



CHIPOTLE

NEW FAST-LANE PROTOTYPE

PAINESVILLE, OH (GREATER CLEVELAND MSA)



CAPITAL PACIFIC



REPRESENTATIVE PHOTO

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

CHIPOTLE

7 WEST JACKSON STREET, PAINESVILLE, OH 44077

\$2,300,000
PRICE

5.00%
CAP

LEASABLE SF
2,325 SF

LAND AREA
.746 AC

LEASE TYPE
NN

NOI
\$115,000

YEAR BUILT
2019

PARKING
39 Spaces

Located in Greater Cleveland MSA

Store opening/rent commencement anticipated for December 1, 2019

10-year NN lease with four 5-year options to extend and 10% increases in the base term and options

New construction will feature the latest fast-lane prototype

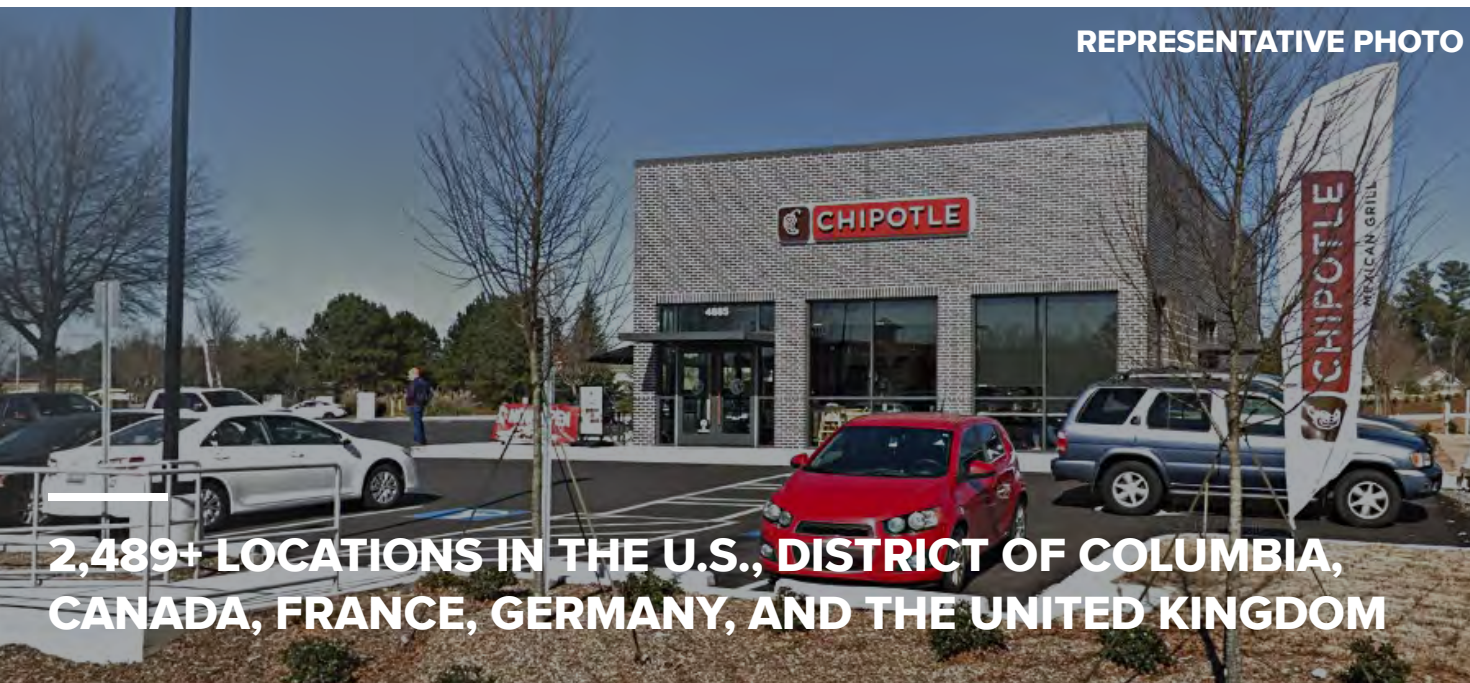
Over 75,600 residents with average household incomes exceeding \$82k within a 5-mile radius

Investment Highlights

THE OFFERING provides an opportunity to buy a new, ground-up constructed Chipotle Mexican Grill located in Painesville, Ohio, an established suburb 28 miles northeast of Cleveland. The lease features a 10-year NN term with four 5-year options to extend and 10% increases in the base term and options. The store is currently under construction with an estimated store opening/rent commencement date of December 1, 2019. The property will feature the latest attractive and contemporary prototype with ample signage and visibility. The new fast-lane prototype allows for customers to conveniently order from a mobile app and pick-up at a given time without having to enter the store.

THE SUBJECT PROPERTY is located on West Jackson Street, right off of Richmond Street (SR 283), which sees approximately 12,610 VPD. It is across an intersection from a Walgreens with an in-store pharmacy and drive-thru access. Other retailers/restaurants in immediate proximity include Arby's, Dunkin' Donuts, Family Dollar, KFC, McDonald's, and Taco Bell. The property is located within 2 miles of 3 elementary schools, 1 middle school, 1 high school, and Lake Erie College, which is a private liberal arts college with an approximate enrollment of 1,100 students. Within a 5-mile radius of the subject property, there are 75,616 residents with average household incomes exceeding \$82,000.

REPRESENTATIVE PHOTO



**2,489+ LOCATIONS IN THE U.S., DISTRICT OF COLUMBIA,
CANADA, FRANCE, GERMANY, AND THE UNITED KINGDOM**

Contact the team

JOE CACCAMO

jcaccamo@capitalpacific.com

PH: 415.274.7394

CA DRE# 01191110

IN CONJUNCTION WITH OH LICENSED BROKER:

Tim Albro

Crest Commercial Realty

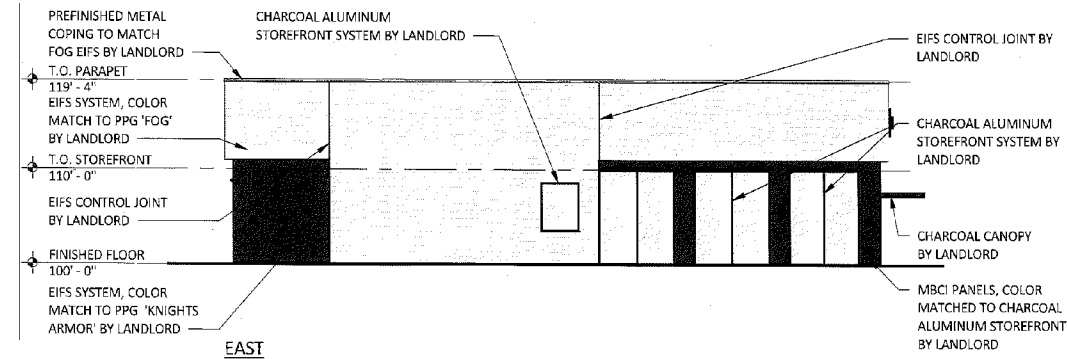
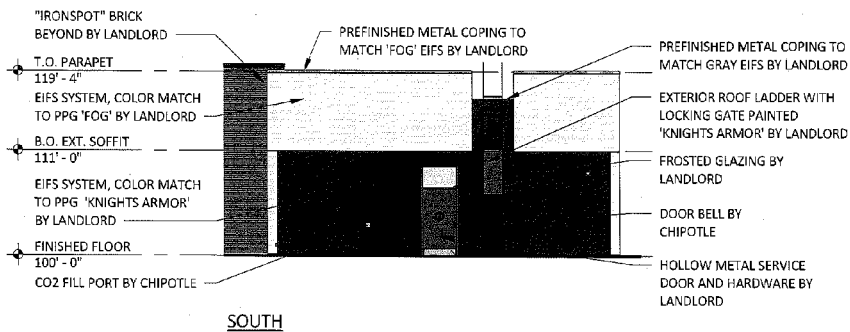
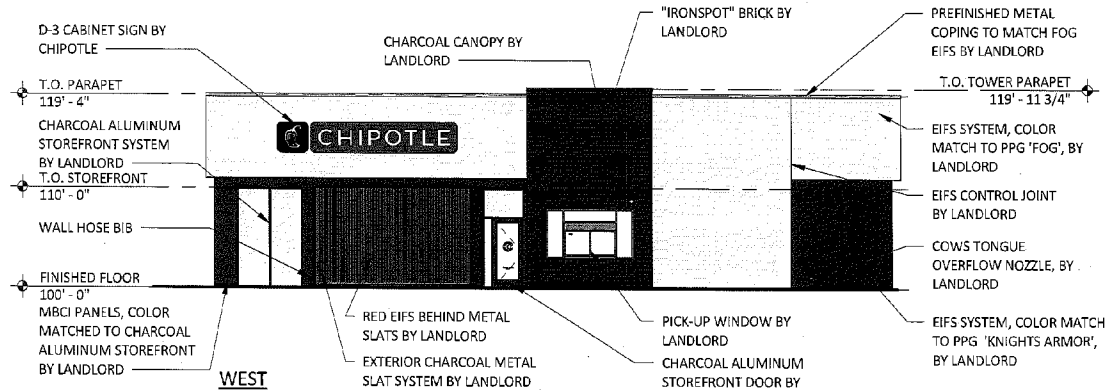
tim.albro@crestrealtyohio.com

937.222.1600 Ext. 104

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Site Elevations



Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Arby's

Bada Bing Pizza

Bistro 70

Burger King

Chase Bank

China House

CVS

Dollar Tree
- Dunkin' Donuts

Family Dollar

Georgio's Pizza

KFC

La Mexicana

McDonald's

NAPA

Papa John's Pizza
- PNC Bank

Rite Aid

U-Haul

Taco Bell

T-Mobile

Walgreens

Western Union

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	533	1,258	2,464
Employees	6,579	15,647	32,977
Residential Population	11,774	41,483	75,616

Income & Expense

PRICE		\$2,300,000
Capitalization Rate:		5.00%
Total Rentable Area (SF):		2,325
Lot Size (AC):		0.746
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent		\$49.46 \$115,000
Effective Gross Income		\$49.46 \$115,000
LESS		PER SQUARE FOOT
Taxes		NNN \$0.00
Insurance		NNN \$0.00
Total Operating Expenses		NNN* \$0.00
EQUALS NET OPERATING INCOME		\$115,000

**Landlord responsible for roof and structure*

Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Chipotle	2,325	1	5	\$115,000	\$9,583.33	\$115,000	\$4.12	\$49.46
		6	10		\$10,541.67	\$126,500	\$4.53	\$54.41
		Option 1	11		\$11,595.83	\$139,150	\$4.99	\$59.85
		Option 2	16		\$12,755.42	\$153,065	\$5.49	\$65.83
		Option 3	21		\$14,030.92	\$168,371	\$6.03	\$72.42
		Option 4	26		\$15,434.00	\$185,208	\$6.64	\$79.66
TOTALS:	2,325			\$115,000	\$9,583	\$115,000	\$4.12	\$49.46

Rent commencement date estimated to be December 1, 2019

Site Plan



2,325
RENTABLE SF



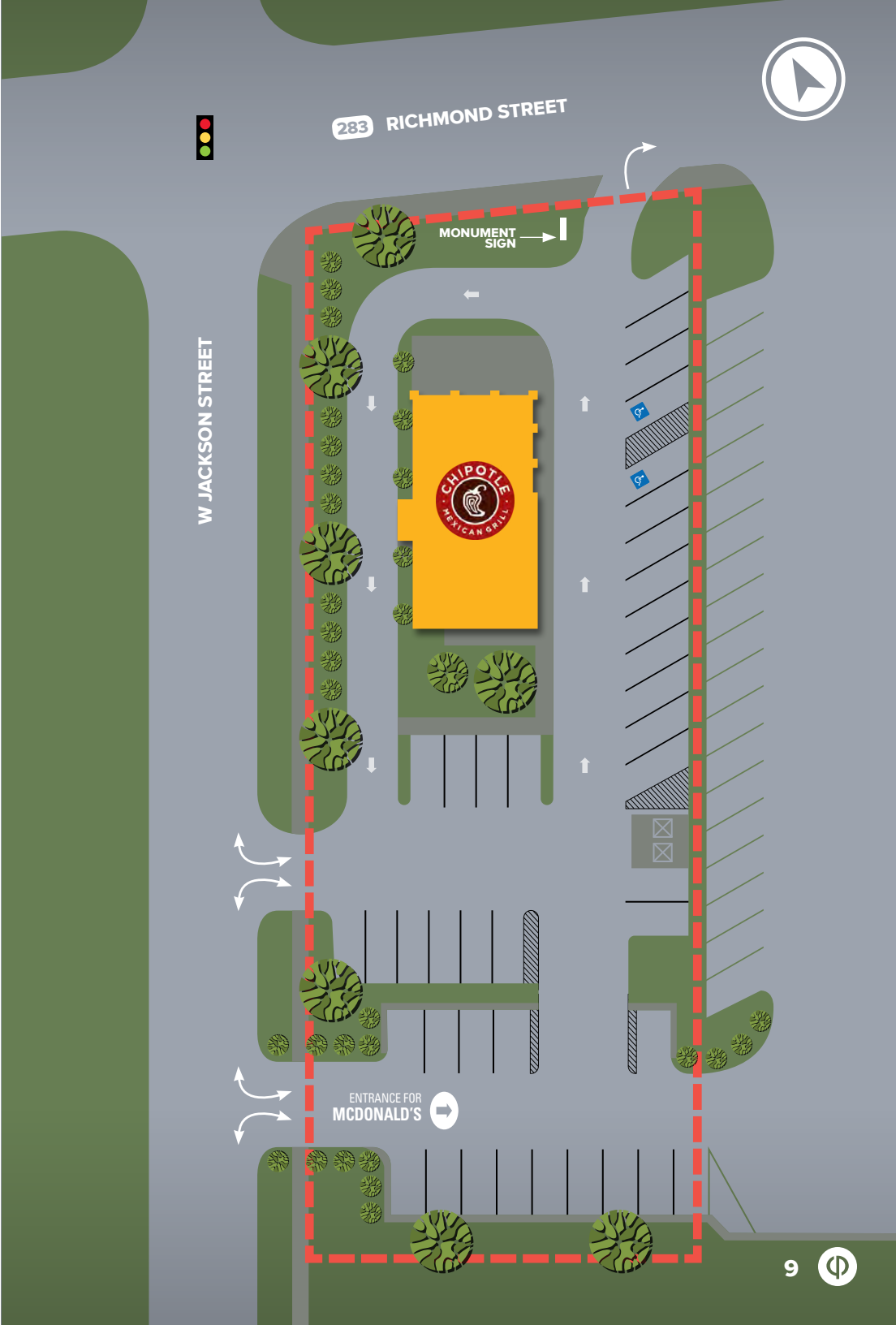
.746
ACRES



39
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Tenant Overview



ABOUT CHIPOTLE

Chipotle Mexican Grill, Inc., founded in 1993, is a global chain of “fast-casual” restaurants. It is best known for its large burritos, assembly line production, and use of the responsibly sourced food with wholesome ingredients. The restaurant chain is a leader in the Mexican QSR sector.

The company has over 2,482 locations throughout the U.S., and 39 international Chipotle restaurants. Chipotle restaurants are company-owned rather than franchised, and they have over 70,000 employees.

In 2018, digital sales grew 42.4% year-over-year and exceeded half a billion dollars. Meanwhile 2018 Revenues exceeded \$4.8 billion. Average restaurant sales were \$2.1 million as of June 30, 2019, which is an increase from \$2 million one year prior.

\$4.8B

2018 REVENUES

REPRESENTATIVE PHOTO

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



In the News

CHIPOTLE IS OPENING DOZENS OF LOCATIONS WITH DRIVE-THRU-STYLE 'CHIPOTLANES'

February 7, 2019 (Entrepreneur) Chipotle is getting into the drive-thru business, albeit with a nontraditional twist.

On Wednesday, CEO Brian Niccol said on a call with investors that Chipotle planned to open “a few dozen more” mobile-order pickup lanes, called “Chipotlanes.” Most if these will be at new locations, as opposed to adding the drive-thru lanes to existing stores.

Niccol explained that Chipotlanes functioned essentially as drive-thrus, with the major difference being that customers needed to place their orders on the Chipotle app or on an online form. **After placing the order, customers are to pull up to a window at the specified pickup time, allowing them to pick up orders without leaving their car.** “Arguably, it will be the fastest way to [get] Chipotle,” Niccol said.

Chipotle already has added Chipotlanes in 10 U.S. locations.

The rollout of the lanes for mobile orders in 2019 comes as Chipotle is doubling down on digital sales. In the most recent quarter, digital sales grew 65.6%, accounting for 12.9% of the chain’s sales, the company reported on Wednesday.

[READ THE FULL ARTICLE](#)

CHIPOTLE 2Q SAME-STORE SALES UP 10%

July 23, 2019 (Nation’s Restaurant News) Chipotle Mexican Grill Inc. continued to post same-store sales gains in its second quarter, booking a 10% increase for the period ended June 30, the company reported Tuesday.

The Newport Beach, Calif.-based fast-casual brand said same-store sales improved primarily because of a nearly 7% increase in comparable restaurant transactions and a 3.5% increase in the average check.

The company said average check included a benefit from menu price increases that were implemented during 2018 and partially offset by 40 basis points “as a result of deferred revenue from our Chipotle Rewards loyalty program.”

For the second quarter, Chipotle reported net income of \$91 million, or \$3.22 a share, up from \$46.9 million, or \$1.68 a share in the same period last year. Revenues were \$1.43 billion in the most recent quarter, compared to \$1.27 billion in the same quarter last year.

As of June 30, Chipotle had 2,523 restaurants in the United States, Canada, the United Kingdom, France and Germany.

[READ THE FULL ARTICLE](#)




This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.




Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	11,726	40,740	74,002
2019	11,774	41,483	75,616
2024	11,792	41,892	76,488

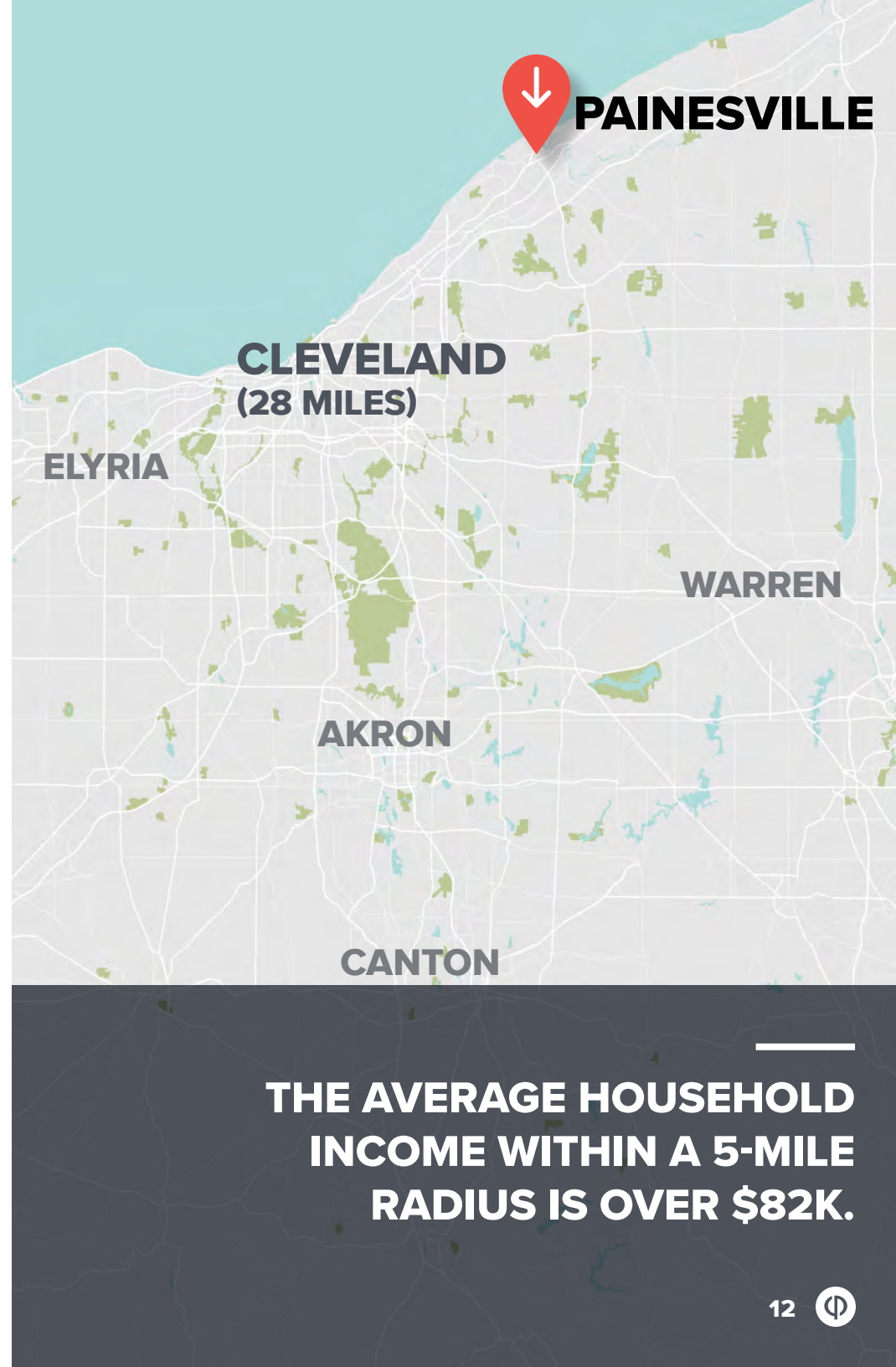
2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$47,952	\$69,779	\$82,059
Median	\$36,740	\$53,485	\$60,908

TOP EMPLOYERS IN LAKE COUNTY

EMPLOYER	# OF EMPLOYEES
Lake Hospital System, Inc.	2,200
The Lubrizol Corporation	1,300
STERIS Corporation	1,043
FirstEnergy Corp.	926
Wal-Mart Stores, Inc.	741

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 5-MILE
RADIUS IS OVER \$82K.**

PAINESVILLE, OHIO



CLEVELAND

PAINESVILLE is the county seat and fourth-largest municipality of Lake County. It is located along the Grand River just inland of Lake Erie, 28 miles northeast of Cleveland. Part of the Cleveland-Elyria metropolitan statistical area, the city is home to entrepreneurial success stories such as IMAX Industries and national corporations such as AeroFluid Products and Avery Dennison.

Situated in the center of the city is Lake Erie College, a private liberal arts school known for equestrian studies and for the Helen Rockwell Morley Memorial Music Hall, which is considered, acoustically, one of the best small concert halls in the world.

ABOUT THE COUNTY

LAKE COUNTY was established March 6, 1840, and was named for Lake Erie as the county's northern border consists of approximately 30 miles of the lake's shoreline. Located on more than 228 square miles of land, the county boasts a highly skilled workforce, a strong agricultural sector as it possesses some of the most fertile soil, and its nursery and wine industries are nationally known because of the excellent climate.

230,514



**LAKE COUNTY
POPULATION**
(ESTIMATED)

Greater Cleveland MSA



GENERAL STATS

3RD LARGEST METRO AREA IN OHIO

26TH MOST POPULOUS METRO AREA IN THE U.S.

2.05 MILLION RESIDENTS

992K EMPLOYED BY THE ECONOMY

25 PER 1,000 RESIDENTS WORK IN STEM INDUSTRIES

2ND LARGEST LIVE THEATER DISTRICT IN THE U.S., SECOND ONLY TO NEW YORK CITY

GREATER CLEVELAND is the name given to the Cleveland-Elyria MSA. Spanning an approximate 1,999.2 square miles, the MSA consists of five counties in Northern Ohio: Cuyahoga County, Geauga County, Lake County, Lorain County, and Medina County.

The area is home to 10 Fortune 500 companies, including Goodyear Tire, Cliffs, Natural Resources, FirstEnergy, Sherwin Williams, Eaton Corporation, Travel Centers of America, Aleris, Parker Hannifin, Progressive Insurance, and KeyCorp. Predicted future job growth in the MSA over the next ten years is 24.1%.



We'd love to hear from you.

JOE CACCAMO

jcaccamo@capitalpacific.com

PH: 415.274.7394

CA DRE# 01191110

IN CONJUNCTION WITH OH LICENSED BROKER:

Tim Albro

Crest Commercial Realty

tim.albro@crestrealtyohio.com

937.222.1600 Ext. 104

CAPITAL PACIFIC COLLABORATES.
CLICK [HERE](#) TO MEET OUR
SAN FRANCISCO TEAM:

ZEB RIPPLE

CHRIS KOSTANECKI

CHRIS PETERS

JOHN ANDREINI

JOE CACCAMO

DAVE LUCAS

JUSTIN SHARP

RICK SANNER

JACK NAVARRA

ZANDY SMITH

JUSTIN STARK

Copyright © 2019 Capital Pacific Partners

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



CAPITAL PACIFIC
TOGETHER | OUTPERFORMING