

CHIPOTLE MEXICAN GRILL

20416 98TH 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: ± 2313 Sq/Ft

Parcel Size: ± .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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