



JACK IN THE BOX

OFFERING MEMORANDUM | 2602 NE 238TH DR | WOOD VILLAGE, OR

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01

EXECUTIVE SUMMARY

THE OFFERING

INVESTMENT SUMMARY

Kidder Mathews is pleased to present an Exclusive Investment Offering for a single tenant restaurant building leased to Jack in the Box Inc. ("Tenant") at 2602 NE 238th Dr, Wood Village, OR 97060 ("Property").

THE OFFERING

This opportunity consists of a freestanding building leased to Jack in the Box Inc. and is located adjacent to other national tenants along a major thoroughfare. 2602 NE 238th Dr will provide an investor the opportunity to acquire a 2,854 SF building on 34,848 SF of land.



PROPERTY OVERVIEW

Address	2602 NE 238th Dr Wood Village, OR 97060
Offering Price	\$2,700,000
NOI	\$135,000
CAP Rate	5.00%
Total Building SF	2,854 SF
Total Land SF	34,848 SF



02

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY STRENGTHS

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

A free-standing single-tenant property currently leased to Jack in the Box Inc.

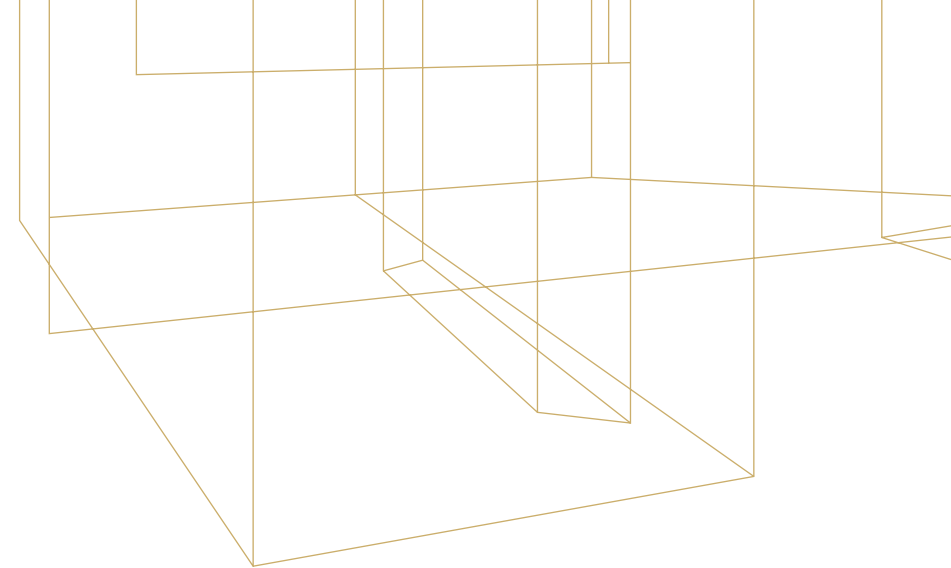
Located on a major retail thoroughfare, across the street from a Walmart Supercenter and Burger King

On a hard singalized corner with strong street visibility with ample parking

Landscaping in the parking area and adjacent to the building

The Property's improvements and repairs appear to be in good condition

Population of 206,681 and Median Household Income of \$59,363 within 5 miles



PROPERTY DETAILS

Address	2602 NE 238th Dr Wood Village, OR 97060
Building Size	2,854 SF
Land Size	34,848 SF
Year Built	2001
Tenant	Jack in the Box, Inc.
Percentage Leased	100%
Lease Term	+10 years (expires October 29, 2029)
Monthly Rent	\$11,250 \$3.94/SF/MO
2018 Annual Rent	\$135,000
Annual Rent at Next Increase	\$143,100 (October 29, 2024)
Options to Renew	(2) 5 year options
Rent Increases in Option Periods	CPI max of 8%



PROPERTY STRENGTHS

Corporate signed Lease guaranteed by Jack in the Box Inc.

Surrounded by national and regional retailers including Walmart, Burger King, Game Strop, T-Mobile, etc.

Located in a mature area along a main retail throughfare along Sandy Boulevard and NE 238th Drive

Signalized hard corner

Jack in the Box has been operating at this location since 2001

Across the street from a Walmart Anchored shopping center

Extremely strong demographics

Ingress/egresses on Sandy Boulevard and NE 238th Drive

Jack in the Box recently renewed the lease term for an additional 10 years



STRONG DEMOGRAPHICS



NEW LEASE TERM



HIGH PERFORMING STORE



CORPORATE SIGNED LEASE





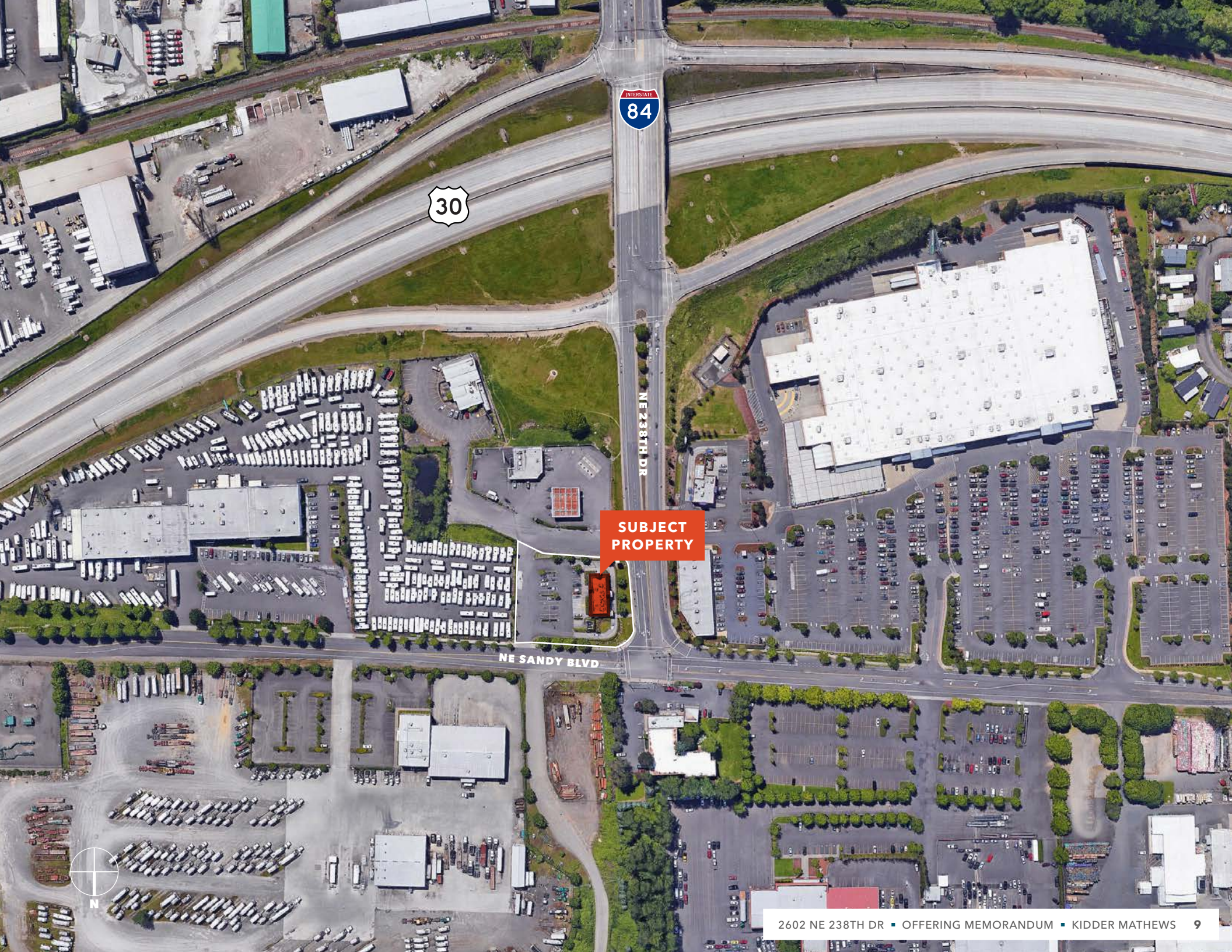
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PROPERTY MAPS

LOCATION MAP

AREA MAP

AMENITIES MAP



INTERSTATE
84

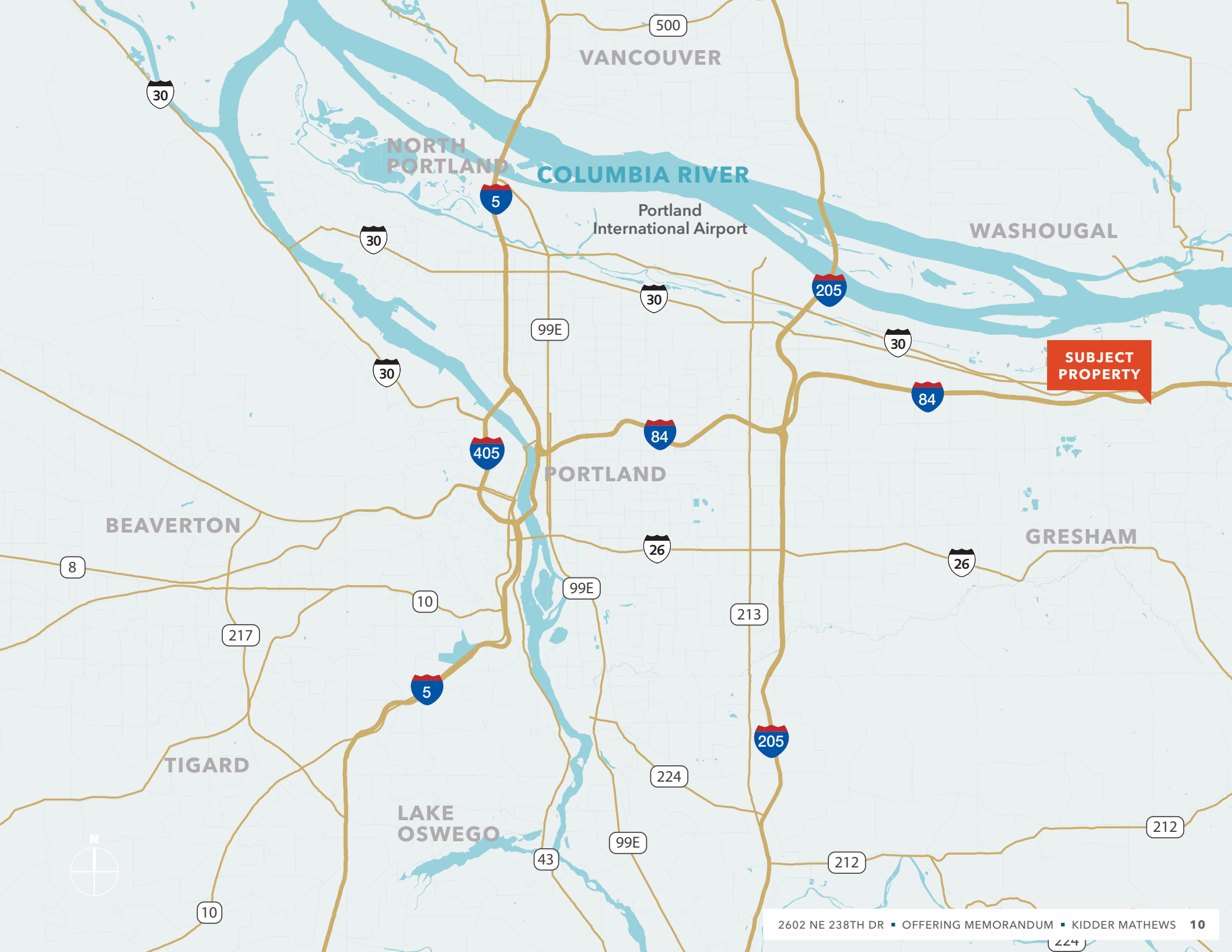
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NE 238TH DR

SUBJECT
PROPERTY

NE SANDY BLVD





**SUBJECT
PROPERTY**



NW MARINE DR

COAST TRUCK CENTER



Travelodge



POPEYES
LOUISIANA KITCHEN



BOOT BARN

SUBWAY

SUBJECT PROPERTY



ARCO

ARCO ampm

Walmart
Supercenter

NE HALSEY ST

MEMORIAL
EDGEFIELD

DONALD L ROBERTSON CITY PARK

ARATA CREEK SCHOOL

SW 25TH AVE

NE 238TH DR



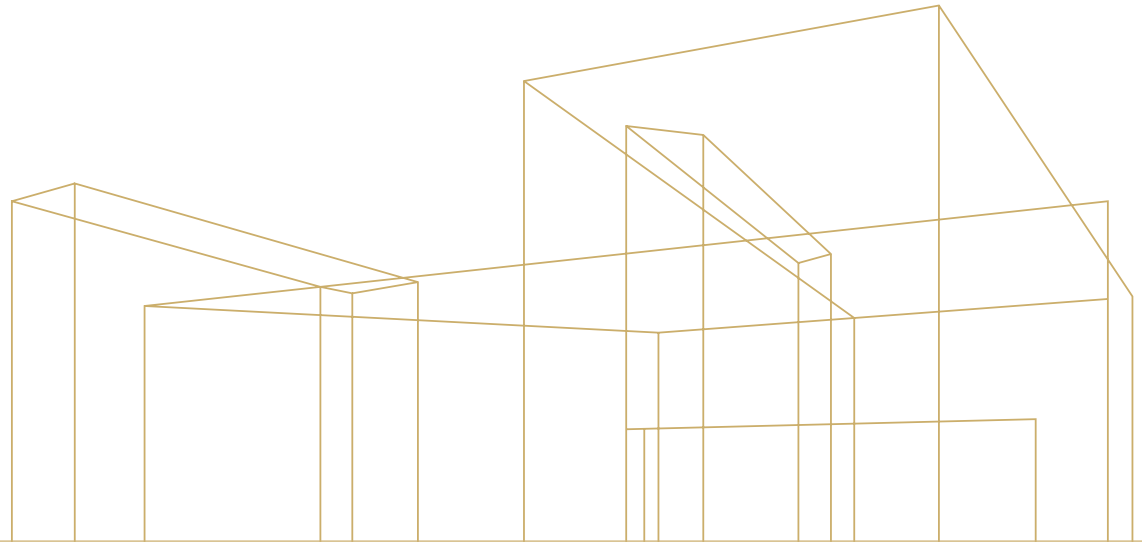


04

FINANCIAL ANALYSIS

RENT ROLL

FINANCIAL ANALYSIS



RENT ROLL

CURRENT OWNERSHIP

Tenant	Building Size	% of Total SF	Current Lease Term	Monthly Rent	Rent/SF/Month	Annual Rent	Option to Renew	Rent increases in Option Peiord
Jack in the Box	2,854 SF	100%	+10 years	\$11,250	\$3.94	\$135,000	2(5) year options	CPI max of 8%

OPTION PERIOD





05

TENANT OVERVIEW

JACK IN THE BOX

TENANT OVERVIEW

LESSEE

JACK IN THE BOX

HEADQUARTER

SAN DIEGO, CALIFORNIA

NO. LOCATIONS

2,200 RESTAURANTS IN 21 STATES

WEBSITE

WWW.JACKINTHEBOX.COM



ABOUT THE COMPANY

Jack in the Box Inc., based in San Diego, is a restaurant company that operates and franchises Jack in the Box® restaurants, one of the nation's largest hamburger chains, with more than 2,200 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. Approximately 85 percent of the half-billion guests served annually buy food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day.





06

MARKET OVERVIEW

WOOD VILLAGE, OR

3-MILE DEMOGRAPHICS

MARKET OVERVIEW

WOOD VILLAGE, OR

Wood Village is an ideal place to call home and make your base camp for journeys on the scenic Mount Hood Highway or on the Historic Columbia River Highway. They have everything you need in one square mile.

Wood Village is the portal to the region, 15 minutes to PDX, 20 minutes to downtown Portland, and an hour from Timberline Lodge on Mt. Hood. Wood Village is located at the edge of the Columbia River Gorge, near the easterly edge of the Portland Metropolitan Area. Development in Wood Village includes a town center with over 360,000 square feet of retail shopping including Fred Meyers, Kohl's, Lowes, and supporting retailers. Wood Village also has Wal-Mart, fast food outlets, convenience stores, restaurants, fuel, lodging, RV specialty support, and most importantly, a friendly small town environment in the midst of the metropolitan area.

EDGEFIELD WINERY & TASTING ROOM

Since its inception in 1990, McMenamins Edgefield Winery has thrived on an ethos of experimentation, striving to help create and highlight the diversity and quality of

our winemaking region. From the founding association with the Willamette Valley's cool climate viticulture to a range of vineyard sites stretching up the Columbia Gorge to the Columbia Valley, Edgefield crushes 350 tons of grapes annually to produce a range of bottled and draft wine – all offered throughout McMenamins eclectic neighborhood pubs and gathering spots in Oregon and Washington.

DABNEY STATE RECREATION AREA

The main picnic area at Dabney is shaded, has BBQ grills, and located near the beach. The picnic and beach areas are extremely popular in the summer months. Other picnic tables and grills are located throughout the park. The park has one reserve picnic shelter, with electricity, to accommodate events up to 50 people. The disc golf course at Dabney is popular year-round, and remains one of the most technical and challenging courses in the Northwest.

DONALD L ROBERTSON CITY PARK

Donald L Robertson City Park is named after Wood Village's former mayor (pictured to the right) and is considered the crown jewel of the city. The park features activities for all ages including a playground with toys for younger and older children, a basketball court, an open field for soccer and baseball, and a nature trail that wanders through the entire park, including a wetland area

3-MILE DEMOGRAPHICS

\$695,223

2019 TOTAL CONSUMER SPENDING

75,470

2019 ESTIMATED POPULATION

10.10%

2010-2019 POPULATION GROWTH

\$67,837

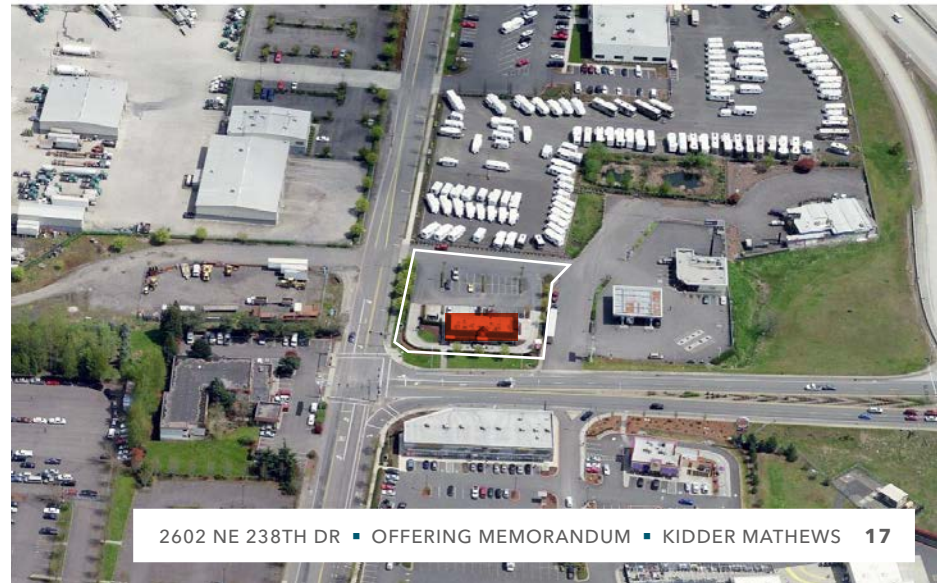
2019 AVERAGE HOUSEHOLD INCOME

\$269,134

2019 MEDIAN HOME VALUE

6,383

TRAFFIC COUNT (CAR PER DAY)



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