



Click to View Full OM



Offering Price:
\$3,333,530



Cap Rate:
4.50%

Corporate Guaranty | The Lease is guaranteed by Chipotle Mexican Grill, Inc. Chipotle operates 2,966 locations throughout the nation, providing a very low risk investment opportunity.

Brand New Construction with Drive-Thru and 15-Year Lease | The Property is a brand new construction and 15-year lease term, providing income security through 2038. Tenant has four consecutive five-year renewal options and 10% increases every 5 years.

Affluent & Dense Demographics | The immediate 5-mile area supports 198,018 residents, growing at 1% annually, earning \$120,946 annually.

Rare Absolute Net Chipotle | Property is subject to an Absolute NNN Lease w/ Tenant responsible for direct payment of all operating and capital expenses related to the Property.

Easy Access and Strong VPD | The Property features easy access from the signalized intersection of Stony Brook Blvd & S 144th St, with a combined 44,670 vehicles per day.

Brand New 2023 Construction | Brand new high quality 2023 Chipotle design

Near Oak View Mall | Oak View Mall consists of over 850,000 square feet and is home to national tenants, such as Dillard's, JCPenney, PetSmart, Barnes & Noble, Guitar Center, Men's Warehouse, and many others.

Pad to 79th Percentile HyVee Grocery & Gas | The Property is outparcel to HyVee and near numerous other regional and national retailers including Walmart Supercenter, Target, Home Depot, and many more.



Chipotle Rendering

Chipotle Mexican Grill

Omaha, NE

**15-Year
Absolute
NNN**

View the OM For Full Details

James Gibson
NE License #20130145

[Contact Broker Here](#)

n
Northmarq