

# INVESTMENT OFFERING



**CHIPOTLE**

1060 Ridgeland Pkwy  
Alpharetta (Atlanta), GA 30004



REPRESENTATIVE PHOTO

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$3,777,000
DOWN PAYMENT	100% / \$3,777,000
RENTABLE SQUARE FEET	2,325 SF
CAP RATE	4.50%
YEAR BUILT	2024
LOT SIZE	0.84 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Chipotle
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	10/15/2024 (est.)
LEASE EXPIRATION DATE	10/14/2039 (est.)
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



REPRESENTATIVE PHOTO

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$170,000.00	\$14,166.67
Years 6-10	\$187,000.00	\$15,583.33
Years 11-15	\$205,700.00	\$17,141.67
Years 16-20 (Option 1)	\$226,270.00	\$18,855.83
Years 21-25 (Option 2)	\$248,897.00	\$20,741.42
Years 26-30 (Option 3)	\$273,786.70	\$22,815.56
Years 31-35 (Option 4)	\$301,165.37	\$25,097.11
<b>BASE RENT</b>		\$170,000.00
<b>NET OPERATING INCOME</b>		\$170,000.00
<b>TOTAL RETURN YR-1</b>	4.50%	\$170,000.00

# TENANT OVERVIEW



# CHIPOTLE

MEXICAN GRILL



## CHIPOTLE MEXICAN GRILL, INC.

Chipotle Mexican Grill (NYSE: CMG) is a leading fast-casual restaurant chain serving burritos, burrito bowls, tacos, and salads. The company currently operates more than 2,600 restaurants in the United States, Canada, United Kingdom, France, and Germany. The restaurant is popular for its fast and healthy meals made directly in front of the customer with high-quality, raw ingredients and classing cooking techniques. Chipotle leads the way in sustainable business practices as they partner with humane and environmentally friendly farmers, ranchers, and suppliers. The company has a “Food with Integrity” business model that pledges to source the most responsible and highest-quality ingredients for customers.

Chipotle’s revenue in 2021 was \$7.5 billion, an increase of 26.1% over the prior year, driven by new restaurant openings and a 19.3% increase in comparable restaurant sales. The company’s revenue is expected to increase significantly in 2022 as they continue to drive growth with new store openings and innovative restaurant concepts. The chain recently added “Chipotlanes” at hundreds of locations allowing customers to pick up mobile orders via drive-thru lanes.

PROPERTY NAME	Chipotle
PROPERTY ADDRESS	1060 Ridgeland Pkwy Alpharetta (Atlanta), GA 30004
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	CMG
BOARD	NYSE
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$170,000.00
NO. OF LOCATIONS	2,600+
HEADQUARTERED	Newport Beach, CA
WEBSITE	<a href="http://www.chipotle.com">www.chipotle.com</a>
YEARS IN THE BUSINESS	Since 1993

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Chipotle drive-thru located in Alpharetta (Atlanta), GA. The brand new 15-year absolute NNN lease is corporately guaranteed by Chipotle Mexican Group, Inc. (NYSE: CMG) and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods.

This new Chipotle is located in one of the most affluent neighborhoods in Georgia with average household income exceeding \$189,000. The property benefits from its convenient access right off U.S. Hwy 19 and McFarland Parkway with combined traffic counts exceeding 165,000 vehicles per day. This Chipotle shares access with a brand new Popeyes and Tire Discounters at the corner of Ridgeland and McFarland Parkway. Within 5-miles of the subject property there are over 165,000 residents with 8.0% expected population growth over the next 5-years.

National retailers in the immediate vicinity include Popeyes, Starbucks, Longhorn Steakhouse, Amazon, AT&T, Wendy's, Dunkin' Donuts, UPS, Arby's, Burger King, Kroger, Jersey Mikes, Great Clips, Goodwill, McDonald's, Anytime Fitness, Speedway, QuikTrip, Publix and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.



## INVESTMENT HIGHLIGHTS

- Trophy Chipotle Located in One of the Most Affluent Neighborhoods in Georgia w/ Average Household Income Exceeding \$189,000
- Brand New 2024 High-Quality Construction Featuring Chipotle's Latest "Chipotlane" Prototype Design w/ Drive-Thru
- 15-Year Absolute NNN Lease with 10% Increases Every 5-Years (Corporately Guaranteed by Chipotle (NYSE: CMG))
- Excellent Access & Visibility Right off U.S. Hwy 19 & McFarland Pkwy w/ Combined Traffic Counts Exceeding 165,000 Cars per Day
- Dense Trade Area with Over 165,000 Residents in 5-Miles and 8.0% Expected Population Growth Over the Next 5-Years



# AERIAL PHOTO



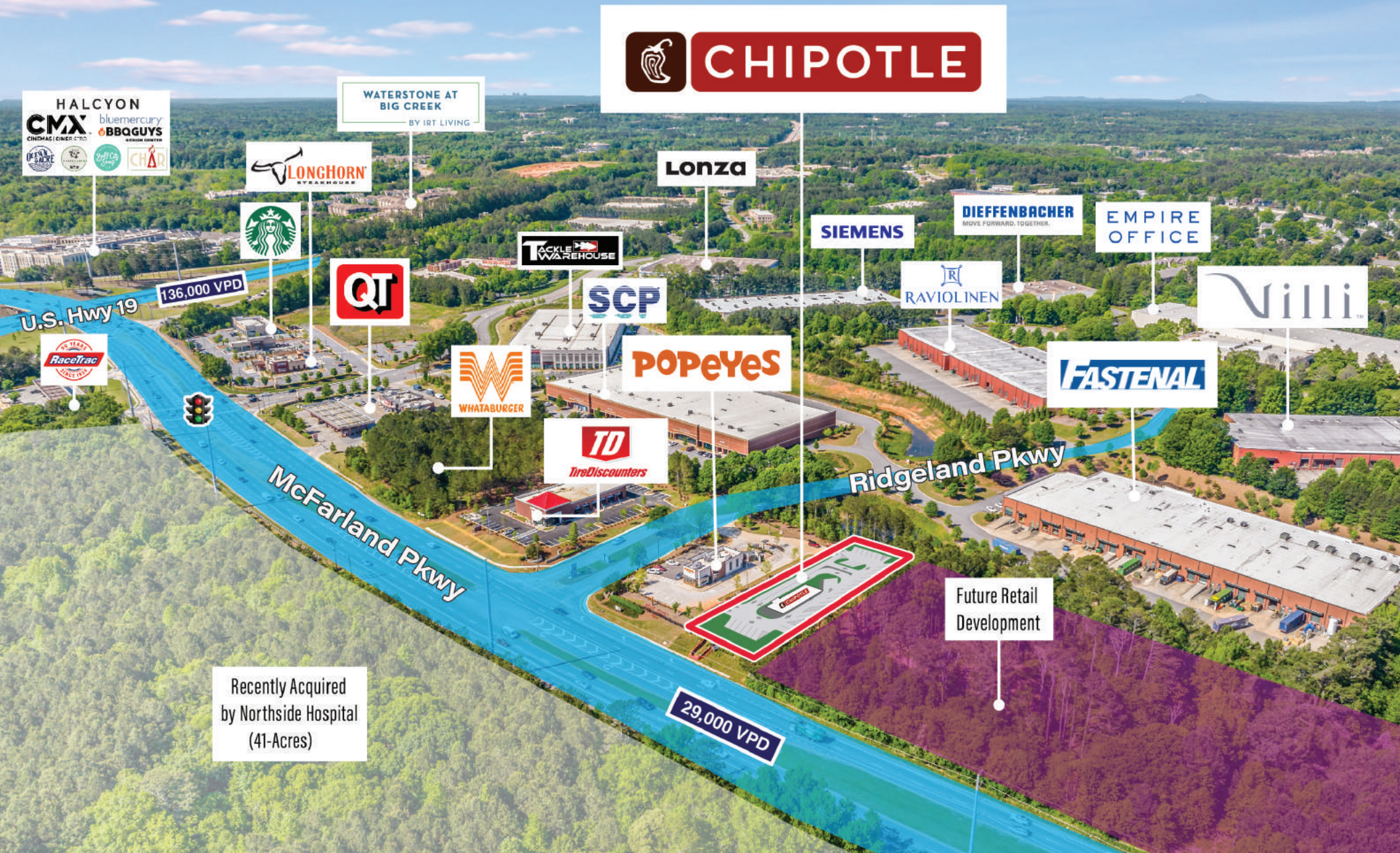
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



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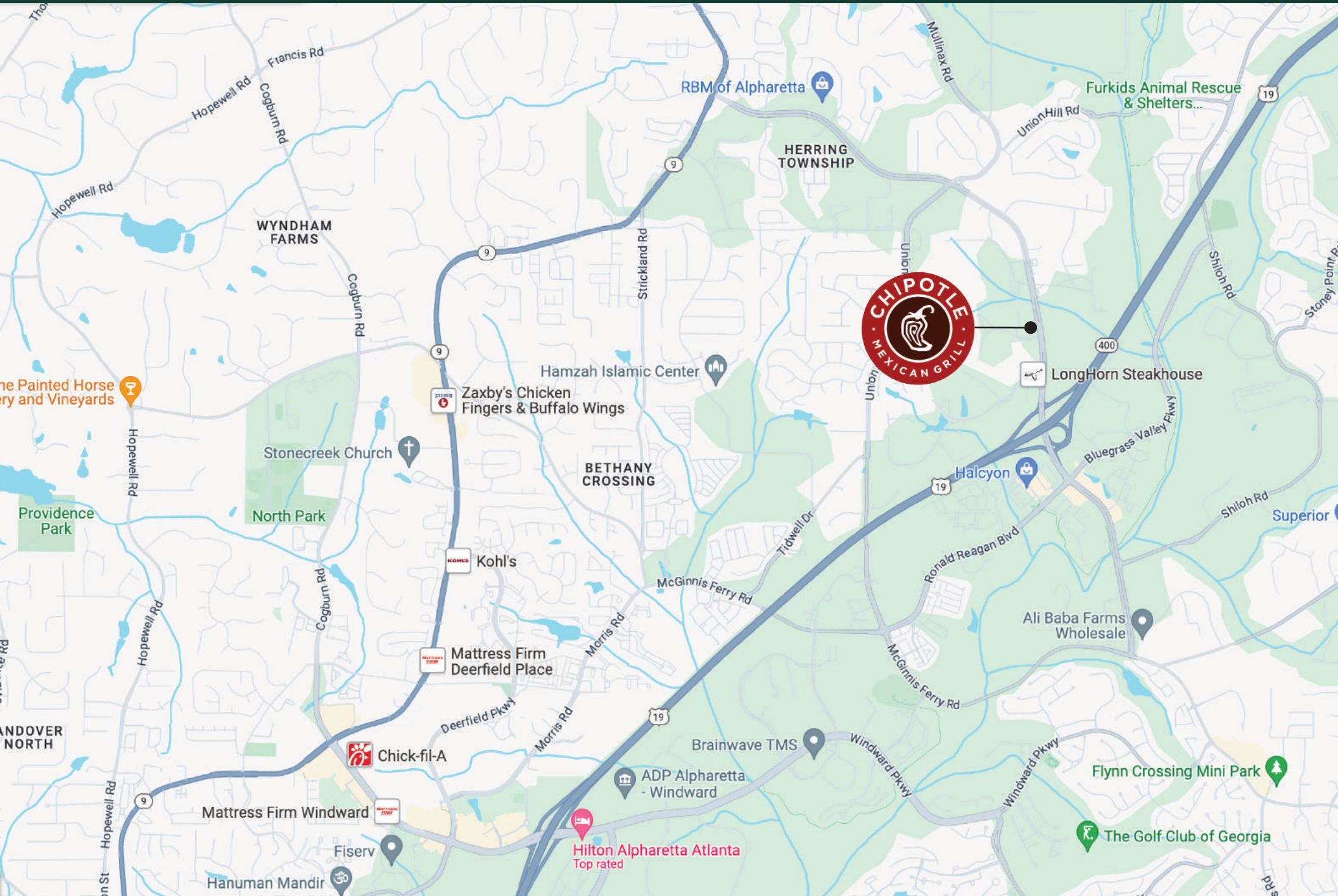
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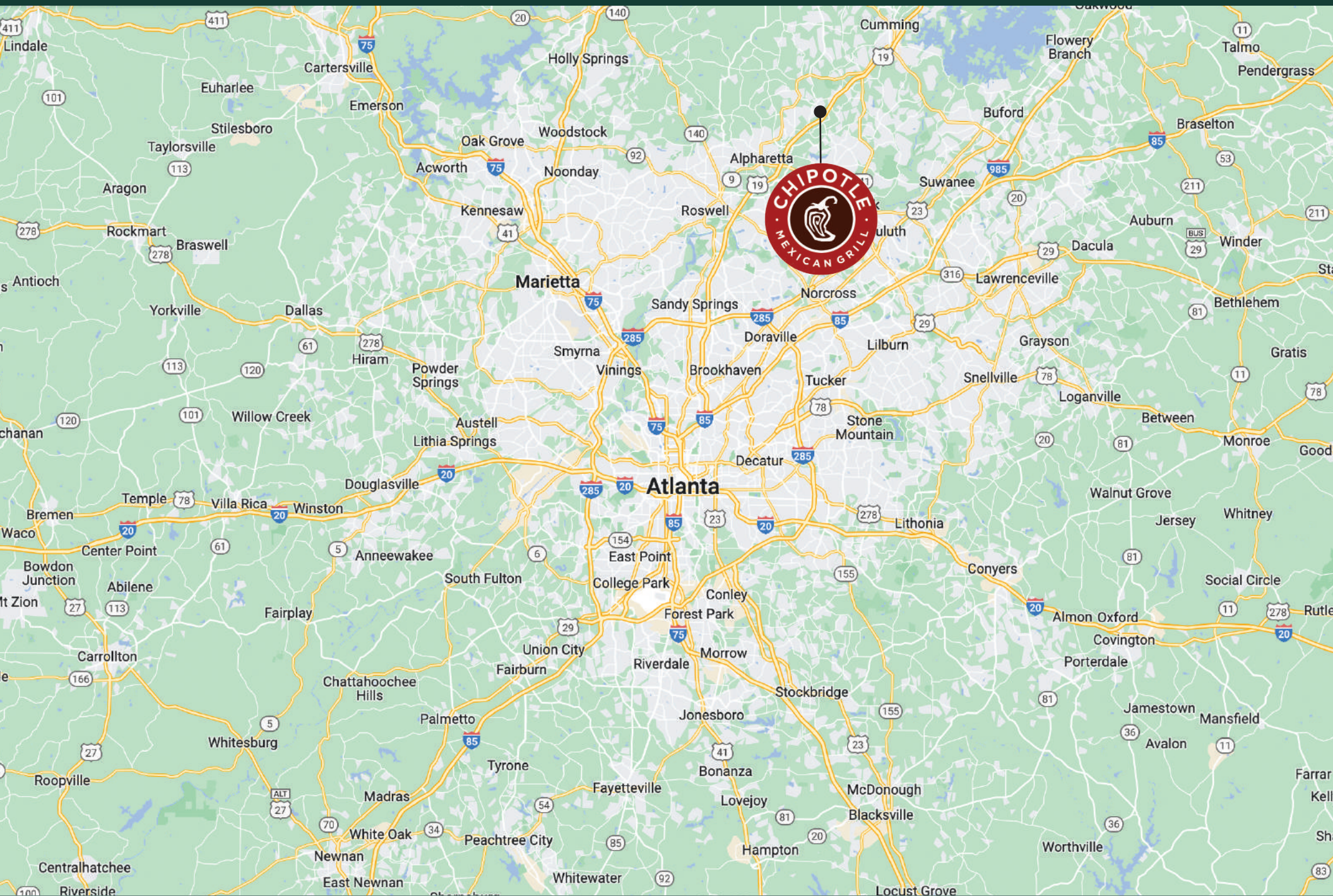
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## ATLANTA, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formally Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



**3rd Largest Metropolitan**  
Region After Greater Washington  
and South Florida



**Ranked # 10**  
in the Nation with a Gross Domestic  
Product of \$320 Billion



**Home to the Largest**  
Concentration of Colleges and  
Universities in the Southeastern U.S.



# DEMOGRAPHIC REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	4,896	66,402	177,189
2024 Estimate	4,387	60,621	165,934
2020 Census	3,816	54,707	154,957
Percent Change 2020-2024	14.96%	10.81%	7.08%
Percent Change 2024-2029	11.60%	9.54%	6.78%
Median Age	37.17	37.67	39.40

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Est. Avg. HH Income	\$187,668	\$173,682	\$189,601
2029 Projection	1,643	27,634	60,527
2024 Est. Households	1,469	26,676	58,242
2020 Census	1,281	26,010	56,731
Percent Change 2020-2024	14.68%	10.97%	6.92%
Percent Change 2024-2029	11.85%	9.90%	6.75%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with Georgia broker  
DZ Net Lease Realty, LLC license h-63528

# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

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Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date