

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



997 W Patrick Street

FREDERICK MARYLAND

ACTUAL SITE



EXCLUSIVELY PRESENTED BY



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AERIAL VIEW



OFFERING SUMMARY



OFFERING

Asking Price \$3,075,000

Cap Rate 4.65%

Net Operating Income* \$143,000

*NOI is based on August 2022 Annual Rent, Seller to Credit Difference in Rent at Closing

PROPERTY SPECIFICATIONS

Property Address 997 W Patrick St, Frederick, MD 21702

Rentable Area 2,249 SF

Land Area 0.7 AC

Year Built 2017

Tenant Chipotle Mexican Grill, Inc.

Guaranty Corporate

Lease Type Absolute NNN

Landlord Responsibilities None

Lease Term Remaining 11+ Years

Increases 10% Every 5 Years & Beg. of Each Option

Options 4 (5-Year)

Rent Commencement August 3, 2017

Lease Expiration August 31, 2032

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term						Rental Rates		
TENANT NAME	SF	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Chipotle	2,249	August 2017	August 2032	Current	-	\$10,833	\$130,000	4 (5-Year)
(Corporate Guaranty)				August 2022	10%	\$11,917	\$143,000	10% Increase Beg. of Each Option
*NOI is based on August 2022 Annual Rent, Seller to Credit Difference in Rent at Closing				August 2027	10%	\$13,108	\$157,300	

11+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases | Options to Extend

- More than 11 years remaining on the original 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by Chipotle Mexican Grill, Inc., the second leading fast-casual restaurant chain in the world with sales of \$5.59 billion U.S. dollars and more than 2,800 locations
- The lease features 10% rental increases every 5 years and at the beginning of each option period, generating NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal management-free investment for a passive investor

Signalized, Hard Corner Intersection | Primary Retail Corridor | Directly off Frederick Freeway | Excellent Visibility & Access

- Chipotle is strategically located at the signalized, hard corner intersection of Baughmans Lane and W. Patrick Street, averaging more than 64,000 vehicles passing daily
- W. Patrick Street is a primary retail and commuter thoroughfare serving Frederick and the immediate trade area
- Chipotle is surrounded by shopping centers such as Frederick County Square, Westridge Square, Hillcrest Plaza, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover exposure for this restaurant
- Subject property is directly off Frederick Freeway (105,700 VPD)
- The asset benefits from significant street frontage and visibility, provided ease and convenience for customers

Strong Demographics in 5-mile trade area

- More than 120,000 residents and 81,000 employees support the trade area
- Features an average household income of \$108,762





CHIPOTLE MEXICAN GRILL

chipotle.com

Company Type: Public (NYSE: CMG)

2020 Employees: 97,000

2020 Revenue: \$5.98 Billion

2020 Net Income: \$355.77 Million

2020 Assets: \$5.98 Billion

2020 Equity: \$2.02 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) 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 2,800 restaurants as of March 31, 2021, 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 over 97,000 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, first opened Chipotle with a single restaurant in Denver, Colorado in 1993.

PROPERTY OVERVIEW



Location



Frederick, Maryland
Frederick County
Washington D.C. MSA

Parking



There are approximately 32 parking spaces on the owned parcel.
The parking ratio is approximately 14.22 stalls per 1,000 SF of leasable area.

Access



Baughmans Lane: 2 Access Points

Parcel



Parcel Number: 02-464519
Acres: 0.7
Square Feet: 30,492

Traffic Counts



W. Patrick Street/U.S. Highway 40: 46,000 VPD
Baughmans Lane: 18,000 VPD
Frederick Freeway/U.S. Highway 15: 119,100 VPD

Construction



Year Built: 2017

Improvements



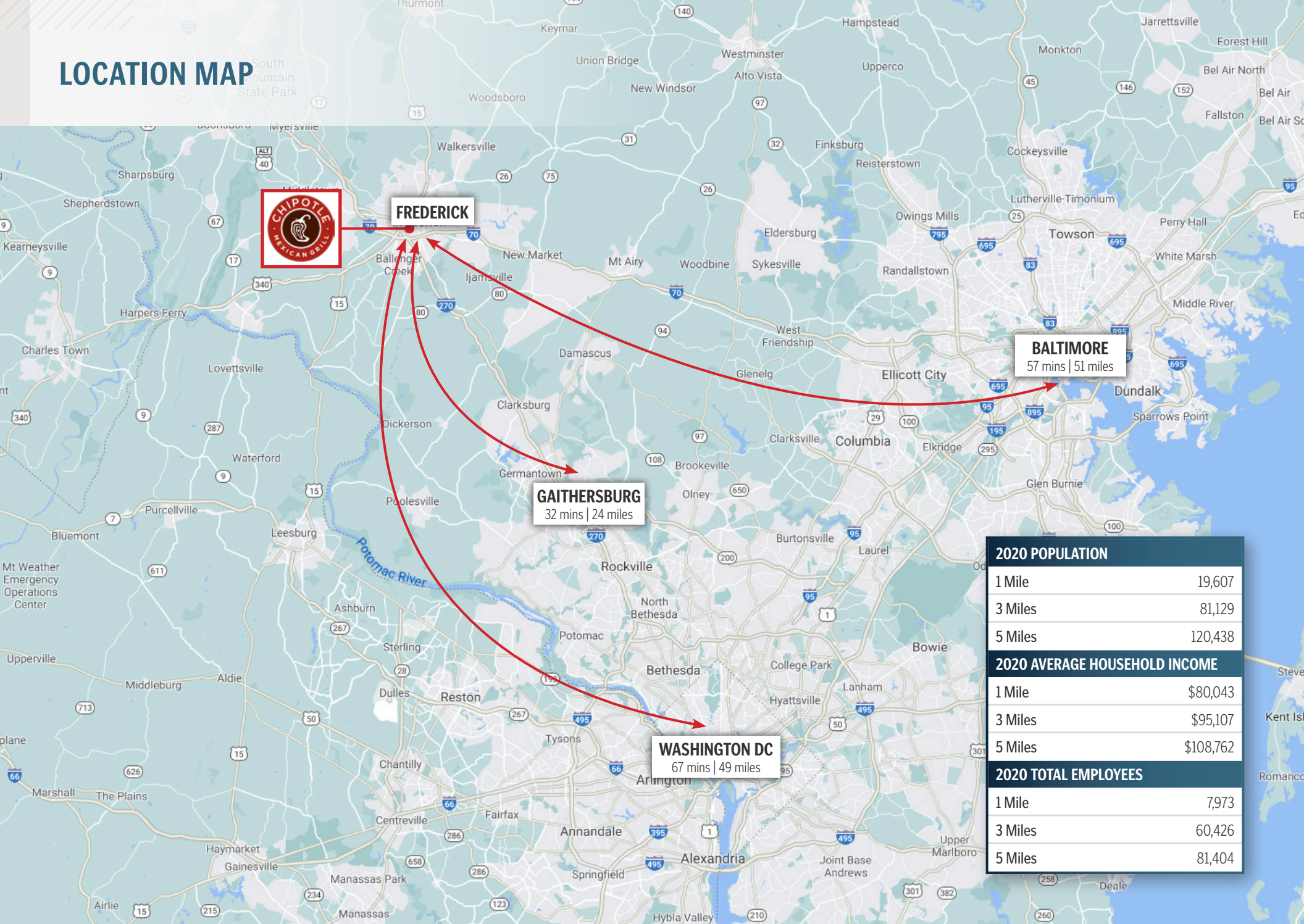
There is approximately 2,249 SF of existing building area

Zoning



GC - General Commercial

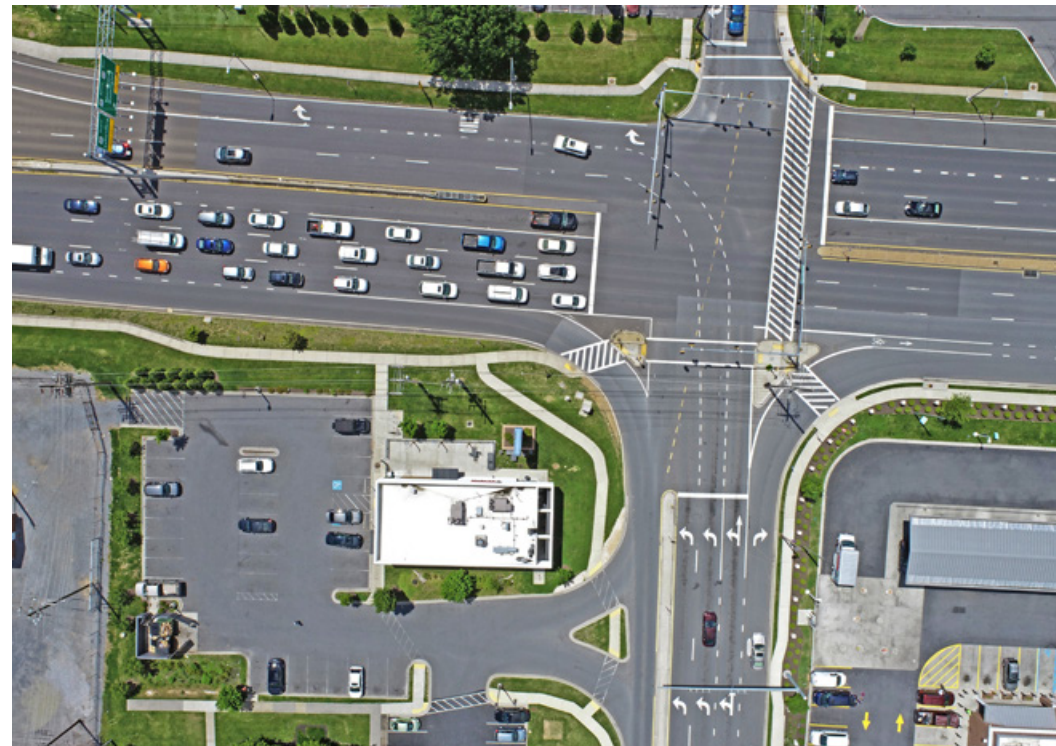
LOCATION MAP

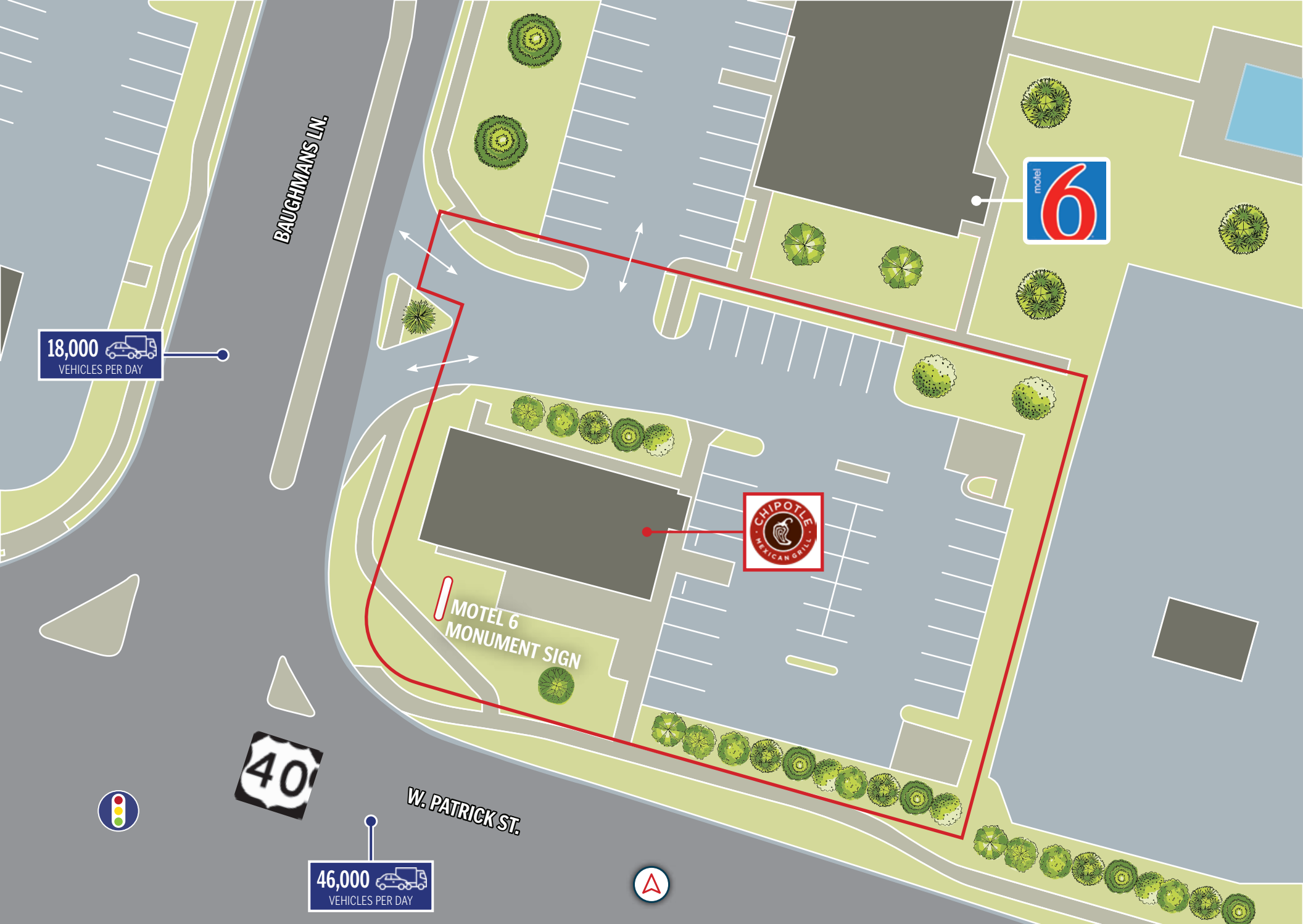






PROPERTY PHOTOS

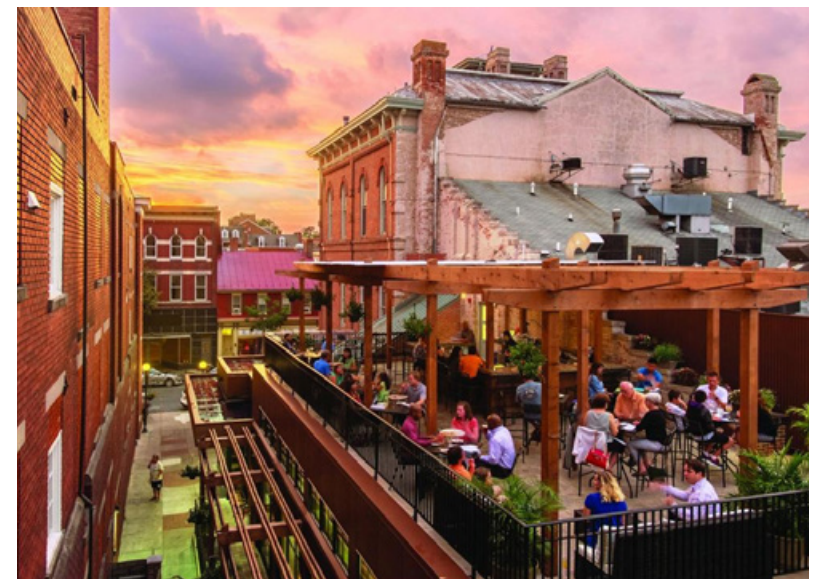




AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	19,607	81,129	120,438
2025 Projected Population	20,490	84,977	127,683
2020-2025 Annual Rate	0.88%	0.93%	1.18%
2020 Median Age	34.4	36.8	38.3
HOUSEHOLDS & GROWTH			
2020 Estimated Households	7,310	31,930	46,307
2025 Projected Households	7,611	33,504	49,190
Projected Annual Growth 2020 to 2025	0.81%	0.97%	1.22%
INCOME			
2020 Estimated Average Household Income	\$80,043	\$95,107	\$108,762
2020 Estimated Median Household Income	\$58,319	\$72,740	\$83,532
DAYTIME POPULATION			
2020 Estimated Total Businesses	659	4,224	5,796
2020 Estimated Total Employees	7,973	60,426	81,404





FREDERICK, MARYLAND

The city of Frederick, county seat of Frederick County, Maryland, lies about 50 miles west of Baltimore and roughly the same distance northwest of Washington, D.C. Major highways servicing the city include Interstates I-70 and I-270, and U.S. Routes 15, 40, and 340. The City of Frederick is the 7th largest city in Maryland with a population of 75,281 as of July 1, 2020.

Frederick is home to over 3,500 businesses and world-class facilities. Once the heart of the Civil War, the City's position atop the 270 Tech Corridor has now strengthened it as an east coast hub for discovery and innovation. A local tradition of culinary excellence is enriched by exciting new breweries & distilleries. Key Industries in the City are Life Sciences, Advanced Manufacturing, Technology and Tourism. Top 20 Largest Employers in the City of Frederick are Fort Detrick, Frederick County Public Schools, Frederick Health Hospital, Frederick County Government, Frederick National Laboratory / Leidos Biomedical Research, Frederick Community College, Wells Fargo, City of Frederick Government, AstraZeneca, Stulz ATS, Shepherd Pratt - Way Station, Aldi Distribution Center & Retail, YMCA of Frederick County, Maryland School for the Deaf, Fitzgerald Auto Mall Frederick, Homewood Retirement Community, Morgan Keller Construction, Hood College, R.W. Warner and Dairy Maid Dairy.

Frederick's downtown historic district has a wealth of shops, eateries, and museums for residents and visitors to enjoy.

The nearest major airport is Hagerstown Regional Airport. This airport has domestic flights from Hagerstown, Maryland and is 40 miles from the center of Frederick, MD.



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exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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