



File Photo

Jack in the Box

\$3,250,000 | 4.00% CAP

7412 E McDowell Rd, Scottsdale, AZ 85257

- ✓ **Rare 20-Year NNN Sale-Leaseback** with 8% Rental Increases every 5-Years
- ✓ **Experienced Jack in the Box Franchisee (86 Units)**
- ✓ **High Traffic Site Along McDowell Road (31K VPD)** with Drive Thru
- ✓ **Located Just 10 Miles From Downtown Phoenix**
- ✓ **Less Than 8 Miles from SkyHarbor International Airport**

Jack in the Box is among the **leading quick-service restaurant** businesses in the United States. The company operates and franchises **more than 2,500** of its flagship hamburger outlets in **California, Arizona, Texas and 19 other states.**



INVESTMENT OVERVIEW

JACK IN THE BOX SCOTTSDALE, AZ



CONTACT FOR DETAILS

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AZ Broker of Record: James Mitchell

License #: LC556376000

\$3,250,000

4.00% CAP

NOI

\$130,000

- ✓ **New Sale Lease-Back with Stine Enterprises.** Stine Enterprises operates 86 Jack in the Box and 14 Denny's. Total revenue for Stine Enterprises was over \$195,000,000 in 2021.

Building Area

±1,776 SF

- ✓ **20-Year Absolute NNN Lease** with 8% Rental increases Every 5-Years, Including Option Periods.

Land Area

±0.83 AC

- ✓ **Strategically Located Along McDowell Road (31,900 VPD)** near the intersection of McDowell Rd and N Miller Rd (10,400 VPD).

Year Built

1965

- ✓ **Located within walking distance to Eldorado Park,** a 60-acre outdoor sanctuary offering playgrounds, a gym, fishing lakes, a pool, and fields for sports such as softball and soccer.

Lease Type

Absolute NNN

- ✓ **Subject Property is near SkyHarbor International Airport,** which sees over 38,000,000 passengers per year and recently was expanded to add a new terminal.

Occupancy

100%

- ✓ **As one of the premier cities in the Southwest,** Scottsdale offers a diverse and affordable quality of life. And, being in close proximity to downtown Phoenix, Scottsdale has all the amenities of a big city while maintaining the charm and intimacy of a neighborhood community.

- ✓ **Subject Property is Located Just 10 Miles from Downtown Phoenix.** Phoenix is the 11th Largest MSA in the US with over 4.8 million residents.

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SECURE
NET LEASE

TENANT OVERVIEW

JACK IN THE BOX SCOTTSDALE, AZ

Jack in the Box

Lessee: Jack In The Box Inc.

REVENUE
\$1.14 B

CREDIT RATING
BB-

STOCK TICKER
JACK

LOCATIONS
2,250



jackinthebox.com

Jack in the Box (NASDAQ: JACK) is among the nation's leading fast-food hamburger chains, with more than 2,250 quick-serve restaurants in 21 states.

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 take-out. Jack in the Box pioneered a **number of firsts** in the quick-serve industry, like the breakfast sandwich and portable salads. In addition to offering **high-quality products**, Jack in the Box recognizes that an increasing number of quick-serve customers also want the ability to customize their meals.

This Jack in the Box has a strong guarantee backed by Stine Enterprises, Inc., which operates 86 Jack in the Box restaurants and 14 Denny's restaurants. Total revenue for Stine Enterprises was over \$195,000,000 in 2021.

Stine Enterprises was founded in 1982 and is headquartered in Phoenix, AZ.



IN THE NEWS

JACK IN THE BOX SCOTTSDALE, AZ

Jack in the Box Begins the Journey to 6,000 Locations

BEN COLEY, JULY 2, 2021 (QSRMAGAZINE)

Jack is now focused on reigniting expansion with a clear development strategy, marketing and resources dedicated toward franchise and site lead generation, store prototype development, unrestrictive policies and procedures, an updated restaurant image, and franchisee alignment.

“New restaurant growth underperformed for way too long,” Harris said during Jack’s Investor Day on Tuesday. “That’s behind us. By focusing on fundamentals, many of which have already seen **meaningful improvement**, it puts us in a better position than we have ever been. Our franchisees are now **well-capitalized**, our relationship with our franchisees is strong, and our business is extremely healthy, leading to **franchisees wanting** to put capital back into the brand.”

Jack believes its capable of adding another 1,500 stores in its existing 21 states and more than 2,250 locations in the 29 states where it doesn’t have a presence, including all of the Northeast and Mid-Atlantic markets, and much of the Southeast.

Harris said that mapping and data analytics—which help franchisees make informed growth decisions—will play a major role in reaching the 6,000-unit benchmark. Jack used sophisticated real estate models for market screening and potential expansion **across 210 DMAs** in the U.S., prioritizing where to grow based on market attractiveness and overall expansion potential.

Currently, the chain has **2,228 U.S. venues across 21 states** and Guam, with **California (943), Texas (596), Arizona (173)**, and Washington (148) serving as the largest markets. However, ample whitespace remains, especially for a brand with this much equity and awareness among guests. In **13 of the 21 states** in which Jack resides, the brand has built out less than 35 percent of the market.

EXPLORE ARTICLE



Jack in the Box Gets a Makeover with New Tech-Forward Store Prototype

JOANNA FANTOZZI, AUGUST 22, 2022 (NATION’S RESTAURANT NEWS)

Jack in the Box is getting a facelift: The San Diego, Calif.-based quick-service chain not only looks different these days with a new purple and red color scheme and refreshed food packaging, but the brand is remixing its drive-thru façade with an upcoming Crave store prototype.

“Our new Crave store design brings these colors all to life and is a way **modernize and reintroduce** the brand to consumers that really will help us stand out in the marketplace,”

“It’s really about modernizing the speed at which people can pick up their food for delivery and online ordering,” Ostrom said. “Digital represents more than 10% of our business and continues to grow. [...] As we start simplifying the drive-thru process and develop new smaller footprints that are built for drive-thrus as opposed to our traditional stores built for in-store dining, we’re going to appeal to this new pick-up-and-go customer.”

The Jack in the Box Crave store prototype will be rolling out to **new stores in 2023** and will feature a double drive-thru lane for **traditional drive-thru** guests and express pickups, digital menu boards and a smaller dining room.

If this sounds familiar, Ostrom said he knows a lot of Jack’s colleagues and competitors in the industry have already launched similar **store prototypes** in the wake of the pandemic. But for Jack in the Box, it’s not about trying to have the first or most unique tech-forward restaurant design out there: it’s about meeting **growing customer expectations**.

The Jack in the Box technology wave does not stop at the drive-thru: the **quick-service chain** is also partnering with Miso Robotics to test out Flippy the robot in its kitchens and is looking into the tech company’s automated drink dispensing solution, Sippy.

EXPLORE ARTICLE



LEASE OVERVIEW

JACK IN THE BOX SCOTTSDALE, AZ

Initial Lease Term	20-Years
Rent Commencement	Upon Closing
Lease Expiration	20-Years from Rent Commencement
Lease Type	NNN
Rent Increases	8% Every 5-Years, Including Option Periods
Annual Rent YRS 1-5	\$130,000
Annual Rent YRS 6-10	\$140,400
Annual Rent YRS 11-15	\$151,632
Annual Rent YRS 16-20	\$163,762
Option 1	\$176,863
Option 2	\$191,012
Option 3	\$206,293
Option 4	\$222,797

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





Denny's

Olive Garden

Holiday Inn Express
AN IHG HOTEL
Comfort Suites

DENIM SCOTTSDALE APARTMENTS (645 UNITS)

BIG 5 SPORTING GOODS
Office DEPOT
OfficeMax
ups
Starbucks

CIRCLE K

Public Storage

CALIBER
RESOURCING THE SPYTRIP OF YOUR LIFE

BANNER BEHAVIORAL HEALTH HOSPITAL (156 BEDS)

DUSK SCOTTSDALE APARTMENTS (41 UNITS)

HAYDEN PARK APARTMENTS (182 UNITS)

Domino's

MARATHON

Chevron

Wendy's

U-HAUL

THE VINTAGE APARTMENTS (152 UNITS)

WHATABURGER

cricket wireless

BURGER KING

Pep Boys

WHATABURGER

PANDA EXPRESS CHINESE KITCHEN

SUBWAY

CVS pharmacy
Little Caesars
SONIC
W MART
DUNKIN'
LESLIE'S 99c ONLY STORES
Jersey Mike's SUBS
DICKEY'S BARBECUE PIT

State Farm

CIRCLE K

TACO BELL
McDonald's

jiffy lube

SAN TROPEZ APARTMENT HOMES (316 UNITS)

Pep Boys

MIDAS

CORONADO HIGH SCHOOL (703 STUDENTS)

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

goodwill

ELDORADO AQUATIC & FITNESS CENTER

NAPA

DQ

DISCOUNT TIRE

OAK LEARNING ACADEMY

THE 89 ON HAYDEN (89 UNITS)

HOHOKAM ELEMENTARY SCHOOL (246 STUDENTS)

FORMATION APARTMENTS (170 UNITS)

ALEXAN SCOTTSDALE APARTMENTS (285 UNITS)

DUTCH BROS

Jack in the box
SUBJECT PROPERTY
7412 E. MCDOWELL RD.

DOLLAR TREE
fray's
SHERWIN WILLIAMS
Pizza Hut

LA FITNESS

LOWE'S

Shell

ACE Hardware

UNITED STATES POSTAL SERVICE

Hertz CAR SALES

Best Donuts in Az
BoSa DONUTS
Coffee & Smoothies

BIG TIRES AND SERVICE CENTERS
jiffy lube

E MCDOWELL ROAD
±31,854 VPD

Shell

7 ELEVEN

HONDA

WELLS FARGO

enterprise

Arby's

Church's

Denny's

Walgreens

ARCO

PLATO'S CLOSET

SKYSONG APARTMENTS (323 UNITS)

AutoZone

TACO BELL

McDonald's

SUBWAY
FedEx

GENERAL DYNAMICS
Mission Systems



Geekshelp 360°

SKYSONG APARTMENTS (323 UNITS)



clever ramen FELLOW OSTERIA & PIZZERIA

DOWNTOWN PHOENIX (10 MILES)

ROADRUNNER ON MCDOWELL (356 UNITS)



SEVENTYONE15 MCDOWELL (274 UNITS)



ASU - THE HIVE

ASU ONLINE



Hertz CAR SALES



E MCDOWELL ROAD (31,854 VPD)

PHO CAO

SITE OVERVIEW

JACK IN THE BOX SCOTTSDALE, AZ

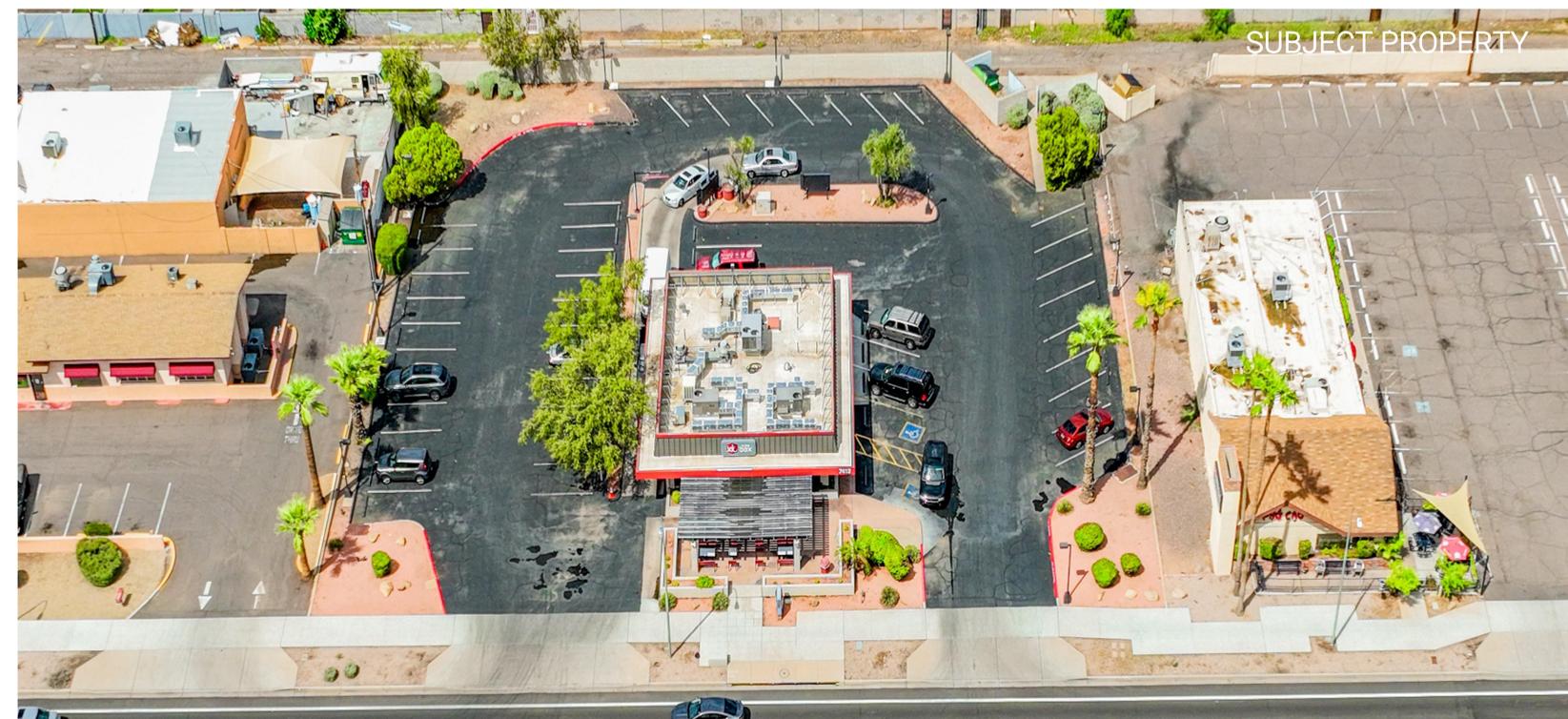
Year Built | 1965

Building Area | ±1,776 SF

Land Area | ±0.83 AC

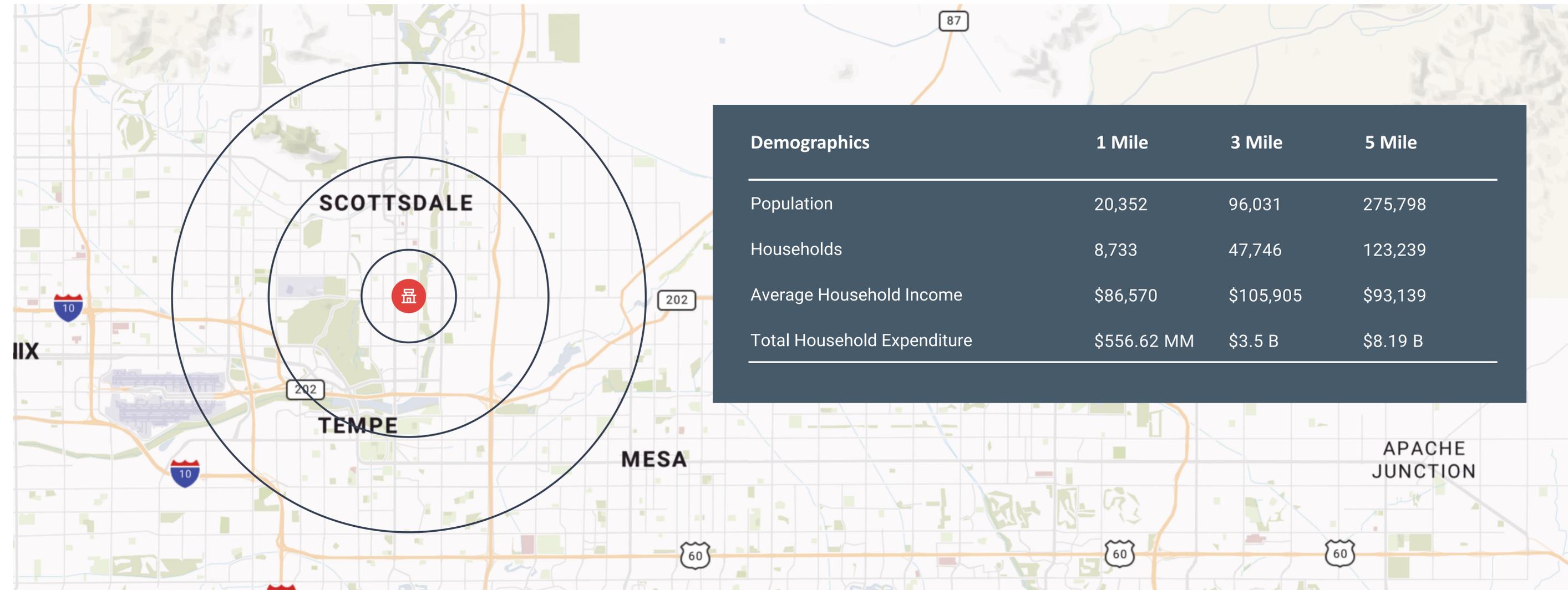
NEIGHBORING RETAILERS

- Lowe's
- LA Fitness
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Walgreens
- Big 5 Sporting Goods
- Dollar Tree
- Pep Boys
- U-Haul
- Jiffy Lube



LOCATION OVERVIEW

JACK IN THE BOX SCOTTSDALE, AZ



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. HonorHealth (7,251)
2. General Dynamics Mission Systems (2,800)
3. Vanguard (2,800)
4. City of Scottsdale (2,549)
5. CVS Health (2,549)
6. Scottsdale Unified School District (2,108)
7. Mayo Clinic (1,915)
8. Axon (1,600)
9. Nationwide Specialty (1,474)
10. Yelp (900)

LOCATION OVERVIEW

JACK IN THE BOX SCOTTSDALE, AZ

Scottsdale

Arizona

 254,995
Population

 \$91,042
Median Household Income



There are over 200 golf courses in the city and surrounding areas.

200

Scottsdale is among the United States 100 largest cities and is the 6th largest in Arizona.

100

Scottsdale is a city in the eastern part of Maricopa County, Arizona, United States, and is part of the Phoenix metropolitan area.

As of the 2020 census, the population was 254,995, up from 217,385 in 2010.

Its slogan is "The West's Most Western Town". It has been one of the fastest growing cities in the United States over the past decades.

Scottsdale, 31 miles long and 11.4 miles wide at its widest point, shares boundaries with many other municipalities and entities. On the west, Scottsdale is bordered by Phoenix, Paradise Valley and unincorporated Maricopa County land.

Carefree is along the western boundary, and shares Scottsdale's northern boundary with the Tonto National Forest. To the south Scottsdale is bordered by Tempe. The southern boundary is also occupied by the Salt River Pima-Maricopa Indian Community, which extends along the eastern boundary, which also borders Fountain Hills, the McDowell Mountain Regional Park and more unincorporated Maricopa County land. From its official incorporation in 1951 with a population of 2,000, Scottsdale has grown to a 2020 census count of 241,361. It is now the state's seventh-largest city. Scottsdale is commonly defined by its high quality of life, and in 1993 was one of several cities to receive a "Most Livable City" award from the United States Conference of Mayors. The Scottsdale Airpark, surrounding the city's airport, became a hotspot for a variety of large and small businesses, ranging from light industry to luxury auto sales. The Airpark in the 2000s emerged as one of the top employment centers in the Phoenix metro area. The airport supported 3,462 jobs, which boosted the Scottsdale economy a lot and gave residents a faster way to fly.

IN THE NEWS

JACK IN THE BOX SCOTTSDALE, AZ

Portico North Scottsdale is 60% reserved before groundbreaking

SEPTEMBER 21, 2022 (AZ BIG MEDIA)

Belgravia Group, Chicago's award-winning real estate developer with more than 70 years of luxury developments constructed under its brand, announced that its first-ever Phoenix metro community development, Portico, located in North Scottsdale, is more than 60% reserved.

Located at the **highly desirable** area northeast of Scottsdale Road and the Loop 101, Portico has quickly become the Valley's most **desired luxury condominium** community. Sales success for the property speaks to Belgravia Group's sterling reputation and its partnership with the Phoenix-based brokerage, Cambridge Properties, spearheading sales **efforts** for the development.

Portico anticipates breaking ground by early 2023, with first deliveries anticipated in early 2024. In its first phase, Portico was 87% sold in just three months, prompting the developer to release the balance of the development for sale. The staggering sales numbers indicate a strong demand for luxury housing in the North Scottsdale community.

"Portico is our **first development** in the Phoenix market," said Elizabeth Brooks, EVP of Sales and Marketing at Belgravia Group. "Belgravia's principals have spent several years enjoying Scottsdale in their personal lives, and now our team is excited to bring to Scottsdale the same **development expertise** and **quality** that we have delivered in Chicago for **over 75 years**. Now, we look forward to delivering the same seamless homebuying process, quality and white glove service that is at the core of what Belgravia Group does best."

"We truly believe this is a condo community unlike any other in the Valley, **delivering on all essentials** for the North Scottsdale lifestyle — proximity to the Valley's best dining and entertainment, **easy access** to freeways and a luxury living experience combined with the North Valley's laidback vibe."

EXPLORE ARTICLE



Alliance Residential opens luxury communities in Scottsdale, Mesa

SEPTEMBER 14, 2022 (AZ BIG MEDIA)

Scottsdale-based Alliance Residential company announced the completion of SEVENTYONE15, a Broadstone community, in South Scottsdale and Broadstone Dobson Ranch, in Mesa, two unique luxury communities designed by ORB Architects and developed under Alliance Residential's elevated custom residential brand.

SEVENTYONE15 McDowell, opened in **June**, is located in one of the Valley's most coveted neighborhoods, perfectly positioned just west of Skysong, with **easy access** to Scottsdale, Tempe and **Downtown Phoenix**.

"Best-in-class construction and design providing resort-style living, remote-work spaces, green design and a sense of community are in high demand throughout the region," said Ian Swiergol, Alliance Residential Company's Southwest Region Managing Director. "We're extremely pleased to introduce these two thoughtfully designed communities for those looking for their next home."

Situated on the corner of McDowell and Scottsdale Roads at 7115 E. McDowell Road, the **274-unit community** consists of spacious studio, **one, two and three-bedroom apartment** homes. The community is the residential portion of the Papago Plaza mixed-use center now underway.

Broadstone Dobson Ranch at 1666 S. Dobson Road is located within the Dobson Ranch community in Mesa, Ariz. and offers convenient access from the **US 60 and 101 freeways**. The four-story, **288-unit community** consists of expansive one and two-bedroom apartment homes near Banner Desert Medical Center, Mesa Community College and neighborhood amenities including Dobson Ranch golf course.

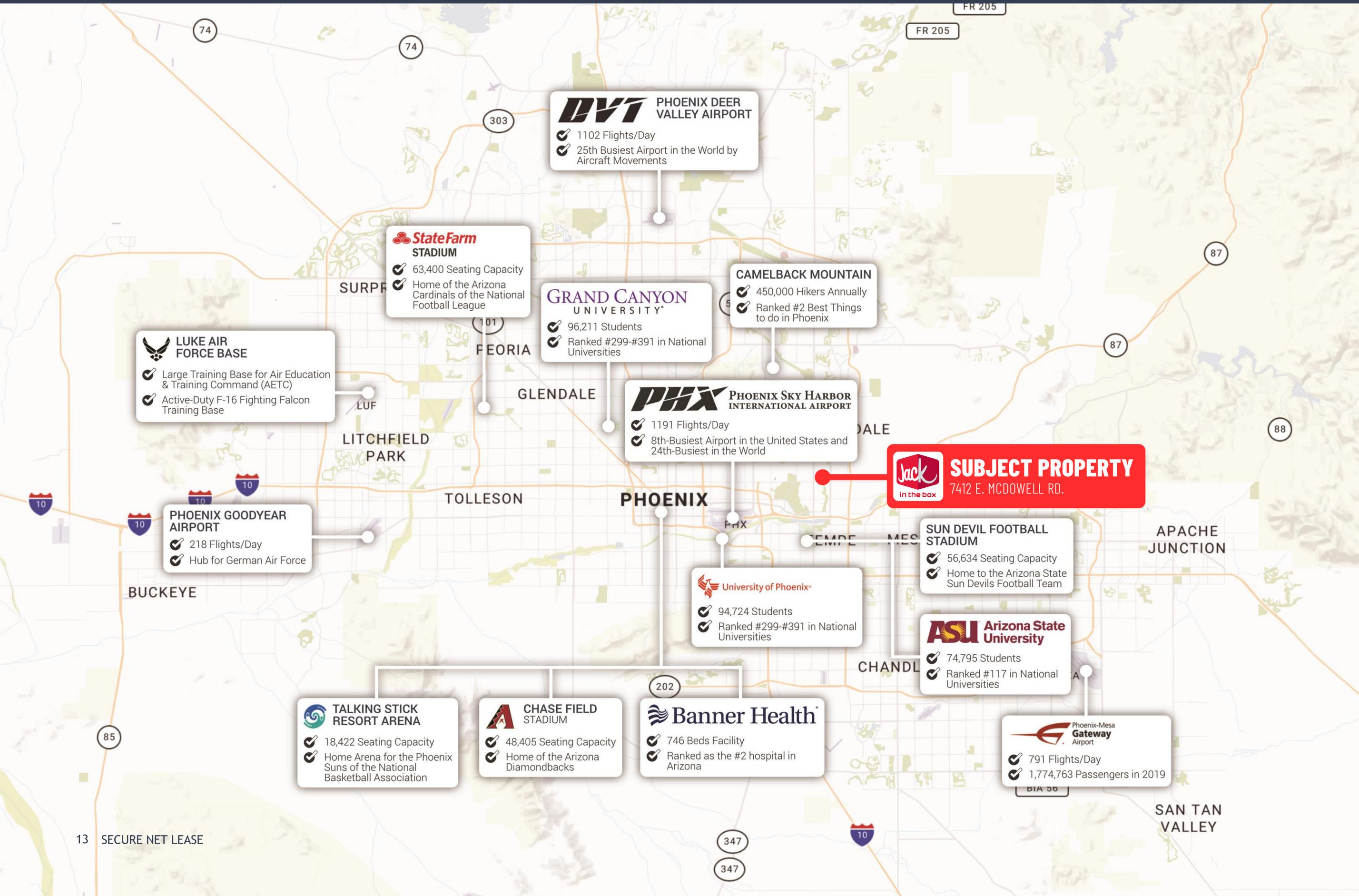
"Residents are looking for communities that cater to active lifestyles in areas with easy access to upscale amenities, restaurants and shopping, as well as walkability to nearby neighborhoods and entertainment scenes".

EXPLORE ARTICLE



METRO NAME

JACK IN THE BOX SCOTTSDALE, AZ



DVT PHOENIX DEER VALLEY AIRPORT

- 1102 Flights/Day
- 25th Busiest Airport in the World by Aircraft Movements

State Farm STADIUM

- 63,400 Seating Capacity
- Home of the Arizona Cardinals of the National Football League

CAMELBACK MOUNTAIN

- 450,000 Hikers Annually
- Ranked #2 Best Things to do in Phoenix

GRAND CANYON UNIVERSITY

- 96,211 Students
- Ranked #299-#391 in National Universities

LUKE AIR FORCE BASE

- Large Training Base for Air Education & Training Command (AETC)
- Active-Duty F-16 Fighting Falcon Training Base

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

- 1191 Flights/Day
- 8th-Busiest Airport in the United States and 24th-Busiest in the World

Jack In the box SUBJECT PROPERTY
7412 E. MCDOWELL RD.

PHOENIX GOODYEAR AIRPORT

- 218 Flights/Day
- Hub for German Air Force

SUN DEVIL FOOTBALL STADIUM

- 56,634 Seating Capacity
- Home to the Arizona State Sun Devils Football Team

University of Phoenix

- 94,724 Students
- Ranked #299-#391 in National Universities

ASU Arizona State University

- 74,795 Students
- Ranked #117 in National Universities

TALKING STICK RESORT ARENA

- 18,422 Seating Capacity
- Home Arena for the Phoenix Suns of the National Basketball Association

CHASE FIELD STADIUM

- 48,405 Seating Capacity
- Home of the Arizona Diamondbacks

Banner Health

- 746 Beds Facility
- Ranked as the #2 hospital in Arizona

Phoenix-Mesa Gateway Airport

- 791 Flights/Day
- 1,774,763 Passengers in 2019

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Kevin Moses

Broker Associate
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