly**
LEASE COMMENCEMENT	**March 30, 2000**
LEASE EXPIRATION	**March 29, 2028 (Option 2 of 4)**
REMAINING LEASE TERM	**±1.75 Years**
RENT INCREASES	**CPI, Capped at 10% / 5 Yrs**
RENEWAL OPTIONS	**Two (2), Five (5) Years**
RIGHT OF FIRST REFUSAL	**Yes (30 Day Response Turnaround)**

RENT SCHEDULE

Jack in the Box | St. Charles County, Missouri | Single Tenant Net Lease

LEASE YEAR	BASE RENT (MONTHLY)	BASE RENT (ANNUALLY)	RENT	OPTION PERIOD
Current – 3/31/2028	**$9,450**	**$113,400**	**Actual**	**Current**
*4/1/2028 – 3/31/2030	$9,450	$113,400	Projected	Option 3 (Yrs 1-2, Flat)
*4/1/2030 – 3/31/2033	$10,395	$124,740	Projected	Option 3 (Yrs 3-5, Max 10% CPI)
*4/1/2033 – 3/31/2035	$10,395	$124,740	Projected	Option 4 (Yrs 1-2, Flat)
*4/1/2035 – 3/31/2038	$11,435	$137,214	Projected	Option 4 (Yrs 3-5, Max 10% CPI)

**Projected rent figures assume maximum 10% CPI increases per the Rent Addendum. Actual adjustments may be lower. Yrs 1-2 of each option flat at prior rate; Yrs 3-5 CPI-adjusted.*

- **Absolute NNN Lease Structure —** Tenant is responsible for Taxes, Insurance, and Common Area Maintenance (CAM), making this an ideal investment for investors seeking true passive income-producing assets with zero landlord responsibilities.
- **26+ Years of Continuous Operations —** Jack in the Box has successfully operated at this location since 2000, demonstrating more than 26 years of continuous operations through multiple economic cycles. The tenant's long-term commitment validates the strength of the location, surrounding trade area, and sustained consumer demand.
- **Lease Term Remaining —** 1.75 years of lease term remaining with two (2), five-year renewal options.
- **CPI-Based Rent Adjustments —** Current rent of $9,450/month ($113,400 annually) with CPI-based increases capped at 10% every five years, providing inflation-protected income growth.
- **Established Restaurant Corridor with Proven Consumer Demand —** The property is located within one of Saint Charles' established dining corridors, surrounded by nationally recognized operators including McDonald's, Taco Bell, Sonic, Jimmy John's, Subway, Pizza Hut, A&W Restaurant, and Lion's Choice. The long-term presence and continued investment of these brands reinforces the corridor's ability to support multiple successful restaurant operators.
- **Strong Employment Corridor Supporting Daytime Demand —** Supported by a daytime population of approximately 19,043, the property benefits from the surrounding Elm Point Industrial and Millstone Corporate employment centers, home to a diverse mix of industrial, logistics, manufacturing, office, and service businesses that generate consistent breakfast, lunch, dinner, and evening restaurant traffic.
- **Average Daily Traffic Counts —** Situated on Elm St with 16,685 VPD and direct proximity to Highway 370 (58,158 VPD), offering strong visibility and consumer access.
- **Larger Free-Standing Parcel with Drive-Thru —** The property features a 2,468 SF freestanding restaurant on a 1.20-acre fee simple parcel, offering exceptional site functionality, efficient vehicle circulation, and an existing drive-thru — real estate value that is difficult to replicate in today's development environment.
- **Strong Income Demographics —** Average household income of $102,004 and median of $83,317 within 3 miles, supported by $1.3 billion in total consumer spending within 5 miles.

TENANT OVERVIEW

Jack in the Box Inc. (NASDAQ: JACK) is a publicly traded restaurant company headquartered in San Diego, California. Founded in 1951 and now in its 75th year, the company operates and franchises one of the nation's longest-standing quick-service hamburger chains, with a predominantly franchised operating model that provides a durable, diversified royalty and rental income base.

Per ScrapeHero location data as of November 28, 2025, Jack in the Box operates 2,108 restaurants across 24 states and territories in 839 cities, with California as its largest market. The subject property has been continuously operated by Jack in the Box since the building's construction in 1999, reflecting a 26-year operating history at this specific location.

COMPANY SNAPSHOT

1951 FOUNDED	**San Diego, CA** HEADQUARTERS	**2,108** LOCATIONS	**24** STATES
839 CITIES	**CA (44%)** TOP STATE	**NASDAQ: JACK** TICKER	**93%** FRANCHISED (FY25 10-K)

WHY INVESTORS LIKE THIS TENANT

- **Publicly Traded —** NASDAQ: JACK, providing transparent, audited financial reporting.
- **75-Year Operating History —** founded in 1951, one of the nation's original quick-service chains.
- **Predominantly Franchised —** 93% of the system is franchise-operated (FY2025 10-K), diversifying operator risk.
- **National Scale —** 2,108 locations across 24 states, reducing reliance on any single market.
- **Established Brand Recognition —** a widely recognized QSR brand with decades of consumer familiarity.
- **Long-Term Consumer Demand —** the QSR category has proven resilient across economic cycles, supporting durable unit-level performance.
- **Established Real Estate Footprint —** a mature, site-tested drive-thru prototype with 26 years of operating history at this location alone.

NATIONAL FOOTPRINT

TOP MARKETS

California	**924**	44%
Texas	**548**	26%
Arizona	**167**	8%
Washington	**130**	6%
Nevada	**79**	4%

Source: ScrapeHero, as of November 28, 2025

PROPERTY PHOTOS

RETAIL MAP

Site Location — Saint Charles, MO

Surrounding Tenants

Circle K · Walgreens · Taco Bell · McDonald's · FedEx · Pizza Hut

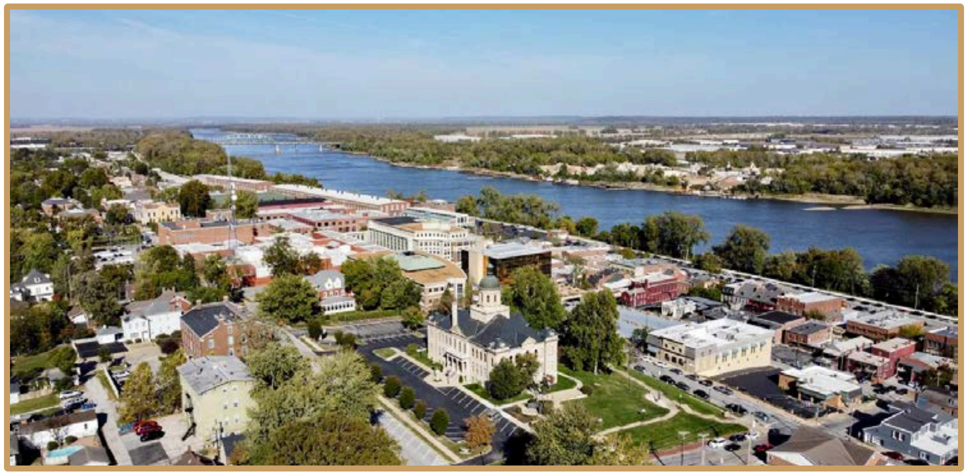
Saint Charles, MO

Saint Charles is a historic city in the St. Louis, MO-IL metropolitan area, situated along the Missouri River and recognized as the first state capital of Missouri.

The subject property sits within the Elm Point Industrial / Millstone Corporate submarket, an established commercial corridor near State Highway 370 with direct access to the greater St. Louis metro trade area.

The immediate trade area offers a dense, established retail and restaurant mix — the property is surrounded by national credit tenants including Walgreens, Taco Bell, McDonald's, A&W, Sonic, Jimmy John's, Subway, Lion's Choice, and a Holiday Inn Express, reinforcing this corridor as a proven consumer destination.

The submarket has shown strengthening fundamentals over the past year, with rising asking rents and a significant increase in leasing activity, reinforcing the durability of the immediate trade area for a long-tenured, credit-backed QSR asset.



TRAFFIC COUNTS

STREET	CROSS ST.	VOLUME	DIST.
State Hwy 370	Elm Point Industrial Dr SE	58,392	0.19 mi
Elm Point Industrial Dr	Elm St SW	30,549	0.15 mi
Elm Street	Millstone Corp Dr SE	16,696	0.24 mi

DEMOGRAPHICS

339,610
POPULATION (10-MI)

$105,889
AVG HH INCOME

$348.9M
FOOD & ALCOHOL SPEND (5-MI)

19,043
DAYTIME POPULATION

5-MILE CONSUMER SPENDING BY CATEGORY

Food & Alcohol	**$348,869,227**
Entertainment, Hobbies & Pets	$193,717,578
Household	$213,716,755
Transportation & Maintenance	$315,317,696
Apparel	$64,127,399
Health Care	$67,089,819
Education & Daycare	$76,081,657
Total Specified Spending	**$1,278,920,131**

Source: CoStar Group, 2025-2026

3.0% SUBMARKET VACANCY	**+4.1%** ASKING RENT GROWTH (YOY)	**286,480 SF** 12-MO. NET ABSORPTION	**$144/SF** MARKET SALE PRICE/SF

MAJOR EMPLOYERS & ECONOMIC DRIVERS

St. Charles County benefits from one of the St. Louis region's most diverse employment bases, supporting long-term retail demand through advanced manufacturing, logistics, financial services, healthcare, and aerospace.

Amazon
5,041 Employees
Largest private employer in St. Charles County

General Motors — Wentzville Assembly
4,124 Employees
One of Missouri's premier automotive manufacturing facilities

Mastercard
3,450 Employees
Global Operations & Technology campus in nearby O'Fallon

Citigroup
1,858 Employees
Regional financial services operations

SSM Health
1,547 Employees
Leading regional healthcare provider

St. Charles County Government
1,196 Employees
Largest public sector employer in the county

Ameristar Casino Resort Spa
1,090 Employees
Major hospitality and entertainment destination

Nike Air Manufacturing Innovation
800 Employees
Advanced manufacturing and innovation facility

FedEx Ground
694 Employees
Regional logistics and distribution hub

Lear Corporation
558 Employees
Automotive component manufacturing

DIVERSE EMPLOYMENT BASE

The Property benefits from one of the St. Louis metropolitan area's strongest employment corridors, anchored by Amazon, General Motors, Mastercard, Boeing, major healthcare systems, financial institutions, and logistics operators. This diversified employment base supports long-term consumer spending and retail demand throughout St. Charles County.

44%
Of the St. Louis Region's New Job Growth (2012–2022)

~10,000
Businesses Located Throughout St. Charles County

Manufacturing · Logistics
Healthcare · Financial
Aerospace · Government
Diverse Employment Across Sectors

Disclaimers & Agreement

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

PURPOSE AND INTENT

This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

INFORMATION PROVIDED AS AN OPINION

The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

FORWARD-LOOKING STATEMENTS AND FINANCIAL PROJECTIONS

All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

OWNER'S/SELLER'S RESERVED RIGHTS

Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

CONFIDENTIALITY

The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.

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