

OFFERING MEMORANDUM

1132 S CLINTON ST | CHICAGO, IL

PRICE: \$3,994,736 | CAP: 3.80%



CLICK FOR DRONE FOOTAGE

NNN
Retail Investment Group



MEXICAN GRILL

ACTUAL SITE | PHOTOS TAKEN APRIL 2021

EXECUTIVE SUMMARY

PRICE

\$3,994,736

CAP

3.80%

NOI

\$151,800

LOCATION

1132 S CLINTON ST
CHICAGO, IL

LEASE TYPE

ABSOLUTE NNN GROUND LEASE

LEASE EXPIRATION

NOVEMBER 30TH, 2028

LESSEE

CHIPOTLE MEXICAN GRILL

GUARANTOR

CHIPOTLE MEXICAN GRILL

OPTIONS

(4) 5-YEAR RENEWEL OPTIONS

INCREASES

10% EVERY 5 YEARS INCLUDING OPTIONS

LAND SIZE

±0.49 ACRES

BUILDING SIZE

±2,324 SQUARE FEET

ROFR

NONE



ACTUAL SITE | PHOTOS TAKEN APRIL 2021

**RETAIL INVESTMENT GROUP IS
PLEASED TO BE THE EXCLUSIVE
LISTING BROKERAGE FOR CHIPOTLE
IN CHICAGO, IL.**

This Chipotle property has a 20 Year Absolute NNN Ground Lease that will expire November 30th, 2028. This property offers 10% every 5 years and there are (4) 5-Year Renewal Options. This offering is backed by a Corporate Guarantee by Chipotle Mexican Grill (NYSE: CMG). The building is $\pm 2,324$ square feet and sits on ± 0.49 acres of land, and was built in 2013. This property is located Adjacent to The Maxwell, a 240,159 sf retail property occupied by TJ MAXX, Nordstrom Rack, Dicks Sporting Goods. Additional Nearby Retailers include Whole Foods, PetCo, Best Buy, Wingstop, Walgreens, The Home Depot, Portillo's Hot Dogs, Marshalls, Sherwin-Williams, Binny's Beverage Depot, Buffalo Wild Wings and Many Others.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

Binny's
BEVERAGE DEPOT

Mobil



Chick-fil-A

Manny's
IMPORTER & DISTRIBUTOR
CHICAGO SINCE 1942

AspenDental



CHIPOTLE

MEXICAN GRILL

CHIPOTLE | CHICAGO, IL

PROPERTY OVERVIEW

- Corporately Guaranteed Lease | Chipotle Mexican Grill (NYSE: CMG)
- Absolute NNN Ground Lease | Zero Landlord Responsibilities
- Strong Demographics with +875,000 Population within 5 miles
- Direct access and proximity to the I-90/1-94 one of the most heavily trafficked roads in the US, with over 250,000 VPD.
- Adjacent to The Maxwell, a 240,159 sf retail property occupied by TJ MAXX, Nordstrom Rack, Dicks Sporting Goods
- 1/2 mile from University of Illinois Chicago: +20,000 students
- Average Household Income of \$107,052 within 5 miles
- Chicago is the 3rd Largest MSA in the USA with a population of over 9.4 million
- Nearby retailers include Whole Foods, PetCo, Best Buy, Wingstop, Walgreens, The Home Depot, Portillo's Hot Dogs, Marshalls, Sherwin-Williams, Binny's Beverage Depot, Buffalo Wild Wings and Many Others.



I-90/I-94: ±250,000 VPD



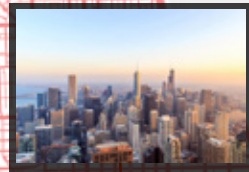
S CLINTON ST: ±9,891 VPD



HUMBULT
ALEXANDER PARK

HUMBULT
PARK

GOOSE
ISLAND



GARFIELD PARK



110

ILLINOIS
MEDICAL DISTRICT



DOUGLAS
PARK



SOUTH
LOOP

ARIE CROWN
THEATRE

HEART OF
CHICAGO



CICERO

MARSHALL
SQUARE



ILLINOIS TECH



**WELCOME TO CHICAGO, THE
THIRD LARGEST CITY IN THE US
WITH A POPULATION OF
NEARLY THREE MILLION
PEOPLE.**

CHIPOTLE | CHICAGO, IL

City of Chicago, is the most populous city in the U.S. state of Illinois, and the third most populous city in the United States. With an estimated population of 2,693,976 in 2019, it is also the most populous city in the Midwestern United States. Chicago is the county seat of Cook County, the second most populous county in the U.S., while a small portion of the city's O'Hare Airport also extends into DuPage County. Chicago is the principal city of the Chicago metropolitan area, defined as either the U.S. Census Bureau's Metropolitan Statistical Area (9.4 million people) or the Combined Statistical Area (almost 10 million residents), often called Chicagoland. It constitutes the third most populous urban area in the United States after New York City and Los Angeles.

Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It is the site of the creation of the first standardized futures contracts, issued by the Chicago Board of Trade, which today is part of the largest and most diverse derivatives market in the world, generating 20% of all volume in commodities and financial futures alone. O'Hare International Airport is routinely ranked among the world's top six busiest airports according to tracked data by the Airports Council International. The region also has the largest number of federal highways and is the nation's railroad hub. The Chicago area has one of the highest gross domestic products (GDP) in the world, generating \$689 billion in 2018.

THE AVERAGE RESTAURANT SALES OF A CHIPOTLE MEXICAN GRILL WORLDWIDE IS 2.2M USD.

Chipotle Mexican Grill is a fast-casual Mexican restaurant chain founded by Steve Ells in 1993. The first Chipotle restaurant was opened in Denver, Colorado, where the company was headquartered before relocating to Southern California in 2018. The brand name was inspired by the Chipotle chili pepper, a traditional ingredient in many Mexican dishes that is also featured in several of the chain's menu items. In addition to its signature burritos, Chipotle serves a range of tacos, burrito bowls, salads, and side dishes.

Competitors in the fast-casual Mexican market include Qdoba Mexican Grill, Moe's Southwest Grill, Rubio's Coastal Grill, and Baja Fresh. Founded by Steve Ells on July 13, 1993, Chipotle had 16 restaurants (all in Colorado) when McDonald's Corporation became a major investor in 1998. By the time McDonald's fully divested itself from Chipotle in 2006, the chain had grown to over 500 locations. With more than 2,000 locations, Chipotle had a net income of US\$475.6 million and a staff of more than 45,000 employees in 2015.



SITE SURVEY

SURVEY OVERLAY IS APPROXIMATE
BUYER TO VERIFY ALL INFORMATION



CHIPOTLE | CHICAGO, IL

ADDITIONAL PHOTOS



ACTUAL SITE | PHOTOS TAKEN APRIL 2021



AREA DEMOGRAPHICS

POPULATION 1 MILE 3 MILE 5 MILE

TOTAL POPULATION 2010	49,413	333,604	819,714
TOTAL POPULATION 2020	67,415	416,248	877,226
TOTAL POPULATION 2025	70,175	427,750	878,981
MEDIAN AGE	34.7	36	34.8

INCOME 1 MILE 3 MILE 5 MILE

AVERAGE HH INCOME	\$130,736	\$120,883	\$107,052
MEDIAN HH INCOME	\$105,854	\$89,824	\$73,594



±877,226 RESIDENTS
WITHIN 5 MILES



\$107,052 AVG INCOME
WITHIN 5 MILES

HOUSEHOLDS 1 MILE 3 MILE 5 MILE

TOTAL HOUSEHOLDS 2010	24,631	164,273	348,380
TOTAL HOUSEHOLDS 2020	33,774	209,240	382,831
TOTAL HOUSEHOLDS 2025	35,175	215,665	385,369
AVERAGE HH SIZE	1.8	1.8	2.1
AVERAGE HH VEHICLES	1	1	1

HOUSING 1 MILE 3 MILE 5 MILE

MEDIAN HOME VALUE	\$367,575	\$409,527	\$383,330
MEDIAN YEAR BUILT	2001	1984	1962

TRAFFIC COUNTS

S CLINTON ST	±25,482	VDP
W ROOSEVELT ST	±20,305	VDP

CONFIDENTIALITY DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however,

Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Retail Investment Group, LLC.





Retail Investment Group

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