



SEC NOGALES HWY & INTERSTATE 19  
TUCSON MSA, AZ

**NEW 15-YEAR NET LEASE  
WITH CORPORATE GUARANTEE**





EXCLUSIVELY LISTED BY

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DEVELOPED BY



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PROPERTY SUMMARY

ASKING PRICE	\$2,300,000
CAP RATE	5.00%
ANNUAL BASE RENT	\$115,000
TOTAL BUILDING SIZE	±2,400 SF + Drive-Thru
TOTAL LAND SIZE	±0.66 Acres
YEAR BUILT	2019
PRIMARY LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT	December 2019
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
PROPERTY ADDRESS	18725 S Nogales Hwy Sahuarita, AZ 85614

INVESTMENT HIGHLIGHTS

- 🌿 **Long-term 15-year net lease** with 10% increases every 5 years and three (3), five (5) year renewal options
- 🌿 **Strong credit corporate guarantee from Chipotle Mexican Grill, Inc.** with revenue of \$5.37 Billion
- 🌿 **Chipotle Mexican Grill, Inc. (NYSE: CMG)** has over 26 years in the business and more than 2,550 locations worldwide
- 🌿 Chipotle Mexican Grill, Inc., has a **market cap in excess of \$21.85 Billion**
- 🌿 **Brand new prototype, Chipotle with drive-thru** or also known as “Chipotlane”

LOCATION HIGHLIGHTS

- 🌿 **Outparcel to a Sprouts grocery dominant anchored community center**, one of only 4 major grocers in the trade area and Sprouts is the only organic grocer
- 🌿 **Highly desirable retailer dense location with national traffic drivers** including T.J. Maxx, Bealls, PetSmart, Ross, Big Lots, and Walmart Supercenter
- 🌿 **The Crossing shopping center is ideally positioned along Nogales Highway**, directly off Interstate-19, the main corridor connecting Tucson to the southern U.S. border
- 🌿 **Surrounded by several of the highest income neighborhoods and golf/retirement communities** in southern portion of the Tucson MSA (\$73,795 within a 5-mile radius)







±38,976 VPD



Walmart

NOGALES HWY

±11,435 VPD

NEGOTIATING  
CONTRACT





# LEASE ABSTRACT

TENANT	Chipotle Mexican Grill, Inc.
GUARANTOR	Chipotle Mexican Grill, Inc.
PRIMARY LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT	December 2019
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
RENEWAL OPTIONS	Three (3), Five (5) Yr Options
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
COMMON AREA EXPENSES	Paid by Tenant
HVAC	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord

Term	Years	Increase Date	Annual Rent	% Increase
Primary	1-5	-	\$115,000.00	N/A
Primary	6-10	Jan 2024	\$126,500.00	10%
Primary	11-15	Jan 2029	\$139,150.00	10%
Option	16-20	Jan 2034	\$153,065.00	10%
Option	21-25	Jan 2039	\$168,372.00	10%
Option	26-30	Jan 2044	\$185,209.00	10%



CHIPOTLE

MEXICAN GRILL

fast food with a dedication to classic cooking methods and extraordinary ingredients, the crème de la crème of the fast-casual dining experience was born. Chipotle offers a focused menu of burritos, tacos, burrito bowls and salads via an assembly-line production format. The company currently operates more than 2,550 restaurants in U.S., Canada, France, Germany and the United Kingdom.

In February 2019, Chipotle introduced drive-thru “Chipotlanes” aimed at boosting online/digital orders. Digital sales for the company grew 78.3% and accounted for nearly 20% of sales in Q42019. In 2020, the company expects to add between 150 to 160 new restaurants, about half of which will include “Chipotlanes.”

Chipotle Mexican Grill, Inc. (Chipotle) was founded by classically trained chef Steve Ells in 1993 in Denver, Colorado. Coupling the idea that food served fast did not have to be typical

# TENANT PROFILE

WEBSITE	www.chipotle.com
OWNERSHIP	NYSE: CMG
MARKET CAP	\$21.85B
REVENUE	\$5.37B
# OF LOCATIONS	2,550+ Locations
GUARANTEE	Corporate

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CHIPOTLE



2,550+ Locations



80,000+ Employees



150+ New Stores Expected in 2020



1 Additional Restaurant Concept



27 Years in the Business











NOT  
A  
PART



# MAJOR RESIDENTIAL DEVELOPMENTS



**52,581**  
Est Population MSA



**\$73,795**  
Avg HH Income 5-Miles



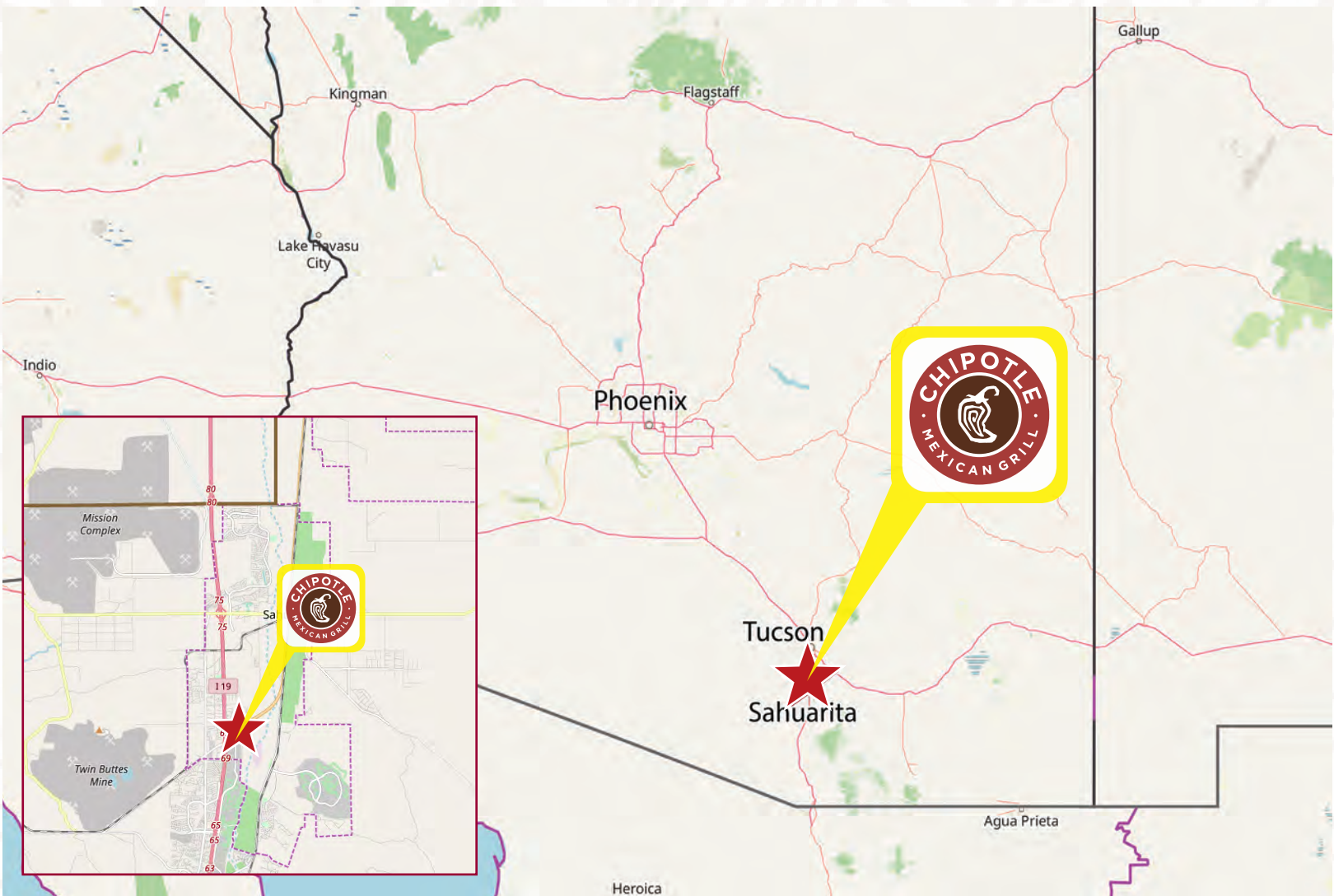
**37,678**  
Population 5-Miles



**\$54M**  
Food Away from Home Spending 5-Miles



**7,660**  
Daytime Workers 5-Miles



## DISTANCE FROM SAHUARITA



**22 MILES** to Tucson



**135 MILES** to Phoenix



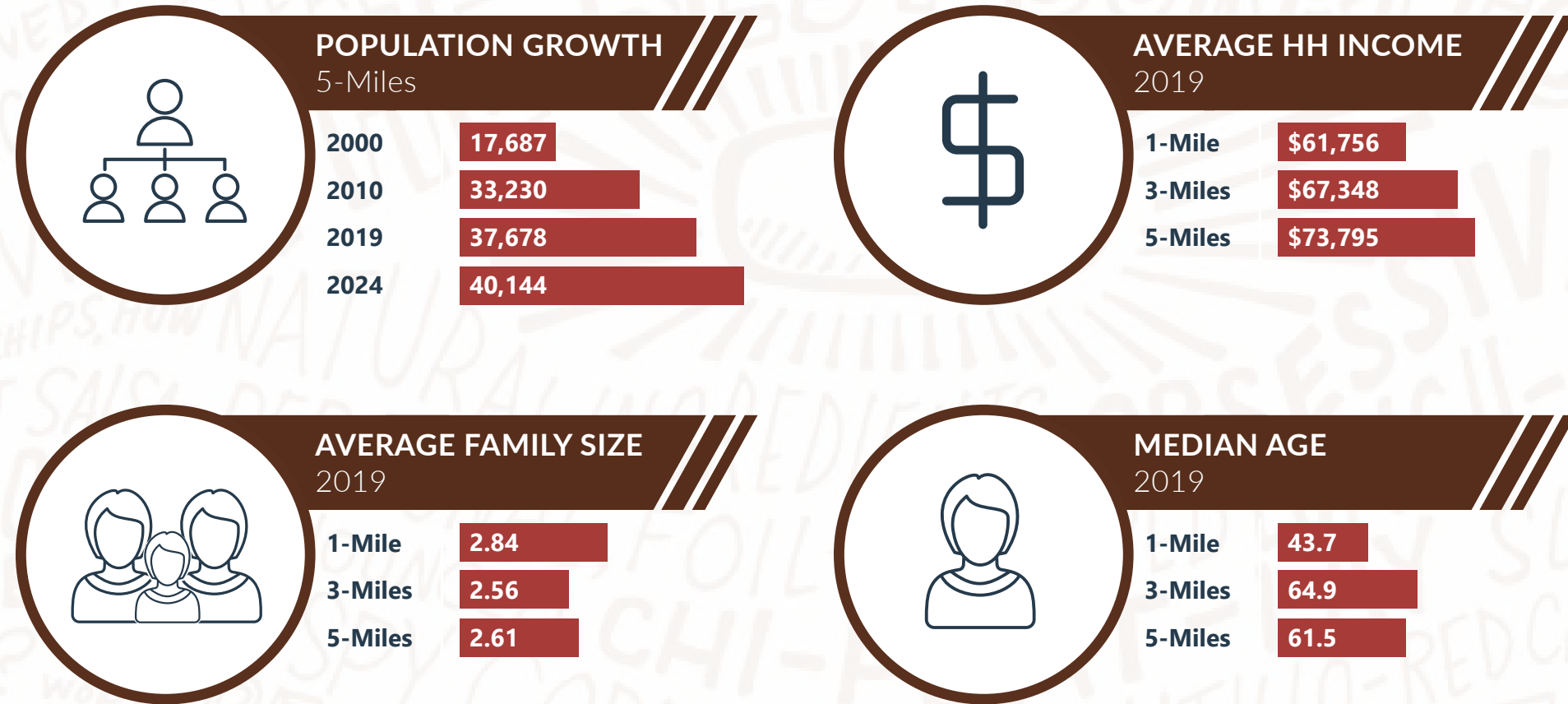
**277 MILES** to Flagstaff



**45 MILES** to Mexico



## DEMOGRAPHICS







ABREGO DR

TJ-maxx  
bealls  
OUTLET b



MedPost

Denny's

BRAKE MASTER

Pizza Hut

Culver's

MOD

verizon

NEGOTIATING CONTRACT

NEGOTIATING CONTRACT



CIRCLE K

QUAIL CROSSING BLVD

NOGALES HWY

±11,435 VPD

HIGH SIERRA  
THE ARTIST'S

Ashley  
HOMESTORE

DOLLAR TREE

petco

JOANN

ACE

ROSS  
DRESS FOR LESS

SUBWAY

BIG LOTS

LESLIE'S

Auto Zone

BRAKE max

AT&T

SAHUARITA  
MODERN DENTISTRY

MATTRESS FIRM

Carl's Jr.



BANK OF AMERICA

Walmart



±38,976 VPD

99¢  
only  
STORES

Twist & Shout  
50's DINER

GOODWILL

BIG 5  
SPORTING GOODS

Firestone  
COMPLETE AUTO CARE

Walgreens

WELLS  
FARGO







## DEMOGRAPHICS



### BUSINESSES 2019

1-Mile	220
3-Miles	492
5-Miles	811



### DAYTIME WORKERS 2019

1-Mile	2,164
3-Miles	4,120
5-Miles	7,660

## FOOD AWAY FROM HOME SPENDING

\$54M

WITHIN A 5-MILE RADIUS





SEC NOGALES HWY & INTERSTATE 19 | TUCSON MSA, AZ



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All property showings are by appointment only.

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