



# Jack in the Box Redmond, OR



## The Offering

**\$2,454,549**

1830 N Highway 97, Redmond OR

- Single story retail building of 2514 +/- sqft built in 2011 for Jack in the Box
- WalMart outparcel
- Parcel size: 27,878 sqft.
- 5.5% CAP rate
- Annual rent of \$133,000.20 plus \$2000 annual sign income



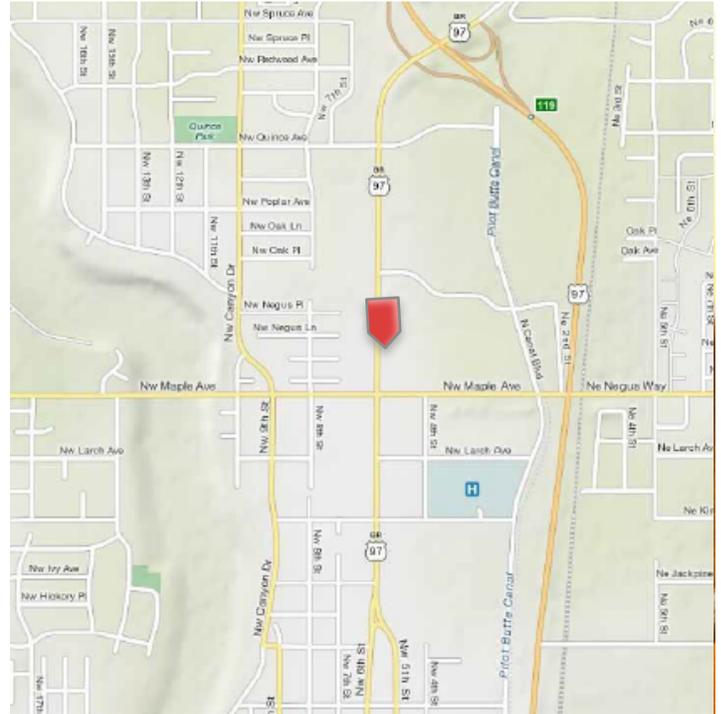
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# + Offering Details



## Lease and Tenant

- Ten year Lease commenced October 2011
- National Tenant with Seasoned Operator
- Strong Oregon Jack in the Box Franchisee with 17 restaurants
- Absolute NNN
- Annual increases
- VR Inc. has right of First Refusal. Terms will be detailed to interested parties
- Personal Guarantee
- Jack in the Box, based in San Diego, is among the nation's leading fast-food hamburger chains
- Jack in the Box with more than 2,200 quick serve restaurants emphasizing on-the-go convenience.
- Jack in the Box company-wide sales at the end of 2014, which operates Jack in the Box and Qdoba restaurants, rose to \$344.7 million, from \$337.9 million a year prior.

## Property and Area

- Highly visible, prominent location along N Highway 97
- Traffic in excess of 24,000 ADT along Highway 97
- 59.83% Population growth since 2000
- 15 miles north of Bend with the region's only commercial airline service
- Area Ranked #2 for Emerging Metropolitan Areas (Sperling's Best Places for Bend OR)



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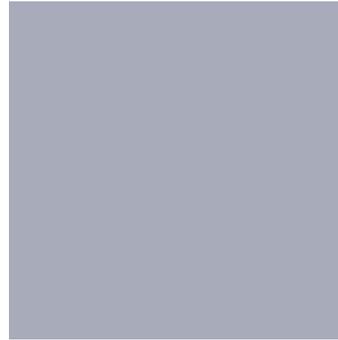
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# Aerial Map and Nearby Retailers





# Demographics

## SUMMARY PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups



Lat/Lon: 44.2936/-121.1734

RS1

**1830 N Hwy 97**

**Redmond, OR 97756**

**1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2014 Estimated Population	3,366	23,020	31,534
	2019 Projected Population	3,513	24,018	32,901
	2010 Census Population	3,237	22,141	30,334
	2000 Census Population	2,015	13,602	19,666
	Projected Annual Growth 2014 to 2019	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2014	4.8%	4.9%	4.3%
2014 Median Age	37.8	35.3	36.7	
<b>HOUSEHOLDS</b>	2014 Estimated Households	1,321	8,801	12,081
	2019 Projected Households	1,383	9,216	12,650
	2010 Census Households	1,262	8,407	11,542
	2000 Census Households	832	5,359	7,607
	Projected Annual Growth 2014 to 2019	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2014	4.2%	4.6%	4.2%
<b>RACE AND ETHNICITY</b>	2014 Estimated White	90.8%	89.3%	89.8%
	2014 Estimated Black or African American	0.4%	0.4%	0.4%
	2014 Estimated Asian or Pacific Islander	1.2%	1.0%	0.9%
	2014 Estimated American Indian or Native Alaskan	1.2%	1.3%	1.2%
	2014 Estimated Other Races	6.4%	8.1%	7.7%
	2014 Estimated Hispanic	10.4%	12.8%	12.0%
<b>INCOME</b>	2014 Estimated Average Household Income	\$54,280	\$51,884	\$53,387
	2014 Estimated Median Household Income	\$43,775	\$44,193	\$45,968
	2014 Estimated Per Capita Income	\$21,338	\$19,913	\$20,528
<b>EDUCATION (AGE 25+)</b>	2014 Estimated Elementary (Grade Level 0 to 8)	0.8%	2.0%	2.4%
	2014 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.6%	8.5%
	2014 Estimated High School Graduate	31.3%	31.0%	31.0%
	2014 Estimated Some College	33.3%	32.8%	32.0%
	2014 Estimated Associates Degree Only	8.0%	9.9%	9.6%
	2014 Estimated Bachelors Degree Only	12.1%	10.5%	11.0%
	2014 Estimated Graduate Degree	6.5%	5.3%	5.5%
<b>BUSINESS</b>	2014 Estimated Total Businesses	237	1,157	1,630
	2014 Estimated Total Employees	1,578	8,107	11,637
	2014 Estimated Employee Population per Business	6.7	7.0	7.1
	2014 Estimated Residential Population per Business	14.2	19.9	19.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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