



CHIPOTLE

4000 MECHANICSVILLE TURNPIKE
Richmond, VA

OFFERED FOR SALE
\$3,495,000 | 4.75% CAP



REPRESENTATIVE PHOTO

 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Richmond, VA. Chipotle signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned along Mechanicsville Turnpike.



15-YR
LEASE



NEARBY HUNDREDS
OF NEW
APARTMENTS



HIGH GROWTH
MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$166,000
Rent Escalation	6-10	\$182,600
Rent Escalation	11-15	\$200,860
1st Option Term	16-20	\$220,946
2nd Option Term	21-25	\$243,041
3rd Option Term	26-30	\$267,345
4th Option Term	31-35	\$294,079

NOI	\$166,000
CAP	4.75%
PRICE	\$3,495,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Address	4000 Mechanicsville Turnpike, Richmond VA, 23222
Building Size (GLA)	2325 SF
Land Size	1.08 Acres
Year Built	2026
Signator/Guarantor	Chipotle Mexican Grill (Corporate)
Rent Type	NNN
Landlord Responsibilities	None
Rent Commencement Date	3/1/2026 (Estimated)
Lease Expiration Date	2/28/2041
Remaining Term	15 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	\$166,000

CONSTRUCTION AS OF DECEMBER 2025



223,020 PEOPLE
IN 5 MILE RADIUS



\$95,678 AHHI
IN 5 MILE RADIUS



31,000 VPD
MECHANICSVILLE TPKE



INVESTMENT HIGHLIGHTS

CHIPOTLE RICHMOND, VA

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STRONG LEASE FUNDAMENTALS

15 Year NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,750+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotlane



PART OF MAJOR MIXED USE DEVELOPMENT - THE HORIZON AT SPRINGDALE

Positioned as an outparcel to Horizon at Springdale - a 305 apartment community | Over 852 apartments are located in a 1-mile radius | Nearly 500 new units delivered in the past 3 years



RECENT BUILD-TO-SUIT ON BUSY CORRIDOR

The Building has recently been built to suit the tenant's specifications | Multiple spaces put in for curbside pickup | Positioned off of busy Mechanicsville Turnpike (31K VPD)



STRATEGIC INFRASTRUCTURE, LOGISTICS & CONNECTIVITY HUB

Richmond regionally benefits from proximity to Port of Virginia which is the fastest growing container port on the east coast handling 3.7+ million standard containers annually | The area is serviced by I-95, I-64 and I-295 enabling same day truck access to DC, Raleigh, Baltimore and Hampton Roads



RICHMOND MSA

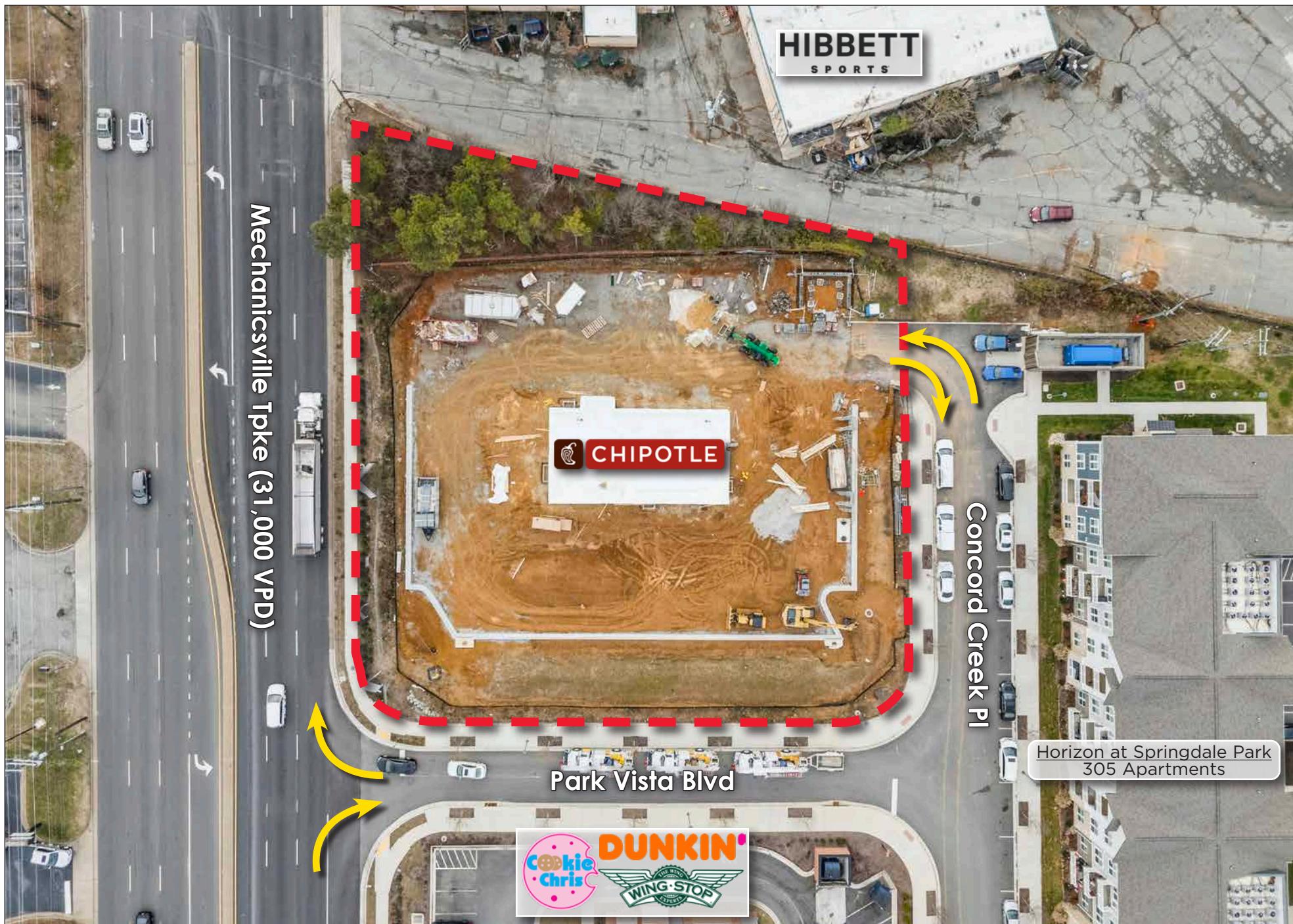
1.3M+ population in the MSA reflecting a 9% population growth since 2010 | 700,000+ regional jobs anchored by a diversified employment base | Major employers include Capital One, VCU Health, Dominion Energy & Amazon collectively supporting 100,000+ employees | Median Household Income is approx. \$78,000



SITE PLAN

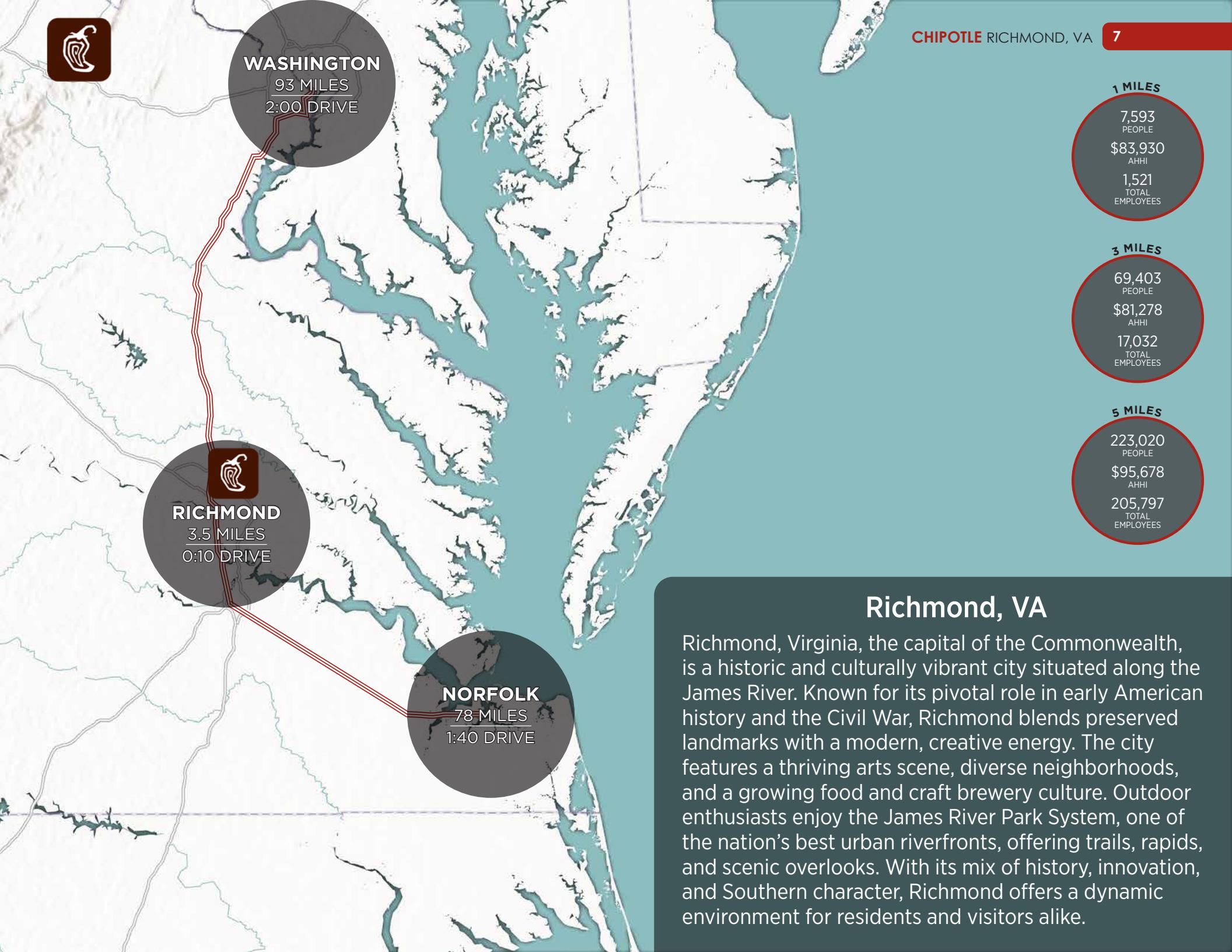
CHIPOTLE RICHMOND, VA

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Richmond, VA

Richmond, Virginia, the capital of the Commonwealth, is a historic and culturally vibrant city situated along the James River. Known for its pivotal role in early American history and the Civil War, Richmond blends preserved landmarks with a modern, creative energy. The city features a thriving arts scene, diverse neighborhoods, and a growing food and craft brewery culture. Outdoor enthusiasts enjoy the James River Park System, one of the nation's best urban riverfronts, offering trails, rapids, and scenic overlooks. With its mix of history, innovation, and Southern character, Richmond offers a dynamic environment for residents and visitors alike.

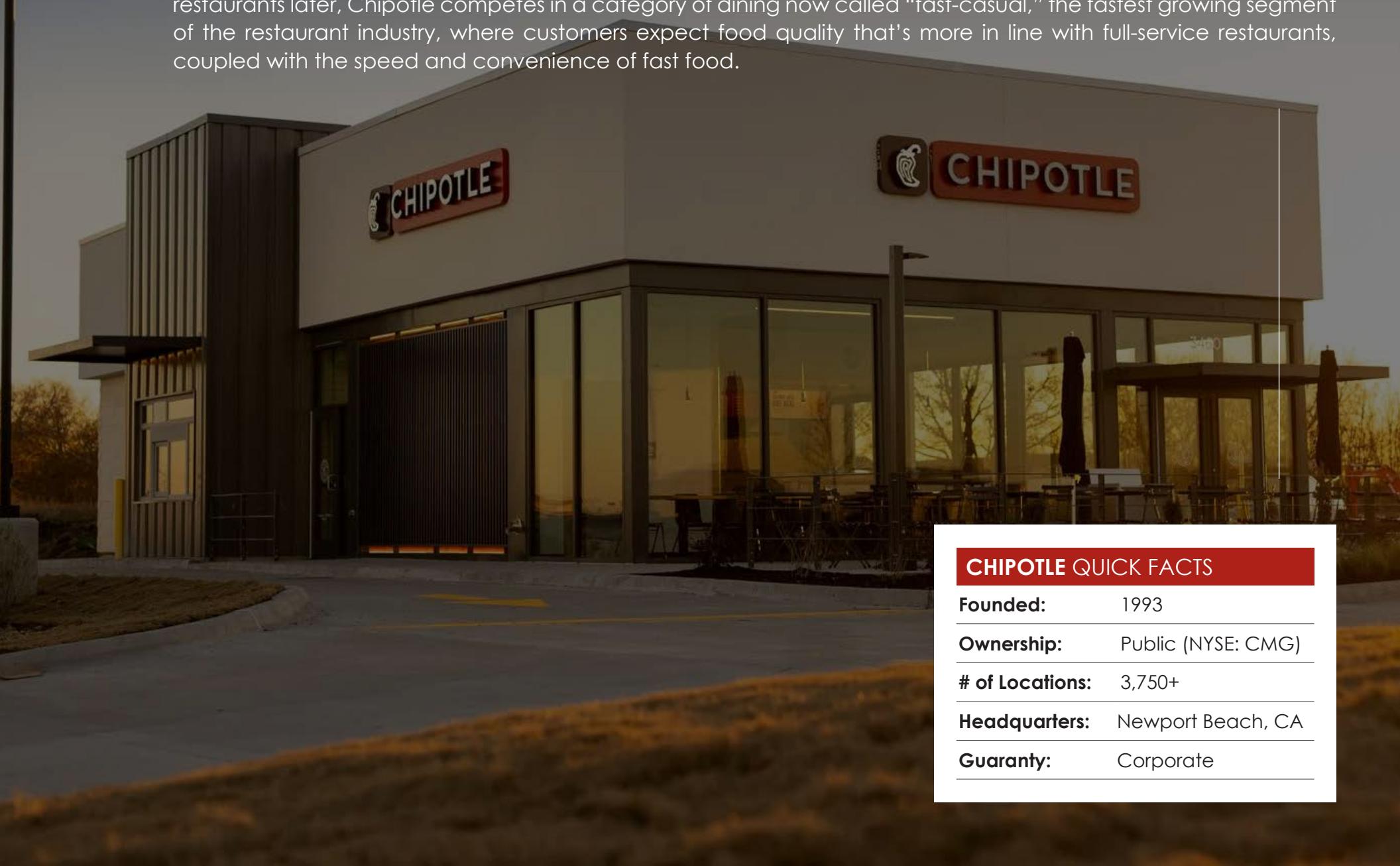


TENANT OVERVIEW

CHIPOTLE RICHMOND, VA

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When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
# of Locations:	3,750+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate



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Exclusively Offered By



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