

## CHIPOTLE MEXICAN GRILL

20416 98<sup>TH</sup> St. E. Bonney Lake, 98391 WA

APN # 051903-606-1

### INVESTMENT SUMMARY

Price: \$3,350,000  
Cap Rate: 4.66 %  
Annual Rent: \$156,000  
Next Increase: to \$171,820 in Year 2030

Building Size:  $\pm$  2313 Sq/Ft  
Parcel Size:  $\pm$  .9 Acres  
Year Built: 2020  
Parking: 38 spaces 15.6/1000 SF  
Drive Thru: Chipolane Drive-Thru concept

Lease Term: Primary 15 years. 3/5 year option.  
9 plus years remaining  
Lease Type: Corporate Absolute NNN Ground Lease. No landlord responsibility  
Rent Comm. Date: July 22, 2020  
Expiration Date: July 31, 2035  
Rent Increase: 10% every 5 years including option period

Location: Located in Mountainview Marketplace  
along Highway 410 in Bonney Lake.  
Anchored by Costco with other national tenants  
Chick-Fil-A, Panera Bread and Habit Burger.

Please call/e mail with any questions.

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