



in the box



1213 CALIFORNIA AVE | PITTSBURG, CA 94565

**\$3,275,000 | 4.95% CAP**

**ABSOLUTE NNN LEASE**

**I R E A**

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in the box

### Pricing

List Price:	\$3,275,000
Down Payment:	100% \$3,275,000
CAP Rate:	4.95%
Cash on Cash Return:	4.95%

### Property Abstract

Lease Begin:	August 14, 2003
Lease Expire:	July 31, 2034
Options:	Two 5-year Options
Approx. Lot Size:	29,272
Net Square Feet:	2,546
Year Built:	2003

### Annual Rents

### Cap Rate

\$162,155	8/1/2024 to 7/31/2029	5.0%	
\$175,127	8/1/2029 to 7/31/2034	5.3%	
\$189,137	8/1/2034 to 7/31/2039	5.8%	Option 1
\$204,268	8/1/2039 to 7/31/2044	6.2%	Option 2

### Highlights

Absolute NNN Lease  
Top National Corporate Tenant  
8% Increases (Max CPI) ever 5 Years  
Recently Extended 10 Year Term  
Population 150,000+/- in 5-mile radius







## Drive Through

## INVESTMENT HIGHLIGHTS

- 📌 **Absolute NNN Lease**
- 📌 **Top National Corporate Tenant**
- 📌 **8% Increases in Options (Max CPI)**
- 📌 **Strong Demographics**  
Population 147,000± in 5-mile radius  
1 Mile from BART Pittsburg Center Stop
- 📌 **Tenant Previously Exercised First Option**
- 📌 **Recently Extended 10 Year Term**





## TENANT PROFILE 02

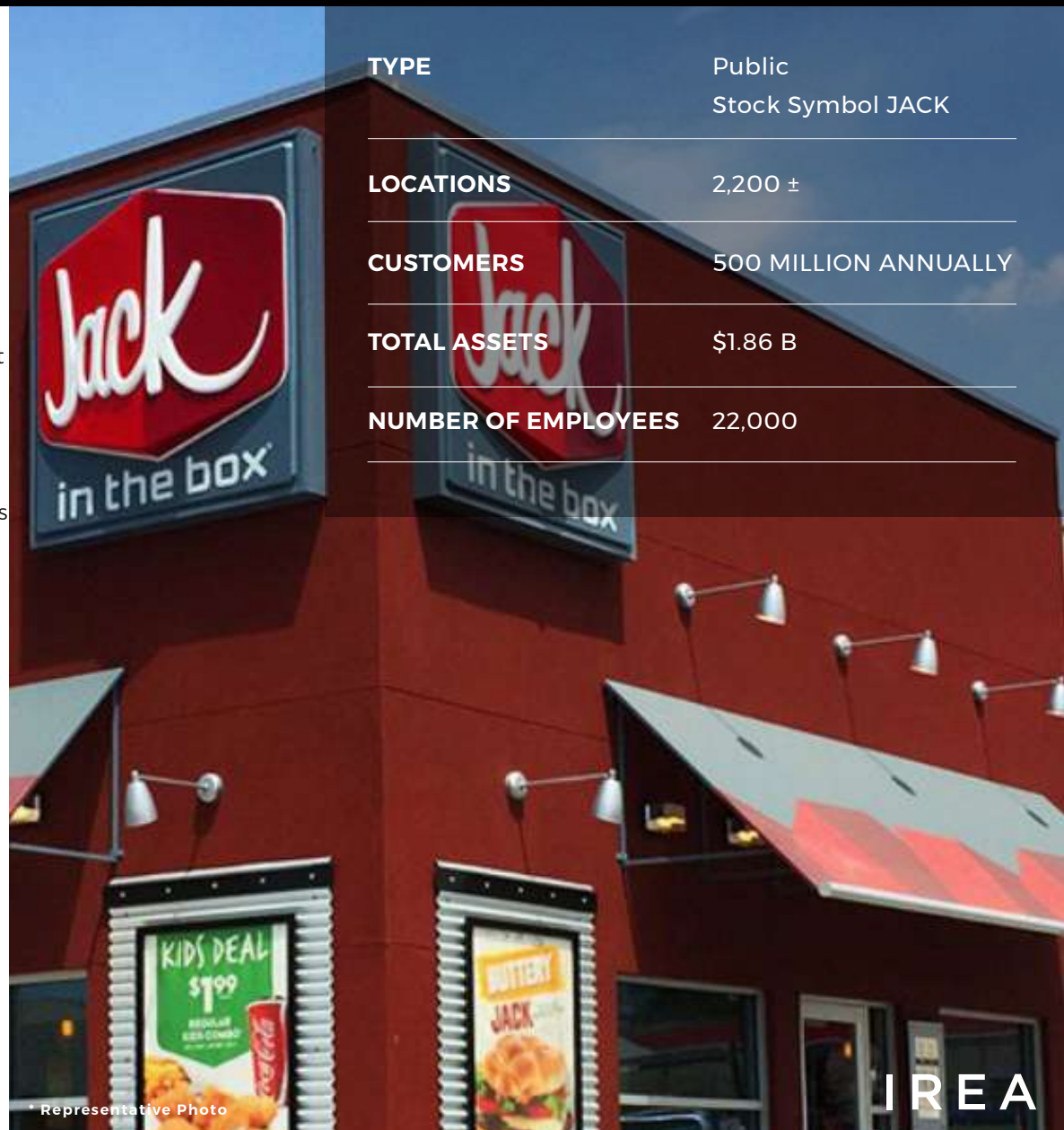
Founded in 1951, Jack in the Box Inc. (NASDAQ: JACK) is a restaurant company that operates and franchises Jack in the Box® restaurants. Jack in the Box is among the nation's leading fast-food hamburger chains, with more than 2,200 quick-serve restaurants in 21 states and Guam.

As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 85 percent of the half-billion guests served annually buying food at the drive-thru or for takeout. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day. Jack in the Box pioneered a number of firsts in the quick-serve industry, including menu items that are now staples on most fast-food menu boards, like the breakfast sandwich and portable salads. Today, Jack in the Box offers a selection of distinctive, innovative products targeted at the fast-food consumer, including hamburgers, specialty sandwiches, salads and real ice cream shakes.

Jack in the Box Inc. is based in San Diego, CA and operates and franchises over 2,200 Jack in the Box restaurants in 21 US states and Guam. This leaves ample opportunity for expansion into new markets. Jack in the Box was the first major hamburger chain to develop and expand the concept of drive-thru restaurants. Today, the drive-thru accounts for about 85% of Jack in the Box sales.

Jack in the Box franchises over 90% of all locations.

Jack in the Box Inc. acquired Qdoba, a fast casual Mexican restaurant in 2003 to supplement their core growth, but sold it in 2018 to Apollo Global Management.



TYPE	Public Stock Symbol JACK
LOCATIONS	2,200 ±
CUSTOMERS	500 MILLION ANNUALLY
TOTAL ASSETS	\$1.86 B
NUMBER OF EMPLOYEES	22,000





# LOCATION 03



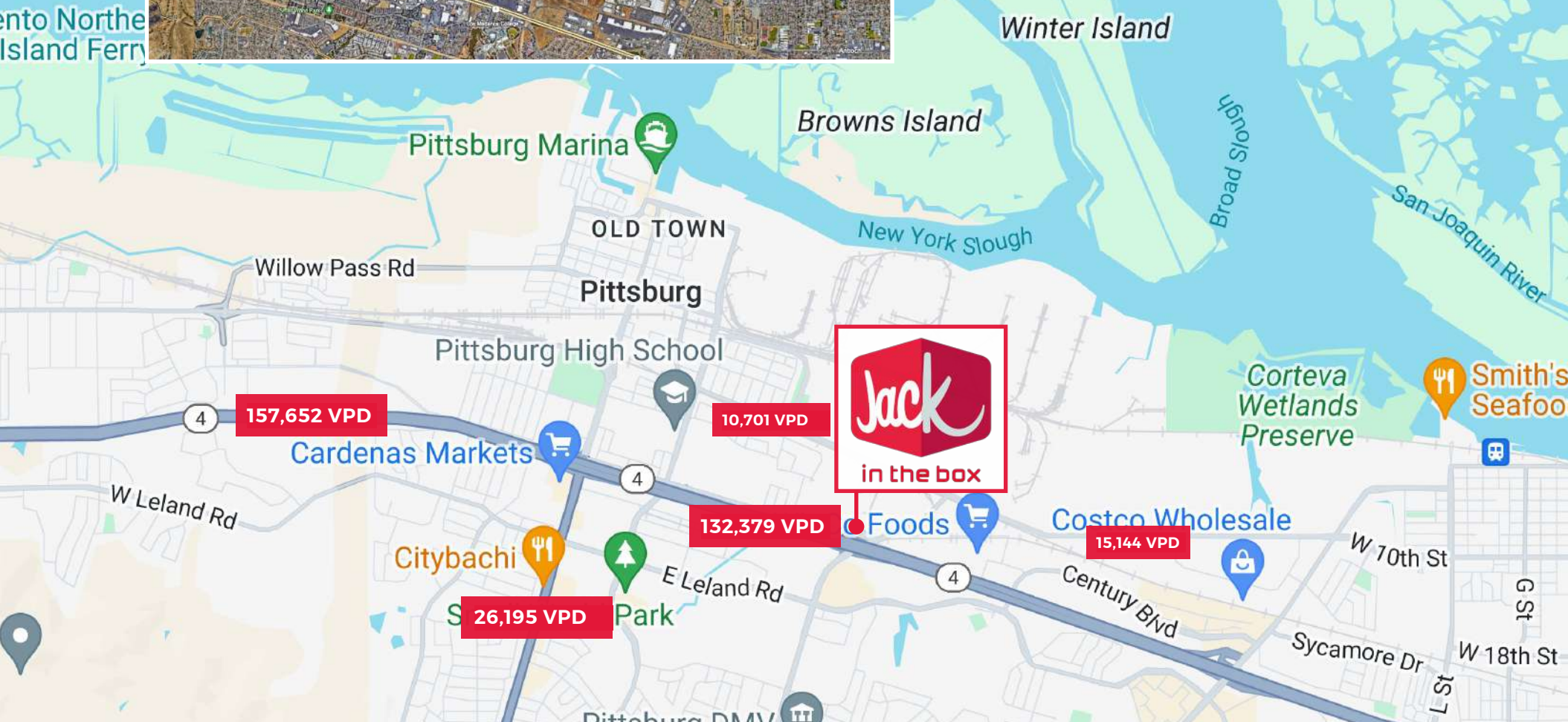


## PITTSBURG, CA



## LOCATION & TRAFFIC

	Distance from JIB
<b>BART PITTSBURG CENTER STATION</b>	1 miles
<b>LOS MEDANOS CITY COLLEGE</b>	1.3 miles
<b>SMALL WORLD PARK</b>	1.3 miles
<b>SAN FRANCISCO INTL AIRPORT</b>	53 miles







LOS MEDANOS COLLEGE



PITTSBURG ANNUAL SEAFOOD FESTIVAL

## ABOUT PITTSBURG, CA

The city was incorporated in 1903 and is located along the Sacramento-San Joaquin River Delta, situated on the north side of Mount Diablo. Pittsburg is located in the northeast part of Contra Costa County. The City is perfectly situated for easy access to the greater Bay Area, Napa Valley, Sacramento, and the foothills of the Sierra Nevada Mountains and Lake Tahoe. Today, Pittsburg is one of the fastest growing cities in Contra Costa County. With planned housing, business and commercial development ongoing, Pittsburg is expected to reach a population of nearly 90,000 by 2025. The City of Pittsburg had a population of 77,512 as of July 1, 2022.

The city serves as an industrial center and has a large, diverse labor force. Pittsburg is also conveniently located on the Bay Area Rapid Transit System (BART) making cities throughout the Bay Area accessible via commute. Strategically located near a number of prestigious higher education institutions, such as Cal State East Bay-Concord Campus, UC Berkely, UC Davis and the home of Los Medanos College.

Pittsburg has a rich history of manufacturing and continues its transition to one based on residential service activities.

### QUICK FACTS

- Pittsburg is part of the San Francisco-Oakland-Fremont MSA
- Los Medanos College 6th Ranked Community College in the US
- Pittsburg has two BART stations, Pittsburg/Bay Point and Pittsburg Center with plans to add a third at Railroad Ave
- Top employers include Pittsburg Unified School District, Los Medanos College, USS-POSCO Industries, Dow Chemical and Ramar Foods









# DEMOGRAPHICS - 5 MILE



## Overview

Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons Per Household
\$85,147.63	19.4%	36.6	Hispanic (45%)	3.17



**\$101,614**  
Average Household Income



### Population

1 Mile Radius	16,795
3 Mile Radius	87,527
5 Mile Radius	148,638

### Income

Median Household	\$85,147
Median House Value	\$597,483
Disposable Income	\$73,455

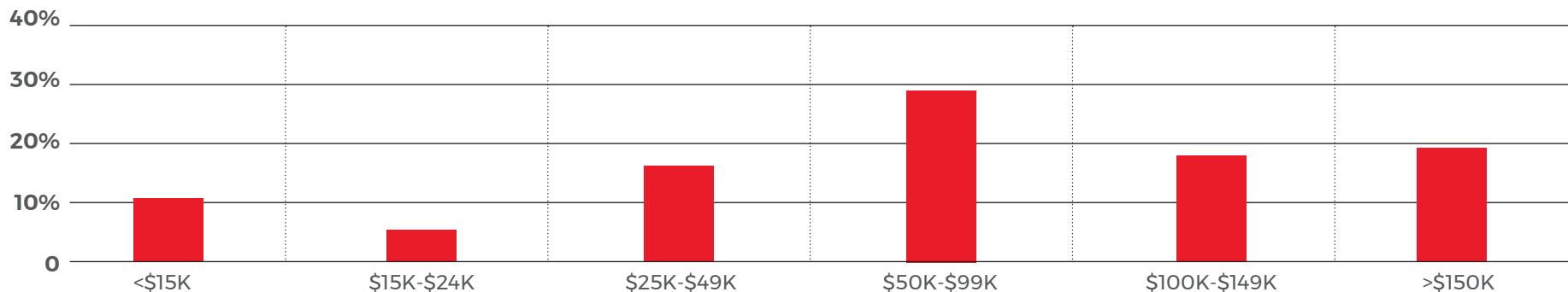
### Housing Units

Renter Occupied	41%
Owner Occupied	56%

### Education

Bachelor/Grad Degree	19%
Some College	33%
High School Grad	28%
No HS Diploma	19%

## Household Income





# DEMOGRAPHICS - OVERVIEW



		1 Mile		3 Mile		5 Mile
Population	16,795		87,527		148,638	
Households	5,459		27,731		46,606	
Persons per Household	3.01	118	3.14	123	3.17	124
Household Median Income	\$79,110.01	104	\$81,369.21	107	\$85,147.63	112
Household Median Disposable Income	\$68,392.94	104	\$70,287.39	107	\$73,455.62	112
Household Median Discretionary Income	\$44,168.63	92	\$44,873.39	93	\$47,656.49	99
Average Income Per Person	\$31,718.01	7	\$32,149.35	7	\$33,193	8
Median Rent	\$1,863.27	146	\$1,846.21	144	\$1,885.38	147
Median House Value	\$519,592.48	143	\$594,230.09	164	\$597,483.45	165
Households in Poverty	805 (14.7%)	117	3,986 (14.4%)	114	6,022 (12.9%)	102
Household Median Wealth	\$58,378.45	73	\$62,424.26	76	\$67,201.92	84
Average Age	38.03	93	38	93	38.35	94
Median Age	36.03	93	36.26	93	36.61	94
Households with Children	1,676 (30.7%)	114	9,082 (32.8%)	121	15,091 (32.4%)	120





# DEMOGRAPHICS - OVERVIEW



## Household Type

	1 Mile			3 Mile			5 Mile		
Households	5,459			27,731			46,606		
1 Person Household	1,153	(21.1%)	77	5,353	(19.3%)	70	8,770	(18.8%)	68
2 Person Household	1,452	(26.6%)	87	7,262	(26.2%)	89	12,114	(26%)	77
3 Person Household	943	(17.3%)	111	5,014	(18.1%)	116	8,567	(18.4%)	118
4 Person Household	900	(16.5%)	126	4,648	(16.8%)	128	7,804	(16.7%)	128
5 Person Household	509	(9.3%)	148	2,720	(9.8%)	155	4,789	(10.3%)	163
6 Person Household	279	(5.1%)	188	1,464	(5.3%)	194	2,468	(5.3%)	194
7+ Person Household	223	(4.1%)	225	1,270	(4.6%)	252	2,094	(4.5%)	247

## Vehicles Per Household

	1 Mile			3 Mile			5 Mile		
Total Number of Vehicles	10,618			57,311			100,568		
Average Number of Vehicles	1.95		106	2.07		113	2.16		118
No Vehicles	448	(8.2%)	99	1,911	(6.9%)	83	2,805	(6%)	73
1 Vehicle	1,708	(31.3%)	96	7,809	(28.2%)	86	11,956	(25.7%)	77
2 Vehicles	1,880	(34.4%)	93	9,423	(34%)	92	16,002	(34.3%)	93
3 or more Vehicles	1,423	(26.1%)	118	8,588	(31%)	140	15,843	(34%)	154





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