

## FOR SALE

9707 Natural Bridge Rd  
Berkeley (St. Louis), MO

Corporate NNN  
Leased Investment  
Fee Simple - Land & Building



Represented by

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**cfi** commercial facilities  
incorporated

# OFFERING MEMORANDUM

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Listed in association with Missouri broker of record: Emerson Sutton, Jr. CCIM, MAI, Sutton Realty Company, with Missouri Broker License #1999030805



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# Executive Summary

## Property Overview

PRICE	\$999,000
ANNUAL RENT	\$59,127
CAP RATE	5.92%
RENT INCREASES	CPI increases every 5 years capped at 8.0%
LEASE TERM	18 years
LEASE EXPIRATION	March 2024
OPTION TO RENEW	Four, 5-year options
OCCUPANCY	100%
BUILDING AREA	±2,291 SF
LAND AREA	±29,294 SF
YEAR BUILT	1977
EXT. REMODEL	2009
INT. REMODEL	2011
TENANT	Jack in the Box
LEASE TYPE	Absolute Triple Net (NNN)
DRIVE-THRU	Yes
FEE SIMPLE	Yes - Land & Building





# Building Photos

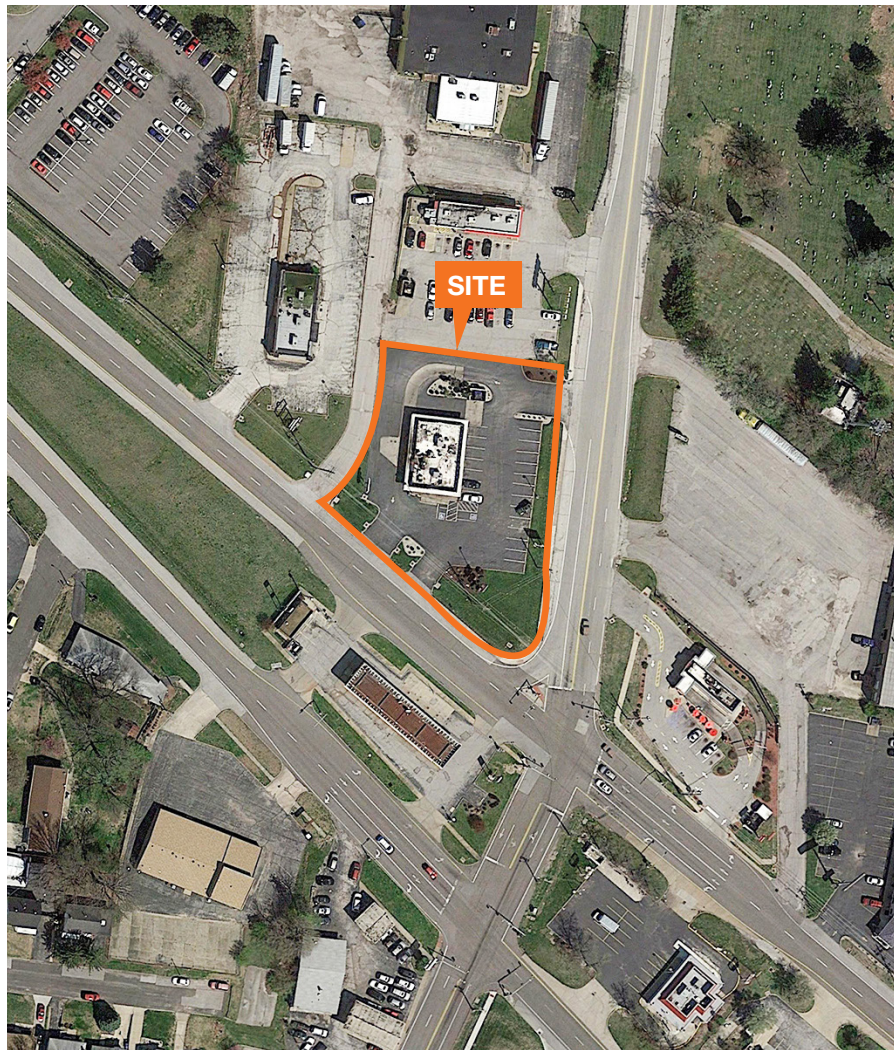




# Site Summary

## SUBJECT SITE

The subject site is located at 9707 Natural Bridge Road, Berkeley Missouri and consists of a fee simple, absolute triple net leased investment. The tenant, Jack in the Box, is a nationally recognized publicly held company that is traded on the NASDAQ under the symbol JACK.



9707 Natural Bridge Rd | Berkeley, MO

## BERKELEY (ST. LOUIS) MISSOURI LOCATION

### Nearby Retailers Include

Subway, Hilton Hotel, Holiday Inn, Quality Hotel, Denny's, Renaissance Inn, Travelodge, Comfort Inn & Suites, Church's Chicken, Arby's, White Castle, Sonic, McDonald's, Home Depot, Radio Shack, Cricket Wireless, Taco Bell, Family Dollar, and Commerce Bank. In addition, the site is within eight (8) minutes to the St. Louis International Airport, seventeen (17) minutes to the historic Old Courthouse and St. Louis Gateway Arch. Finally, there are several schools within close proximity to the site.

### Outstanding Demographics Areas

Population numbers indicate approximately 85,000 people within a 3-mile radius of the site and over 250,000 people within a 5-mile radius of the site.

### Long-term History of Success

Tenant has been in this location since 1977



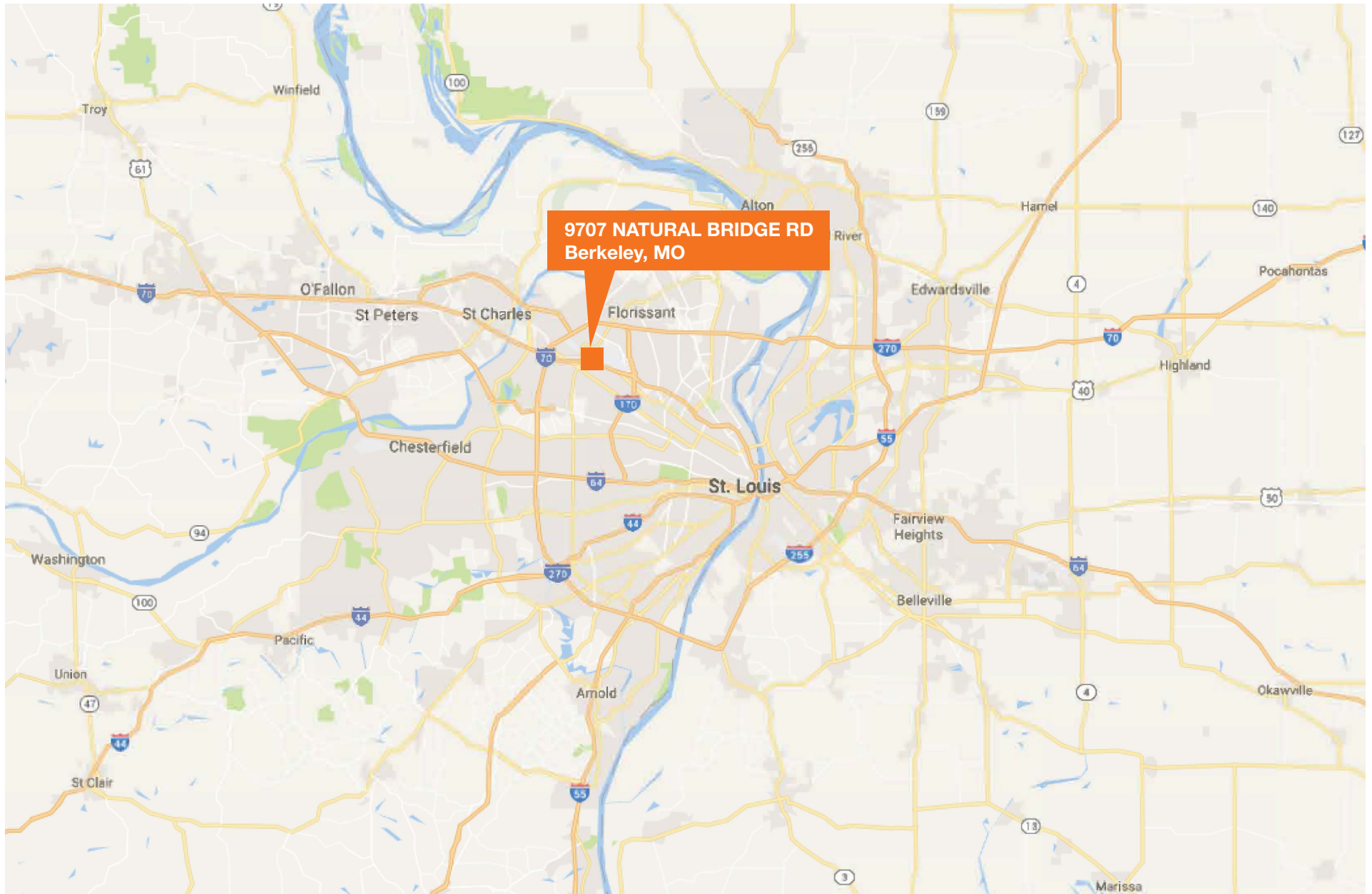


# Amenities Aerial

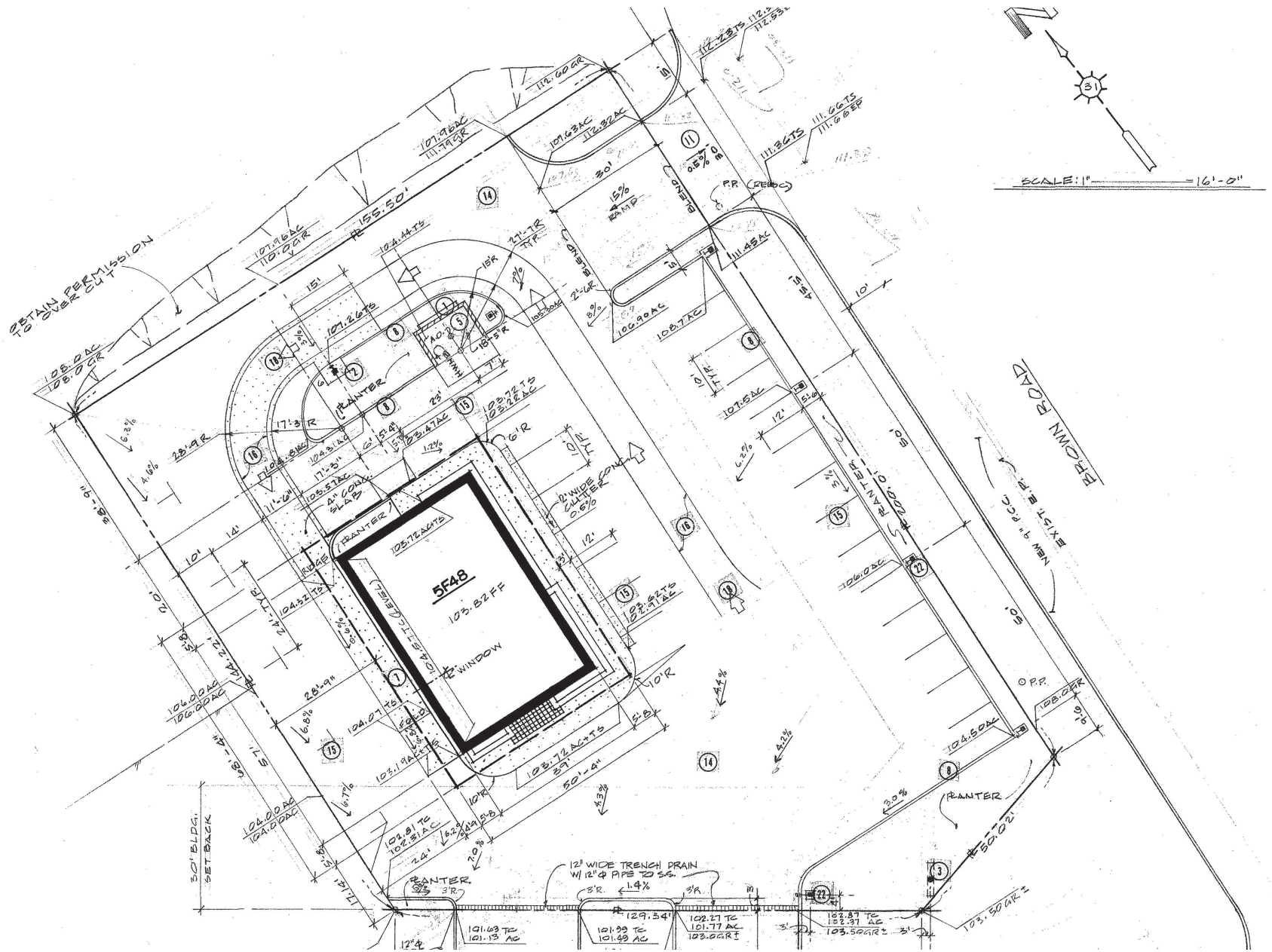




# Location Map



# Site Plan





# Location Overview

## THE CITY OF ST LOUIS

St. Louis is a city and a port in Missouri. The City developed along the western bank of the Mississippi River and today has grown to the 58th most populous U.S. city. The city relies on service, manufacturing, trade, transportation of goods, and tourism. It is also home to three professional sports teams: the St. Louis Cardinals of Major League Baseball, the St. Louis Blues of the National Hockey League and the St. Louis Rams of the National Football league. The city is commonly identified with the 630-foot tall Gateway Arch in downtown St. Louis.

## MAJOR COMPANIES AND INSTITUTIONS

As of 2013, the City of St. Louis is home to two Fortune 500 companies: Peabody Energy and Ameren. In addition, seven other Fortune 500 companies are headquartered in the surrounding region: Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric and Edward Jones Investments. Boeing employs nearly 15,000 people in its north St. Louis campus, headquarters to its defense unit. Other companies, such as LaunchCode and LockerDome, see the city's potential to become the next major tech hub. Programs such as Arch Grants are attracting new startups to the region - some of which come from outside the United States, such as Tallyfy.

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Total Population	7,312	83,672	258,281
Median Age	37	37.10	37.90
Median HH Income	\$37,594	\$40,093	\$42,840
Average HH Income	\$45,064	\$48,391	\$54,823
Total Households	2,974	33,726	105,749
Owner Occupied Housing Units	67.69%	60.80%	60.33%
Renter Occupied Housing Units	32.31%	39.20%	39.67%





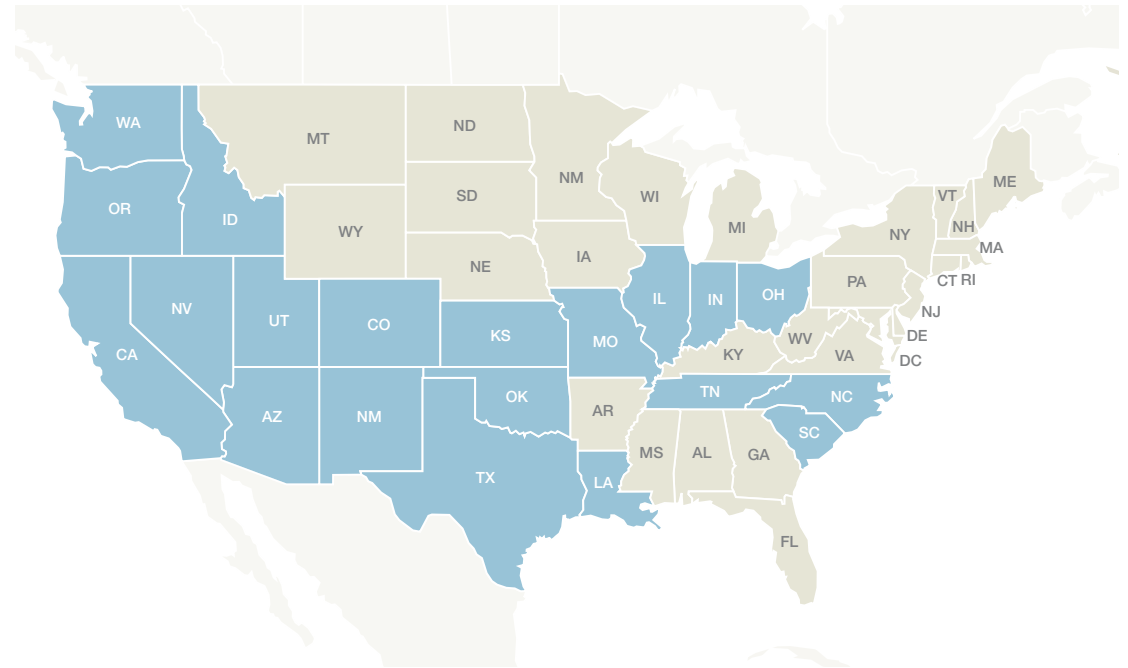
# Corporate Profile

Jack in the Box founded in 1951, is a restaurant company that operates and franchises Jack in the Box restaurants and through a wholly owned subsidiary, Qdoba Mexican Grill a leader in fast-casual dining with more than 600 restaurants in 47 states, the District of Columbia, and Canada.

Jack in the Box is among one of 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 take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day.

Jack in the Box operates in the following twenty-one (21) states:

Arizona	.....	New Mexico	.....
California	.....	Nevada	.....
Colorado	.....	Ohio	.....
Hawaii	.....	Oklahoma	.....
Idaho	.....	Oregon	.....
Illinois	.....	South Carolina	.....
Indiana	.....	Tennessee	.....
Kansas	.....	Texas	.....
Louisiana	.....	Utah	.....
Missouri	.....	Washington	.....
North Carolina	.....		





# Kidder Mathews Overview

## COMMERCIAL BROKERAGE

Professionals	550+
Annual transaction total	\$4.7B
Annual sales	17.8M SF
Annual leases	26.3M SF

## PROPERTY MANAGEMENT

Portfolio	37M SF
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## VALUATION ADVISORY

Appraisals annually	1,300+
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## SERVICES

- Commercial Brokerage
- Property Management
- Valuation Advisory
- Consulting
- Project & Construction Management
- Development Management
- Sustainability Practices

Kidder Mathews is one of the largest, independent commercial real estate firms on the West Coast, with over 550 real estate professionals and staff in 16 offices in Arizona, California, Nevada, Oregon, and Washington. We offer a complete range of brokerage, appraisal, property management, consulting, sustainability, and project and construction management services for all property types.

### WASHINGTON

# Brokers	123
# Property Managers	21
# Appraisers	25

### OREGON

# Brokers	36
# Property Managers	6
# Appraisers	2

### CALIFORNIA

# Brokers	117
# Property Managers	6
# Appraisers	3

### NEVADA

# Brokers	4
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### ARIZONA

# Brokers	12
# Property Managers	1



AWARD WINNING SERVICES  
2001-2016

PSBJ Largest Commercial Real Estate Firm

15 times

San Diego Business Journal Largest CRE Firms

1 time

A Largest CRE Firm in San Francisco

11 times

Bay Area News Group Top Places to Work

4 times

A Largest CRE Firm in Silicon Valley

9 times



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