

OFFERING MEMORANDUM

STRONG PERFORMING STORE

NNN INVESTMENT OPPORTUNITY



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4253 E. CESAR E CHAVEZ AVE.
LOS ANGELES, CALIFORNIA 90063

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

THIS OFFERING HAS BEEN PREPARED SOLELY FOR INFORMATIONAL PURPOSES. IT IS DESIGNED TO ASSIST A POTENTIAL INVESTOR IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE SUBJECT PROPERTY. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE REALTOR OR BY THE SELLER. THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN THE INFORMATION AND IS SUBJECT TO MODIFICATION OR WITHDRAWAL. THE CONTENTS HEREIN ARE CONFIDENTIAL AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT.

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PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE PROPERTY AND ALL OTHER EXPENSES, PROFESSIONAL OR OTHERWISE, INCURRED BY THEM.



4253 E. CESAR CHAVEZ AVE.
LOS ANGELES, CA 90063



INVESTMENT SUMMARY

ASKING PRICE:

\$3,000,000

CAP RATE:

4.77%

NOI:

\$143,244

NNN LEASE

RIGHT OF FIRST REFUSAL:

14 DAYS



LEASE ABSTRACT

LEASE TERM:
18 YEAR

LEASE START:
**DEC.28
2004**

LEASE ENDS:
**DEC.27
2022**

8% INCREASE
RENT
EVERY 5 YEAR

OPTION **1:**
PERIOD
EXERCISED

LEASE START:
DEC.28.2022
LEASE ENDS:
DEC.27.2027

OPTION **2:**
PERIOD

LEASE START:
DEC.28.2027
LEASE ENDS:
DEC.27.2032

OPTION **3:**
PERIOD

LEASE START:
DEC.28.2032
LEASE ENDS:
DEC.27.2037

OPTION **4:**
PERIOD

LEASE START:
DEC.28.2037
LEASE ENDS:
DEC.27.2042



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PROPERTY OVERVIEW

BUILDING SIZE:

1,938 SF

LOT SIZE:

20,654 SF

ZONING:

LCC3*

APN:

5234-003-028

- Located in major key city of Los Angeles
- Nearly located USC hospital and Cal State LA



TENANT PROFILE



Opened in 1951, Jack in the Box is now one of the nation's top fast-food burger chains with over 2,200 quick-serve restaurants in the U.S. and Guam. And with roughly 90% of our 500 million annual guests choosing drive-thru or take out, we know the importance of convenience.

Since opening, Jack in the Box spearheaded conveniences that would become industry standards like the drive-thru, breakfast sandwiches and portable salads. Now the restaurant feature one of the largest and most distinctive menus in the quick-serve restaurant space. Everything from burgers to tacos to egg rolls. Jack in the Box looks to satisfy a widevariety of cravings.

Burgers make up the core of our menu with the signature Jumbo Jack®, Ultimate Cheeseburger, the Buttery Jack™ and the Sourdough Jack® on our trademark toasted sourdough. Also, the value menu offers Jack's Deals with the famous two tacos, chicken nuggets, Jr. Bacon Cheeseburger and more. And for the customization-minded looking to make that perfect flavor mix, Jack in the Box offer endless flexibility.

COMPANY OVERVIEW



JACK IN THE BOX

TYPE PUBLIC

(NASDAQ: JACK)

LOCATIONS

2,200+ RESTAURANTS

EMPLOYEES

22,000+

SALES REVENUE

\$1.5 BILLION (2022)

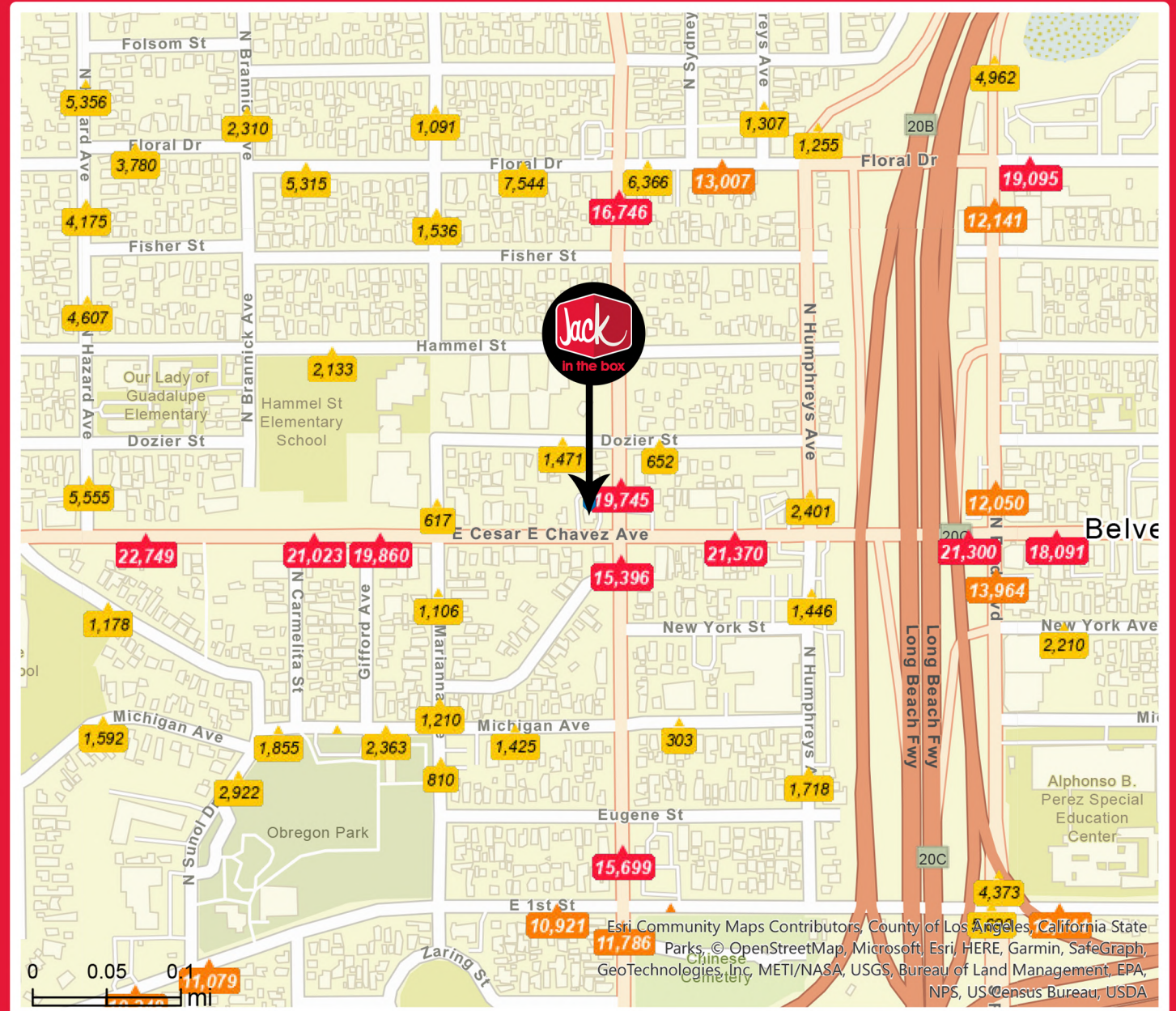
WEBSITE

WWW.JACKINTHEBOX.COM

HEADQUARTERS

9357 SPECTRUM CENTER BLVD., SAN DIEGO, CA 92123

TRAFFIC COUNT



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4253 E. CESAR CHAVEZ AVE.
LOS ANGELES, CA 90063



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,561	295,864	774,215
WHITE ALONE	4,571	35,426	110,705
BLACK ALONE	159	3,071	20,572
ASIAN ALONE	893	30,550	136,705
HISPANIC	27,933	190,551	404,477
MEDIAN AGE	29.8	32.4	34.7

HOUSING	1 MILE	1 MILE	1 MILE
HOUSING UNITS	10,393	89,295	258,347
OWNER OCCUPIED HOUSING UNITS	3,579	33,354	80,889
RENTER OCCUPIED HOUSING UNITS	6,303	51,637	162,074
VACANT HOUSING UNITS	511	4,304	15,384

INCOME	1 MILE	1 MILE	1 MILE
MEDIAN HOUSEHOLD INCOME	\$53,147	\$57,735	\$60,970
PER CAPITA INCOME	\$19,066	\$23,401	\$28,540
MEDIAN NET WORTH	\$25,397	\$37,438	\$34,139

BUSINESS	1 MILE	1 MILE	1 MILE
TOTAL BUSINESSES	752	9,220	44,884
TOTAL EMPLOYEES	21,481	123,433	456,437



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