

Pinole Valley High School
(1,225+ Students)

Pinole Valley Shopping Center



Walgreens

Peet's Coffee



Jack in the box®

Pinole Valley Road Towards
Interstate 80 On Ramp
(16,000+ Average Cars Per Day)

Corporate Guarantee | Rent Increase (Up to 13.5%) in May 2028

Jack in the Box
2689 Pinole Valley Road, Pinole, CA 94564

Marcus & Millichap

COMPASS
COMMERCIAL

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR LISTING AGENT FOR MORE DETAILS.

\$4,254,000

ASKING PRICE

6.50%

CAP RATE

Absolute NNN

LEASE TYPE

\$276,510

NET OPERATING INCOME

Corporate Lease

LEASE GUARANTOR

1.24 Acres

EST. LOT SIZE

NOTE: Buyer must conduct their own due diligence to verify the accuracy of all information shown above and throughout this offering memorandum.

INVESTMENT HIGHLIGHTS

- ❖ Corporate backed freestanding Jack in the Box | Only Jack in the Box located in the city of Pinole
- ❖ Absolute NNN lease: no landlord maintenance responsibilities whatsoever
- ❖ Large 1.24-acre lot located right before the freeway entrance to Interstate 80
- ❖ Well-established location: Jack in the Box has been in business at this location for over 35 years
- ❖ Excellent visibility: direct frontage along Pinole's main commercial retail corridor
- ❖ Across from Pinole Valley Shopping Center (anchored by Trader Joe's, Walgreens, Peet's Coffee, Chipotle & Five Guys)
- ❖ Minutes from Pinole Valley High School (1,292+ students)
- ❖ Strong demographics: \$143,882 average household income with a population of over 53,996 within a two-mile radius
- ❖ Rent increase in May 2028 (potential 13.5% increase based on CPI)



**INVESTMENT SUMMARY***

List Price:	\$4,254,000
CAP Rate:	6.50%
Annual NOI:	\$276,510
Est. Building SF:	3,575 square feet
Est. Lot Size:	1.24 acres
Est. Year Built:	1968
Est. Zoning:	Commercial Restaurant
Address:	2689 Pinole Valley Road Pinole, CA 94564

LEASE TERMS*

Lease Commencement Date:	July 9, 1991
Lease Expiration Date:	May 16, 2029
Lease Guarantor:	Foodmaker, Inc.
Lease Type:	Absolute NNN Lease
Rent Increases:	Based on CPI calculation every 3 years, capped at 13.5%.
Next Rent Increase:	May 17, 2028
Renewal Options:	Two, 5-Year Renewal Options
Right of First Refusal	Yes, Tenant has 15-days to respond

*Building Square Footage, Lot Size and Year Built figures shown above are estimates only. Buyer must verify the accuracy of these figures along with all lease information shown above during their Due Diligence Period. Broker makes no representation or warranty to the accuracy of this information.

List of Recent Developments in Pinole, CA

- **Pinole Valley Road Rehabilitation:** \$3 million rehab project to improve Pinole's main retail corridor. Includes road resurfacing, new ADA-compliant curb ramps, and bike facility upgrades
- **Appian Village Development:** 154 new residential units consisting of 26 new three-story residential buildings located on a 7.38-acre site. Currently under construction.
- **Vista Woods:** 179-unit affordable senior apartment complex. Construction completed in 2025.
- **Pinole Shores II:** 116,730 square foot warehouse distribution project with about 10,000 square feet of office space. Project is approved and starting construction soon.
- **Downtown & Old Town Revitalization:** city council is finalizing plans to streamline multi-family and mixed-use development standards, making it easier for developers to build at or near Pinole historic center.

Major Employers in the Immediate Area

- **Kaiser Permanente:** Kaiser is the largest employer in Contra Costa County. One of Kaiser's flagship hospitals is located near Pinole and the city is home to several medical office outpatient services.
- **Bio-Rad Laboratories:** life sciences and diagnostics company employs over 7,400 people in the region. Headquartered in nearby Hercules, the company recently announced expansion plans in 2026.
- **Pinole Point Business Park:** massive 100+ acres industrial park serves as a regional distribution hubs to several Fortune 500 companies including UPS, Amazon, and Whole Foods.

Pinole's Main Retail Corridor with a population of 174,314+ within a 5-mile radius

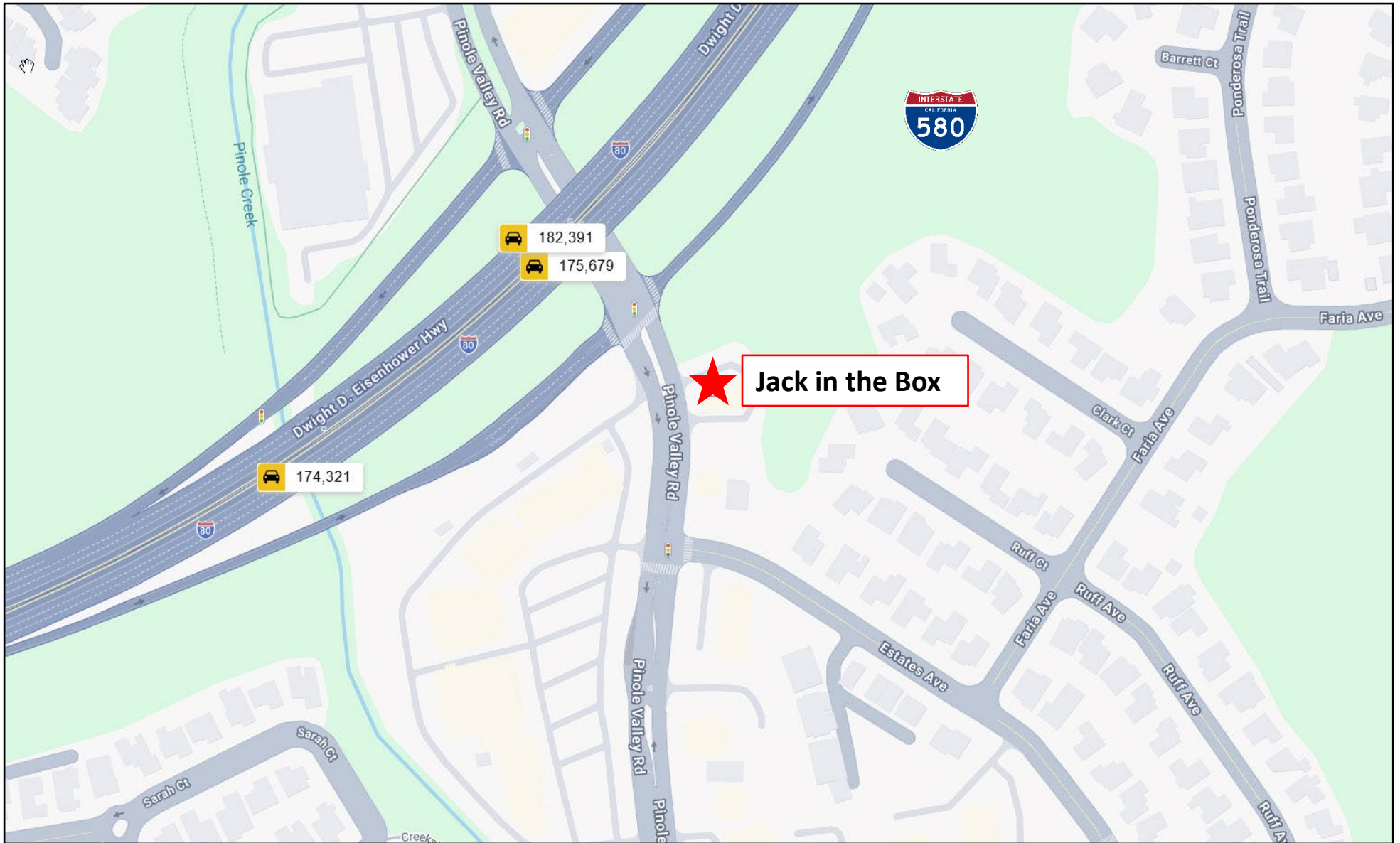
Pinole Valley Shopping Center



On Ramp to Interstate 80







DEMOGRAPHICS

PINOLE, CA

	2-Mile	5-Mile	10-Mile
2020 Population	54,377	175,841	578,083
2025 Population	53,996	174,314	575,911
2020 Households	19,125	58,348	208,193
2025 Households	18,938	58,348	207,766
Consumer Spending	\$784M	\$2.3B	\$7.7B
Median Household Income	\$120,119	\$106,481	\$103,602
Average Household Income	\$143,882	\$131,889	\$133,298

58,348



Total Households in a 5-Mile Radius of the Subject Property



\$143,882

Average Household Income Within a 2-Mile Radius of the subject property

174,314

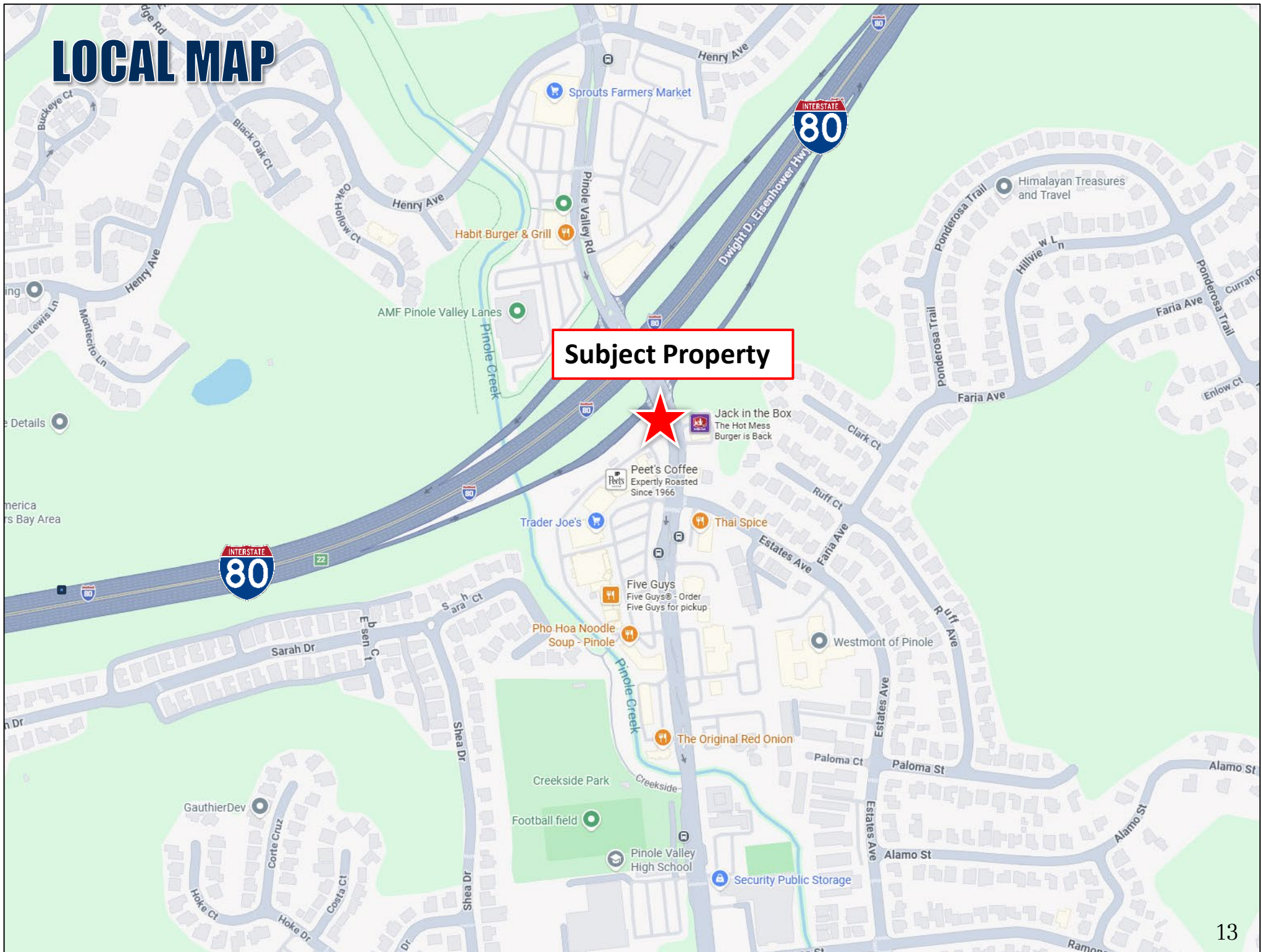


Total Population Within a 5-Mile Radius of the Subject Property



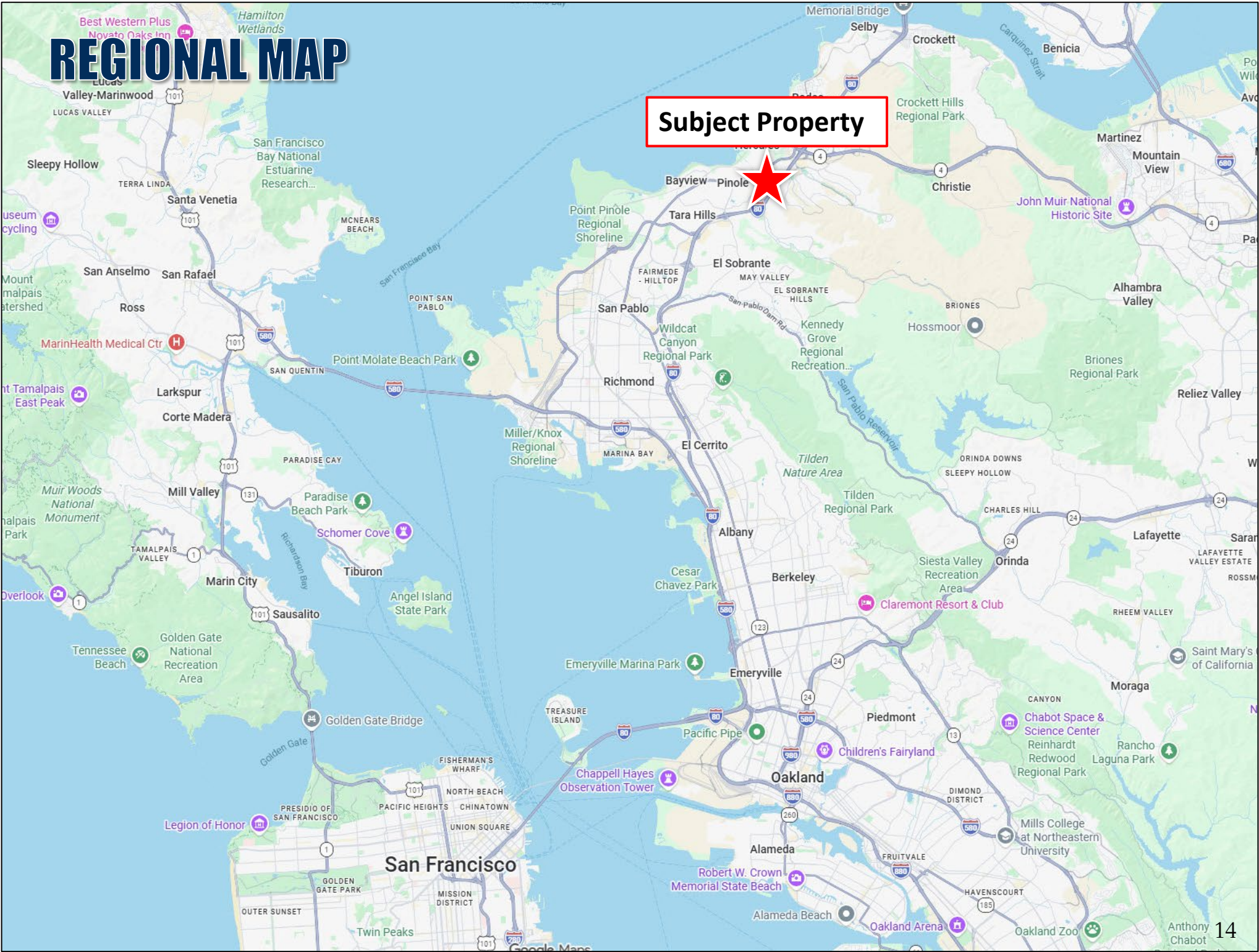
Pinole Valley Shopping Center
(across from Jack in the Box)

LOCAL MAP



REGIONAL MAP

Subject Property



Only Jack in the Box Located in Pinole

\$143,882 Average HHI | Adjacent to Highway 80 | In Business Since 1991



Gateway Shopping Center

SPROUTS FARMERS MARKET

the Habit BURGER GRILL

Starbucks

Davita Kidney Care

Orangetheory FITNESS



On Ramp to Interstate 80

Pinole Valley Shopping Center

