

CHIPOTLE

Marcus & Millichap
DUONG INVESTMENT GROUP



1020 CHEN PARKWAY, MCDONOUGH, GA 30253

OFFERING MEMORANDUM

CHIPOTLE



Exclusively Listed By

CRAIG ELSTER

Senior Director Investments
(949) 514-5762 call/text
craig.elster@marcusmillichap.com
License: CA 01958307

RON DUONG

Senior Managing Director Investments
(949) 350-5431 call/text
ron.duong@marcusmillichap.com
License: CA 01438643

Broker Of Record

JOHN LEONARD

1100 Abernathy Road NE, Building 500, Suite 600
Atlanta, GA 30328
Phone: (678) 808-2700
License: 252904

INVESTMENT OVERVIEW

Investment Highlights



Brand New 15-Year Corporate Guaranteed Chipotle



Outparcel to New Sprouts Anchored Shopping Center



Located on the Corner of a Signalized Intersection Across from a Brand New Costco-Anchored Center



Attractive Seller Financing Available with a Below-Market Interest Rate (Please Contact Agent for More Details)

Prime Retail Location

- ▶ Located Near Interstate 75 with Traffic Counts Exceeding 167,000 Cars Per Day | I-75 is a Major Highway that Connects Miami to Detroit
- ▶ Multiple Residential Developments Next Door Including The Levi Luxury Apartments (±660 Brand New Apartments/Townhomes) and 66 Single Family Houses
- ▶ Outparcel to the #1 Visited Sprouts in the State of Georgia According to Placer.ai (Please Contact Agent for More Details)
- ▶ The Subject Property is Part of a Brand-New Master Planned Development with a Number of Premium Retailers Including Whataburger, Chick-fil-A, Starbucks, Bank of the Ozarks, First Watch, Bubba's 33, Valvoline, Costco, Chipotle, Hacienda Bar & Grill, Lush Nail Bar, and Many More

Corporate Chipotle Mexican Grill

- ▶ Absolute NNN Property with Zero Landlord Responsibilities – Ideal for Investors Not Local to the Market
- ▶ Chipotle has Over 3,700 Locations in Operation | Corporate Guaranty from Investment Grade Tenant with Over \$10 Billion in Revenue
- ▶ Rare Drive-Thru “Chipotlane” Concept to Accommodate More Order Volume
- ▶ Scheduled 10% Rental Increases Every 5 Years Throughout the Initial Term and Options Provide for an Excellent Hedge Against Inflation

Pride of Ownership Property in McDonough, GA

- ▶ Dense, Infill Location with Over 102,000 Residents Within 5 Miles | Affluent Area with the Average Household Income Exceeding \$94,000 Within 5 Miles
- ▶ The Surrounding Area Benefits From a Very Low Unemployment Level of 2.62%
- ▶ Access to Major Interstate Corridor with Easy Access to Downtown Atlanta Makes the Local Market an Industrial & Distribution Hub with ±8.8M Square Feet of Industrial Properties



INVESTMENT OVERVIEW

Tenant Spotlight

Chipotle

Chipotle Mexican Grill (NYSE: CMG) is a leading fast-casual restaurant chain specializing in customizable burritos, bowls, and tacos. With a commitment to “Food with Integrity,” Chipotle emphasizes responsibly sourced ingredients and sustainable practices. As of mid-2025, the company operates nearly 3,700 locations across the United States and select international markets.



A cornerstone of Chipotle’s recent success is its “Chipotlane” format—drive-thru lanes exclusively for digital orders. This innovation has significantly enhanced throughput and off-premise sales, making it a preferred prototype for new development. As of Q2 2025, Chipotle operates over 1,000 Chipotlane locations, and approximately 80% of its new units in 2025 will include this feature, underscoring its importance to the brand’s long-term strategy.

Website	www.chipotle.com
# of Locations	±3,700 Locations
Symbol	NYSE: CMG
Market Cap	\$74.17 Billion (as of July 2025)
2024 Revenue	\$11.31 Billion



Notable Highlights

- **Robust Expansion:** In 2025, Chipotle aims to open between 315 and 345 new restaurants, with approximately 80% featuring Chipotlanes.
- **International Growth:** The company is set to enter the Mexican market in early 2026 through a partnership with Alsea, marking its first foray into Mexico.
- **Technological Innovations:** Chipotle is investing in automation technologies, such as the “Autocado” for guacamole preparation and digital makelines, to enhance operational efficiency.
- **Financial Performance:** In Q1 2025, Chipotle reported a 6.4% increase in total revenue compared to the same period in 2024, reaching \$2.9 billion.
- **Market Positioning:** Chipotle’s emphasis on quality ingredients and sustainability continues to resonate with younger demographics, particularly Millennials and Gen Z.



INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo - Facing Southeast



FINANCIAL ANALYSIS

Offering Summary

Property Name	Chipotle Mexican Grill
Property Address	1020 Chen Parkway McDonough, GA 30253
Year Built	2024
Gross Leasable Area (GLA)	±2,325 Square Feet
Lot Size	TBD

Pricing

Price	\$3,105,000
Cap Rate	4.75%

Financing Quote (Seller Financing)

% Down / Down Payment	50% / \$1,552,500
Loan-to-Value / Loan Amount	50% / \$1,552,500
Interest Rate	4.00%
Amortization	Interest Only
Loan Program	5-Year Fixed, Interest Only

NOTE: Financing quotes are time sensitive and subject to change.

Please contact Agents for more details on Seller financing.

Annualized Operating Data

Gross Potential Rent	\$147,500
Expense Reimbursements	NNN
Net Operating Income	\$147,500
Debt Service	(\$62,100)
Cash Flow After Debt Service	\$85,400
Cash on Cash Return	5.50%

Lease Information

Lease Commencement Date	October 15, 2024
Lease Expiration Date	October 14, 2039
Total Lease Term	±15 Years
Lease Term Remaining	±14 Years
Increases	10% Every Five Years
Options	Four, Five-Year @ 10%
Lease Type	Absolute NNN
Lease Type Details	Zero Landlord Responsibilities

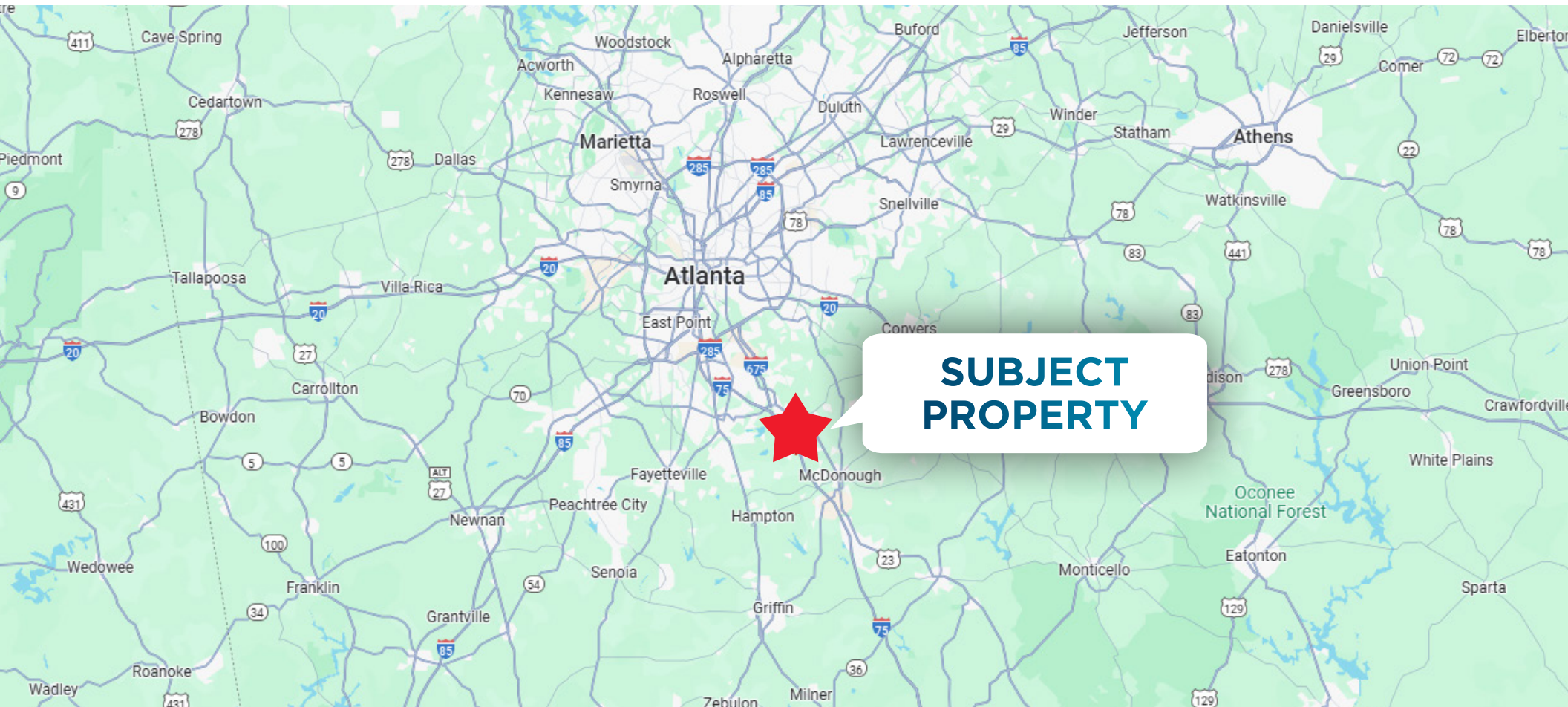
MARKET OVERVIEW

Surrounding Area Photos



MARKET OVERVIEW

Regional Map



$\pm 167,000$

CARS PER DAY ON THE NEARBY I-75 FREEWAY



±20 MILES

TO HARTSFIELD-JACKSON
ATLANTA INT'L AIRPORT (ATL)



±30 MILES

VIA I-75 TO
DOWNTOWN ATLANTA, GA



±0.5 MILES

VIA JODECO ROAD
TO INTERSTATE 75

MARKET OVERVIEW

The City Of McDonough, GA



McDonough, the county seat of Henry County, is experiencing significant growth. As of July 2024, the city's population reached 32,803, reflecting a 12.8% increase since 2020. Projections estimate the population will surpass 35,900 by 2025. The median household income stands at over \$90,000, indicating strong consumer purchasing power.

The area's infrastructure is undergoing substantial enhancements to support this growth. Notably, the \$54 million Western Parallel Connector, a four-lane roadway linking Hudson Bridge, Jodeco, and Jonesboro Roads, is under construction, with completion expected by late 2026. Additionally, the McDonough Parkway Extension is set to improve connectivity between Highways 42 and 155, further facilitating traffic flow and access to commercial hubs.

Retail development in McDonough is robust and the subject property is strategically positioned within the expansive 158-acre Bridges at Jodeco development.

This mixed-use project, anchored by a recently opened Costco, features a robust lineup of national retailers and dining establishments, including Sprouts, Chick-fil-A, Starbucks, Chipotle, Bahama Breeze, and First Watch. The development is complemented by upscale residential communities, with townhomes priced near \$500,000 and over 500 new apartment units either completed or under construction.

Henry County's economic development is equally noteworthy. Since 2019, the county has secured over \$2 billion in investments and more than 8,000 new jobs, transitioning from a distribution hub to a center for manufacturing and innovation. The presence of companies like Nexus Circular, which announced 194 new jobs in McDonough in 2024, underscores the area's economic vitality.

Notable Nearby Infrastructure

HARTSFIELD-JACKSON AIRPORT (ATL)



DOWNTOWN ATLANTA, GA



INTERSTATE 75



PIEDMONT HENRY HOSPITAL



NEW DEVELOPMENTS



Henry County Civic Center



Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	\$74,987	\$89,173	\$94,652
Median Home Value	\$258,513	\$223,741	\$251,826
2024 Daytime Population	2,090	34,985	80,364

Population

2029 Population	2,731	40,181	105,245
2024 Population	2,656	38,789	102,328
2010 Population	2,566	35,064	91,625

Households

2029 Households	1,004	15,215	38,836
2024 Households	966	14,612	37,620
2010 Households	897	13,012	33,077

CHIPOTLE

Exclusively Listed By

CRAIG ELSTER

Senior Director Investments
(949) 514-5762 call/text
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
(949) 350-5431 call/text
ron.duong@marcusmillichap.com
Lic. CA 01438643

Broker Of Record

JOHN LEONARD

1100 Abernathy Road NE, Building 500, Suite 600
Atlanta, GA 30328
Phone: (678) 808-2700
License: 252904

Marcus & Millichap
DUONG INVESTMENT GROUP

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612 / www.marcusmillichap.com

©2025 Marcus & Millichap. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Marcus & Millichap's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Marcus & Millichap. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND MARCUS & MILLICHAP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.