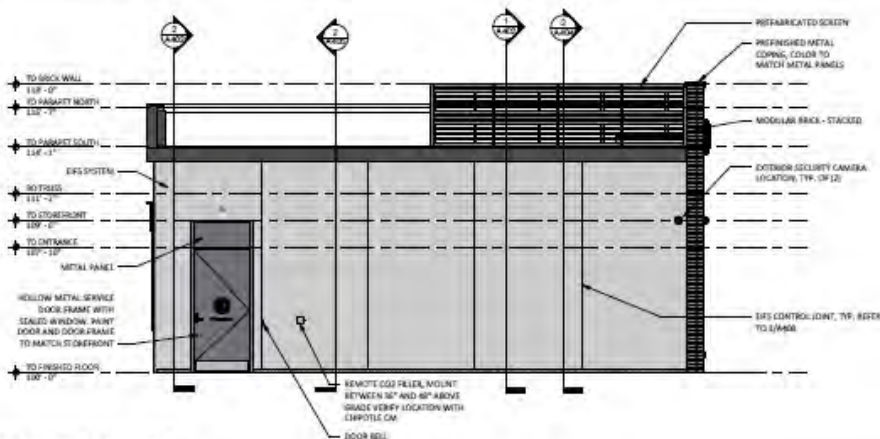


EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

ACTUAL RENDERING

CHIPOTLE MEXICAN GRILL (GROUND LEASE)

820 NORTH 205TH STREET
ELKHORN (OMAHA MSA), NEBRASKA 68022

OFFERING MEMORANDUM

Represented By:
JUSTIN ZAHN
justin@ciadvisors.com

COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | 402.730.6021 - Cell | www.ciadvisor.com

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

CHIPOTLE MEXICAN GRILL (GROUND LEASE)
ELKHORN (OMAHA MSA), NEBRASKA

CHIPOTLE MEXICAN GRILL

LOCATION	820 North 205th Street Elkhorn, Nebraska 68022
MAJOR CROSS STREETS	West of N 204th St. North of W Dodge Rd
TENANT	CHIPOTLE MEXICAN GRILL, INC.
PURCHASE PRICE	\$2,900,000
CAP RATE	4.35%
ANNUAL RENT	\$126,124
TOTAL SF OF LAND	± 37,991 SF ± 0.872 Acre
GROSS LEASABLE AREA	± 2,071 SF
RENTAL ESCALATIONS	10% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	Ground Lease*
YEAR BUILT	December 2021 (Under Construction - Est.)
LEASE EXPIRATION	December 31, 2036 (Est.)
OPTIONS	Four 5-Year Renewal Options

* Conveying Ownership - Underlying Ground Only

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Pad site to a Menards; major retailers within the 5-mile vicinity include Walmart Supercenter, Target, Lowe's Home Improvement, Hobby Lobby, Bed Bath & Beyond, DSW, Five Below, Old Navy, Ross Dress for Less, PetSmart, ALDI, Baker's, Family Fare Supermarket, Scheels, O'Reilly Auto Parts, Advance Auto Parts, Discount Tire, Lifetime Athletics, Marcus Cinema, etc.

HIGHER EDUCATION: 10 miles from Nebraska Methodist College (a private, not-for-profit nursing & health care college with over 1,100 students); 13 miles from University of Nebraska Omaha (a research university offering nationally recognized bachelor's, master's & doctoral degrees with 15,892 students)

HEALTHCARE: 2 miles from Methodist Women's Hospital (the region's only medical campus dedicated to women's health with 153 beds); 5 miles from CHI Health Lakeside (a full service hospital with 157 beds)

INVESTMENT HIGHLIGHTS

LEASE: RARE Brand New 15-Year Absolute NNN GROUND Lease with Attractive 10% Rental Escalations Every 5 Years and In Options!

TENANT: Chipotle Mexican Grill, Inc. (NYSE: CMG) Owns & Operates **Over 2,800 Chipotle Restaurants in the U.S., Canada, the United Kingdom, France & Germany** (as of 03/31/2021)

BRAND NEW CONSTRUCTION: High Quality, Build-to-Suit Construction with New Drive-Thru "Chipotlane" - Slated for Completion/Rent Commencement December 2021

PAD SITE | TRAFFIC COUNTS: Pad Site to a Menards - Just Off a Signalized Hard Corner where Traffic Counts of N 204th St Exceeds 27,910 CPD! One Block North of W Dodge Rd (Main East/West Connector Through Omaha with 50,176 CPD)!

VERY AFFLUENT DEMOGRAPHICS: Total Population (5-MI): 111,008 | **Average Household Income (3-MI): \$142,305** with 10.3% Population Growth (2000 to 2010)

LOW UNEMPLOYMENT RATE: Nebraska's Unemployment Rate at 2.9% - National Unemployment Rate at 6.0% (Bureau of Labor Statistics Mar 2021)



FINANCIAL ANALYSIS

CHIPOTLE MEXICAN GRILL (GROUND LEASE)
ELKHORN (OMAHA MSA), NEBRASKA

SUMMARY

TENANT	Chipotle Mexican Grill, Inc.
PURCHASE PRICE	\$2,900,000
CAP RATE	4.35%
GROSS LEASABLE AREA	± 2,071 SF
YEAR BUILT	December 2021 (Under Construction - Est.)

LOT SIZE	± 37,991 SF ± 0.872 Acre
EXPENSE REIMBURSEMENT	This is an Absolute NNN Ground lease . Tenant is responsible for all expenses.
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	TOTAL SF OF LAND	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Chipotle Mexican Grill, Inc.	37,991	Years 1 to 5: 12/17/21 to 12/31/26	Current	\$126,124	4.35%
		Years 6 to 10: 01/01/27 to 12/31/31	10%	\$138,736	4.78%
		Years 11 to 15: 01/01/32 to 12/31/36	10%	\$152,610	5.26%
		1st Option: 01/01/37 to 12/31/41	10%	\$167,871	
		2nd Option: 01/01/42 to 12/31/46	10%	\$184,658	
RENEWAL OPTIONS		3rd Option: 01/01/47 to 12/31/51	10%	\$203,124	
		4th Option: 01/01/52 to 12/31/56	10%	\$223,436	

4.80% AVG ANNUAL RETURN

* Lease Commencement & End Dates are estimates.

TENANT OVERVIEW

CHIPOTLE MEXICAN GRILL (GROUND LEASE)
ELKHORN (OMAHA MSA), NEBRASKA



TYPE

Public

PARENT COMPANY

Chipotle Mexican Grill, Inc

TRADED AS

NYSE: CMG

INDUSTRY

Restaurants - Fast Casual

MARKET CAP

53.23B (09/07/2021)

OF LOCATIONS

2,800+ (as of 03/31/2021)

HEADQUARTERS

Newport Beach, CA

WEBSITE

<https://www.chipotle.com/>

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.

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.

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. The Company also has **4 Pizzeria Locale** all located in Denver, Colorado.

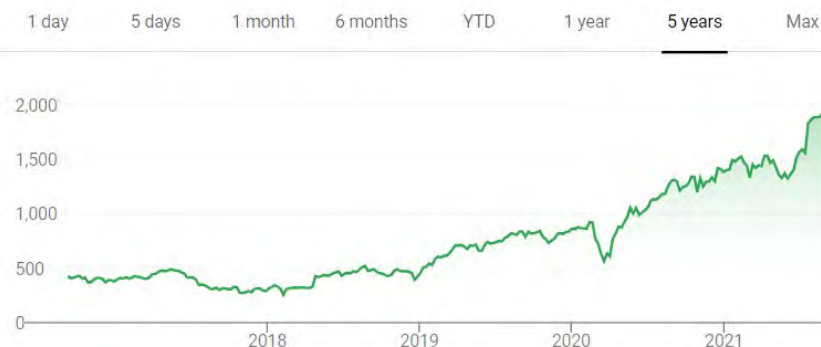
Steve Ells, founder and former executive chairman, first opened Chipotle with a single restaurant in Denver, Colorado in 1993 and is headquartered in Newport Beach, California.

Market Summary > Chipotle Mexican Grill, Inc.

NYSE: CMG

1,894.82 USD +1,468.27 (344.22%) ↑ past 5 years

Closed: Sep 7, 4:04 PM EDT · Disclaimer
After hours 1,894.82 0.00 (0.00%)



SITE PLAN



CUMBERLAND DR

"CHIPOTLANE"



LOT SIZE
±0.872 Acre
GLA
±2,071 SF

CHIPOTLE MEXICAN GRILL (GROUND LEASE) | ELKHORN (OMAHA MSA), NEBRASKA

FACING NORTH



CHIPOTLE MEXICAN GRILL (GROUND LEASE) | ELKHORN (OMAHA MSA), NEBRASKA

FACING EAST



METROPOLITAN
Community College

ELKHORN VALLEY CAMPUS

A single building on a 51-acre site, the EVC is a full-service facility offering classrooms, 4 computer & visual art labs, Library Sciences, Instruction, Public Safety, Counseling, Student Services, a Career Network Center, and Technical Support to staff & students.



**WEST DODGE STATION
ELEMENTARY**
423 STUDENTS



**METHODIST
WOMEN'S HOSPITAL**
153 BEDS

VILLAGE POINTE

A 600,000 SF OPEN-AIR SHOPPING, DINING & ENTERTAINMENT DESTINATION ANCHORED BY APPLE, MARCUS THEATRES & SCHEELS W/ 61 RETAIL SHOPS



**FIRE RIDGE
ELEMENTARY**
496 STUDENTS

W DODGE RD 50,176 CPD

N 204TH ST 27,913 CPD

CUMBERLAND DR

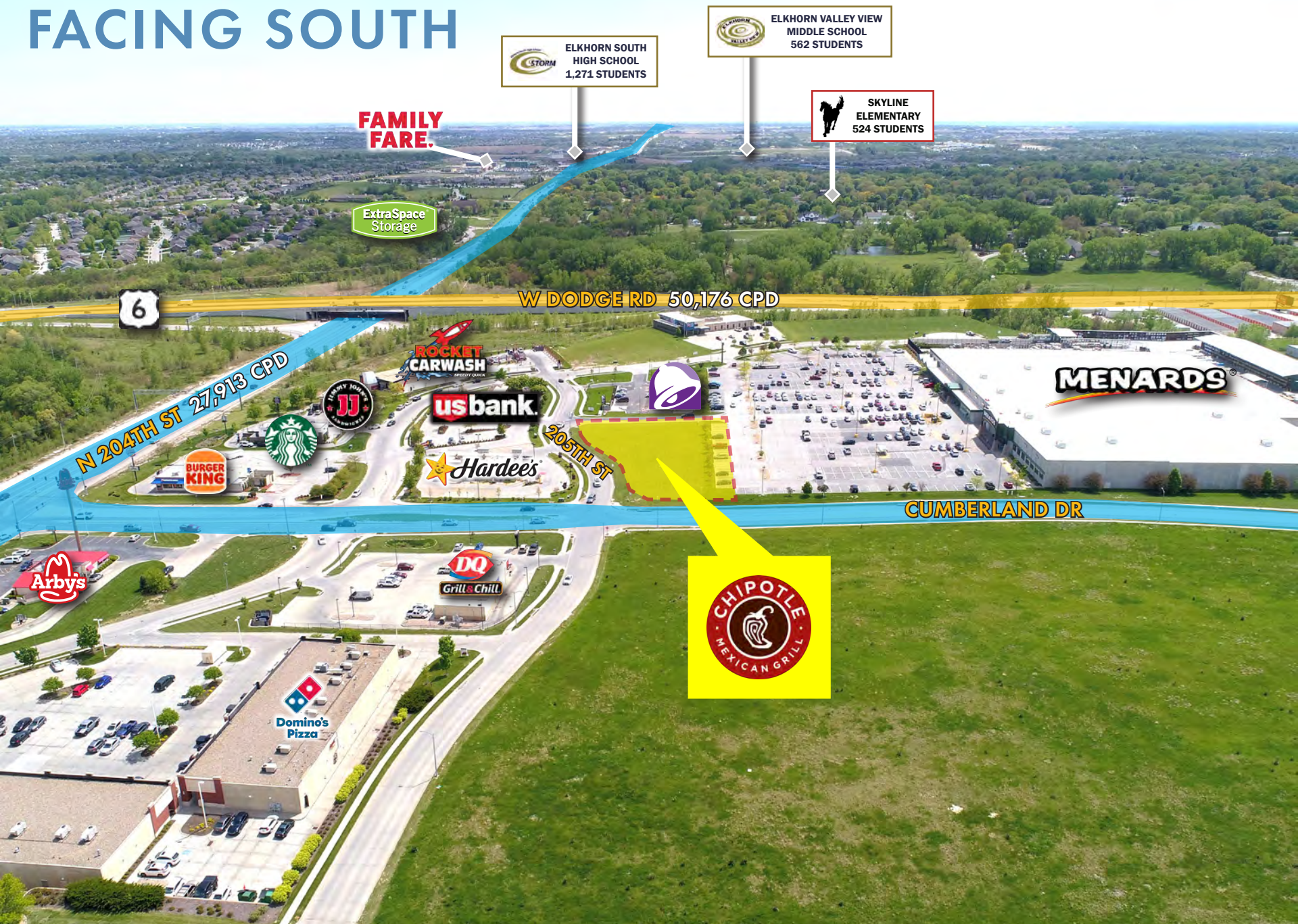
205TH ST

N 204TH AVE

MENARDS®

CHIPOTLE MEXICAN GRILL (GROUND LEASE) | ELKHORN (OMAHA MSA), NEBRASKA

FACING SOUTH



CHIPOTLE MEXICAN GRILL (GROUND LEASE) | ELKHORN (OMAHA MSA), NEBRASKA



COMMERCIAL INVESTMENT ADVISORS, INC. | CIA BROKERAGE CO. | 9383 EAST BAHIA DRIVE | SUITE 130 | SCOTTSDALE, AZ 85260 | WWW.CIADVISOR.COM
The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



ELKHORN CITY VIEW



CHIPOTLE MEXICAN GRILL (GROUND LEASE) | ELKHORN (OMAHA MSA), NEBRASKA

LOCATION OVERVIEW

CHIPOTLE MEXICAN GRILL (GROUND LEASE)
ELKHORN (OMAHA MSA), NEBRASKA

Omaha is the largest city in and the county seat of Nebraska's Douglas County. Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, and transportation, Omaha's economy has grown dramatically since the early 1990s.

Omaha is the home to the headquarters of **five Fortune 500 companies**: packaged-food giant **ConAgra Foods**; the U.S.'s largest railroad operator, **Union Pacific Corporation**; insurance and financial firm **Mutual of Omaha**; one of the world's largest construction companies, **Kiewit Corporation**; and mega-conglomerate **Berkshire Hathaway**. Berkshire Hathaway is headed by local investor Warren Buffett, one of the richest people in the world, according to a decade's worth of Forbes Magazine rankings, some of which have ranked him as high as No. 1. Omaha is also the home to **five Fortune 1000 headquarters**: **TD Ameritrade**, **West Corporation**, **Valmont Industries**, **Green Plains Renewable Energy** and **Werner Enterprises**. **First National Bank of Omaha** is the largest privately held bank in the United States. Headquarters for **Leo A Daly**; **HDR, Inc.**; and **DLR Group**, three of the US's largest 10 architecture/engineering firms, are based in Omaha. The **Gallup Organization**, of Gallup Poll fame, also is based in Omaha, with its riverfront **Gallup University**.



2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	5,506	41,965	111,008
Projected Population (2025)	5,673	43,613	115,511
Labor Force Population Age 16+	4,157	31,272	82,890
Population Median Age	34.5	35.7	36.3
Average Household Income	\$132,220	\$142,305	\$140,913

OMAHA & NEBRASKA ACCOLADES

- Forbes** Nebraska - # 8 Top States for Business (2019)
- FORTUNE** Omaha - # 5 Top Cities with the Happiest Workers (2019)
- CNBC** Omaha - #10 America's Best States to Live In (2019)
- smartasset** Nebraska - # 8 Top States Where Millennials are Moving (2019)
- smartasset** Omaha - # 1 Best Cities to be a Tech Worker (2018)
- WalletHub** Omaha - # 19 Best Large Cities to Live In (2019)

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

justin@ciadvisor.com

