



CHIPOTLE - NEW 15 YEAR NNN LEASE North Ridgeville, Ohio

OFFERING MEMORANDUM



BRAND NEW BUILDING
WITH CHIPOTLE'S NEWEST PROTOTYPE



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Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

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INVESTMENT SUMMARY



PRICE: \$2,261,592

**CLICK FOR
GOOGLE MAP** 

PROPERTY CHIPOTLE

LEASE GUARANTOR	Chipotle Mexican Grill, Inc.
GUARANTOR TICKER	NASDAQ: CMG
ADDRESS	34712 Center Ridge Road North Ridgeville, Ohio 44039
LOCATION TYPE	Freestanding
LEASE TYPE	Corporate NNN Lease
BASE TERM	15 Years
ROOF TYPE	Brand New - 20 Year Warranty
MARKET	North Ridgeville, Ohio (Cleveland MSA)
POPULATION	2,058,844
BUILDING SIZE	2,325 Square Feet
LAND SIZE	0.88 Acres
RENT COMMENCEMENT	September 19, 2023
LEASE EXPIRATION	September 30, 2038
BASE RENT INCREASES	10% Every 5 Years Primary Term and Options
NOI YEARS 1-5	\$124,387.56
AVG. CAP RATE DURING BASE TERM	6.07%
	Years 1-5: 5.5%
CAP RATE	Years 6-10: 6.05%
	Years 11-15: 6.66%



INVESTMENT HIGHLIGHTS

Corporate Lease
Guaranteed by Chipotle
Mexican Grill, Inc.
(NASDAQ: CMG)

Outlot to 55,000 SF
Marc's Grocery Store
Generating Daily Needs
Customers

Tenant Maintains
Parking Lot Including
Landscaping and
Snowplowing

Transferable
Roof Warranty

INVESTMENT HIGHLIGHTS

14+ Years Guaranteed
Term Remain with
10% Increases Every
5 Years

Brand New Building
with Chipotle's Newest
Prototype

Located in Thriving
Retail Corridor with High
Incomes and Household
Growth

North Ridgeville
is Ranked the
4th Best Place for
Homeownership
in Ohio



PROPERTY DESCRIPTION

NORTH RIDGEVILLE, OHIO

North Ridgeville is a city located along the eastern border of Lorain County, Ohio, with a population of 35,280 as of the 2020 census. A part of the Cleveland metropolitan area, North Ridgeville is the fastest-growing city in northern Ohio. It has additionally been ranked the 13th safest city in the United States, the safest city in Ohio, and the 4th best city for homeownership in Ohio. North Ridgeville is home to a 350,000 square foot Riddell Sports Group production and distribution center, where National Football League and NCAA helmets and pads are produced. It is also home to a campus of Lorain County Community College and a branch of University Hospitals Cleveland Medical Center. The Ohio Turnpike opened in 1956, passing through the city which aided greatly in growing businesses throughout town, and in July of 1960, 150 years after founding, the population grew in excess of 8,000, which made the town a city. Developers rapidly started planning housing developments which increased the population by leaps and bounds as new schools were built to accommodate children from the new families. In the last 50 years the population has increased exponentially and in 2018, when the population reached about 34,000, North Ridgeville was dubbed the fastest growing city in the State of Ohio.



PROPERTY DESCRIPTION

For sale to qualified investors is the fee simple interest in a corporate lease with Chipotle Mexican Grill, Inc. (Nasdaq: CMG), located in North Ridgeville, Ohio. The property is located on Center Ridge Road directly in front of Marc's Grocery, a 55,000 SF regional grocery chain providing a steady flow of daily needs customers to the property. The building was completed in the fall of 2023, and provides over 14 years of corporately guaranteed base term remaining plus options. The rent increases every 5 years at a rate of 10% starting in year 6 of the lease. North Ridgeville has been the fastest growing suburb in the greater Cleveland, Ohio, area during the past 20 years. From 2021 to 2022 alone, the population grew another 1.71% while median incomes grew another 8.57% according to DataUSA.com. According to Nerdwallet.com, North Ridgeville is ranked in the 4th best place for homeownership in Ohio. For these reasons, Chipotle signed their 15 year lease structure for this location. The property is within a few blocks of the North Ridgeville High School, and is nearby the community's other retail and shopping amenities.



FEATURES
CHIPOTLANE DRIVE THRU



PROPERTY PHOTOS





PROPERTY PHOTOS





PARCEL MAP

PARCEL #
07-00-016-101-055





RENT ROLL

TENANT NAME



MEXICAN GRILL

Chipotle Mexican Grill, Inc.

LEASE TERM

BEGIN 9-19-2023

END 9-30-2038

RENTAL RATES

BEGIN

ANNUALLY

Current \$124,387.56

10-1-2028 \$136,826.28

10-1-2033 \$150,520.36

Options:

10-1-2038 \$165,563.28

10-1-2043 \$182,117.28

10-1-2048 \$200,322.00

10-1-2053 \$220,363.56

SQ FEET

2,325

RECOVERY TYPE

NNN

PRO RATA

100%

COMMENTS/OPTIONS

Landlord responsible for roof (new with 20 year warranty) and structure only. Tenant maintains the Premises including parking lot and HVAC.

Options: Four 5-year options to be exercised no less than 180 days prior to expiration of the current term



TENANT INFORMATION



Chipotle Mexican Grill, Inc., known simply as Chipotle, is an American chain of fast casual restaurants with locations in the United States, United Kingdom, Canada, Germany, and France, specializing in bowls, tacos and Mission burritos that are made to order in front of the customer. Its name derives from chipotle, the Nahuatl name for a smoked and dried jalapeño chili pepper. Chipotle is one of the first chains of fast casual dining establishments. Founded by Steve Eells on July 13, 1993, Chipotle had 16 restaurants (all in Colorado) when McDonald's Corporation became a major investor in 1998. By the time McDonald's fully divested itself from Chipotle in 2006, the chain had grown to over 500 locations. With more than 3,000 locations in 49 US states, Chipotle currently employs roughly 45,000 people and is one of the largest fast casual restaurant chains in the United States.



CHIPOTLE THEN AND NOW...

- 1993** Steve Eells opens the first Chipotle Mexican Grill in Denver, Colorado.
- 1995** The second store opens using the first Chipotle's cash flow, and the third store opens using an SBA loan.
- 1997** As six more Chipotle Mexican Grills opened in the Denver area during 1997, bringing the total to 14, Eells and other company leaders began seeking more funding to accelerate the growth rate.
- 1998** McDonald's acquires a minority position before taking majority control the following year. The first restaurant outside of Colorado opens in Kansas City.
- 2002** As 55 more Chipotles open and another 70 the following year, the total grows to 300.
- 2003** As Chipotle celebrates its tenth anniversary, Chipotle ranked as one of the fastest-growing restaurant chains in the country.
- 2004** By late 2004, with the store count nearing 400, nothing has slowed Chipotle's remarkable growth.
- 2011** Consumer Reports ranked Chipotle as the best Mexican fast-food chain.
- 2018** In November 2017, founder and CEO Steve Eells announced he would be stepping down from his position and is later replaced by Taco Bell CEO Brian Niccol.
- 2022** The company has grown to over 3,000 stores in 49 US States.



MARKET AERIAL

OUTLOT TO 55,000 SF MARC'S GROCERY STORE GENERATING DAILY NEEDS CUSTOMERS

LOOKING EAST



EMERALD SQUARE

- McCormack DENTAL
- cricket wireless
- Tan City
- Auto Zone
- Pizza Hut
- mr. Hero
- SMOOTHIE KING

CHILDTIME LEARNING CENTERS

CHINA KING

THE BULLFROG

DOWNTOWN CLEVELAND
18 MILES AWAY

Marc's
Fresh Savings. Smart Living.

UNITED STATES POSTAL SERVICE

NORTHRIDGE PLAZA

SITE
CHIPOTLE MEXICAN GRILL

O'Reilly AUTO PARTS

SCOOTER'S COFFEE

HEALTHEXPRESS
PHYSICIAN ASSISTANT CENTERS

W

goodwill DOLLAR GENERAL

SHERWIN WILLIAMS
Citizens Bank

giant eagle

BLUE Falls CAR WASH

Advance Auto Parts

JAM DANCE ACADEMY
BETWEEN THE BUNS
EST. 1988

DOLLAR TREE
MAGNOLIA CREAMERY

AT&T
Mulligan's Pub

COST CUTTERS
SUBWAY T-Mobile
RE/MAX

EQ TECHNOLOGIES

City Diner

CONRAD'S
Tire Express & Total Car Care

getGo Wendy's Arby's
PNC

NORTH RIDGEVILLE HIGH SCHOOL
1,268 STUDENTS

16,518 VPD (23)

CENTER RIDGE RD



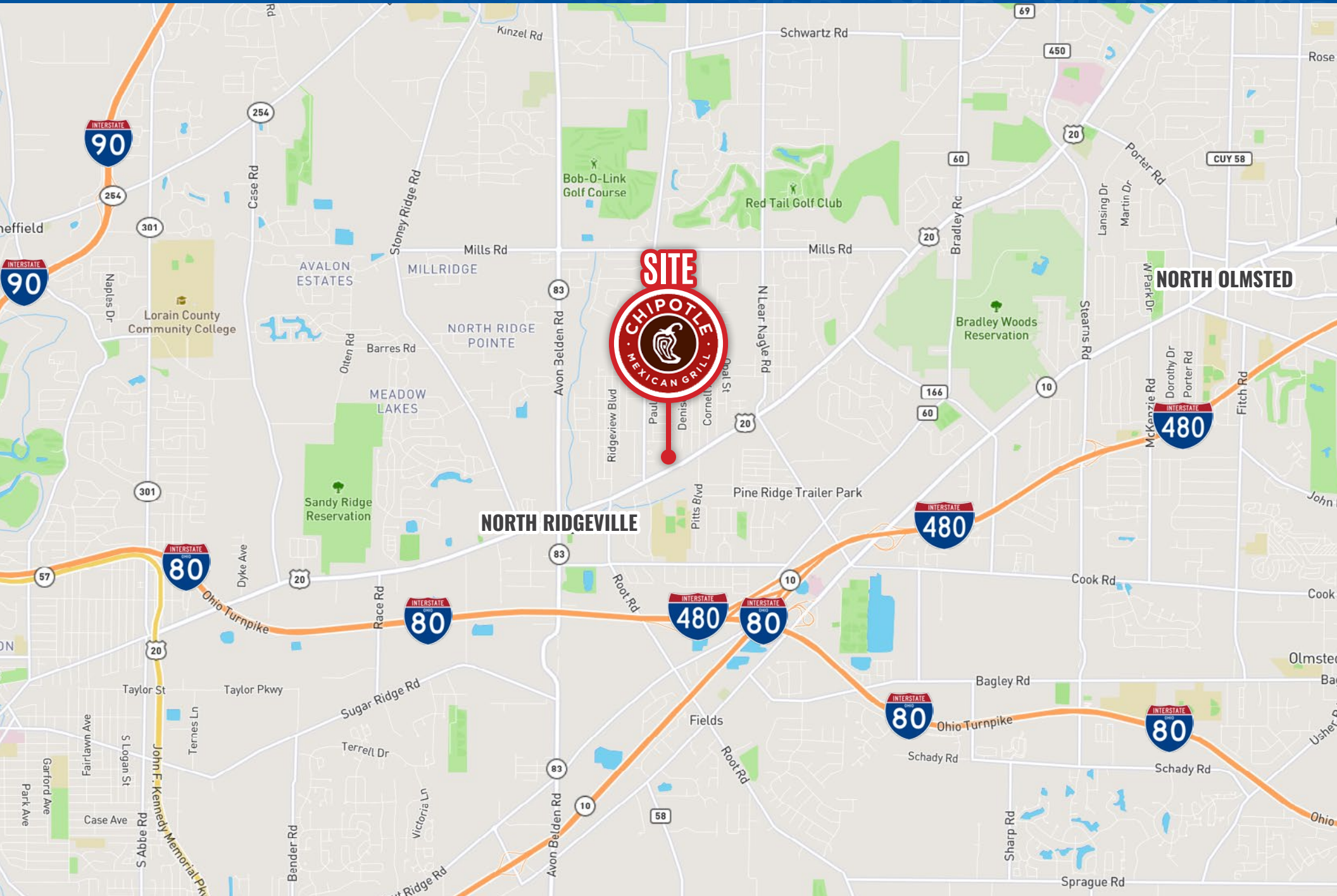
LOOKING WEST

NORTH RIDGEVILLE IS RANKED THE 4TH BEST PLACE FOR HOMEOWNERSHIP IN OHIO



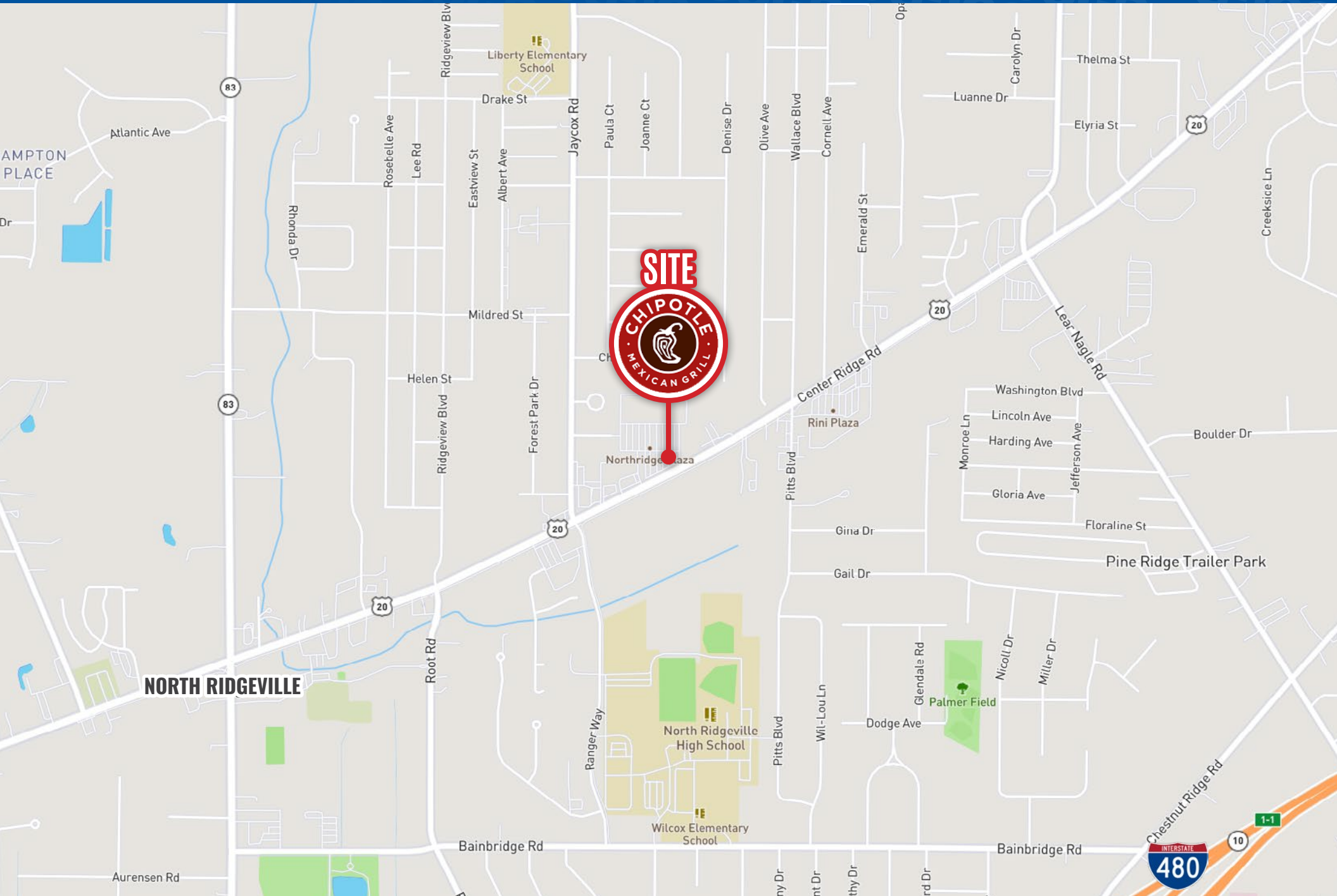


REGIONAL MAP





LOCAL MAP



NORTH RIDGEVILLE





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	8,289	43,577	122,206	239,335
5 Year Projected Population	8,653	45,766	124,501	241,758
2020 Census Population	8,159	41,798	119,358	233,819

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	3,482	17,344	48,769	97,542
5 Year Projected Households	3,630	18,194	49,672	98,474
2020 Census Households	3,411	16,640	47,705	95,239

AGE	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	10.4%	10.7%	10.6%	10.9%
Est. Population 10-19	11.4%	12.2%	12.5%	12.3%
Est. Population 20-30	11.9%	9.9%	10.5%	10.9%
Est. Population 30-44	19.5%	17.2%	17.1%	17.4%
Est. Population 45-59	20.1%	20.3%	20.1%	19.4%
Est. Population 60-74	19.3%	20.2%	19.3%	19.4%
Est. Population 75 Years or Over	7.5%	9.5%	9.8%	9.6%

INCOME	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc \$200,000 or more	1.8%	5.1%	6.6%	6.1%
Est. HH Inc \$150,000 to \$199,999	3.8%	11.6%	11.8%	10.4%
Est. HH Inc \$100,000 to \$149,999	15.3%	22.2%	19.9%	18.2%
Est. HH Inc \$75,000 to \$99,999	21.1%	16.2%	14.9%	14.5%
Est. HH Inc \$50,000 to 74,999	22.5%	19.6%	17.5%	17.0%
Est. HH Inc \$35,000 to \$49,999	19.7%	10.9%	10.7%	11.2%
Est. HH Inc \$25,000 to \$34,999	6.1%	6.3%	8.1%	8.1%
Est. HH Inc \$15,000 to \$24,999	5.9%	4.8%	5.6%	6.8%
Est. HH Inc Under \$15,000	3.8%	3.3%	4.9%	7.7%
Est. Average Household Income	\$72,543	\$102,381	\$103,264	\$96,601
Est. Median Household Income	\$65,610	\$82,272	\$79,876	\$73,644
Est. Per Capita Income	\$30,472	\$40,749	\$41,210	\$39,370

5 MILE RADIUS DEMOGRAPHICS



122,206
Population



44
Median Age



2.48
Avg. HH Size

AVERAGE HOUSEHOLD INCOME



1 Mile **\$72,543**

3 Mile **\$102,381**

5 Mile **\$103,264**

