



CHIPOTLE

YOUNGSTOWN, OHIO



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ADDRESS

5431 Seventy-Six Dr.
Youngstown, OH 44515

PRICE

\$2,476,000

CAP RATE

5.00%

NOI

\$123,806

FINANCIAL OVERVIEW

PRICE	\$2,476,000
CAP RATE	5.00%
GROSS LEASABLE AREA	2,325 SF
YEAR BUILT	2022
LOT SIZE	1.21 +/- Acres

Lease Summary

LEASE TYPE	Modified NNN
ROOF & STRUCTURE	Tenant Responsible for Roof & Landlord Responsible for Structure
LEASE TERM	10 Years
RENT COMMENCEMENT	Est. December 2022
INCREASES	10% Every 5 Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$123,806	\$10,317
Year 6 - Year 10	\$136,175	\$11,348
Option 1	\$149,793	\$12,483
Option 2	\$164,772	\$13,731
Option 3	\$181,249	\$15,104
Option 4	\$199,374	\$16,615

INVESTMENT *HIGHLIGHTS*

- 10-Year Modified NNN Lease with 10% Increases Every 5 Years
- Corporate Guaranty (NYSE: CMG), 3,000+ Locations and Over \$7.55 Billion in Revenue
- Chipotle has Experienced 7 Consecutive Years of Revenue Growth
- Brand New Prototype with a Drive-Thru, Chipotlane Restaurants Generate 20% More in Sales
- Average Unit-Level Sales for Chipotle in North America is Approximately \$3 Million
- Serving 85,000 Residents in Primary Trade Area
- Average Household Income Exceeds \$96,000 within 1 Mile
- Just South of I-80 with 62,800 Cars/Day, Direct Access to Downtown Youngstown and Akron
- Adjacent to New \$250-Million Hollywood Gaming at Mahoning Valley Race Course with Over 500 Employees
- Minutes to St. Elizabeth Youngstown Medical Center, An Award-Winning Regional Hospital
- Strong Daytime Population, Over 27,000 Employees within a 5-Mile Radius
- Close Proximity to Several K-12 Schools with 6,000+ Students





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: CHIPOTLE MEXICAN GRILL, INC.



HEADQUARTERED IN
NEWPORT
BEACH,
CALIFORNIA



3,043+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
CMG



FOUNDED IN
1993



94,000
EMPLOYEES

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord, at its sole cost and expense, shall maintain in good order, condition and repair (including replacements and upgrades thereof), the foundations, footings, all structural elements of the building.

TENANT RESPONSIBILITIES

Tenant shall maintain the obligation to repair and/or replace as necessary the roof and HVAC system and all components thereof. Tenant shall repair and maintain as necessary all parts of the premises not Landlord's responsibility in the lease, which includes the parking lot, lighting and landscaping.

TAXES

Tenant shall pay the real estate taxes and assessments.

INSURANCE

Tenant shall procure and maintain commercial general liability insurance and special form property insurance.

Landlord may, at its own cost and expense, procure general liability insurance and casualty insurance.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with Landlord's consent. No assignment shall relieve tenant or any guarantor of any obligation under the lease.

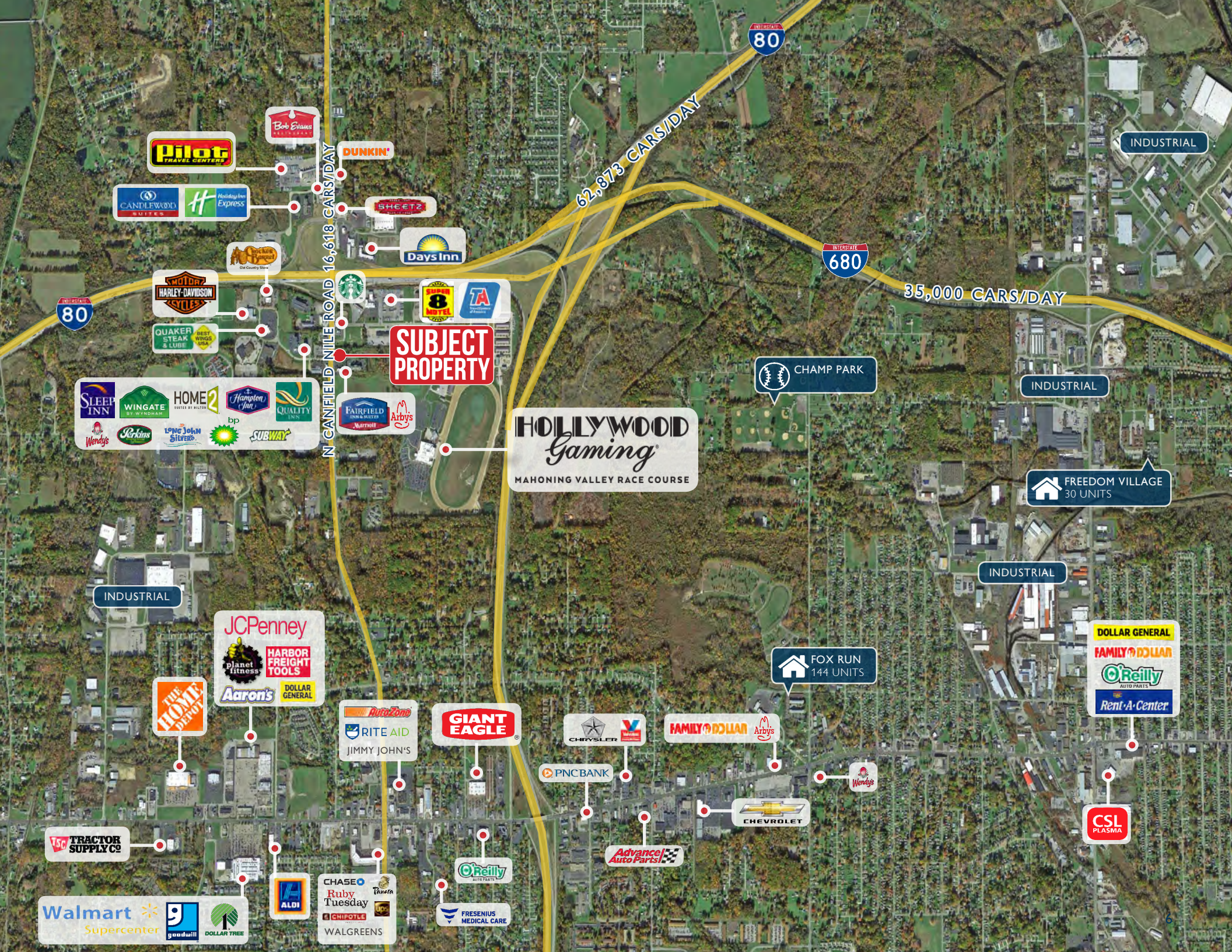
ESTOPPEL

Tenant shall have 15 business days from receipt of request to provide an executed estoppel.

Recent News

CHIPOTLE ANNOUNCES SECOND QUARTER 2022 RESULTS

July 26, 2022
www.chipotle.com



INDUSTRIAL

35,000 CARS/DAY

62,873 CARS/DAY

N CANFIELD NILE ROAD 16,618 CARS/DAY

HOLLYWOOD
Gaming
MAHONING VALLEY RACE COURSE

**SUBJECT
PROPERTY**

CHAMP PARK

INDUSTRIAL

FOCUS VILLAGE
30 UNITS

INDUSTRIAL

FOX RUN
144 UNITS

DOLLAR GENERAL
FAMILY DOLLAR
O'Reilly
Rent-A-Center

CSI
PLASMA

FAMILY DOLLAR
Arby's

CHRYSLER
V

PNC BANK

CHEVROLET

Advance
Auto Parts

GIANT EAGLE

AutoZone
RITE AID
JIMMY JOHN'S

JCPenney
planet fitness
HARBOR FREIGHT TOOLS
Aaron's
DOLLAR GENERAL

THE HOME
DEPOT

Tractor
SUPPLY CO.

Walmart
Supercenter

goodwill
DOLLAR TREE

ALDI

CHASE
Ruby Tuesday
CHIPOTLE
WALGREENS

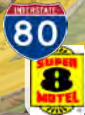
O'Reilly
FRESNIUS MEDICAL CARE

INDUSTRIAL

80

680

80



62,873 CARS/DAY

HOLLYWOOD
Gaming
MAHONING VALLEY RACE COURSE

SUBJECT
PROPERTY

N CANFIELD NILE ROAD 16,618 CARS/DAY





62,873 CARS/DAY



**SUBJECT
PROPERTY**



N CANFIELD NILE ROAD 16,618 CARS/DAY





80

62,873 CARS/DAY

N CANFIELD NILE ROAD 16,618 CARS/DAY

SUBJECT
PROPERTY



ELEVATIONS



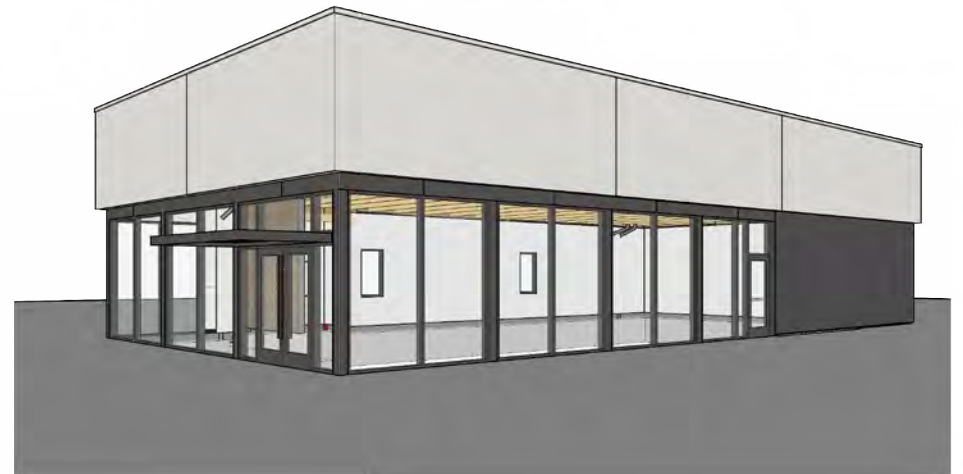
2
2501
EXTERIOR PERSPECTIVE



1
2501
EXTERIOR PERSPECTIVE



2
2501
EXTERIOR PERSPECTIVE



1
2501
EXTERIOR PERSPECTIVE

N. CANFIELD-NILES ROAD / S.R. 46

76 DRIVE

PYLON SIGN



DUMPSTER

BILLBOARD



DO NOT ENTER

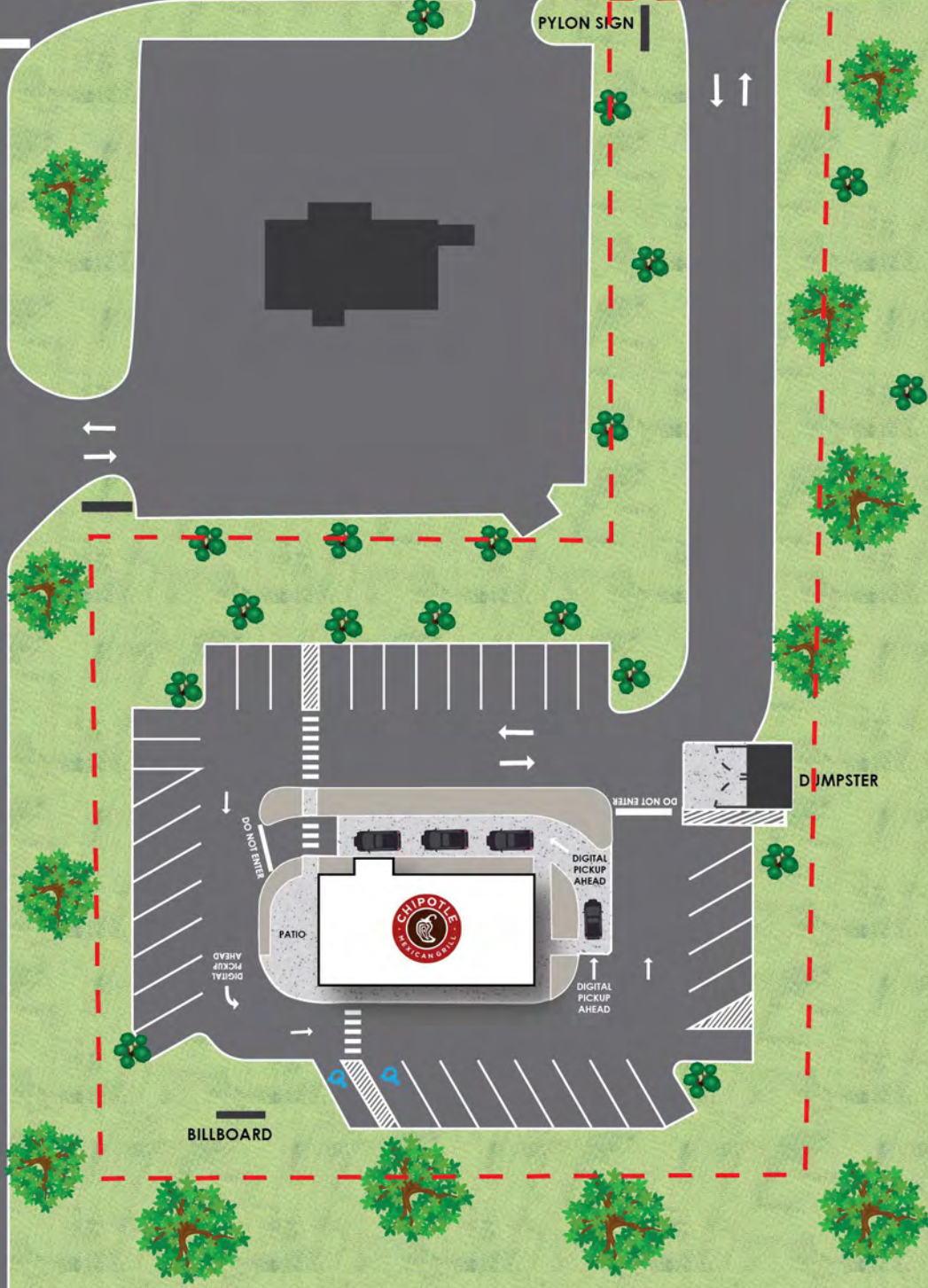
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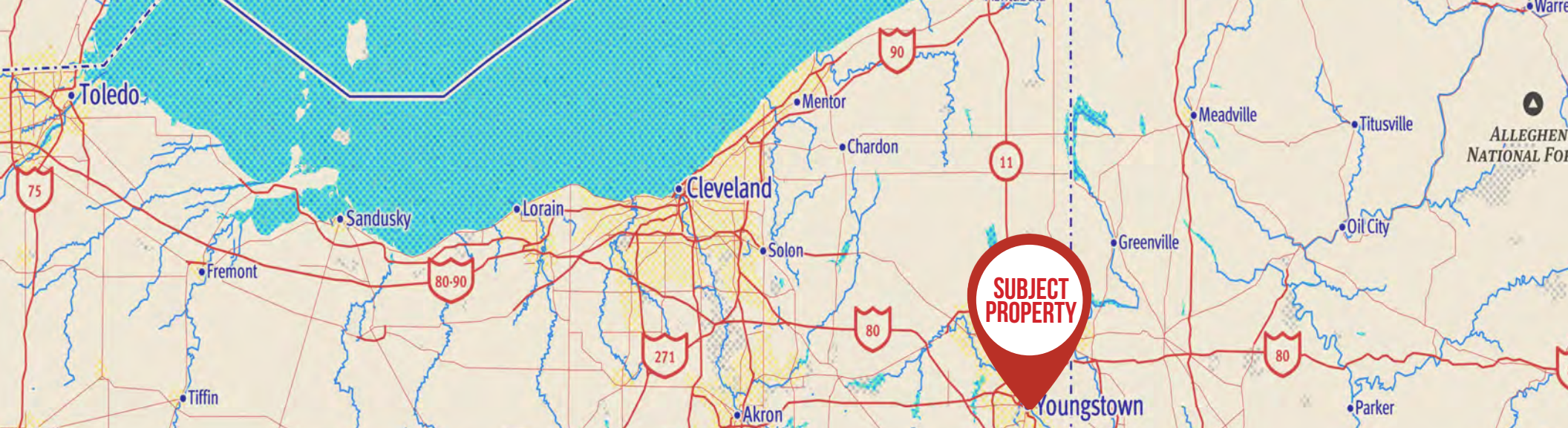
DIGITAL PICKUP AHEAD

DIGITAL PICKUP AHEAD



PATIO





DEMOGRAPHICS

5431 SEVENTY-SIX DR.
YOUNGSTOWN, OH 44515

POPULATION	1-MILE	3-MILES	5-MILES
2022 Population	1,780	24,729	83,700

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2022 Households	649	10,866	36,023

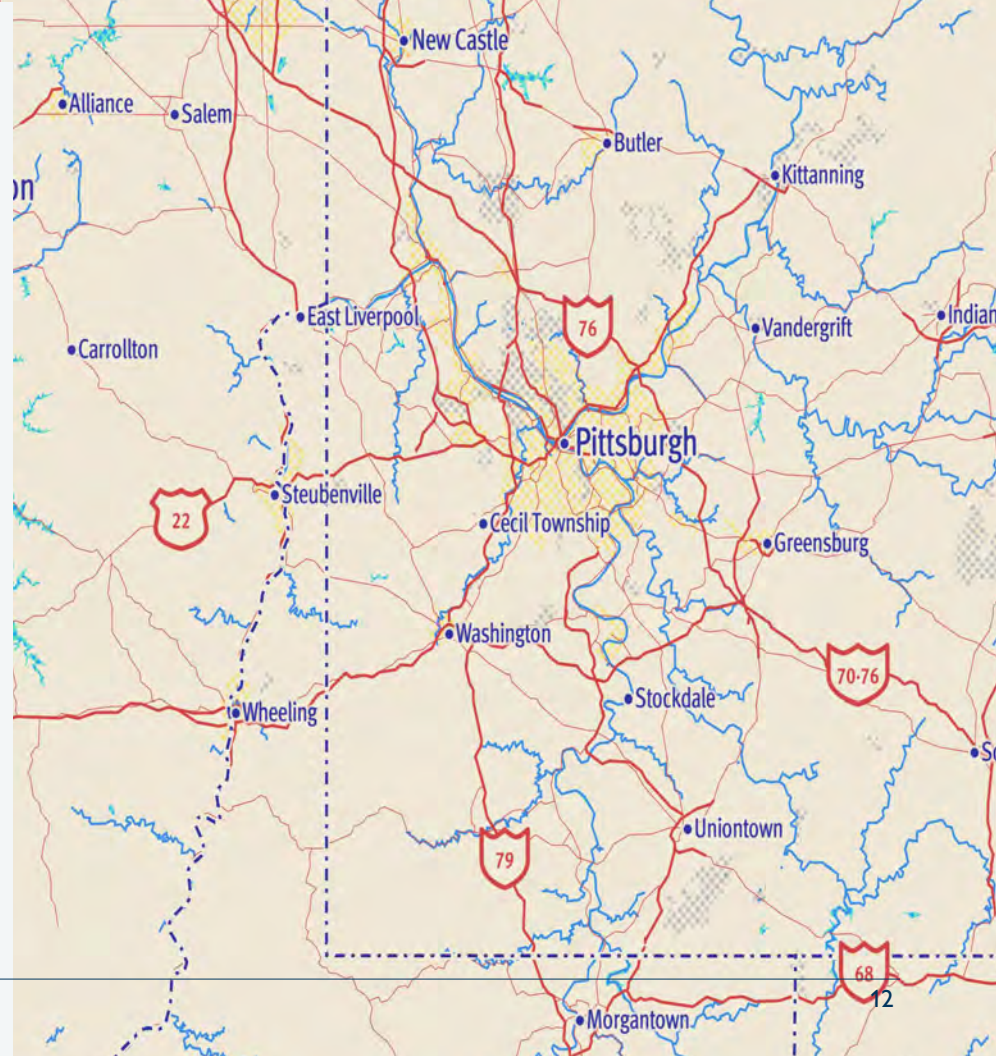
INCOME	1-MILE	3-MILES	5-MILES
2022 Average Household Income	\$96,010	\$63,917	\$59,708

EMPLOYEES	1-MILE	3-MILES	5-MILES
2022 Number of Employees In Area	1,520	11,401	27,149


9
MILES
DOWNTOWN
YOUNGSTOWN


67
MILES
CLEVELAND, OH


75
MILES
PITTSBURGH, OH



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant(s). While a tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of the tenant(s) history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any lease, including the likelihood of locating a replacement tenant if a current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

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