



1502 S Main Street, Santa Ana, CA 92707

NNNDEAL.COM
THE SINGLE TENANT RESOURCE

Site photo



\$1,662,400 | Investment Details

- ❖ Located at a signalized intersection of West Edinger and South Main Street, with strong street visibility and easy access
- ❖ Densely populated in-fill urban location with over 685,000 +/- residents within a five mile radius from the site
- ❖ Limited QSR competition in the immediate area
- ❖ Strategically located on the parameters of the region's industrial complex
- ❖ Highly trafficked area with more than 50,000 vehicles passing in front of the site daily.

Marcus & Millichap



THE OFFERING



Overview

Price	\$1,662,400
Gross Leasable Area (Estimate)	1.311
Lot Size	.25 Acres / 10,890 SF
Year Built / Renovated	1969 / 1972
Net Operating Income	\$74,810
CAP Rate	4.50%
Price Per Square Foot	\$1,268.04

Lease Abstract

Lease Type	Absolute NNN
Original Lease Term	18 Years that commenced in 7/1987, Second amendment to lease extended lease to 9/2025
Remaining Lease Term	7 Years
Lease Start (estimate)	9/21/2015 @ 2 nd Amendment
Lease Expiration (estimate)	9/20/2025
Renewal Options	4x5
Increases	2% annually*
Roof and Structure	Tenant



*Annual escalations on CPI (cap'd at 2%). Additionally, every five years, the Tenant performs a "look back" adjustment not to exceed 10% increase, also based on CPI.

**SUPERIOR
GROCCRS.**

Jack
in the box





TENANT OVERVIEW



Jack in the Box (NASDAQ:Jack) based in San Diego, is a restaurant company that operates and franchises Jack in the Box restaurants and Qdoba Mexican grill. Jack in the Box (JIB) is one of the Nation's largest hamburger chains, with more than 2,250 stores in 21 states and Guam, and 600 Qdoba's in 47 states, District of Columbia, and Canada.

Founded in 1951, JIB pioneered a number of firsts in the quick service industry (QSR), including menu items that are now staples on most fast food menu boards, like breakfast sandwiches and portable salads.

Standard & Poor's BB- Rated

Company Profile

Tenant Trade Name	Jack in the Box, Inc.
Ownership	Public
Revenue	\$1.54(Billion) +/-
Lease Guarantor	Corporate
No. of Locations	2,250 +/- & 600 +/- Qdobas locations
Headquarters	San Diego, California
Website	www.jackinthebox.com





Upholstery

Jack
in the box

Jack
in the box

Jack
in the box

LATHROP
INTERMEDIATE
SCHOOL



KENNEDY
ELEMENTARY
SCHOOL



MADISON
ELEMENTARY

CENTURY
HIGHSCHOOL



EAST EDINGER AVENUE

Hertz



MAIN STREET

EDISON
ELEMENTARY
SCHOOL

DEPT OF
TRANSPORTATION
FULFILLMENT
CENTER

WASTE MNGT
CENTER

ORANGE COUNTY
SOCIAL SERVICES

MODIFIED
PLASTICS

TMX ENGINEERING
&
MANUFACTURING

ESQUEDA
ACADEMY

CESAR E. CHAVEZ
HIGH SCHOOL



MONROE
ELEMENTARY
SCHOOL



CHERRY
AEROSPACE
JOB SITE

HERITAGE
PIONEER
CORP
GROUP





AREA OVERVIEW




Santa Ana, California

Santa Ana, California: Nestled in the heart of Orange County, Santa Ana is the 57th most populous city in the United States. Located in Southern California, adjacent to the Santa Ana River, and approximately 10 miles from the California coastline, this urban/metro area is a densely populated city ranking fourth national.

In 2011, Forbes ranked Santa Ana the fourth safest city over 250,000 residents in the United States.

Santa Ana lends its name to the Santa Ana Freeway (I-5) which runs through the city. The region is fully developed. The core of the city is the downtown area which contains both retail and housing as well as the civic center. The Ronald Reagan Federal Building is also located in the downtown district. North of downtown is Midtown which houses the region's museums, and the MainPlace Mall. Finally is the east side of the city known as Metro East which is home to the Santa Ana Zoo.



Population	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
 2018	53,941	315,589	685,835
2021	54,048	315,479	695,305



**2018
Household
Incomes**

Average

<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
\$70,607	\$76,058	\$92,006



TENANT OVERVIEW

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