



JACK IN THE BOX

VISTA, CA (N. SAN DIEGO COUNTY)



*ACTUAL PROPERTY

OFFERED AT \$3,300,000
5.0% CAP RATE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



NNN INVESTMENT
GROUP

NET LEASED INVESTMENTS

SALE-LEASEBACK | NEW 15 YEAR ABSOLUTE NNN LEASE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE \$3,300,000	CAP RATE 5.0%	RENT/MO \$13,750	NOI \$165,000*
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* Combined annual rent from Jack in the Box and Electric Vehicle Charging Station

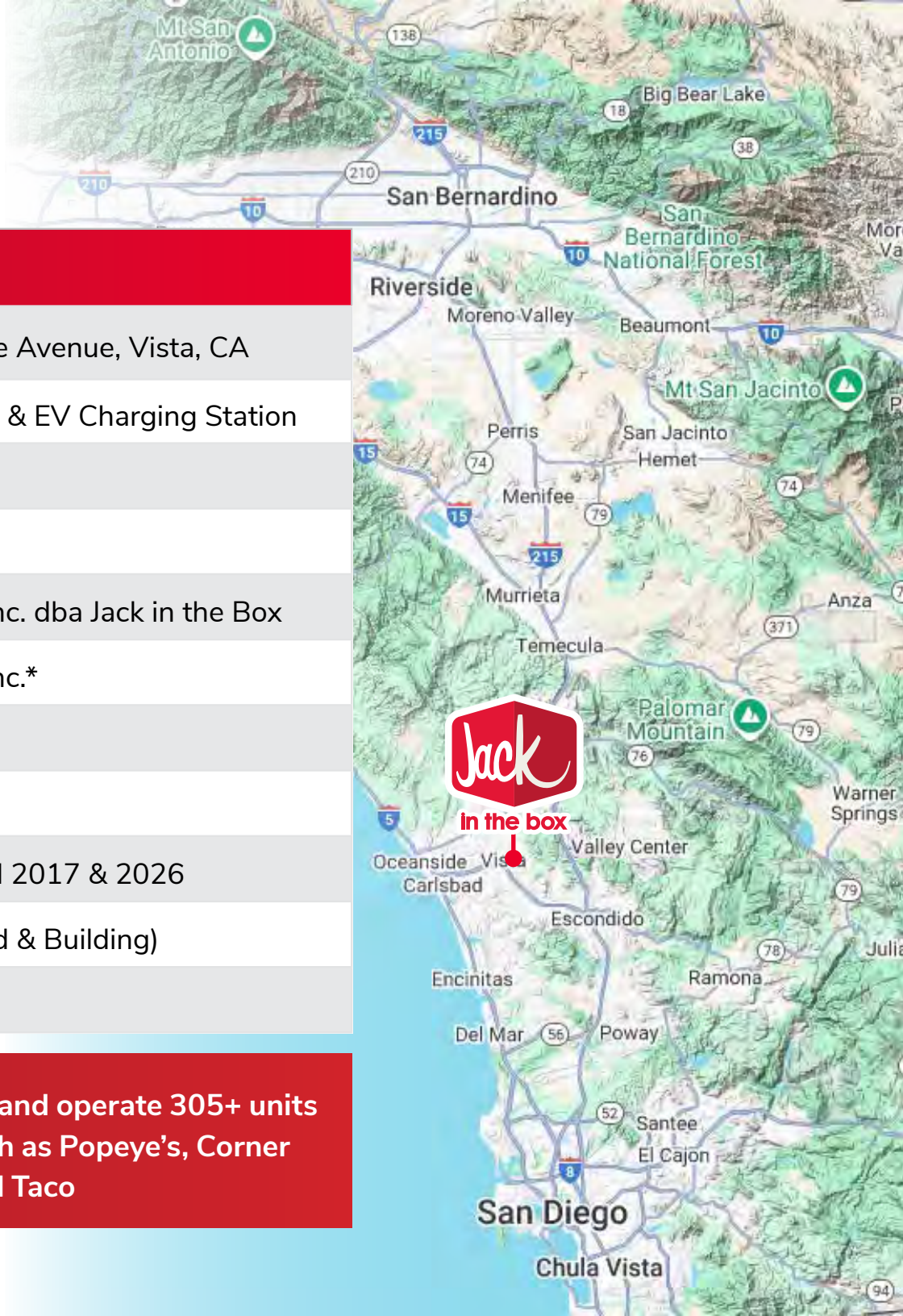


ACTUAL PROPERTY

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	1004 S. Santa Fe Avenue, Vista, CA
Property Type	Standalone QSR & EV Charging Station
Parcel No.	179-080-57-00
Store #	#3082
Tenant	Beshay Foods, Inc. dba Jack in the Box
Operator	Beshay Foods, Inc.*
Building Size (GLA)	2,343 SF
Land Size	0.42 AC
Year Built	1985/Renovated 2017 & 2026
Ownership	Fee Simple (Land & Building)
Tenant Sales Reporting	No

* Beshay Foods, Inc. and its affiliates own and operate 305+ units in 9 states, including other concepts such as Popeye’s, Corner Bakery, Denny’s, and Del Taco



NET OPERATING INCOME

NET OPERATING INCOME		
	Jack In the Box	ChargeNet
Annual Rent	\$150,000	\$15,000
Cap Rate	5.0%	5.0%
Price	\$3,000,000	\$300,000

PRICE & CAP	
Combined Price	\$3,300,000
Combined NOI	\$165,000
Blended Cap	5.0%

INVESTMENT HIGHLIGHTS



NEW 15-YEAR JACK IN THE BOX SALE-LEASEBACK NNN INVESTMENT

New 15-year absolute-NNN lease delivered at close of escrow.

- Zero landlord responsibilities – True passive “mailbox money” ownership.
- 10% rent increases every 5 years in the initial term and renewal options.
- Unique diversified income stream – The subject property benefits from two separate income streams being paid by Jack in the Box and ChargeNet (electric vehicle charging stations).
- Ease of ownership – The tenant pays 100% of all expenses and is required to maintain the building, parking lot, and EV charging stations.



BEST-IN-CLASS TENANT/ OPERATOR

One of the largest Jack in the Box operators in the country (243 units)

- Beshay Foods, Inc. is one of the largest franchisees of Jack in the Box nationwide, operating over 243 units.
- Parent company Beshay Enterprises operates over 305 multi-brand units, including other concepts such as Popeyes, Corner Bakery, Denny’s, and Del Taco.
- Operations in 9 U.S. states – CA, AZ, WA, CO, IN, ID, TX, OR, and OK.



DENSE INFILL SOUTHERN CALIFORNIA LOCATION (243,000 PEOPLE)

Real estate advantage – Less than 1 mile from CA Highway 78 (139,000 VPD) on/off ramp. Strong real estate fundamentals

- The subject property resides in a dense infill submarket of San Diego containing over 243,000 people within a 5-mile radius.
- Real estate advantage – Less than 1 mile to CA Highway 78 (139,000 VPD) via the Civic Center Drive on/off ramp (28,000 VPD), the main east–west thoroughfare in North San Diego County.
- Located along S. Santa Fe Avenue with visibility to over 21,000 vehicles per day, with access from both northbound and southbound travel lanes.
- The subject property benefits from a successful customer base with average household incomes of over \$141,000 within a 1-mile radius.



HIGHLY DESIRABLE NORTH SAN DIEGO COUNTY REAL ESTATE

High barriers to entry – Tier 1 Southern California market – Downturn resiliency

- There is constant demand for the North San Diego market by national tenants who view the Highway 78 Corridor as a “must-have” footprint.
- Barriers to new supply – Between coastal growth constraints, environmental restrictions, and community planning standards, new commercial supply is not delivered quickly or cheaply.
- Limited new competition protects occupancy and allows rents to increase on renewals.
- North County San Diego’s population affluence supports consumer spending even when rates rise or broader markets soften.
- If you are looking for predictable income and eventual liquidity in a first-tier California market, North County fits that profile.

LEASE SUMMARY | JACK IN THE BOX

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$150,000
Rent Commencement	Close of Escrow
Lease Expiration	15 Years from COE
Lease Term	15 Years
Options to Renew	(4)-5-Year Options
Rent Increases	10% Every 5 Years
LL Responsibilities	None
Lease Type	Absolute-NNN Lease
Tenant Sales Reporting	No
Tenant Financials	Upon Request

RENT SCHEDULE | JACK IN THE BOX

JACK IN THE BOX RENT SCHEDULE - PRIMARY TERM					
	Term	NOI/YR	NOI/MO	NOI/SF/ YR	Rent Increase
Current Term	Years 1-5	\$150,000.00	\$12,500.00	\$64.02	10%
	Years 6-10	\$165,000.00	\$13,750.00	\$70.42	10%
	Years 10-15	\$181,500.00	\$15,125.00	\$77.46	10%
RENEWAL OPTIONS - (4) 5-YEAR OPTIONS REMAINING					
	Option 1	\$199,650.00	\$16,637.50	\$85.21	10%
	Option 2	\$219,615.00	\$18,301.25	\$93.73	10%
	Option 3	\$241,576.50	\$20,131.38	\$103.11	10%
	Option 4	\$265,734.15	\$22,144.51	\$113.42	10%

LEASE SUMMARY | CHARGENET

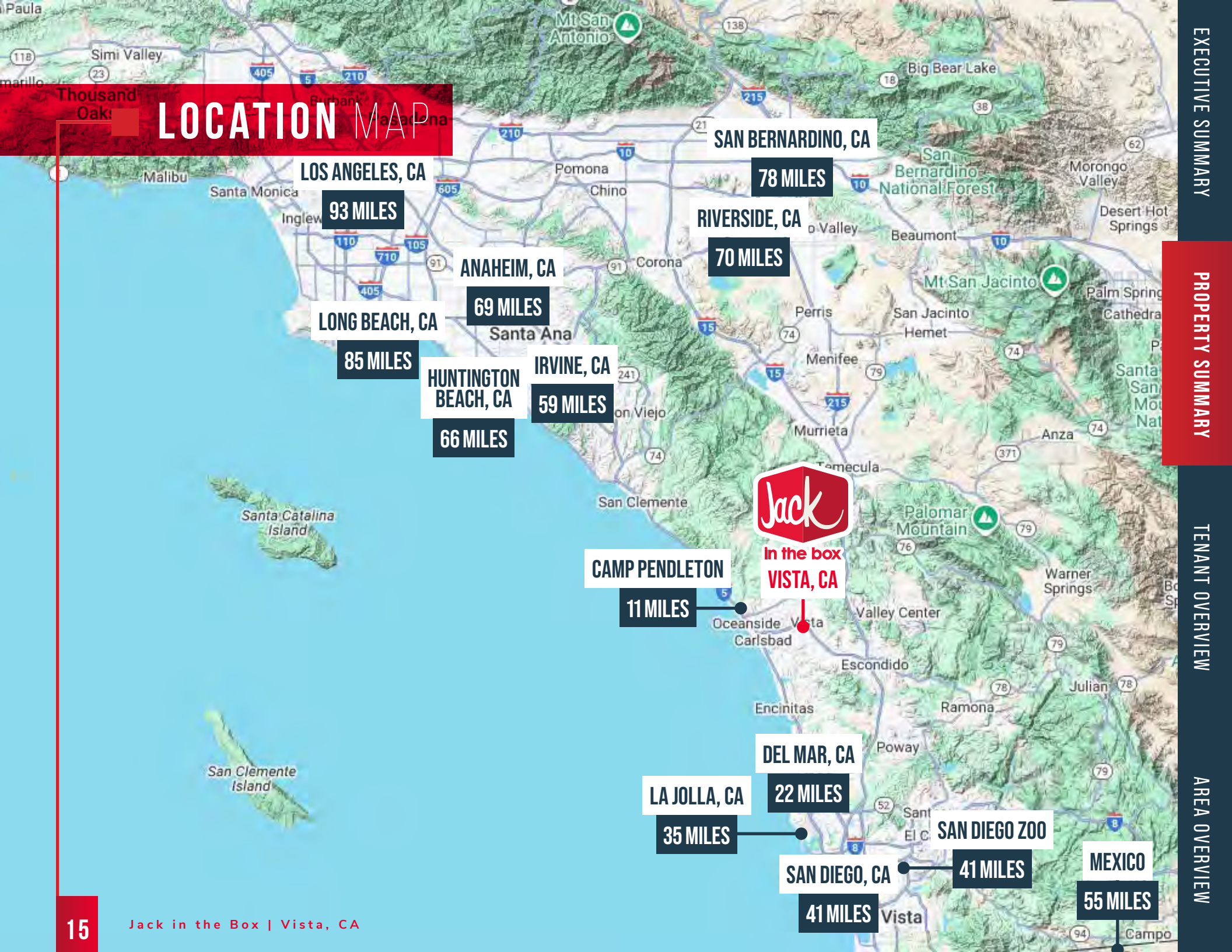
TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$15,000
Rent Commencement	5/1/2026 (est.)
Lease Expiration	4/30/2036 (est.)
Lease Term	10 Years
Term Remaining	10 Years
Options to Renew	(2)-5-Year Options
Rent Increases	None
LL Responsibilities	None
Lease Type	Absolute NNN Lease

RENT SCHEDULE | CHARGENET

CHARGENET RENT SCHEDULE - PRIMARY TERM			
Term	NOI/YR	NOI/MO	Rent Increase
Years 1-10	\$15,000.00	\$1,250.00	-
Annual Rent Paid by ChargeNet is the Greater of \$15,000 or 8% of Net Charging Revenue			
RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING			
Option 1	\$15,000	\$1,250	-
Option 2	\$15,000	\$1,250	-



PROPERTY SUMMARY

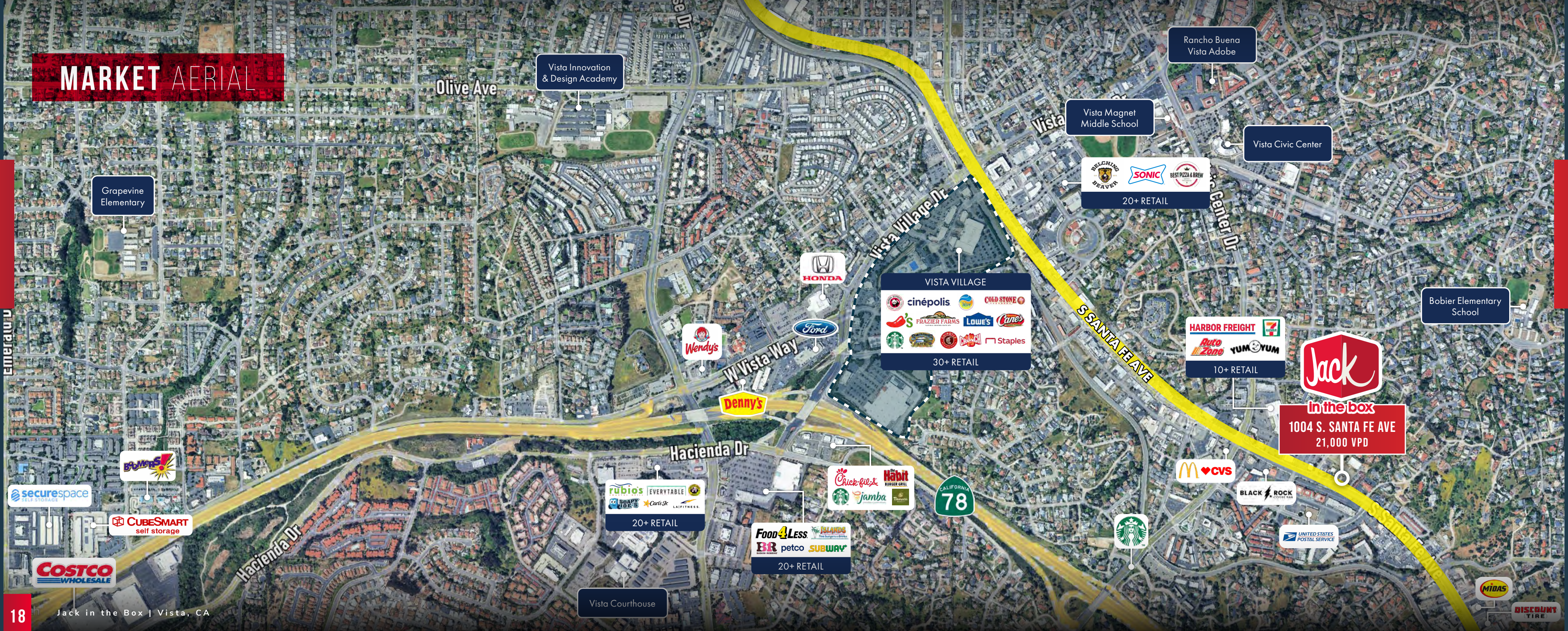


SAN DIEGO COUNTY

PACIFIC OCEAN



MARKET AERIAL





PROPERTY PHOTOS









TENANT OVERVIEW



ABOUT JACK IN THE BOX

Trade Name:	Jack in the Box
Industry:	QSR
NASDAQ	JACK
Revenue (2025):	US \$1.46 Billion
Area Served:	Nationwide
Locations:	2,100+
Employees:	8,100+
Corporate Headquarters:	San Diego, CA
Website:	www.jackinthebox.com



VIEW ANNUAL
REPORT & OTHER
FINANCIALS

NASDAQ:
JACK

\$1.46B
REVENUE

8,100+
EMPLOYEES

2,100+
LOCATIONS

ABOUT THE OPERATOR

Operator:	Beshay Foods, Inc
Parent Company:	Beshay Enterprises
Headquarters:	Murrieta, CA
Total Units:	305+
Operating Territory:	9 states (CA, AZ, WA, CO, IN, ID, TX, OK, OR)
Brands:	Jack in the Box, Del Taco, Denny's, Popeye's, Corner Bakery Cafe

BESHAY FOODS INC

Parent company Beshay Enterprises is a well-established, multi-brand restaurant operator and one of the largest franchisees of Jack in the Box nationwide. With more than 305 units under management, the group operates a diverse portfolio of high-performing quick-service and fast-casual restaurants across nine states.

Their platform includes 243 Jack in the Box, 24 Denny's, 18 Popeyes, 17 Del Taco, and 4 Corner Bakery Café locations, all strategically positioned in growth-oriented markets with strong consumer traffic. Known for operational discipline, scalability, and long-term brand partnerships, Beshay Enterprises is a premier national operator focused on sustainable restaurant success.

243 UNITS

24 UNITS

17 UNITS

18 UNITS



AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	15,889	126,439	243,998
HOUSEHOLDS	5,185	42,010	83,662
EMPLOYEES	4,970	42,655	122,963
MEDIAN AGE	37.6	37.1	38.6
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$141,363	\$136,909	\$142,773
MEDIAN	\$119,190	\$106,603	\$113,130
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$666.31 M	\$5.21 B	\$10.61 B
EDUCATION	\$14.96 M	\$116.5 M	\$238.77 M
TAKEOUT FOOD	\$28.58 M	\$223.51 M	\$453.27 M
ENTERTAINMENT	\$37.06 M	\$290.24 M	\$587.29 M



DRIVE TIMES

CA 78	3 MIN
CAMP PENDLETON	13 MIN
I-15	14 MIN
OCEANSIDE	15 MIN
LEGOLAND	20 MIN
DOWNTOWN SAN DIEGO	45 MIN



TRAFFIC COUNTS

CA 78	139,600 VPD
S SANTA FE AVE	21,200 VPD
CIVIC CENTER DR.....	28,900 VPD
POSTAL WAY	3,500 VPD

■ ABOUT VISTA, CA

VISTA, CA is a vibrant city in northern San Diego County known for its pleasant Mediterranean climate, rolling hills, and strong sense of community. The local economy is diverse and growing, driven by manufacturing, technology, craft brewing, and small businesses. Vista is home to several industrial parks that support advanced manufacturing and biotech firms, while its revitalized downtown and craft beer scene attract tourism and entrepreneurship. With a balance of business opportunity and suburban comfort, Vista offers both a thriving economic base and a high quality of life.



COMMUNITY PROFILE

- Population: ~99,000 residents
- Median Age: ~35 years
- Households: ~31,000
- Demographics: Diverse population with a strong Hispanic/Latino presence, contributing to a dynamic labor force and consumer base



ECONOMIC OVERVIEW

- Employment Base: Manufacturing, life sciences, healthcare, professional services, and retail
- Business Environment: Pro-business city with active Economic Development programs and streamlined permitting
- Major Employment Areas: Vista Business Park, downtown Vista, and surrounding industrial corridors



WORKFORCE & INCOME

- Median Household Income: ~\$92,000
- Labor Pool: Access to a skilled North County workforce with connectivity to Carlsbad, Oceanside, San Marcos, and Escondido
- Education Access: Proximity to CSU San Marcos, Palomar College, and regional trade schools

■ ABOUT SAN DIEGO, CA

SAN DIEGO, CA is one of the most diverse and resilient economies in the nation, driven by innovation, global trade, and a highly skilled workforce. The region is anchored by globally recognized clusters in life sciences, biotechnology, defense, technology, tourism, and higher education, creating a balanced economic base that performs well across business cycles. San Diego's coastal location, Pacific Rim access, and direct connection to Mexico through one of the busiest land-border crossings in the world further enhance its role as a center for cross-border commerce and logistics. Coupled with a high quality of life and strong population growth, the region continues to attract employers, talent, and investment capital.



Economy

Regional GDP exceeds \$260 billion, among the largest metropolitan economies in the U.S.



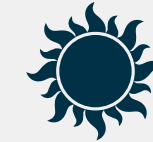
Attractions

San Diego Zoo, SeaWorld, San Diego Comic Con, Balboa Park



Industry Hub

Major industry clusters include life sciences, biotech, defense, technology, and tourism.



Gateway

Cross-border trade with Mexico is a significant and growing economic driver.



Investment

Consistently ranks as a top U.S. market for venture capital investment in life sciences and tech.



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