

OFFERING MEMORANDUM

ABSOLUTE NET LEASED INVESTMENT

*±3,377 SF Single-
Tenant NNN Leased
Investment Corporate
Tenant Publicly Traded*



203 E COLE RD, CALEXICO, CA

km Kidder
Mathews

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*Exclusively
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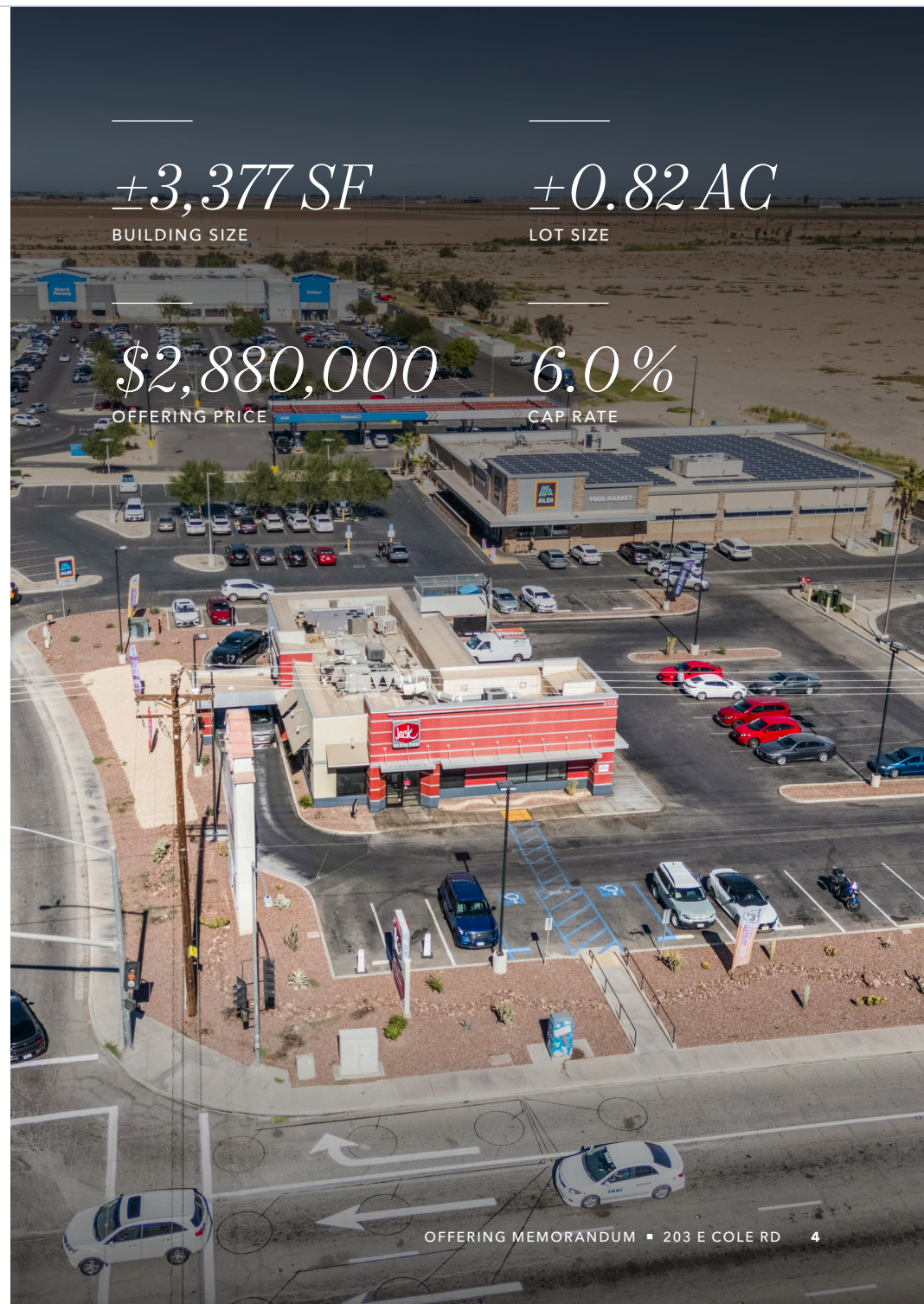
EXECUTIVE SUMMARY

Section 01

PREMIER OFFERING IN THE HEART OF CALEXICO

This offering represents the opportunity to acquire a stabilized, long-term single-tenant Jack in the Box restaurant in Calexico, California. The property features an absolute net lease, requiring zero landlord responsibilities, and provides predictable income with scheduled 8% rent increases every 5 years.

ADDRESS	203 E Cole Rd, Calexico, CA
OFFERING PRICE	\$2,880,000 (\$852.83 PSF)
CAP RATE	6.0%
NET OPERATING INCOME	\$172,800
LEASE TYPE	Absolute NNN (no landlord responsibilities)
TENANT	Jack in the Box
GUARANTOR	Corporate Guarantee
TERM REMAINING	Lease expires March 9, 2031
BUILDING SIZE	3,377 SF
LOT SIZE	0.82 acres





Jack in the Box is a major U.S. quick-service restaurant operator with over 2,000 locations across the country.

The chain serves a diverse all-day menu and is known for strong drive-thru performance. The tenant at this location operates under a corporate guarantee, strengthening credit quality and providing long-term stability for investors.

3/10/03
COMMENCEMENT DATE

3/9/31
EXPIRATION DATE



TENANT *Jack in the Box*

REMAINING TERM *±5 Years*

GUARANTOR *Corporate Guarantee*

RENTAL INCREASES *8% every 5 years*

LEASE TYPE *Absolute NNN*

OPTIONS *Multiple 5-year periods*

INVESTMENT HIGHLIGHTS

PASSIVE ABSOLUTE NNN LEASE

Tenant is responsible for all taxes, insurance, and maintenance, resulting in zero landlord management.

CORPORATE-GUARANTEED LEASE

Jack in the Box provides a corporate guarantee, enhancing credit strength.

STRONG RENT GROWTH

Fixed 8% increases every 5 years, increasing yield over time.

ESTABLISHED 20-YEAR OPERATING HISTORY

Tenant has operated at this site since 2003, demonstrating long-term store performance.

STRONG WEST COAST TENANT

This Jack in the Box represents a strong West Coast single-tenant net-leased investment offering:

- Corporate-backed credit
- Absolute NNN lease
- Zero landlord responsibilities
- Long-term operating history
- Predictable rent increases
- Stable, growing cash flow

It is a compelling acquisition for investors seeking passive income, inflation-hedged rent escalations, and a high-quality QSR tenant in an established trade area.

ATTRACTIVE BASIS

\$852.83/SF for a rare West Coast STNL QSR footprint.



VALUATION ANALYSIS

Section 02

FINANCIAL SUMMARY



PROPERTY DESCRIPTION

Price	\$2,880,000
Price Per SF	\$852.83
CAP Rate	6.0%
Year Built	2003
Gross Leasable Area	3,377 SF
Lot Size	0.82 acres

LEASE INFORMATION SUMMARY

Tenant	Jack in the Box
Base Rent	\$51.17 PSF \$4.26 PSF per month \$172,800 annual rent
Rent Increases	8%
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	03/10/2003
Lease Expiration	03/09/2031
Renewal Options	03/10/2031 03/10/2036 03/10/2041 03/10/2046
Term Remaining on Lease	6 years
Landlord Responsibility	None

OPERATING INFORMATION

Year 1 Net Operating Income	\$172,800
Rent PSF	\$51.17 PSF

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent PSF	CAP Rate
CURRENT	\$172,800	\$14,400	\$51.17	6.00%
2031-2036	\$186,624	\$15,552	\$55.26	6.48%
2036-2041	\$201,554	\$16,796	\$59.68	7.00%
2041-2046	\$217,678	\$18,140	\$64.46	7.56%
2046-2051	\$235,092	\$19,591	\$69.62	8.16%





LOCATION OVERVIEW

Section 03

LOCATION OVERVIEW



LOCATION HIGHLIGHTS

Calexico sits along the U.S.-Mexico border across from Mexicali, forming a high-traffic bi-national corridor. The area supports strong quick-service demand due to:

- High border crossing
- High population density on both sides of the border
- Retail corridors serving local residents and cross-border visitors
- Steady consumer traffic patterns and trade flows

The property benefits from visibility, access, and established commercial surroundings typical of credit-tenant QSR sites.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	10,317	38,204	44,427
2029 PROJECTION	10,430	37,838	43,898
MEDIAN AGE	35.6	34.7	34.4
PROJECTED GROWTH 2024 - 2029	0.2%	-0.2%	-0.2%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	2,979	10,237	11,737
2029 PROJECTED	3,007	10,135	11,589
AVG HOUSEHOLD SIZE	3.4	3.6	3.6
TOTAL CONSUMER SPENDING	\$95.3M	\$326.8M	\$379.9M
OWNER-OCCUPIED	1,355	5,114	6,111
RENTER-OCCUPIED	1,652	5,020	5,478

INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$81,450	\$76,214	\$77,228
MEDIAN HH INCOME	\$55,193	\$53,465	\$55,173

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	289	1,052	1,086
TOTAL EMPLOYEES	2,328	8,936	9,100

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	1,014	3,991	4,806
BLACK OR AFRICAN AMERICAN	38	139	183
AMERICAN INDIAN OR ALASKA NATIVE	45	206	259
ASIAN	93	667	713
HAWAIIAN OR PACIFIC ISLANDER	2	10	12
TWO OR MORE RACES	9,125	33,191	38,454

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	31%	31%	29%
HIGH SCHOOL DIPLOMA	19%	21%	21%
SOME COLLEGE	27%	27%	28%
ASSOCIATE	4%	4%	5%
BACHELOR'S	15%	13%	13%
GRADUATE	4%	4%	4%

Data Source: ©2025, CoStar



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