

JACK-IN-THE-BOX

STNL INVESTMENT

240 North 400 West, Kaysville, Utah 84037



NEWMARK
MOUNTAIN WEST

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INVESTMENT SUMMARY

PURCHASE PRICE

~~\$2,950,000~~ \$2,800,000

CAP RATE

5.0%

NOI

\$140,000

TENANT TRADE NAME	Jack In The Box	RENTAL INCREASES	10% Every 5-Years
LEASE GUARANTOR	Jack in the Box Properties, LLC	EXTENSION OPTIONS	Four, 5-Year
LEASE TYPE	NNN	PROPERTY TAXES	Tenant Responsible
COMMENCEMENT	6/1/25	INSURANCE	Tenant Responsible
EXPIRATION	5/31/45	UTILITES	Tenant Responsible
GROUND LEASE TERM	20 Years	ROOF & STRUCTURE	Tenant Responsible
LEASE TERM REMAINING	19 Years		

RENT SCHEDULE

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/SF	% INCREASE
INITIAL TERM*	6/1/25	5/31/30	\$11,666.67	\$140,000.00	\$58.82	10.00%
INITIAL TERM	6/1/30	5/31/35	\$12,833.33	\$154,000.00	\$64.71	10.00%
INITIAL TERM	6/1/35	5/31/40	\$14,116.67	\$169,400.00	\$71.18	10.00%
INITIAL TERM	6/1/40	5/31/45	\$15,528.33	\$186,340.00	\$78.29	10.00%
OPTION 2	6/1/45	5/31/50	\$17,081.17	\$204,974.00	\$86.12	10.00%
OPTION 3	6/1/50	5/31/55	\$18,789.28	\$225,471.40	\$94.74	10.00%
OPTION 4	6/1/55	5/31/60	\$20,668.21	\$248,018.54	\$104.21	10.00%
OPTION 4	6/1/60	5/31/65	\$22,735.03	\$272,820.40	\$114.63	10.00%

*Rent Commencement Date to be Confirmed

INVESTMENT HIGHLIGHTS

NEW LONG-TERM LEASE

Jack-in-the-Box recently signed a long-term ground lease which has 19 years remaining on their initial term. JIB has the option to renew their lease four (4) additional times of five (5) years each.

RENT COMMENCEMENT DATE

The rent commencement date for Jack in the Box was June 1, 2025.

LOCATION

The subject property is located at the I-15 Entrance/Exit Ramps, with an average daytime traffic count of 125,690 vehicles. Location sits on a well-known corridor in Kaysville, with direct street access, which helps with quick in-and-out customer traffic. The site is near major local travel routes and neighborhood traffic which supports breakfast, lunch, dinner, and late-night convenience demand. Jack-in-the-Box includes extended hours, which is an advantage for capturing evening and late-night customers.

AREA TENANTS



PROPERTY SUMMARY

LOCATION:

240 North 400 West
Kaysville, Utah 84037

LAND AREA:

Consists of 0.78 Acres

BUILDING AREA:

The subject property consists of 1 retail building with drive-thru totaling approximately 2,380 SF of gross leasable area

FRONTAGE & ACCESS:

Full access and excellent visibility being located on the highly trafficked street of 200 North

TRAFFIC COUNTS:

200 North – 23,048 ADT
I-15 – 125,690 ADT

YEAR BUILT:

2024

ZONING:

Commercial

LAND OVERVIEW

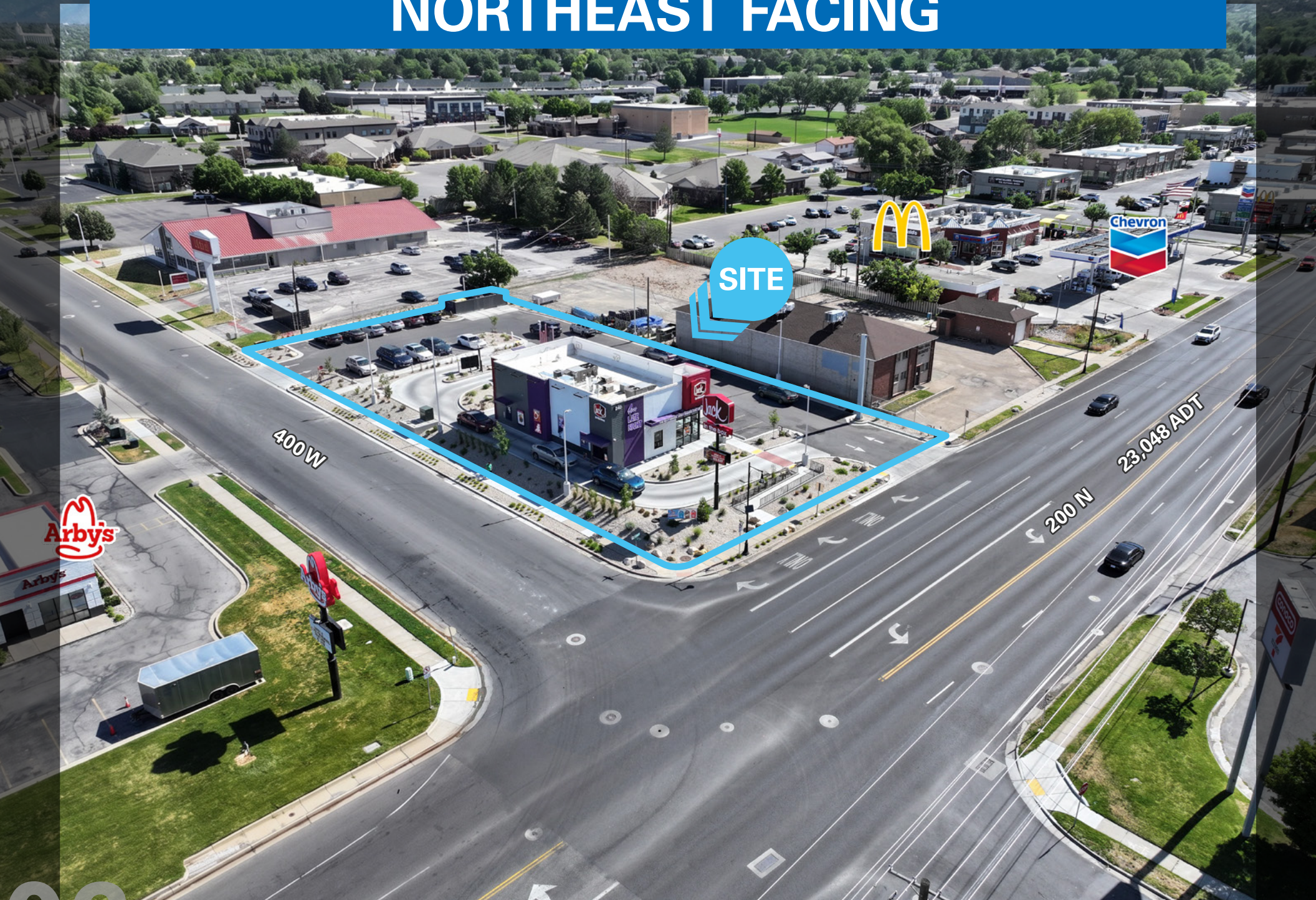
APN #	ACRES	SF
151690001	0.78	2,380



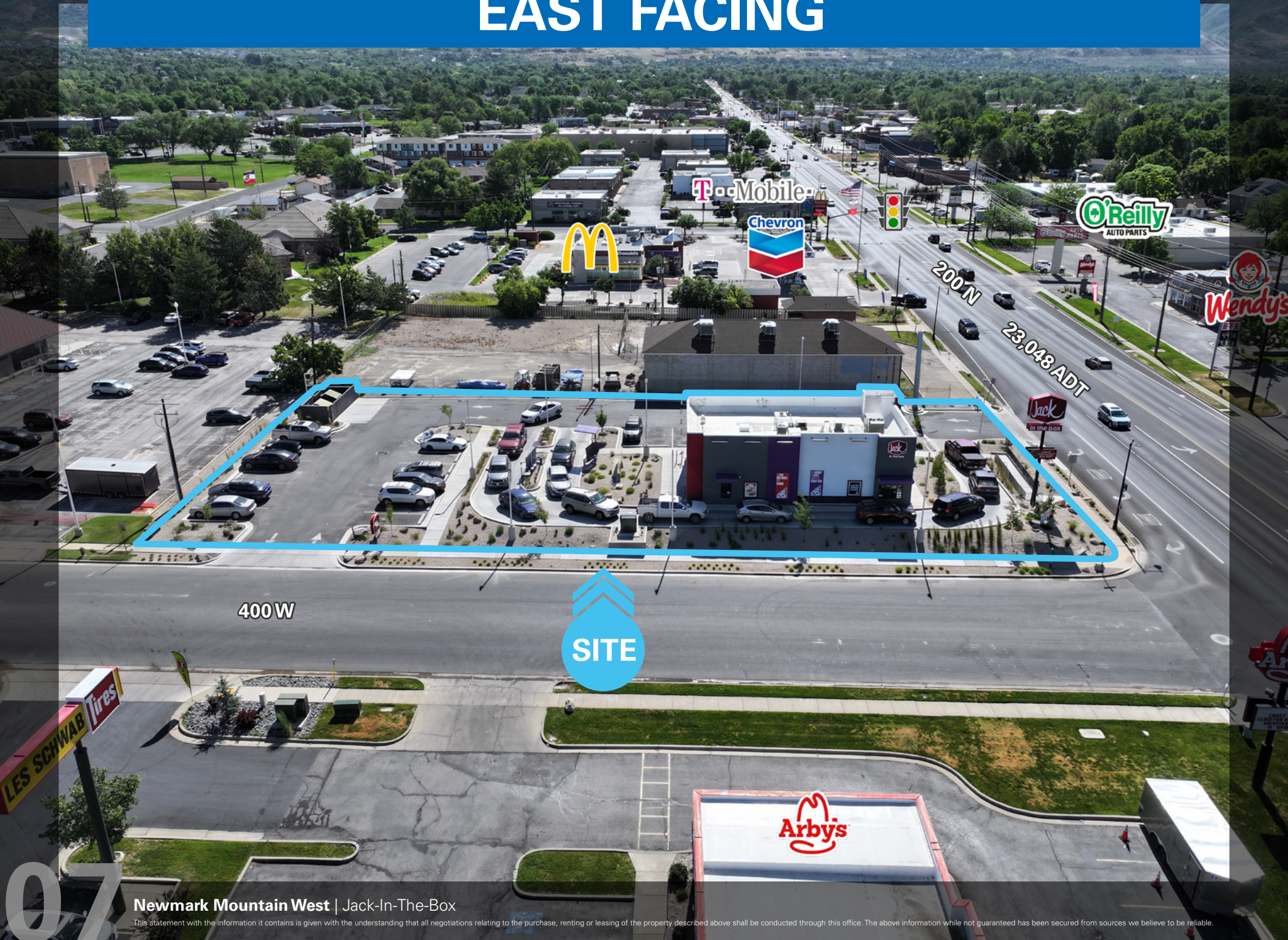
SURROUNDING RETAIL



NORTHEAST FACING



EAST FACING



400W

SITE

200N

23,048 ADT

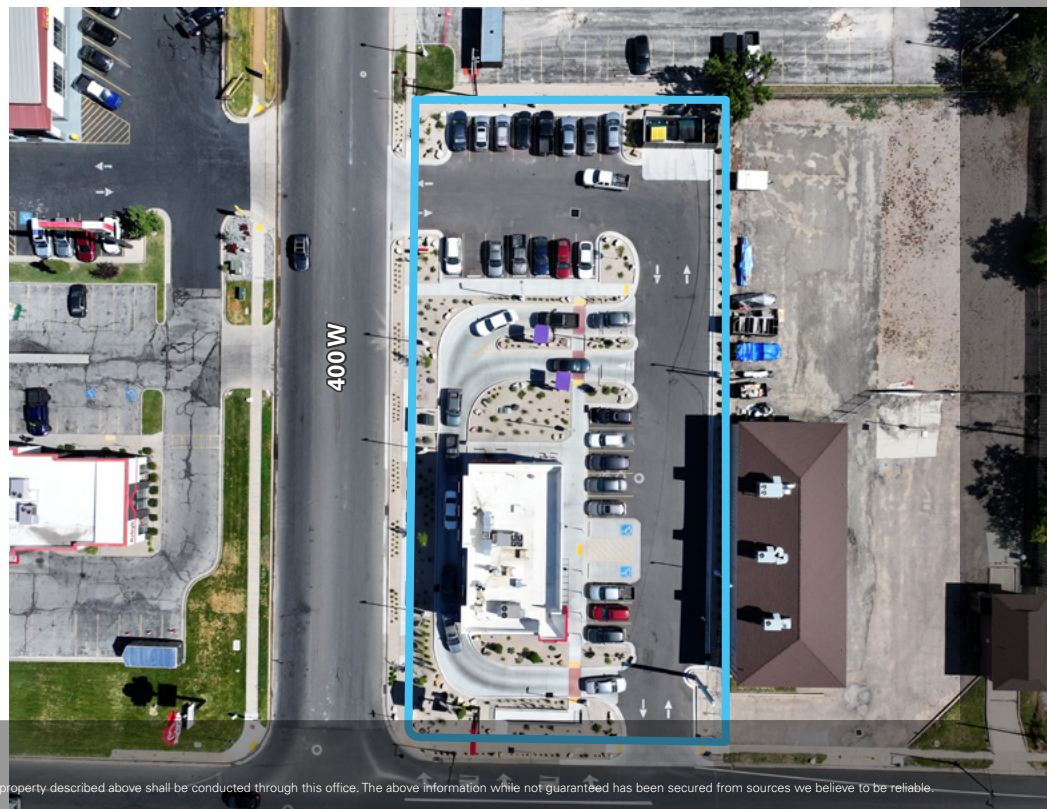
LES SCHWAB Tires

07

Newmark Mountain West | Jack-In-The-Box

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY PHOTOS



TENANT PROFILE



Jack in the Box has always been the place for those who live outside the box. Where you can try new things and order what you want when you want it, while always getting it fast, hot and fresh. Opened in 1951, we're now one of the nation's top fast-food burger chains with approximately 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, we've spearheaded conveniences that would become industry standards like the drive-thru, breakfast sandwiches and portable salads. Now we feature one of the largest and most distinctive menus in the quick-serve restaurant space. Everything from burgers to tacos to egg rolls. All cravings are welcome here.

If you love the classics, 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. If you seek good value, we offer Jack's Deals with our famous two tacos, chicken nuggets, Jr. Bacon Cheeseburger and more. And for the customization-minded looking to make that perfect flavor mix, we offer endless flexibility.

We don't dictate cravings. We serve our full menu, including breakfast, all day every day. Want a burger for breakfast or breakfast sandwich for dinner? You got it. And with many locations open 18–24 hours, you can always get just what you want, when you want it, at Jack in the Box.

ESTABLISHED: 1951

LOCATIONS: 2,200+

EMPLOYEES: 9,000

HEADQUARTERS: San Diego, CA

COMPANY: Publicly Traded

WEBSITE: www.jackinthebox.com



2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		10,654	74,821	141,924
2030 EST. POPULATION		10,299	75,409	144,739
EST. HOUSEHOLDS		3,514	23,055	45,351
EST. AVERAGE HOUSEHOLD INCOME		\$125,937	\$160,013	\$147,883
EST. MEDIAN HOUSEHOLD INCOME		\$106,226	\$126,571	\$117,458

DAVIS & WEBER COUNTIES, UT

Davis and Weber Counties is a thriving economic hub characterized by a diverse and rapidly growing population, making it an attractive destination for businesses. The region boasts a strong economy driven by key sectors such as advanced manufacturing, aerospace, logistics, healthcare, and education, supported by a highly skilled workforce. Strategic access to major transportation routes,

including I-15 and proximity to Salt Lake City International Airport, enhances connectivity for businesses. With competitive costs for commercial real estate, a business-friendly environment, and a high quality of life, Davis and Weber Counties is an ideal location for companies seeking growth and expansion opportunities in Northern Utah.



658,339

Population



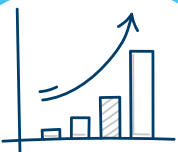
\$107,122

Median Household
Income



\$131,486

Average Household
Income



0.7%

Projected Annual
Growth Rate



19,178

Total Businesses



179,058

Total Employees



NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



30,580+
TRANSACTIONS COMPLETED



328.2
MILLION
SF TRANSACTED



\$37.5
BILLION
TRANSACTIONS COMPLETED



77K+
ACRES TRANSACTED



\$13.0+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as Jack-In-The-Box @240 North 400 West, Kaysville, Utah 84037. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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