

Chipotle

139 Blowing Rock Boulevard - Lot B
Lenoir, NC 28645

Marcus & Millichap
MOLLOY KAYE RETAIL GROUP



2022 CONSTRUCTION | LATEST CHIPOTLANE PROTOTYPE | FRESH 15-YEAR LEASE

Representative Photo

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OFFERING HIGHLIGHTS

139 Blowing Rock Boulevard - Lot B
Lenoir, NC 28645



\$2,824,000
Price



2,400 | **0.65**
SF | Acres



4.25%
Cap Rate



15 Years
Lease Term



Modified NNN
Lease



2022
Year Built

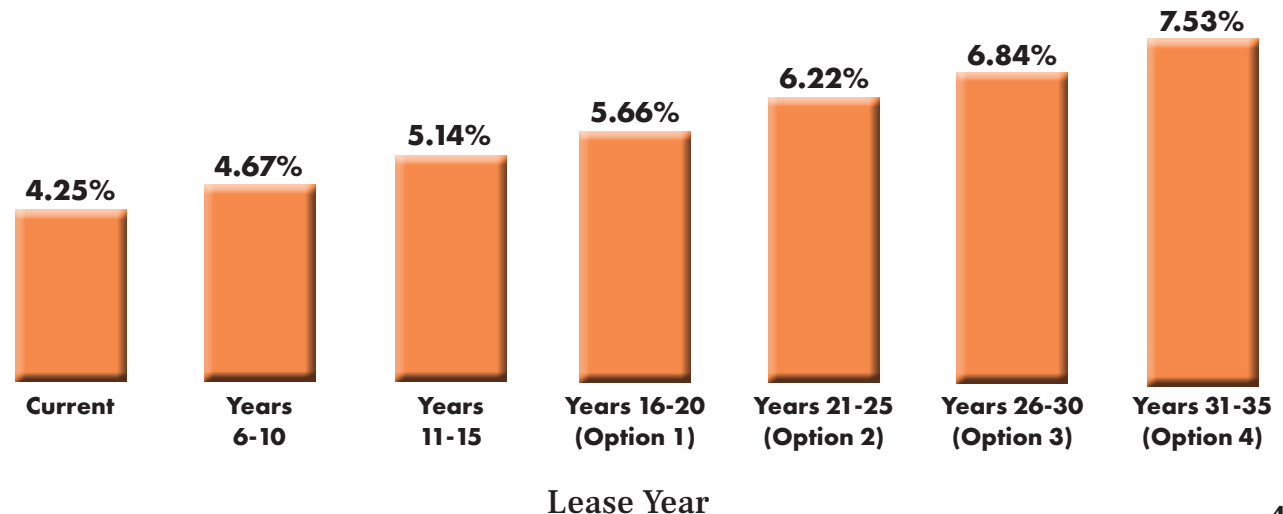
LEASE SUMMARY

Property Subtype:	Net Leased Restaurant
Tenant:	Chipotle Mexican Grill of Colorado, LLC
Rent Increases:	10% Every 5 Years
Rent Commencement:	Est December 2022
Initial Lease Term:	15 Years
Renewal Options:	Four (4), 5 Year
NOI:	\$120,000

RENT ROLL

YEAR	ANNUAL RENT	MONTHLY RENT
Years 1 - 5 (Current)	\$120,000	\$10,000
Years 6 - 10	\$132,000	\$11,000
Years 11 - 15	\$145,200	\$12,100
Years 16 - 20 (Option 1)	\$159,720	\$13,310
Years 21 - 25 (Option 2)	\$175,692	\$14,641
Years 26 - 30 (Option 3)	\$193,261	\$16,105
Years 31 - 35 (Option 4)	\$212,587	\$17,716

RETURN GROWTH CHART



PORTFOLIO

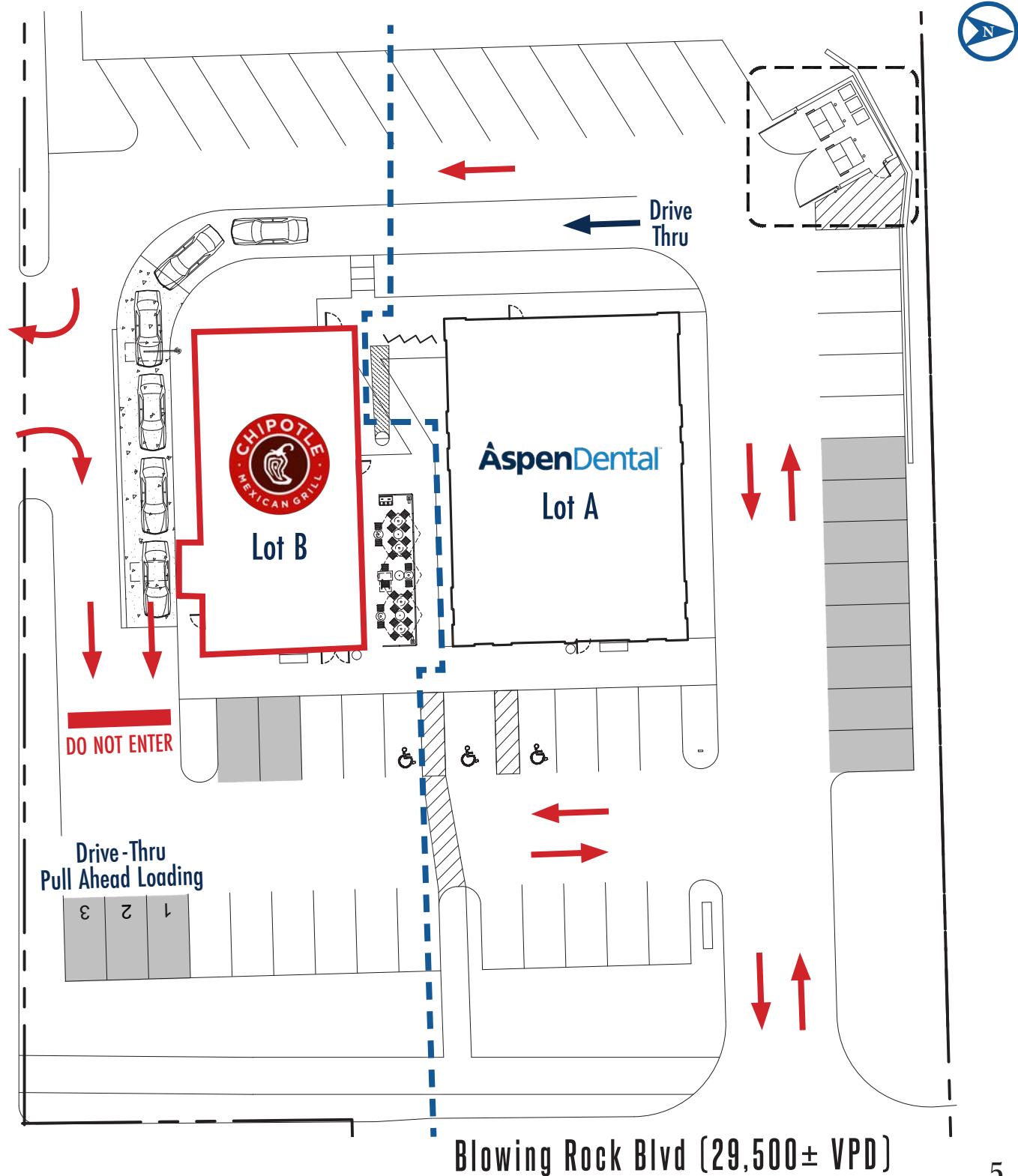
Available Individually or as a
Portfolio



Price: \$2,824,000
Cap: 4.25%

AspenDental

Price: \$2,748,000
Cap: 5.35%



INVESTMENT OVERVIEW

STRONG REAL ESTATE FUNDAMENTALS

- Brand new 2022 build-to-suit construction
- Latest store prototype with drive-thru
- Adjacent to newly developed Aspen Dental
- Strong traffic counts of $\pm 29,500$ VPD along Blowing Rock Blvd.
- Flat topography with strong visibility along Blowing Rock Blvd.
- Multiple points of ingress/egress

PASSIVE LEASE STRUCTURE

- Corporately guaranteed lease
- Modified NNN lease structure
- Initial term of 15 years
- 4, 5-year renewal options
- 10% rent escalations every 5 years

BEST-IN-CLASS TENANT

- Publicly traded on the NYSE
 - Ticker 'CMG'
- Market cap of \$38.56 B
- Total revenue of \$8.4 B (TTM)
 - 73% increase over 2018
- Net worth of \$2.297 B

CALDWELL COUNTY ECONOMIC STRENGTH

- Caldwell County Top Employers
 - Merchants Distributors, Inc – wholesale grocery distribution
 - Bernhardt Furniture Company – manufacturing, furniture
 - UNC Health – health care
- Year-over-year GDP growth since 2010 (+30%)
- Current projected announced/under construction

Company	New Jobs	New Sq Ft	New Investment
MID	135+	500,000	\$155 MM
Exela Pharama Sciences	100	210,000	\$50 MM
Grand Manor Furniture	75	200,000	\$12 MM

Actual Location



Available Individually or as a Portfolio

AspenDental



PROPERTY OVERVIEW

Available Individually or as a Portfolio



Blowing Rock Blvd (29,500 ± VPD)

PROPERTY PHOTOS

Construction photos taken November 4th.
Property governed by a Declaration. The Owner of the Aspen Dental parcel is the Operator.
Billboard is on Aspen Dental's parcel.



AERIAL

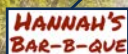


AERIAL



Blowing Rock Blvd (29,500± VPD)

Wilkesboro Blvd NE (19,000± VPD)



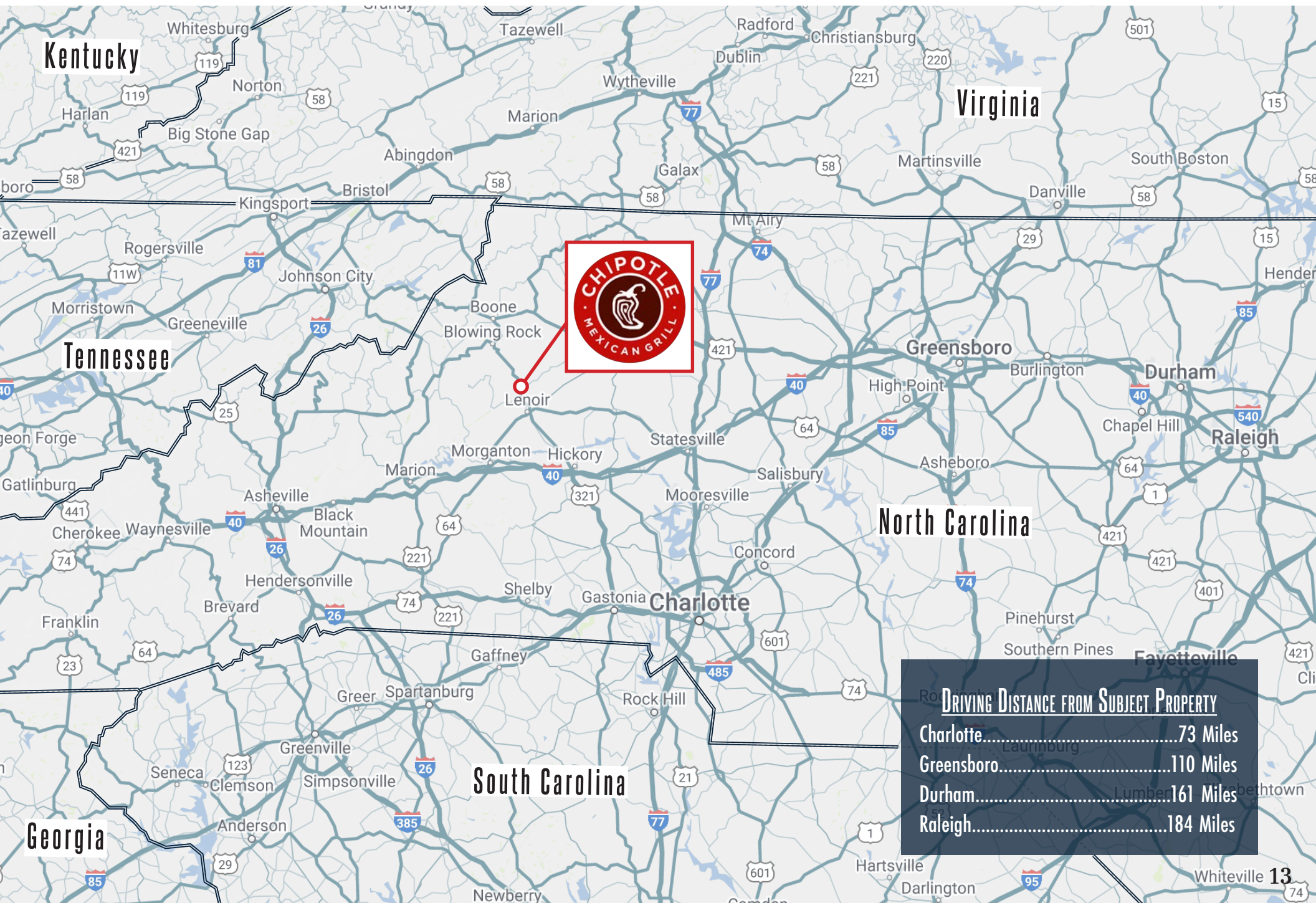
AERIAL



AERIAL



REGIONAL MAP



DRIVING DISTANCE FROM SUBJECT PROPERTY	
Charlotte.....	73 Miles
Greensboro.....	110 Miles
Durham.....	161 Miles
Raleigh.....	184 Miles

DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
2027 Population	3,712	17,708	32,483
2022 Population	3,751	17,752	32,466
Daytime Population	6,859	22,650	34,838

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2027 Households	1,748	7,453	13,201
2022 Households	1,740	7,400	13,086

HOUSEHOLDS BY INCOME

	1-MILE	3-MILE	5-MILE
\$200,000 or More	2.97%	1.81%	1.51%
\$150,000 - \$199,999	1.45%	3.15%	3.22%
\$100,000 - \$149,999	7.14%	8.89%	8.54%
\$75,000 - \$99,999	13.51%	11.59%	12.40%
\$50,000 - \$74,999	17.52%	18.59%	19.04%
\$35,000 - \$49,999	11.82%	13.37%	14.10%
\$25,000 - \$34,999	12.42%	12.21%	12.76%
\$15,000 - \$24,999	11.75%	12.88%	13.44%
\$10,000 - \$14,999	9.89%	8.51%	7.02%
Under \$9,999	11.53%	9.01%	7.97%
Average HH Income	\$59,631	\$58,796	\$58,551

POPULATION BY RACE

	1-MILE	3-MILE	5-MILE
% White Population	67.33%	75.03%	80.04%
% Black Population	18.20%	13.47%	10.71%
% Asian	1.06%	1.03%	0.87%
% American Indian, Eskimo, Aleut Population	0.33%	0.51%	0.40%
% Hawaiian or Pacific Islander Population	0.13%	0.12%	0.07%
% Multi-Race Population	4.84%	3.56%	2.89%
% Other Population	8.12%	6.29%	5.01%

2022 POPULATION 25+ BY EDUCATION LEVEL

	1-MILE	3-MILE	5-MILE
Elementary (0-8)	5.36%	5.01%	5.09%
Some High School (9-11)	11.56%	15.34%	15.76%
High School Graduate (12)	24.97%	29.92%	31.40%
Some College (13-15)	21.65%	21.75%	21.51%
Associates Degree Only	8.71%	8.99%	9.32%
Bachelors Degree Only	18.99%	12.42%	10.82%
Graduate Degree	6.40%	4.53%	4.18%

LENOIR, NC

Lenoir is a city in and the county seat of Caldwell County, North Carolina. Lenoir is located in the foothills of the Blue Ridge Mountains. To the northeast are the Brushy Mountains, a spur of the Blue Ridge Mountains. Hibriten Mountain, located just east of the city limits, marks the western end of the Brushy Mountains range. Lenoir is one of the principal cities in the Hickory-Lenoir-Morganton, NC Metropolitan Statistical Area.

From 900 feet above sea level to 5,964 feet, the elevation of Caldwell County rises a breathtaking 575%. From the foothills of the Blue Ridge to some of its loftiest peaks, from the bustling Hickory metro area to remote and isolated wilderness, it's the largest elevation change of any county in the Tar Heel State. But it's not just the gorgeous landscape that rises there. These days, economic opportunity is rising for an ever more diverse array of businesses. Long renowned for manufacturing prowess, Caldwell County is fast becoming a magnet for the likes of technology and information based companies, business services, and food processors and distributors, too. When you factor in our affordability, strategic location, generous incentives, nationally renowned job training and wonderful lifestyle — not to mention the many benefits of one of America's top business states — it's easy to see why Caldwell County is rising to the top of more and more site selection lists. **The county is within a day's drive of most major eastern U.S. markets and is near the mid-point between Boston and Miami.**

Lenoir has a strong history in the furniture business and is now making a name for itself in the tech and data industry. **Within Caldwell County there are data centers for Google, Apple, and Facebook. The Google data center is only a 6-minute drive from the subject property.** The region is part of the North Carolina Data Center Corridor and offers special tax incentives for data centers and software operations. **North Carolina ranked #1 in a tie with Georgia for the Best Business Climate in 2020 by Site Selection magazine.**

TOP CALDWELL COUNTY EMPLOYERS

Caldwell County Schools

Merchants Distributors LLC

FedEx Ground Package System, Inc.

Bernhardt Furniture Company

NC Health

Wal-Mart Associates, Inc.

Caldwell County

Caldwell Community College & Technical Institute

Sealed Air Corporation

Fairfield Chair Co.



TENANT SUMMARY

Chipotle Mexican Grill, Inc., often known simply as Chipotle, is an American chain of fast casual restaurants in the United States, United Kingdom, Canada, Germany, and France, specializing in tacos and Mission-style burritos. Its name derives from chipotle, the Nahuatl name for a smoked and dried jalapeño chili pepper. The company trades on the New York Stock Exchange under the ticker symbol CMG. When Chipotle opened its first restaurant in 1993, the idea was simple: show that food served fast didn't have to be a "fast-food" experience. Using high-quality raw ingredients, classic cooking techniques, and distinctive interior design, they brought features from the realm of fine dining to the world of quick-service restaurants. Over 29 years later, their devotion to seeking out the very best ingredients they can--raised with respect for animals, farmers, and the environment--remains at the core of their commitment to Food With Integrity.



Tenant Trade Name	Chipotle
Tenant	Chipotle Mexican Grill of Colorado, LLC
Lease Guarantor	Corporate
Headquarters	Newport Beach, CA



3,047+
Locations



\$7.55 BILLION
2021 Revenue



\$41.68 BILLION
Market Capitalization



100,000+
Employees



CMG
NYSE Stock Ticker

LEASE ABSTRACT



TENANT:

Chipotle Mexican Grill of Colorado, LLC d/b/a Chipotle

GUARANTOR:

Chipotle Mexican Grill, Inc.

LEASE STRUCTURE:

Modified NNN

LEASE COMMENCEMENT:

Est. December 2022

INITIAL TERM:

15 Years

RENEWAL OPTIONS:

Four (4), Five (5) Year

RENTAL INCREASES:

10% in Every 5 Years

TENANT'S PROPORTIONATE SHARE:

41%

MAINTENANCE AND REPAIRS:

During the Term of this Lease and any extensions thereof, Landlord, at its sole cost and expense, shall maintain in good order, condition and repair (including replacements and upgrades thereof), life safety systems, the foundations, subflooring, footings, walls, all unexposed plumbing, all structural elements of the Premises, all mechanical equipment not serving the Premises exclusively, all heating, ventilating and air-conditioning equipment not serving the Premises exclusively 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 shall repair and maintain as necessary 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), including all HVAC equipment and mechanical equipment serving the Premises exclusively.

COMMON AREAS; COMMON AREA CHARGES:

The term "Common Areas" means the parking areas, roadways, pedestrian sidewalks, mall whether open or closed, delivery areas, trash removal areas, landscaped areas, security areas, public washrooms and all other areas or improvements that may be provided by Landlord for the common use of tenants in the Center.

Beginning on the Rent Commencement Date, Tenant agrees to pay Tenant's Proportionate Share of the actual, reasonable and necessary out of pocket costs incurred by Landlord directly attributable to maintaining, insuring and repairing the Common Areas of the Center (the "Common Area Charges"). Common Area Charges shall also include any actual and reasonable amounts payable by Landlord pursuant to the OEA ("OEA Charges");

Tenant's Proportionate Share of Common Area Charges and Tenant's Proportionate Share of Taxes for the first full calendar year following the Rent Commencement Date shall not exceed \$6.50 per square foot of floor area in the Premises. Notwithstanding anything contained herein to the contrary, the increase in Tenant's Proportionate Share of Common Area Charges for each subsequent calendar year shall not exceed the lesser of: (i) the actual increases in the costs comprising the Common Area Charges; or (ii) five percent (5%) of the Common Area Charges actually paid by Tenant for the previous calendar year (excluding Taxes, the OEA Charges, insurance, utilities in the Common Area and snow removal costs which shall not be subject to the cap but shall increase at a rate that such costs actually increase).

TAXES:

In addition to Base Rent, Tenant agrees to pay Tenant's Proportionate Share of the amount of property taxes and assessments levied against the Center ("Taxes") for any year during the period between the Rent Commencement Date and the expiration of the Term of this Lease (the "Payment Period").

INSURANCE:

Landlord agrees to insure or cause to be insured the Building, the Center and all improvements owned by Landlord or not, but excluding anything insured by Tenant in Section 13.2 above against loss or damage by any perils covered by a standard broad form all risk property insurance policy in an amount equal to the full replacement value. Landlord shall also maintain commercial general public liability insurance against claims for personal injury, death or property damage occurring in, on or about the Common Areas, the Center, portions of the Building not leased to Tenant and the sidewalks and areas adjacent to the Premises and the Center under Landlord's control to afford protection to the minimum limit of Three Million Dollars (\$3,000,000.00) for any personal injury, death or property damage. Subject to ARTICLE 22, all proceeds from such insurance policies shall be used for the restoration of the Building, the Center and the Premises pursuant to the terms of this Lease. Landlord shall provide to Tenant upon written request a certificate of insurance reflecting such coverage. Tenant shall pay Tenant's Proportionate Share of insurance premiums for such insurance as part of Common Area Charges.

ASSIGNMENT AND SUBLETTING:

No Assignment by Tenant shall relieve Tenant of any obligation to be performed by Tenant under this Lease whether arising before or after the Assignment.



**139 Blowing Rock Boulevard - Lot B
Lenoir, NC 28645**

Marcus & Millichap
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Representative Photo