



in the box[®]



5000 E VALENCIA RD | TUCSON, AZ 85756

INTERACTIVE OFFERING MEMORANDUM



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BROKER OF RECORD:

SIMON ASSAF

BROKER OF RECORD

LICENSE NO. CO701910000 (AZ)



EXECUTIVE OVERVIEW

5000 E VALENCIA RD | TUCSON, AZ 85756

INVESTMENT HIGHLIGHTS

TENANT OVERVIEW

- **CORPORATE LEASE (JACK IN THE BOX PROPERTIES LLC):** Publicly traded company (NASDAQ: JACK)
- **RENOWNED BRAND:** 2,200 locations across 22 states - acquired Del Taco in 2022 that has more than 590 locations across the United States.
- **STRONG COMPANY CONTINUING TO GROW:** The company plans to open 55 – 120 units per year by 2027, boasting \$1.65 Billion in revenue in 2023.
- **7-ELEVEN SUBLEASE:** Investment-grade credit tenant, rated 'A' by S&P with 84,000 locations worldwide.

PROPERTY OVERVIEW

- **ABSOLUTE NNN:** No Landlord Responsibilities.
- **LONG TERM LEASE:** 12+ years of guaranteed lease term remaining.
- **HIGH TRAFFIC LOCATION:** Located on the off ramp of I-10, a major highway connecting Tucson to Phoenix and beyond, that experiences 70,000+ vehicles per day
- **HIGH FOOT TRAFFIC:** Ranks in the top 16% in terms of foot traffic when compared to Jack in the Box's nationwide, according to Alpha Maps.
- **ADDITIONAL FOOT TRAFFIC:** Gas station attached, motivating travelers to not only stop for gas but order food.
- **STRATEGIC LOCATION:** Located on a signalized intersection.
- **E-COMMERCE PROOF AND RECESSION-RESISTANT INDUSTRY:** Food and gas are a necessity that provides you with a reliable income stream.
- **HEDGE AGAINST INFLATION:** CPI increases every 5 years capped at 8%.
- **LARGE LOT:** Building is situated on 1.42 Acres of land.

INVESTMENT HIGHLIGHTS

DEMOGRAPHICS

- **LARGE MARKET:** 118,000+ residents within 5 miles, and 521,000+ residents within 10 miles.
- **GROWING MARKET:** Tucson, AZ is growing 1% year over year, on average.
- **GROWING HOUSING MARKET:** Demand has increased for both single-family homes and rentals, partly due to population growth, with new residential communities recently developed around this location.
- **INDUSTRIAL GROWTH:** This region is seeing increased interest in logistics and manufacturing aided by its location near I-10.
- **STRATEGIC LOCATION:** Close proximity to Tucson International Airport, Prima Air & Space Museum, International Business Center, University of Arizona, Downtown Tucson, Desert View High School, Billy L. Lauffer Middle School, Craycroft Elementary School, USA Raceway, Amazon Fulfillment Center, Raytheon, Target Distribution Center, Desert Diamond Casino, and much more.



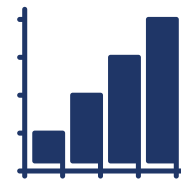
LIST PRICE

\$2,711,618



GLA

±5,205 SF



CAP RATE

5.50%*



NOI

\$149,139*

PERCENTILE RANKINGS

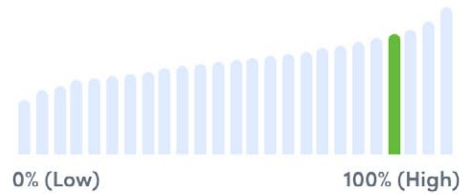


5000 E Valencia Rd,
Tucson, AZ 85756

NATIONAL

84th %

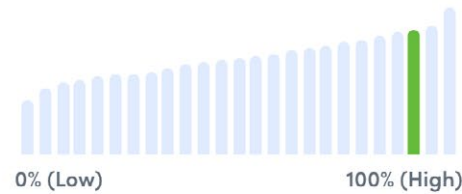
Percentile Rank
(343/2,176 Locations)



STATE

91st %

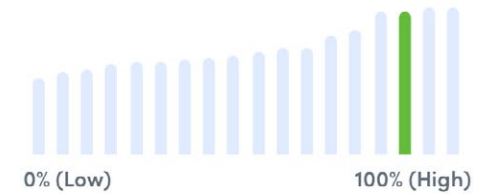
Percentile Rank
(17/178 Locations)



CITY

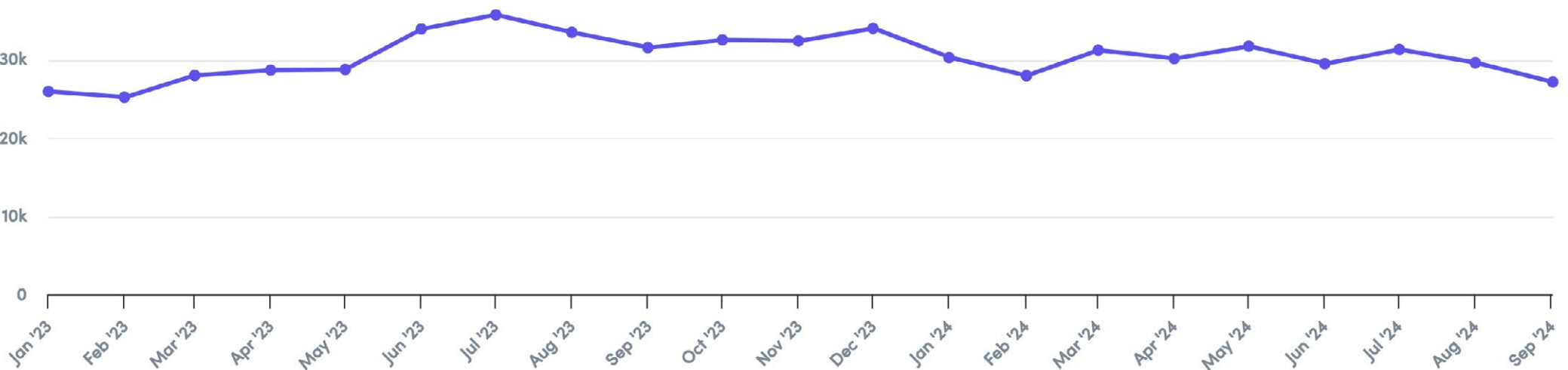
88th %

Percentile Rank
(3/18 Locations)



LOCATION VISITS

Estimated # of Visits



AVERAGE VISITS / MONTH: 30,712

TOTAL VISITS LAST 12 MONTHS: 399,255

* Source: AlphaMap



PIMA COMMUNITY COLLEGE
17,014 STUDENTS



UNIVERSITY OF ARIZONA
44,830 STUDENTS



RANDOLPH DELL URICH
GOLF COURSE

TUSCON SPECTRUM
SHOPPING MALL



SANTA CRUZ PLAZA
SHOPPING MALL



TUSCON SPECTRUM
SHOPPING MALL



± 72,400 VPD



SUBJECT
PROPERTY



± 89,800 VPD





FINANCIAL OVERVIEW

5000 E VALENCIA RD | TUCSON, AZ 85756

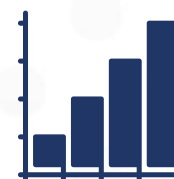
PROPERTY DETAILS

Tenant Trade Name	Jack in the Box
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	17 Years
Rent Commencement	6/10/2020
Lease Expiration Date	6/9/2037
Term Remaining	±12.67 Years
Increases	CPI every 5 years, capped at 8%
Options	Four, 5 year options



\$2,711,618

LIST PRICE



5.50%*

CAP RATE



±5,205 SF

GLA



\$149,139*

NOI

*Pricing is based on estimated rental increase

**ROFR: Thirty (30) Days

FINANCING OPTIONS

For financing, please reach out to:

Jackson Daily
+1 (949) 617-0274
jackson.daily@matthews.com

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 6/9/2025	\$11,507.64	\$138,091.68	\$26.53	5.09%
6/10/2025 - 6/9/2030	\$12,428.25*	\$149,139.01*	\$28.65*	5.50%*
6/10/2030 - 6/9/2035	TBD - CPI Increases	TBD - CPI increases	TBD	TBD
6/10/2035 - 6/10/2037	TBD - CPI Increases	TBD - CPI increases	TBD	TBD
Option 1	TBD - CPI Increases	TBD - CPI increases	TBD	TBD
Option 2	TBD - CPI Increases	TBD - CPI increases	TBD	TBD
Option 3	TBD - CPI Increases	TBD - CPI increases	TBD	TBD
Option 4	TBD - CPI Increases	TBD - CPI increases	TBD	TBD



TENANT OVERVIEW

5000 E VALENCIA RD | TUCSON, AZ 85756

TENANT OVERVIEW



Jack in the Box is a popular American fast-food restaurant chain known for its wide variety of menu options that cater to diverse tastes. Founded in 1951 by Robert O. Peterson in San Diego, California, the chain has grown to over 2,200 locations across the United States. Jack in the Box is among the leading quick-service restaurant businesses in the US. The company operates and franchises about 2,250 of its flagship hamburger outlets in California, Texas, and more than 20 other states. Jack in the Box offers such standard fast-food fare as burgers, fries, and soft drinks, as well as salads, tacos, and breakfast items. About 415 locations are company-owned, while the rest are franchised.

SAN DIEGO, CA

HEADQUARTERS

JACKINTHEBOX.COM

WEBSITE

1951

YEAR FOUNDED



TENANT OVERVIEW



Speedway LLC is one of the largest convenience store chains in the United States, operating over 3,900 stores across the country. Known for its comprehensive range of services, Speedway provides fuel, groceries, beverages, snacks, and other essential convenience items. The brand is synonymous with convenience and quality, attracting a broad customer base through its well-maintained locations, frequent promotions, and loyalty programs like Speedy Rewards, which further drives repeat business.

ENON, OH

HEADQUARTERS

SPEEDWAY.COM

WEBSITE

1959

YEAR FOUNDED



7-Eleven was founded in 1927. The chain, now part of the Japanese conglomerate Seven & I Holdings, has grown globally, boasting over 70,000 stores in more than 17 countries.

The acquisition of Speedway, a convenience store and gas station chain primarily located in the Midwest and East Coast of the United States, marked a significant expansion for 7-Eleven. In 2020, 7-Eleven's parent company, Seven & I Holdings, purchased Speedway from Marathon Petroleum for \$21 billion. This acquisition added approximately 3,900 Speedway locations to 7-Eleven's portfolio, enhancing its presence in key U.S. markets and allowing it to better compete in the convenience and fuel retail sectors. The acquisition is also a strategic move to capitalize on increased demand for convenience retail in suburban and urban locations across the U.S.

IRVING, TX

HEADQUARTERS

7-ELEVEN.COM

WEBSITE

1927

YEAR FOUNDED



AREA OVERVIEW

5000 E VALENCIA RD | TUCSON, AZ 85756

TUCSON, AZ

With ±543,242 residents, Tucson is the second largest city in Arizona, behind Phoenix. The entire Tucson MSA has a population of over 1 million people. It is the county seat of Pima county and is approximately 108 miles southeast of Phoenix, via the I-10. Downtown Tucson is a hub for eateries, museums, and nightlife. Downtown Tucson is home to the Tucson Museum of Art, the Fox Theatre, the University of Arizona Museum of Art, The Children's Museum Tucson, MOCA Tucson, and many art galleries. The University of Arizona is located just outside downtown Tucson. Residents of the city enjoy the low cost of living, which is 6% lower than the national average.

Arizona is known for its wealthy and aging population, who need medical care and emergency services. Additionally, according to a recent study by LinkedIn, Tucson, AZ, is the number one fastest-growing city in the country for graduates with bachelor's degrees. The area has very affluent demographics as well, with a median household income of over \$122K per year in the 1-mile radius surrounding the property. The combination of an older, wealthy population, along with a growing influx of young graduates, creates a synergistic environment for this property, ensuring that it should have a steady patient base long into the future year. Overall, DeWitt is a quiet and pleasant place to live, offering a high quality of life for its residents.

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	6,744	31,556	118,370
2029 Population Projection	7,018	32,742	122,236
Annual Growth 2024-2029	0.8%	0.8%	0.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	2,120	10,094	41,836
2029 Household Projection	2,207	10,471	43,189
Annual Growth 2024-2029	0.8%	0.7%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$88,784	\$74,936	\$62,367



ECONOMY

The University of Arizona is the city's main economic driver and top employer. Tucson is also a major hub for the Union Pacific Railroad's Sunset Route that links the Los Angeles ports with the South/Southeast regions of the country. The city has the nickname, "Optics Valley" due to the high concentration of optics companies spawned by research at the University of Arizona. Tourism also greatly impacts Tucson's economy, bringing in \$2 billion per year and over 3.5 million visitors annually.



MAJOR EMPLOYERS

EMPLOYER	NUMBER OF EMPLOYEES
University of Arizona	11,604
Raytheon	11,500
U.S. Army Intelligence Center & Ft. Huachuca	9,039
Davis-Monthan Air Force Base	8,215
Pima County	8,132
Wal-Mart Stores, Inc	7,900
Tucson Unified School District No. 1	6,739
Freeport McMoRan Copper and Gold Inc	4,800
Tohono O'Odham Nation	4,679
Carondelet Health Services	4,566

HIGHER EDUCATION

The University of Arizona, a land-grant university with two independently accredited medical schools, is one of the nation's top public universities, according to U.S. News & World Report. Established in 1885, the UA is widely recognized as a student-centric university and has been designated as a Hispanic Serving Institution by the U.S. Department of Education. The UA ranked in the top 25 in 2018 in research expenditures among all public universities, according to the National Science Foundation, and is a leading Research 1 institution with \$687 million in annual research expenditures. The UA advances the frontiers of interdisciplinary scholarship and entrepreneurial partnerships as a member of the Association of American Universities, the 62 leading public and private research universities in the U.S. It benefits the state with an estimated economic impact of \$4.1 billion annually. The university accepts over 43,800 students each academic year, with over 35,600 being undergraduate students. The campus stretches across 380 acres with a total of 179 buildings on the main campus. U of A does not just rank academically, the U of A Wildcats have been Division 1 champions in football, baseball, softball, golf, and basketball. Their well-known motto, "Bear Down, Arizona," has become a staple for the school as a whole.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5000 E Valencia Rd, Tucson, AZ 85756** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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