

Properties for Sale

1 920 Seawall Blvd, Galveston, TX 77550



Price	\$1,692,000
Gross Leasable Area	3,532 SF
Cap Rate	6.00%
Status	Active

Property Notes

For additional information on this Jack In The Box property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

Located in a mature area with along a main retail thoroughfare in Galveston TX.
Located near other national and regional retail tenants including Walgreens, McDonalds, Whataburger, Dennys, Chili's, Circle K.
The Property features high visibility to both North and South bound traffic on Seawall Blvd.
Rent Increase with CPI every 5 years, not to exceed 8%.
5% increases every 5 years
Ingress/Egress on Seawall Blvd, 10th St., and Avenue M.
Adequate parking for both Employees and Customers.
Directly across Porretto Beach.
Perceived as low market rents with limited competition in the immediate market.
Strategic corner location between three hotels.
Jack in the Box has been at this site for 25 years.
Galveston has 5.4 million visitors annually.

Property Description

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Ingress/Egress on Seawall Blvd, 10th St., and Avenue M.
Adequate parking for both Employees and Customers.
Perceived as low market rents with limited competition in the immediate market.

2 1703 N Airline Hwy, Gonzales, LA 70737



Price	\$1,878,000
Gross Leasable Area	3,258 SF
Cap Rate	5.75%
Status	Active

Property Notes

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Sale Notes

National tenant and operator with a 10 year lease, and one (1)-five (5)year renewal option.. Current lease is \$37.67/SF/Yr. + NNN

Property Description

Excellent triple net investment with a strong national tenant and operator with a 10 year lease, and one (1)-five (5) year renewal option. Located on a busy corridor with high visibility and strong co-tenants in the area. 2867 SF fast food restaurant with a drive-thru situated on 26,190 SF lot. Current lease at \$37.67/SF/Yr. + NNN

3 3089 Edinger Ave, Tustin, CA 92780



Price	Upon Request
Gross Leasable Area	3,141 SF
Status	Active

Property Notes

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Sale Notes

NNN Investment. Absolute NNN. Jack In The Box, Inc. Corporate Executed Lease. Located at the intersection of Jamboree Rd and Edinger Ave. Approx. 87,000 cars per day. Please call for more details.

4 19818 N 27th Ave, Phoenix, AZ 85027



Price	\$2,725,000
Gross Leasable Area	3,185 SF
Cap Rate	4.95%
Status	Active

Property Notes

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Sale Notes

NNN lease to Parent Company. Outstanding location at Deer Valley Towne Center at intersection of 27th Avenue and Loop 101 Freeway. Other Major tenants nearby include Target, Petsmart, Ross, Michael's, Chick Fil A, 7/11, AMC Theaters, Chipotle, Starbuck's, Costco, In and Out, etc. Site is directly across the street from Honor Health Hospital and Medical Center. Major employment corridor for medical, office and light industrial provides strong backup. Existing NNN lease goes through 8/31/2026, plus 2/ 5 year options. Upcoming CPI increase on September 1, 2021, based on previous 5 years, not to exceed 10% increase . Projected NNN rent upon CPI increase will be approximately \$135,000, increasing cap rate to approximately 5%. (subject to most current CPI data, buyer to verify.)

5 Little League Dr, San Bernardino, CA 92407



Price	\$2,998,000
Gross Leasable Area	2,671 SF
Cap Rate	4.00%
Status	Active

Property Notes

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Sale Notes

Strong Investment Fundamentals

- Absolute NNN Ground Lease – Tenant is responsible for 100% of all costs, repairs, and maintenance, including roof, and structure
- Jack in the Box (NASDAQ: JACK) is one of the largest operators and franchisors of restaurants in the world with over 2,200 locations in 21 states
- Lease guaranteed by Allied Restaurant Management, LLC an experienced franchisee who operates multiple Jack in the Box locations
- Brand new construction with new 20-year lease
- Favorable rent increases of 10% every 5 years allow for healthy rent growth – over \$25,000 after 10 years
- High Identity Location – Property immediately fronts the I-215 freeway

6 14618 7th St, Victorville, CA 92395



Price	\$3,194,623
Gross Leasable Area	1,983 SF
Cap Rate	3.80%
Status	Active

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7 4801 Lone Tree Way, Antioch, CA 94531



Price	\$4,057,142
Gross Leasable Area	2,966 SF
Cap Rate	3.50%
Status	Active

Property Notes

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Sale Notes

CIRE Partners is pleased to exclusively present for sale a single-tenant net leased investment property in Antioch, California, the second largest city in Contra Costa County and located within the East Bay region of the San Francisco Bay Area. The subject property is occupied by Jack in the Box and located at 4801 Lone Tree Way. The site consists of an approximately 2,624 square foot building on an approximately 0.94 acre parcel of land.

8 1248 Wabash Ave, Mentone, CA 92359



Price	\$3,110,000
Gross Leasable Area	3,000 SF
Cap Rate	3.70%
Status	Active

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Sale Notes

New Construction Single-Tenant Jack in the Box Ground Lease Near Major University:

- Absolute NNN ground lease; no landlord responsibilities
- New 20-year lease with 10% increases every 5 years
- Brand new 2021 construction with drive-thru
- Large 0.71-acre (30,928 square foot) lot

-Jack in the Box (NASDAQ: JACK) is one of the largest operators and franchisors of restaurants in the world

Same Intersection as Newly Developed Redlands Village Shopping Center: 77,000 square foot shopping center anchored by Stater Bros

Located Off of the Primary Thoroughfare that Connects Redlands to Big Bear

High Daytime Draw from Nearby University and High School: 1.5 miles from University of Redlands; and 1 mile from Redlands East Valley HS (8,000+ total students in 2 mile radius)

Dense, Affluent Demos: 115,000 people with an AHHI over \$110,000 within a 5-mile radius

-The city of Redlands has one of the highest average household incomes of all cities within the Inland Empire

-3 miles from the historic downtown Redlands



Price	Upon Request
Gross Leasable Area	2,304 SF
Status	Active

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Sale Notes

La Jolla is an affluent community with high income and density. The Trade area has a high barrier to enter for new development due to the land constrained nature of La Jolla Village. The subject has great visibility, access, parking and signage, which is difficult to get in La Jolla trade area.

The building is located on Pearl Street in La Jolla, just blocks from the beach on a high traffic, main artery. Jack in the Box plans to vacate. The site is ideal for an owner user or redevelopment (residential and commercial is permitted).



Price	\$978,462
Gross Leasable Area	4,432 SF
Cap Rate	6.53%
Status	Active

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Price	\$2,100,000
Gross Leasable Area	2,510 SF
Cap Rate	4.10%
Status	Active

Property Notes

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Sale Notes

Sale of the fee simple interest with corporately guaranteed Jack in the Box NNN lease with plus or minus 7 years left on the initial lease term. 3x 5-year options. Cap rate is 4.1%. Tenant has Prop 13 Tax Protection. This is an annual landlord responsibility. New owner is responsible for the difference in the new property tax basis and the current basis. Based on a purchase price of \$2,100,000, the first year the landlord's payment will be approximately \$5,184 per year. The property has multiple options for vehicular ingress/egress. The traffic count is 9,300 cars per day on Brimhall Road, and 4,600 cars per day on Jewetta Avenue at Brimhall Road.