

Rare Corp. Jack in the Box

SINGLE TENANT ABSOLUTE NNN LEASED INVESTMENT

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1740 S MAIN STREET, MILPITAS, CA



INVESTMENT OVERVIEW



OFFERING PRICE: \$3,995,000
CAP RATE: 2.57%

LEASE START DATE: 6/12/1991

BUILDING AREA: ± 2,668 SF

LEASE EXPIRATION DATE: 9/25/2027

LAND AREA: ± 25,720 SF

Options to Renew: Three (3) Five (5) Year Options

YEAR BUILT: 1992

PARCEL NUMBER (APN): 083-42-004

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

RARE SILICON VALLEY ABSOLUTE NNN LEASED INVESTMENT CORP. JACK IN THE BOX

- 1740 S Main St, Milpitas presents a rare opportunity to acquire a single-tenant absolute NNN leased Corporate Jack in the Box located near the corner of South Main Street and Montague Expressway.
- Jack in the Box has been leasing this property since June of 1991 and they recently exercised their first five (5) year option commencing on September 26th , 2022 and expiring September 25th , 2027. Jack in the Box has three (3) five (5) year options remaining.
- The property is situated on a 25,720 square foot surrounded by new luxury residential townhome condos built by DR. Horton.

PRIDE OF OWNERSHIP LOCATION MILPITAS, CA – S MAIN ST & MONTAGUE EXPY

- The property is surrounded by new luxury residential condos and apartments. There has been tremendous residential development that has been built along Montague Expressway.
- The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$183,830 in a 1-mile radius.
- Excellent central location in Milpitas, located near the corner of South Main Street and Montague Expressway.
- 1.2 miles from the New Milpitas BART Station.

LEASE ABSTRACT



TENANT: Jack in the Box Inc.

ADDRESS: 1740 S Main St, Milpitas, CA 95035

LEASE COMMENCEMENT DATE: June 12th , 1991

LEASE EXPIRATION DATE: September 25th , 2027

LEASE TYPE: Absolute NNN

RENEWAL OPTIONS: Three (3) Five (5) Year Option

OPTION RENTAL INCREASES: CPI (Not to exceed 10% for Preceding Five (5) Year Option

CURRENT RENT: \$8,570.84/MO 102,850.08/YR

PROPERTY TAXES: Tenants Responsibility

INSURANCE: Tenants Responsibility

UTILITIES: Tenants Responsibility

REPAIRS & MAINTENANCE: Tenants Responsibility











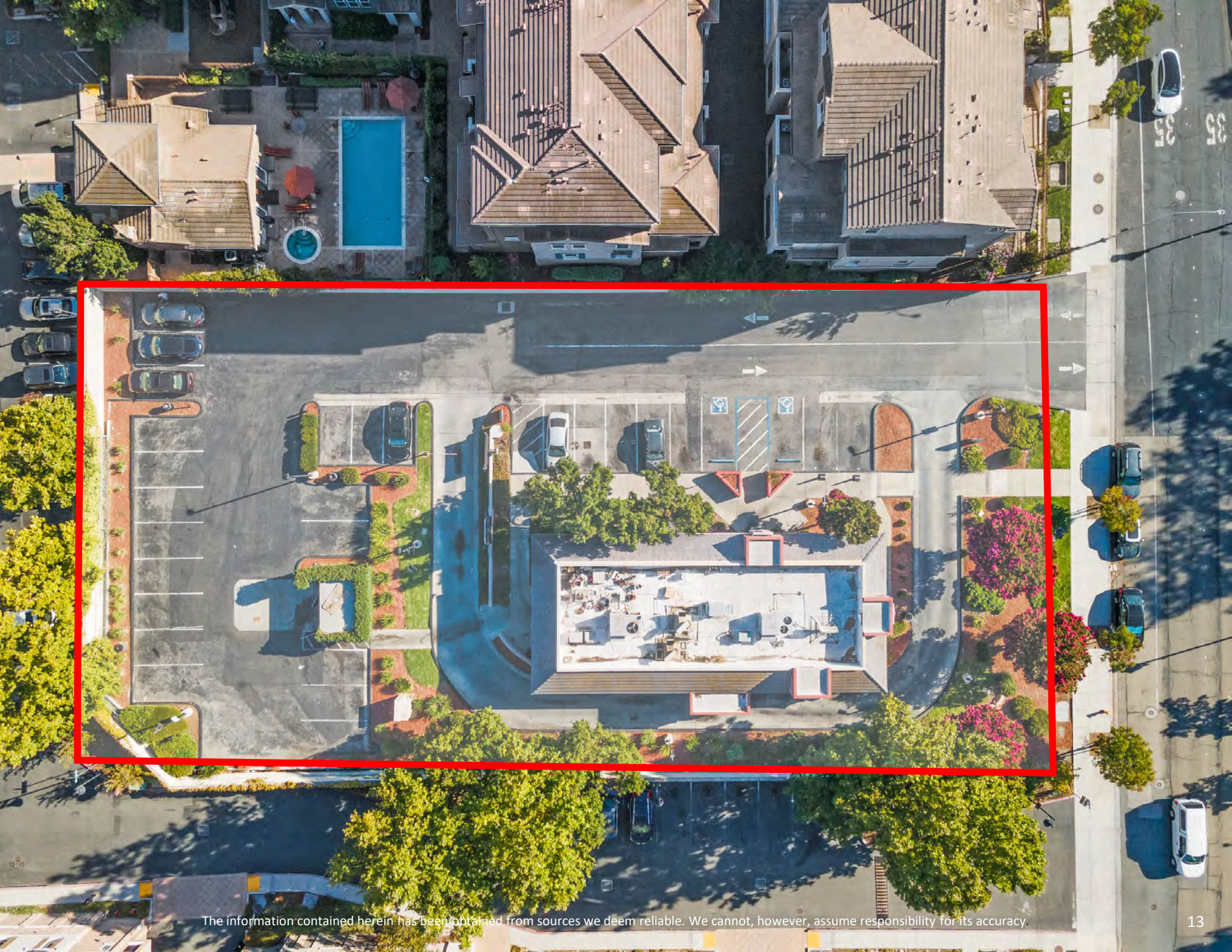


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OLD OAKLAND ROAD

MONTAGUE EXPRESSWAY

S MAIN STREET

D-R HORTON®
America's Builder
Townhouse Condo's



2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	21,445	386,136	1,332,201
Households	7,055	124,964	445,200
Average Household Size	3	3	2.9
Owner Occupied Housing Units	4,509	63,824	229,558
Renter Occupied Housing Units	2,913	59,907	206,661
Median Age	37.7	38.1	38.5
Median Household Income	\$159,202	\$127,576	\$131,685
Average Household Income	\$183,830	\$153,233	\$158,898

1740 S MAIN STREET

MILPITAS, CA



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