

CBRE



SUBJECT PROPERTY IS UNDER CONSTRUCTION
AND WILL FEATURE A PICK UP WINDOW.
ESTIMATED OPEN DATE: DECEMBER 2020



CHIPOTLE

ROUTE 70 & BRACE RD | CHERRY HILL, NJ 08034

VIEW PROPERTY VIDEO



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Chipotle Mexican Grill, Inc. is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. Chipotle had over 2,650 restaurants as of June 30, 2020, in the United States, Canada, the United Kingdom, France and Germany and is the only restaurant company of its size that owns and operates all its restaurants. With more than 91,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices. Steve Ells, founder and former executive chairman, first opened Chipotle with a single restaurant in Denver, Colorado in 1993.



★ 'CHIPOTLANE' PROTOTYPE - FEATURING A PICK UP WINDOW ★



CHIPOTLE CORPORATE OVERVIEW

TENANT TRADE NAME:	Chipotle Mexican Grill
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/CMG
TENANT:	Corporate
LOCATIONS:	-/+ 2,650
WEBSITE:	www.chipotle.com

CHIPOTLE FAST TRACKS ITS DRIVE-THRUS

The chain is about to open its 100th mobile pick-up Chipotlane and will add as many as 10,000 new workers to support the rapid expansion.

By: Heather Lalley | July 15, 2020 | Restaurant Business

Chipotle Mexican Grill continues to double down on its high-margin Chipotlanes, announcing Wednesday it will open its 100th drive-thru pick-up lane later this month and hire as many as 10,000 new workers in the coming months to support its rapid growth.

In February 2019, the fast-casual chain had just 10 of the innovative drive-thrus systemwide.

But the Newport Beach, Calif.-based brand quickly realized their effectiveness and ramped up Chipotlane rollouts.

Even though Chipotlanes require 50% more workers to run than traditional stores, they remain “my most-profitable experience” because of higher check averages, Chipotle Chief Restaurant Officer Scott Boatwright said.

“The digital experience has just exploded with COVID,” Boatwright said. “And, that business has been really sticky.”

In Q1 2020, Chipotle’s digital sales grew more than 80% year-over-year, the company said. And of the 19 new restaurants that opened during that quarter, 11 featured Chipotlanes. That is close to the company’s stated goal of outfitting 60% of stores with drive-thrus.

[READ MORE >>](#)

DRIVE-THRU CHIPOTLE IS COMING TO CHERRY HILL

By: Kayla Thomas | September 22, 2020 | 94.5 PST

First Wawa and now Chipotle! Chipotle Mexican Grill has recently opened drive thru lanes at two more New Jersey restaurants and has plans to open more. The Washington Township location and Somers Point location both have these one of a kind drive thru lanes that are designated for digital orders only. If you visit the Chipotle in Paramus, their location already has this non traditional feature.

According to NJ.com, these drive thru lanes, which have been called “Chipotlanes” are designated just for picking up online orders. Customers can place their orders in ahead of time, through the mobile app on their phone, or online and then pick up at the window in the “Chipotlane”.

[READ MORE >>](#)





LIST PRICE
\$4,350,000



CAP RATE
4.25%



TOTAL NOI
\$185,000

Property Highlights

BRAND NEW CONSTRUCTION

This is a brand new construction property offering zero deferred maintenance for the new owner

LONG-TERM LEASE

Chipotle just signed a new 15 year lease with three five year options to renew

'CHIPOTLANE' LOCATION

This site will feature Chipotle's newest prototype - Chipotlane - which includes a pick up window for online orders

RENTAL INCREASES

There are 10% rental increases every 5 years in the base term of the lease and in each option period

MAIN RETAIL AREA

Ideal location for Chipotle surrounded by countless national retailers including Whole Foods, CVS, McDonald's, Dollar Tree, Stein Mart, buybuy Baby, and honeygrow to name a few

DENSE DEMOGRAPHICS

Densely populated area with 12,264 people within 1 mile of the site, 97,690 people within 3 miles and 301,433 people within 5 miles

CORNER LOCATION

Ideally located at the corner of Brace Rd and Rt 70 (Marlton Pk) with excellent access and visibility and traffic counts exceeding 95,000 vehicles per day

MINIMAL COMPETITION

The closest Chipotle is over 2 miles away and located in-line without a pick up window

AFFLUENT MARKET

Affluent market - the average household income is over \$98,000 within 1 mile of the site, over \$121,000 within 3 miles and over \$105,000 within 5 miles

FINANCIAL OVERVIEW



PRICE: **\$4,350,000**

CAP RATE: **4.25%**

YEAR BUILT: Under Construction

OPEN DATE: Estimated December 2020

BUILDING SQUARE FOOTAGE: +/- 2,630 rsf plus a 405 rsf patio

LOT SIZE: 0.47 Acres

TYPE OF OWNERSHIP: Fee Simple

TENANT: Chipotle Mexican Grill Inc.

GUARANTEE: Corporate Guarantee

LEASE TYPE: NN*

INITIAL LEASE TERM: 15 Years

ROOF AND STRUCTURE: Landlord Responsible

LEASE COMMENCEMENT: Est 2020

LEASE EXPIRATION: Est 2035

TERM REMAINING ON LEASE: Est 15 Years

INCREASES: 10% Every 5 Years

OPTIONS: 3x5 Years

PROPERTY ADDRESS:

RT 70 AND BRACE ROAD | CHERRY HILL, NJ 08034

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL	MONTHLY
Years 1-5	\$185,000.04	\$15,416.67
Years 6-10	\$203,499.96	\$16,958.33
Years 11-15	\$223,850.04	\$18,654.17
Option 1	\$246,234.96	\$20,519.58
Option 2	\$270,858.48	\$22,571.54
Option 3	\$297,952.68	\$24,829.39

NET OPERATING INCOME: \$185,000.04

*Landlord maintenance: the parking area of the center (but not the snow, ice and debris removal thereof), life safety systems, the foundations, subflooring, footings, exterior and structural walls, all unexposed plumbing (excluding any plumbing installed by Tenant), all exterior elements of the Premises (not including doors, windows and signs), all structural elements of the Premises, and the roof (including its waterproof membrane) of the Premises in a watertight condition, and as necessary, or when required by governmental authority, shall make modifications or replacements thereof.

Tenant repairs: all parts of the Premises not Landlord's responsibility in this Lease (except for ordinary wear and tear, loss by fire or other casualty or damage caused by Landlord) and shall be responsible for all snow, ice and debris removal from the Center, which obligations shall include, without limitation, all HVAC equipment and mechanical equipment serving the Premises, all windows, doors and glass of the Premises, Tenant's signs, all utility lines and facilities servicing the Premises and from the point of entry into the Premises and Tenant's fixtures and property.

Investment Overview

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this under construction, 2,630 square foot property leased to Chipotle, which will feature the company's newest prototype, 'Chipotlane' which includes a pick up window and is estimated to open in December 2020. This is a new, 15 year NN lease with minimal landlord responsibilities or expenses and zero deferred maintenance. The lease also boasts 10% increases every 5 years throughout the base term of the lease and in each of the three, five year options to renew. The lease is corporately guaranteed by Chipotle, with over 2,600 locations.

This brand new subject property is situated on a 0.47 acre parcel at the busy signalized intersection of Brace Route and Route 70 in Cherry Hill, New Jersey. Chipotle has excellent access and visibility at this location, with combined traffic counts exceeding 95,000 vehicles per day. This is an ideal location for Chipotle as it's surrounded by numerous national tenants and is a main retail location in Cherry Hill, NJ, drawing traffic to the area. Surrounding retailers include Whole Foods, CVS, McDonald's, Dollar Tree, Stein Mart, buybuy Baby, and honeygrow to name a few. This is a densely populated area with 12,264 people within 1 mile of the site, 97,690 people within 3 miles and 301,433 people within 5 miles. It's also an affluent market with the average household income over \$98,000 within 1 mile of the site, over \$121,000 within 3 miles and over \$105,000 within 5 miles. The closest Chipotle is over 2 miles away and located in-line without a pick up window. Cherry Hill is a township in Camden County, New Jersey, It is situated on the Delaware Valley coastal plain, approximately 8 miles southeast of Center City, Philadelphia. This brand new construction building with a pick up window, coupled with a heavily traveled signalized intersection location and strong demographics makes this the ideal investment for the astute investor.



CONSTRUCTION PROGRESS
OCTOBER 2020



CONSTRUCTION PROGRESS
OCTOBER 2020



BRACE RD

RT 70



↑
DRIVE
THRU
LANE

↑
BY PASS
LANE



DOLLAR TREE

WHOLE FOODS MARKET

Hallmark
AT&T

five
BEL'W

Stein Mart

buy buy
BABY

honeygrow

The Big Event

TOWERS OF WINDSOR PARK
APARTMENT HOMES
525 Units

BANK OF AMERICA

US PETROLEUM

WELLS FARGO

QDOBA

Hertz

MATTRESS FIRM

DUNKIN'

MOM

Haddon
Savings Bank

ROUTE 70 - 60,930 V.P.D.

BRACE RD - 34,144 V.P.D.

CHIPOTLE
MEXICAN GRILL





VIRTUA HEALTH & WELLNESS CENTER

Cardiac Surgery, Physical Medicine & Rehab,
Hematology/Oncology, Orthopedic Surgery,
Lab Services, Radiology, Podiatry
Sports Medicine, Vascular Surgery

**20 BRACE RD
OFFICE BUILDING**
10+ tenants | 48,000 sqft

Azura Surgery Center
Exclusively Endodontics
Pediatric Dental Associates



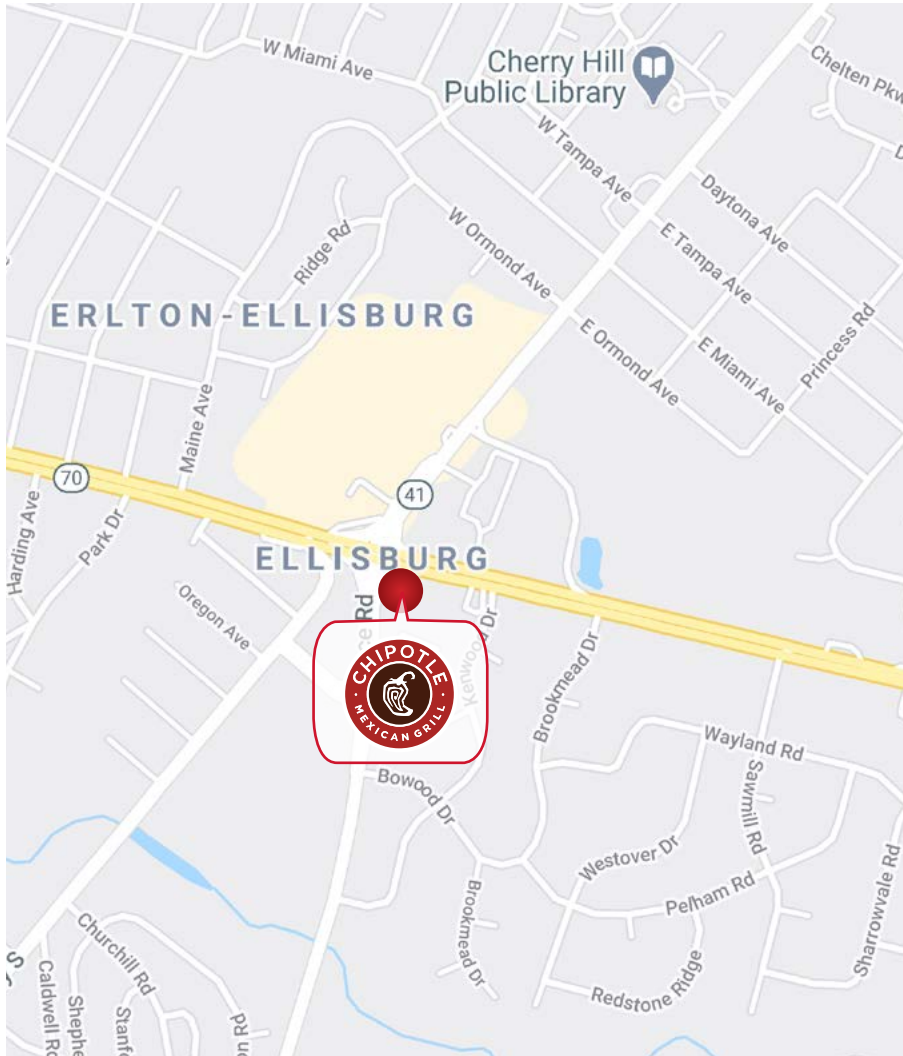
Cornerstore Foot & Ankle
Zonies-Holgado Dental Assoc.
Haddon Renal Medical Specialists



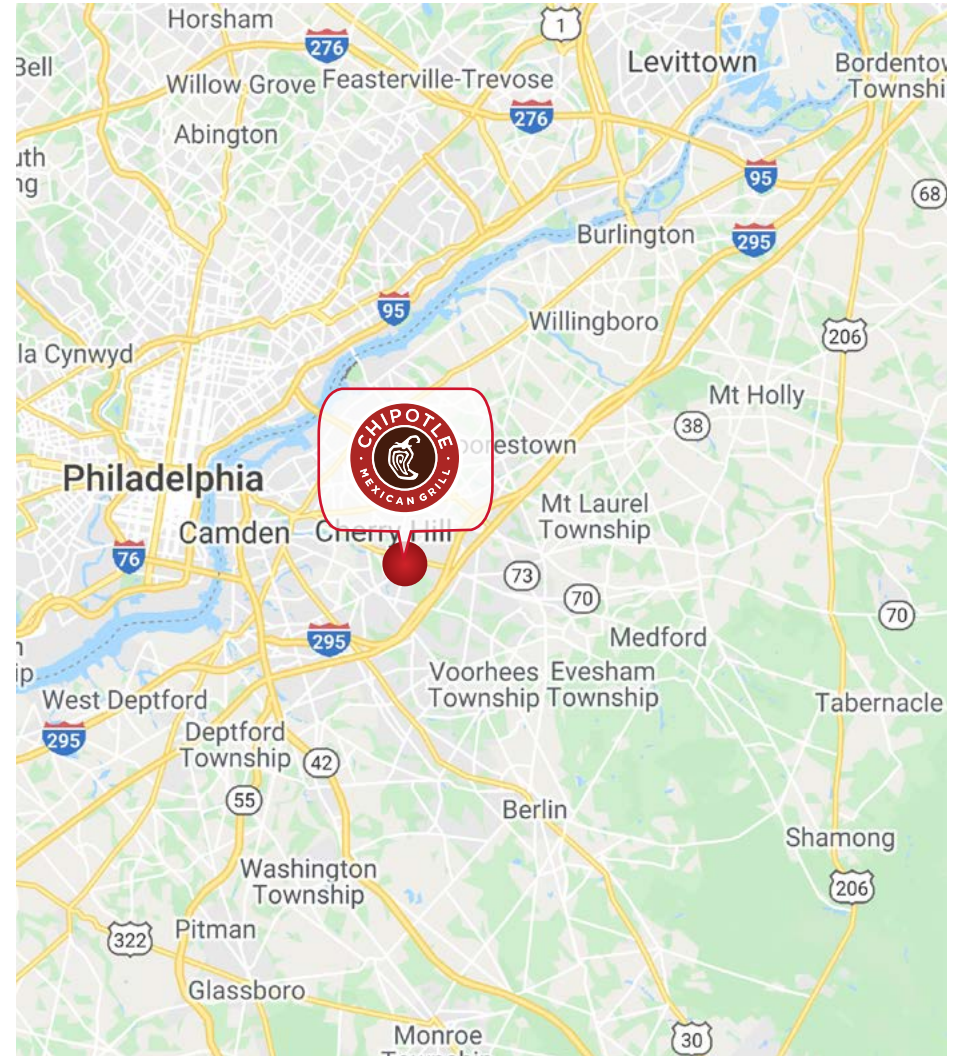
BRACE RD - 34,144 V.P.D.

ROUTE 70 - 60,930 V.P.D.

LOCAL MAP



REGIONAL MAP



LOCATION OVERVIEW



Chipotle is located on a 0.47 acre parcel at the corner of Brace Road and Route 70 with combined traffic counts exceeding 95,000 vehicles per day. The property sits adjacent to the Virtua Health and Wellness Center, a state-of-the-art facility that provides easy access to medical specialists and support services. The center offers numerous programs and services including Cardiac Surgery, Cardiology, Endocrinology, Hematology/Oncology, Orthopedic Surgery, Physical Medicine and Rehab, Podiatry, Sports Medicine, Vascular Surgery, Lab Services and Radiology among others. It is also ideally situated across from Ellisburg Circle Shopping Center, a major traffic driver in the area, home to numerous national tenants including Whole Foods, McDonald's, Stein Mart and buybuy Baby to name a few. Chipotle is also surrounded by numerous local businesses and medical offices, providing a built-in lunch and dinner customer base. This is a densely populated area with 12,264 people within 1 mile of the site, 97,690 people within 3 miles and 301,433 people within 5 miles. It's also an affluent market with the average household income over \$98,000 within 1 mile of the site, over \$121,000 within 3 miles and over \$105,000 within 5 miles.

Cherry Hill, NJ

Cherry Hill is a township in Camden County, New Jersey. It is situated on the Delaware Valley coastal plain, approximately 8 miles southeast of Center City, Philadelphia. Cherry Hill is a corporate and employment hub in South Jersey. It is home to TD Bank, N.A., the seventh largest U.S. bank by deposits, Melitta USA's coffee roasting plant and The Courier-Post, the fifth-largest New Jersey-based newspaper.

Cherry Hill is an edge city within a half-hour commute to Philadelphia or Camden, and within an hour to Trenton or Princeton, New Jersey. A lesser number of individuals commute to Atlantic City, New Jersey, and a growing number of commuters commute to and from New York City.

SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	12,248	94,602	296,298
2020 POPULATION	12,264	97,690	301,433
PROJECTED POPULATION (2025)	12,177	98,547	301,770
HISTORICAL ANNUAL GROWTH			
2010-2020	0.01%	0.31%	0.17%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.14%	0.17%	0.02%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	4,990	37,977	115,377
2020 HOUSEHOLDS	4,917	39,164	117,270
PROJECTED HOUSEHOLDS (2025)	4,862	39,461	117,313
HISTORICAL ANNUAL GROWTH			
2010-2020	-0.14%	0.30%	0.16%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.22%	0.15%	0.01%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 AVERAGE	\$98,830	\$121,570	\$105,960
2020 MEDIAN	\$80,829	\$90,441	\$78,134

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	72.6%	77.7%	66.9%
AFRICAN AMERICAN POPULATION	7.0%	7.0%	13.9%
ASIAN POPULATION	12.0%	9.3%	8.0%
PACIFIC ISLANDER POPULATION	0.1%	0.1%	0.3%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	5.5%	3.0%	7.7%
TWO OR MORE RACES POPULATION	2.7%	2.8%	3.1%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	13.0%	8.7%	16.1%
WHITE NON-HISPANIC	66.8%	73.2%	60.8%

2020 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	40.8/46.5	41.4/45.7	39.3/43.1

TRAFFIC COUNTS	
BRACE RD	RT 70/MARLTON PK
34,144	60,930

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