



JACK IN THE BOX

VISTA, CA (N. SAN DIEGO COUNTY)



*ACTUAL PROPERTY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**NNN INVESTMENT
GROUP**
NETLEASED INVESTMENTS

**OFFERED AT \$3,444,000
4.79% CAP RATE**

SALE-LEASEBACK | NEW 15 YEAR ABSOLUTE NNN LEASE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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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.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$3,444,000

CAP RATE
4.79%

RENT/MO
\$13,750

NOI
\$16,500*

* Combined annual rent from Jack in the Box and Electric Vehicle Charging Station



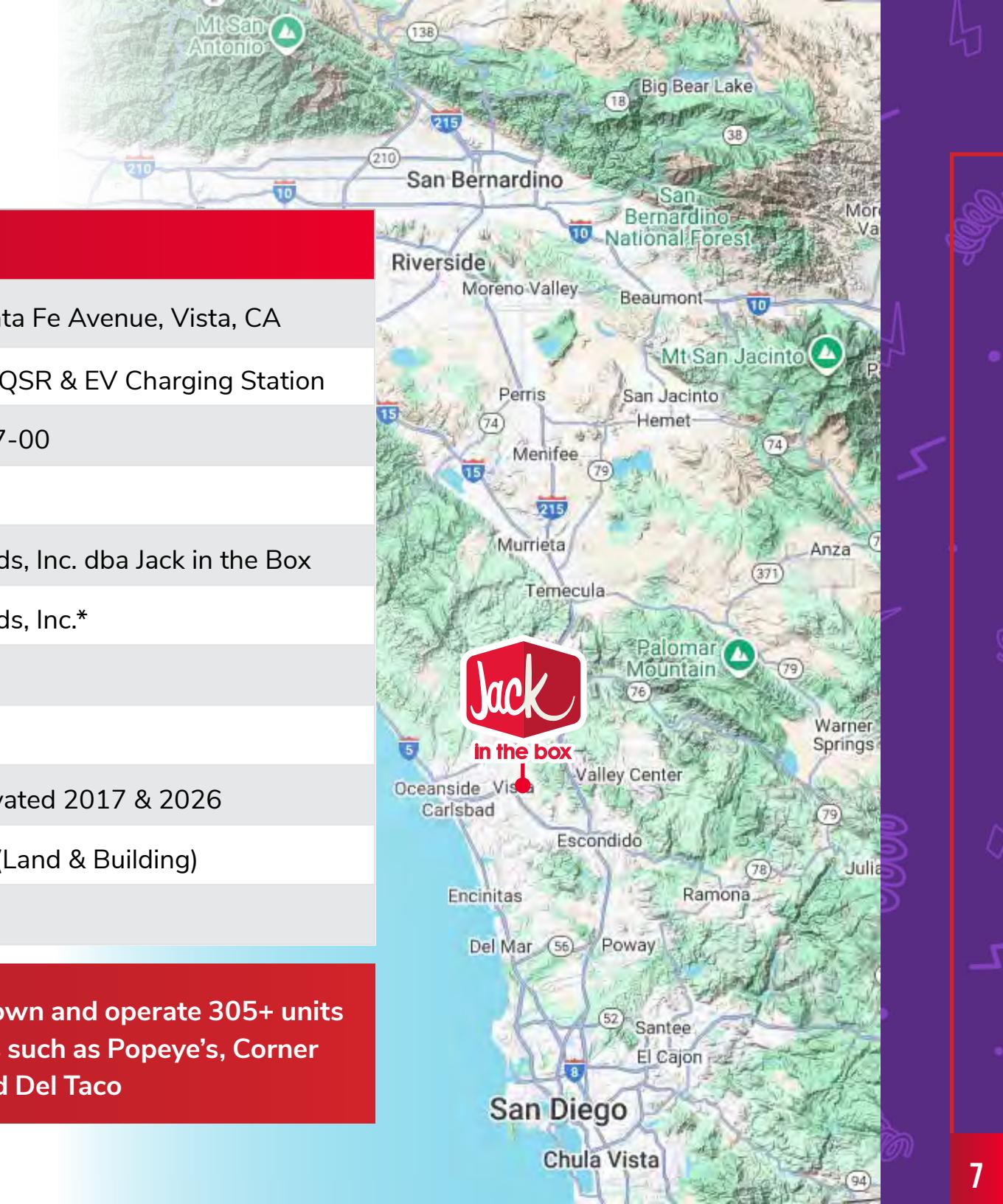
ACTUAL PROPERTY

OFFERING SUMMARY

PROPERTY SUMMARY

| | |
|-------------------------------|--|
| Address | 1004 S. Santa Fe Avenue, Vista, CA |
| Property Type | Standalone QSR & EV Charging Station |
| Parcel No. | 179-080-57-00 |
| Store # | #3082 |
| Tenant | Beshay Foods, Inc. dba Jack in the Box |
| Operator | Beshay Foods, Inc.* |
| Building Size (GLA) | 2,343 SF |
| Land Size | 0.42 AC |
| Year Built | 1985/Renovated 2017 & 2026 |
| Ownership | Fee Simple (Land & Building) |
| Tenant Sales Reporting | No |

* Beshay Foods, Inc. and its affiliates own and operate 305+ units in 9 states, including other concepts such as Popeye's, Corner Bakery, Denny's, and Del Taco



NET OPERATING INCOME

NET OPERATING INCOME

| | Jack In the Box | ChargeNet |
|--------------------|------------------------|------------------|
| Annual Rent | \$150,000 | \$15,000 |
| Cap Rate | 4.75% | 5.25% |
| Price | \$3,158,000 | \$285,714 |

BLENDED PRICE & CAP

| | |
|-----------------------|-------------|
| Combined Price | \$3,444,000 |
| Combined NOI | \$165,000 |
| Blended Cap | 4.79% |

INVESTMENT HIGHLIGHTS



NEW 15-YEAR JACK IN THE BOX SALE-LEASEBACK NNN INVESTMENT

New 15-year absolute-NNN lease delivered at close of escrow.

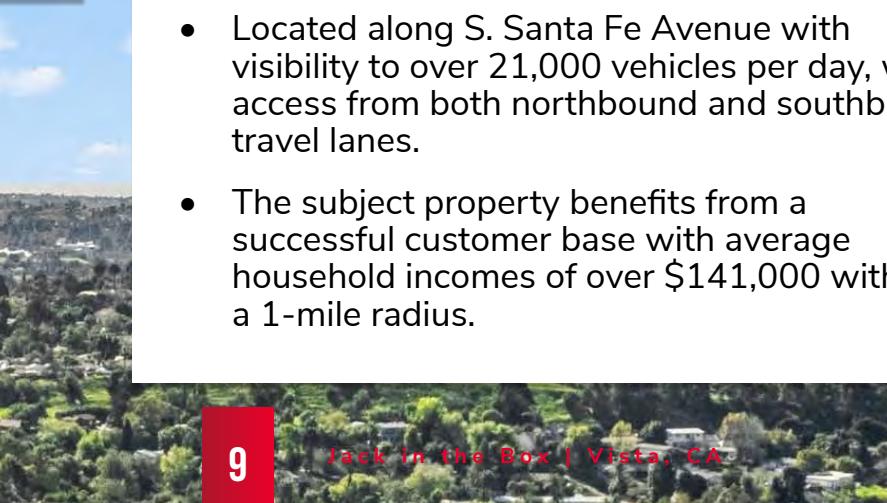
- Zero landlord responsibilities – True passive “mailbox money” ownership.
- 10% rent increases every 5 years in the initial term and renewal options.
- Unique diversified income stream – The subject property benefits from two separate income streams being paid by Jack in the Box and ChargeNet (electric vehicle charging stations).
- Ease of ownership – The tenant pays 100% of all expenses and is required to maintain the building, parking lot, and EV charging stations.



BEST-IN-CLASS TENANT/OPERATOR

One of the largest Jack in the Box operators in the country (243 units)

- Beshay Foods, Inc. is one of the largest franchisees of Jack in the Box nationwide, operating over 243 units.
- Parent company Beshay Enterprises operates over 305 multi-brand units, including other concepts such as Popeyes, Corner Bakery, Denny's, and Del Taco.
- Operations in 9 U.S. states – CA, AZ, WA, CO, IN, ID, TX, OR, and OK.



DENSE INFILL SOUTHERN CALIFORNIA LOCATION (243,000 PEOPLE)

Real estate advantage – Less than 1 mile from CA Highway 78 (139,000 VPD) on/off ramp. Strong real estate fundamentals

- The subject property resides in a dense infill submarket of San Diego containing over 243,000 people within a 5-mile radius.
- Real estate advantage – Less than 1 mile to CA Highway 78 (139,000 VPD) via the Civic Center Drive on/off ramp (28,000 VPD), the main east-west thoroughfare in North San Diego County.
- Located along S. Santa Fe Avenue with visibility to over 21,000 vehicles per day, with access from both northbound and southbound travel lanes.
- The subject property benefits from a successful customer base with average household incomes of over \$141,000 within a 1-mile radius.



HIGHLY DESIRABLE NORTH SAN DIEGO COUNTY REAL ESTATE

High barriers to entry – Tier 1 Southern California market – Downturn resiliency

- There is constant demand for the North San Diego market by national tenants who view the Highway 78 Corridor as a “must-have” footprint.
- Barriers to new supply – Between coastal growth constraints, environmental restrictions, and community planning standards, new commercial supply is not delivered quickly or cheaply.
- Limited new competition protects occupancy and allows rents to increase on renewals.
- North County San Diego's population affluence supports consumer spending even when rates rise or broader markets soften.
- If you are looking for predictable income and eventual liquidity in a first-tier California market, North County fits that profile.

| TERMS, BASE RENT & OPTIONS | |
|----------------------------|--------------------|
| Annual Base Rent | \$150,000 |
| Rent Commencement | Close of Escrow |
| Lease Expiration | 15 Years from COE |
| Lease Term | 15 Years |
| Options to Renew | (4)-5-Year Options |
| Rent Increases | 10% Every 5 Years |
| LL Responsibilities | None |
| Lease Type | Absolute-NNN Lease |
| Tenant Sales Reporting | No |
| Tenant Financials | Upon Request |



| JACK IN THE BOX RENT SCHEDULE - PRIMARY TERM | | | | |
|--|-------------|--------------|-------------|------------|
| | Term | NOI/YR | NOI/MO | NOI/SF/ YR |
| Current Term | Years 1-5 | \$150,000.00 | \$12,500.00 | \$64.02 |
| | Years 6-10 | \$165,000.00 | \$13,750.00 | \$70.42 |
| | Years 10-15 | \$181,500.00 | \$15,125.00 | \$77.46 |
| RENEWAL OPTIONS - (4) 5-YEAR OPTIONS REMAINING | | | | |
| Option 1 | | \$199,650.00 | \$16,637.50 | \$85.21 |
| Option 2 | | \$219,615.00 | \$18,301.25 | \$93.73 |
| Option 3 | | \$241,576.50 | \$20,131.38 | \$103.11 |
| Option 4 | | \$265,734.15 | \$22,144.51 | \$113.42 |

LEASE SUMMARY | CHARGENET

TERMS, BASE RENT & OPTIONS

| | |
|---------------------|--------------------|
| Annual Base Rent | \$15,000 |
| Rent Commencement | 5/1/2026 (est.) |
| Lease Expiration | 4/30/2036 (est.) |
| Lease Term | 10 Years |
| Term Remaining | 10 Years |
| Options to Renew | (2)-5-Year Options |
| Rent Increases | None |
| LL Responsibilities | None |
| Lease Type | Absolute NNN Lease |



RENT SCHEDULE | CHARGENET

CHARGENET RENT SCHEDULE - PRIMARY TERM

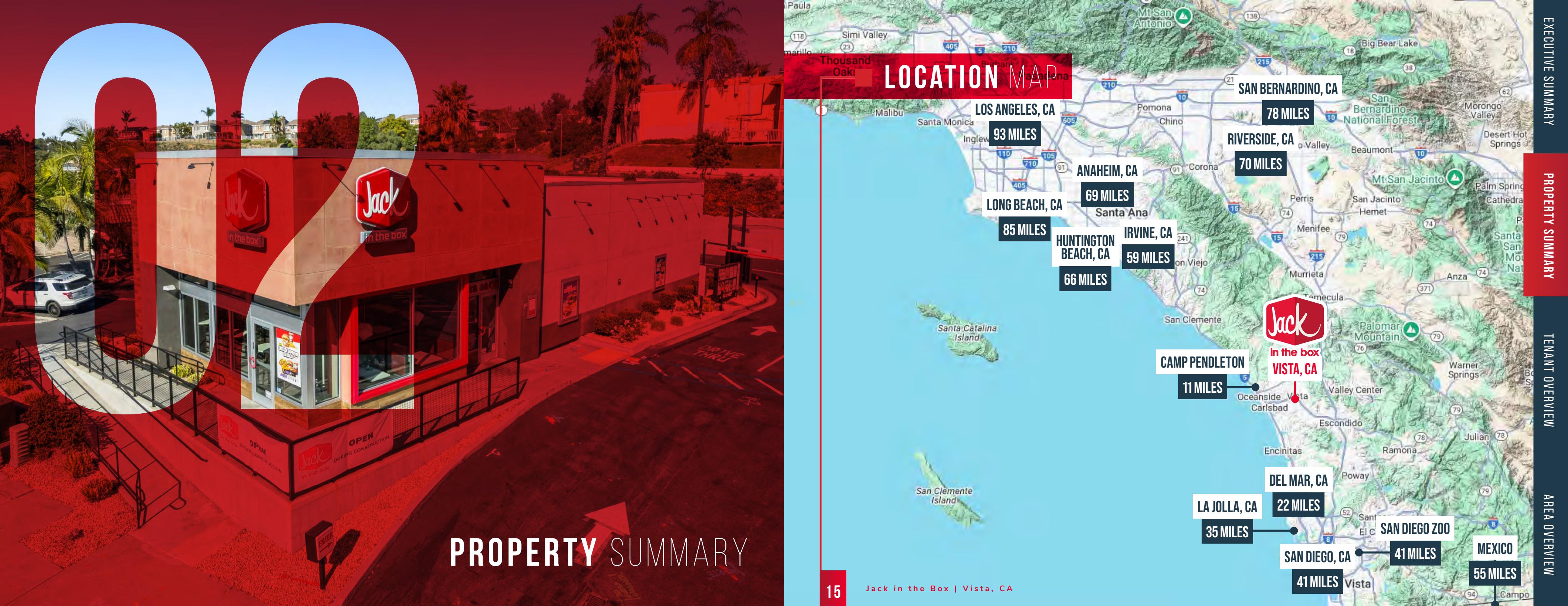
| Term | NOI/YR | NOI/MO | Rent Increase |
|------------|-------------|------------|---------------|
| Years 1-10 | \$15,000.00 | \$1,250.00 | - |

Annual Rent Paid by ChargeNet is the Greater of \$15,000 or 8% of Net Charging Revenue

RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING

| | | | |
|----------|----------|---------|---|
| Option 1 | \$15,000 | \$1,250 | - |
| Option 2 | \$15,000 | \$1,250 | - |

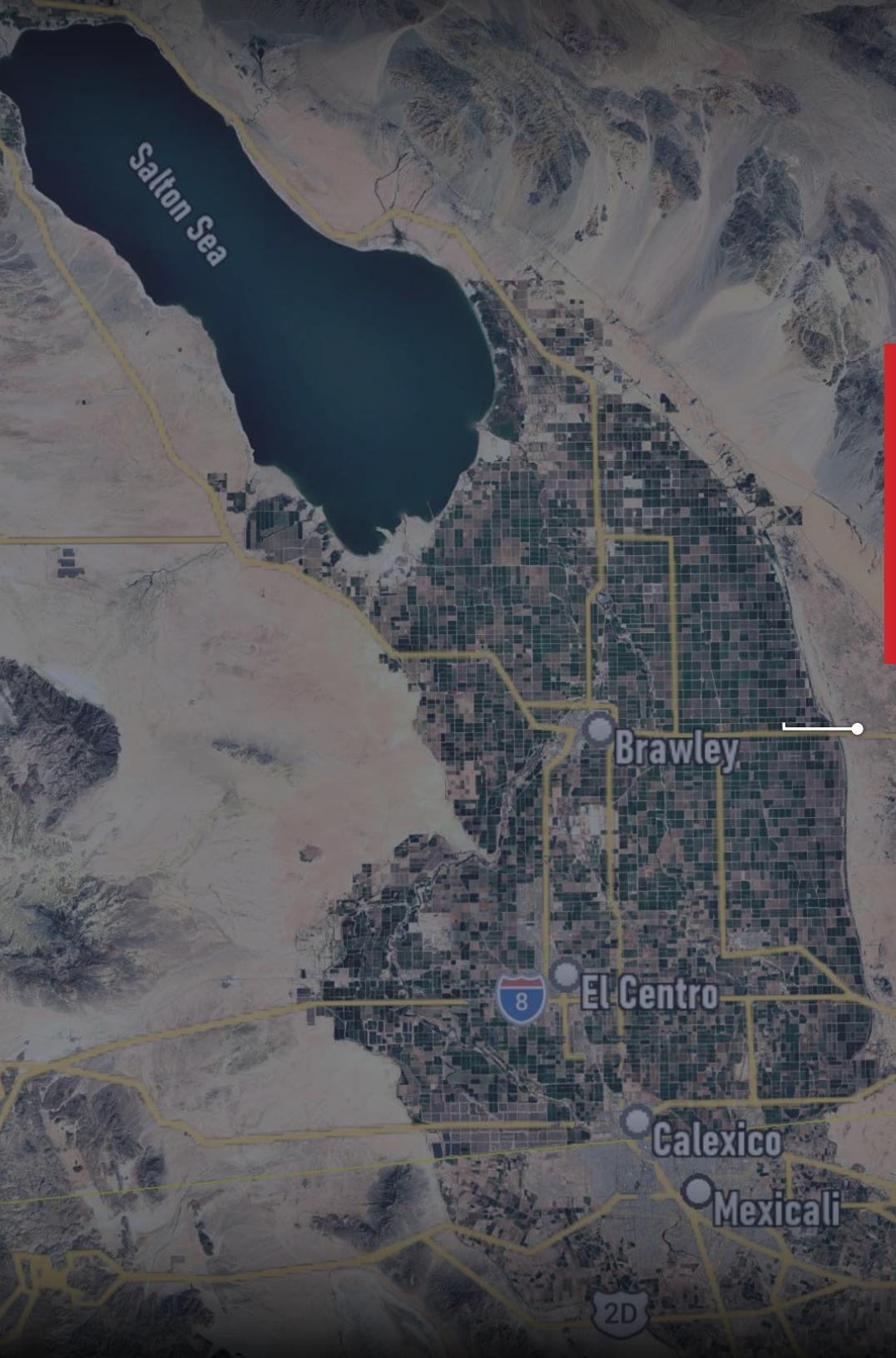




PROPERTY SUMMARY

SAN DIEGO COUNTY

PACIFIC OCEAN



EXECUTIVE SUMMARY

PROPERTY SUMMARY

OVERVIEW

AREA OVERVIEW

A horizontal collage of various images, including people, landscapes, and objects, likely from a travel blog or magazine.

 Grapevine Elementary

An aerial photograph of a residential area. The image shows a grid of streets with houses built along them. There are numerous trees scattered throughout the neighborhood. The houses appear to be single-family homes with varying roof colors and exterior materials. The streets are paved and intersect at right angles. The overall layout is a typical suburban development.

The image shows the Costco Wholesale logo. The word "Costco" is in a large, bold, red, sans-serif font with a drop shadow. Below it, the word "WHOLESALE" is in a smaller, blue, all-caps, sans-serif font. To the right of the text is a red cube icon with a white "C" on its front face. The background is a blurred photograph of a modern building with glass windows and a yellow curved structure.

ET AERIAL

1004 S. SANTA FE AVE
21,000 VPD

Vista Village
30+ RETAIL

20+ RETAIL

20+ RETAIL

20+ RETAIL

20+ RETAIL

10+ RETAIL

Rancho Buena Vista Adobe

Vista Innovation & Design Academy

Vista Magnet Middle School

Vista Civic Center

Bobier Elementary School

Vista Courthouse

California 78

Hacienda Dr

Olive Ave

Vista Village Dr

SANTA FE AVE

W Vista Way

Honda

Ford

Wendy's

Denny's

cinépolis

FRAZIER FARMS

Lowe's

Cold Stone

Canes

Starbucks

Crunch

Staples

AutoZone

7-Eleven

HARBOR FREIGHT

YUM! YUM!

McDonald's

CVS

BLACK ROCK COFFEE BAR

UNITED STATES POSTAL SERVICE

rubio's

SOAPY JOE'S

EVERYTABLE

Carl's Jr.

LA FITNESS

Chick-fil-A

the Habit BURGER GRILL

Jamba

Food 4 LESS

ISLANDS Fine Foods & Drinks

petco

SUBWAY

CUBESMART self storage

DISCOUNT TIRE

MIDAS

Vine Library

ET

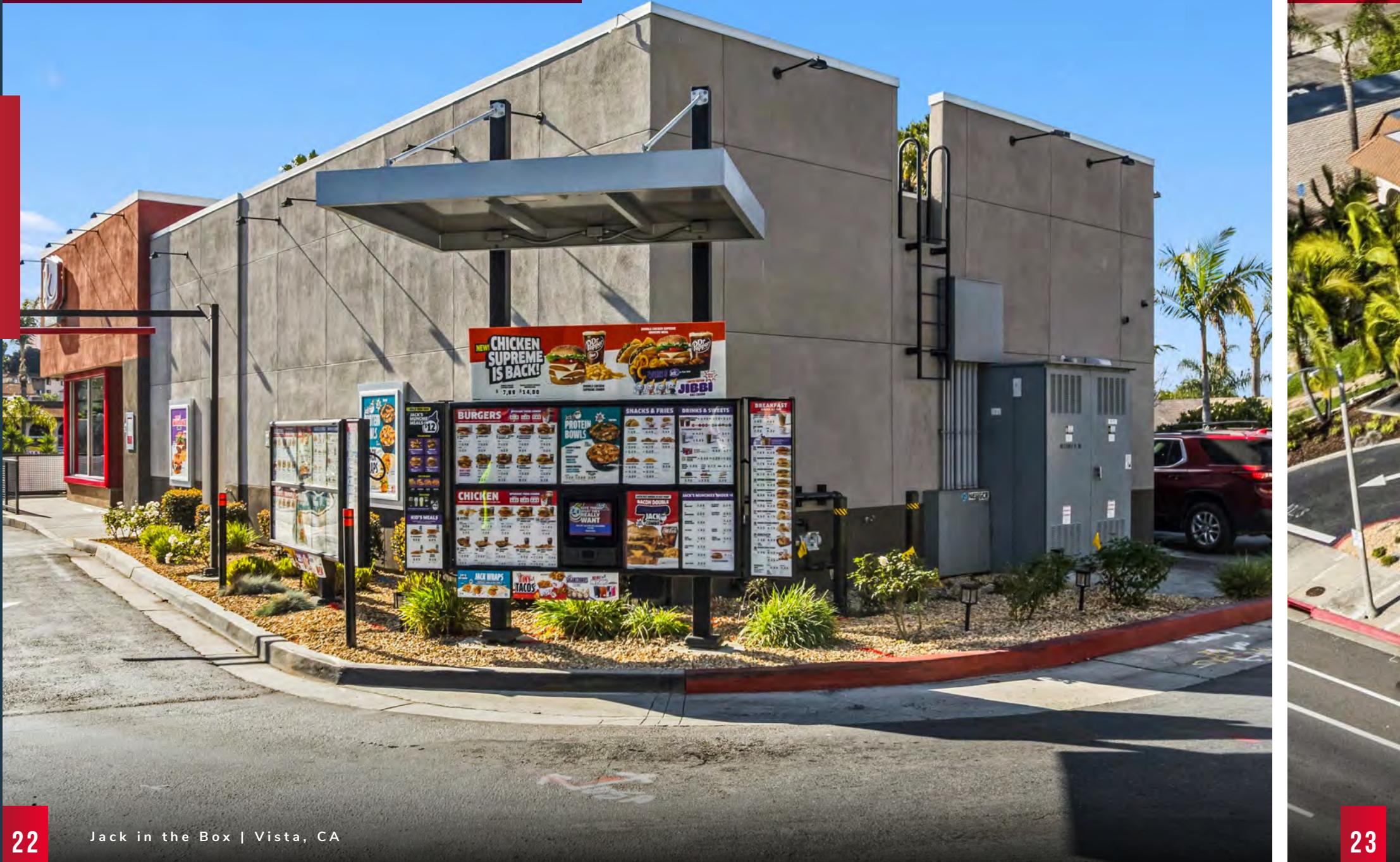
PROPERTY PHOTOS



PROPERTY PHOTOS

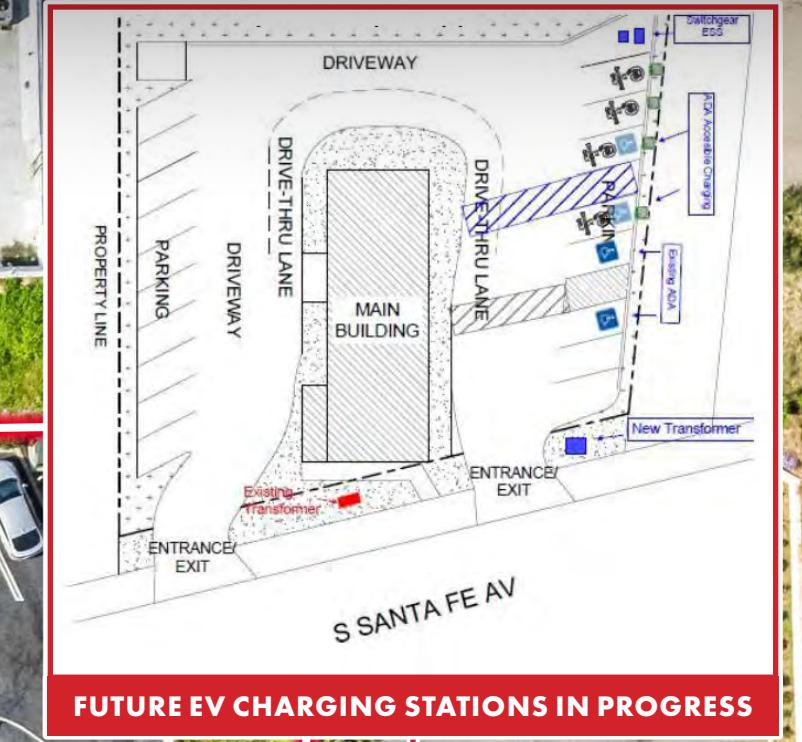


PROPERTY PHOTOS



PROPERTY PHOTOS





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100

The logo for "AERIAL SOUTH" is displayed. It features a solid red square on the left, followed by the words "AERIAL" and "SOUTH" in large, white, sans-serif capital letters. The background is a clear blue sky with a few wispy white clouds.



AERIAL WEST

THE COASTAL ECOLOGY

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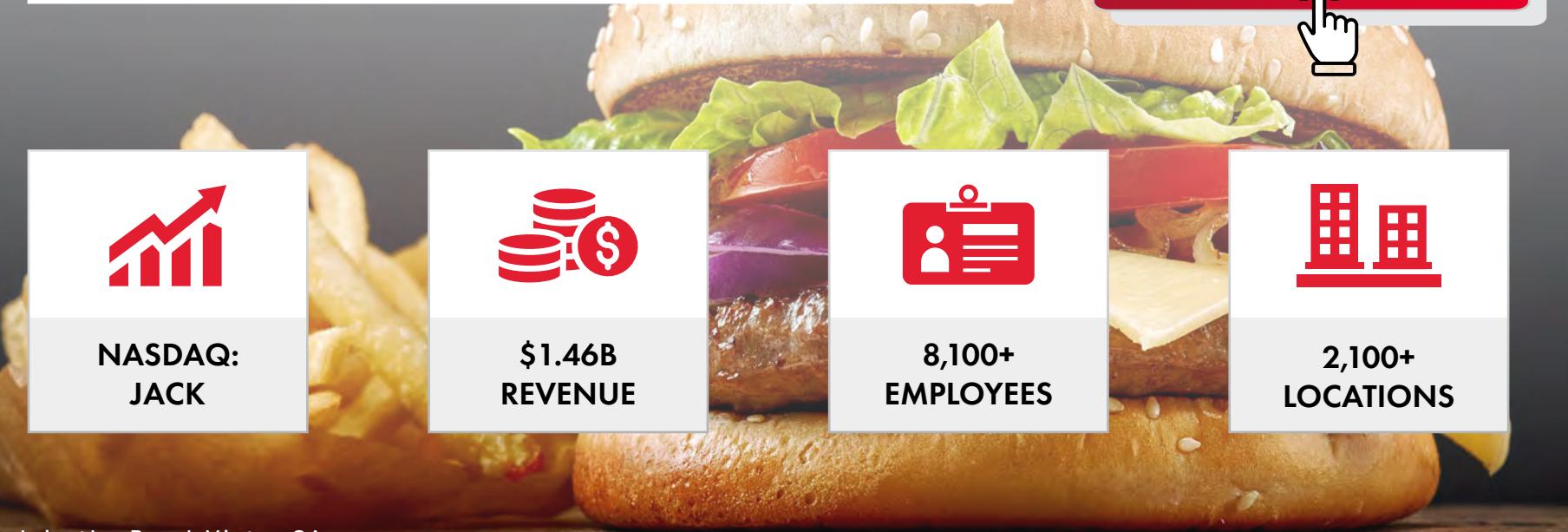
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TENANT OVERVIEW

ABOUT JACK IN THE BOX

| | |
|-------------------------|--|
| Trade Name: | Jack in the Box |
| Industry: | QSR |
| NASDAQ: | JACK |
| Revenue (2025): | US \$1.46 Billion |
| Area Served: | Nationwide |
| Locations: | 2,100+ |
| Employees: | 8,100+ |
| Corporate Headquarters: | San Diego, CA |
| Website: | www.jackinthebox.com |



VIEW ANNUAL
REPORT & OTHER
FINANCIALS



ABOUT THE OPERATOR

| | |
|----------------------|--|
| Operator: | Beshay Foods, Inc |
| Parent Company: | Beshay Enterprises |
| Headquarters: | Murrieta, CA |
| Total Units: | 305+ |
| Operating Territory: | 9 states (CA, AZ, WA, CO, IN, ID, TX, OK, OR) |
| Brands: | Jack in the Box, Del Taco, Denny's, Popeye's, Corner Bakery Cafe |



243 UNITS



24 UNITS



17 UNITS



18 UNITS

BESHAY FOODS INC

Parent company Beshay Enterprises is a well-established, multi-brand restaurant operator and one of the largest franchisees of Jack in the Box nationwide. With more than 305 units under management, the group operates a diverse portfolio of high-performing quick-service and fast-casual restaurants across nine states.

Their platform includes 243 Jack in the Box, 24 Denny's, 18 Popeyes, 17 Del Taco, and 4 Corner Bakery Café locations, all strategically positioned in growth-oriented markets with strong consumer traffic. Known for operational discipline, scalability, and long-term brand partnerships, Beshay Enterprises is a premier national operator focused on sustainable restaurant success.



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|----------------------|------------|------------|------------|
| POPULATION | 15,889 | 126,439 | 243,998 |
| HOUSEHOLDS | 5,185 | 42,010 | 83,662 |
| EMPLOYEES | 4,970 | 42,655 | 122,963 |
| MEDIAN AGE | 37.6 | 37.1 | 38.6 |
| INCOME | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE | \$141,363 | \$136,909 | \$142,773 |
| MEDIAN | \$119,190 | \$106,603 | \$113,130 |
| EXPENDITURE | 1 MILE | 3 MILE | 5 MILE |
| TOTAL | \$666.31 M | \$5.21 B | \$10.61 B |
| EDUCATION | \$14.96 M | \$116.5 M | \$238.77 M |
| TAKEOUT FOOD | \$28.58 M | \$223.51 M | \$453.27 M |
| ENTERTAINMENT | \$37.06 M | \$290.24 M | \$587.29 M |



DRIVE TIMES

| | |
|--------------------------|--------|
| CA 78 | 3 MIN |
| CAMP PENDLETON | 13 MIN |
| I-15..... | 14 MIN |
| OCEANSIDE | 15 MIN |
| LEGOLAND | 20 MIN |
| DOWNTOWN SAN DIEGO | 45 MIN |



TRAFFIC COUNTS

| | |
|---------------------|------------|
| CA 78 | 13,600 VPD |
| S SANTA FE AVE | 21,200 VPD |
| CIVIC CENTER DR.... | 28,900 VPD |
| POSTAL WAY | 3,500 VPD |

ABOUT VISTA, CA

VISTA, CA is a vibrant city in northern San Diego County known for its pleasant Mediterranean climate, rolling hills, and strong sense of community. The local economy is diverse and growing, driven by manufacturing, technology, craft brewing, and small businesses. Vista is home to several industrial parks that support advanced manufacturing and biotech firms, while its revitalized downtown and craft beer scene attract tourism and entrepreneurship. With a balance of business opportunity and suburban comfort, Vista offers both a thriving economic base and a high quality of life.



COMMUNITY PROFILE

- Population: ~99,000 residents
- Median Age: ~35 years
- Households: ~31,000
- Demographics: Diverse population with a strong Hispanic/Latino presence, contributing to a dynamic labor force and consumer base

ECONOMIC OVERVIEW

- Employment Base: Manufacturing, life sciences, healthcare, professional services, and retail
- Business Environment: Pro-business city with active Economic Development programs and streamlined permitting
- Major Employment Areas: Vista Business Park, downtown Vista, and surrounding industrial corridors

WORKFORCE & INCOME

- Median Household Income: ~\$92,000
- Labor Pool: Access to a skilled North County workforce with connectivity to Carlsbad, Oceanside, San Marcos, and Escondido
- Education Access: Proximity to CSU San Marcos, Palomar College, and regional trade schools

ABOUT SAN DIEGO, CA

SAN DIEGO, CA is one of the most diverse and resilient economies in the nation, driven by innovation, global trade, and a highly skilled workforce. The region is anchored by globally recognized clusters in life sciences, biotechnology, defense, technology, tourism, and higher education, creating a balanced economic base that performs well across business cycles. San Diego's coastal location, Pacific Rim access, and direct connection to Mexico through one of the busiest land-border crossings in the world further enhance its role as a center for cross-border commerce and logistics. Coupled with a high quality of life and strong population growth, the region continues to attract employers, talent, and investment capital.



Economy

Regional GDP exceeds \$260 billion, among the largest metropolitan economies in the U.S.



Attractions

San Diego Zoo, SeaWorld, San Diego Comic Con, Balboa Park



Industry Hub

Major industry clusters include life sciences, biotech, defense, technology, and tourism.



Gateway

Cross-border trade with Mexico is a significant and growing economic driver.



Investment

Consistently ranks as a top U.S. market for venture capital investment in life sciences and tech.



JACK IN THE BOX

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