

CHIPOTLE

12251 MCDERMOTT PLAZA
LA VISTA | NEBRASKA 68128

**BRAND NEW 15-YEAR
CORPORATE LEASE**



FILE PHOTO

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**GILES RD
39,786 CPD**

**GILES RD
Southbound**

**GILES RD
Northbound**

Highlights



PRICE
\$2,952,000

CAP RATE
5.25%

NOI
\$155,000

POINTS OF INTEREST

Retailers | Entertainment: Conveniently situated just minutes from major retailers such as Cabela's, Costco, Walmart, Target, Sam's Club, Lowe's, Home Depot, Menards, Hobby Lobby, Kohl's, Office Depot, Harbor Freight Tools, Family Fare Supermarket, Dollar Tree, Alamo Drafthouse Cinema, Planet Fitness, Walgreens, CVS, Goodwill

CHI Health Multisport Complex: The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually

La Vista City Centre: Less than 4 miles from City Centre - a growing residential, business & entertainment district located in this upscale residential community featuring the 384-unit luxurious apartment community **Vivere** and **The Astro/The Astro Amphitheater** - a brand new 5,000 person concert hall



VIVERE



THE ASTRO



THE ASTRO AMPHITHEATER

BRAND NEW 15-YEAR LEASE

Brand new 15-year NN* lease to Chipotle Mexican Grill, Inc. with ATTRACTIVE 10% rental escalations every 5 years!

**This is a NN lease. Landlord is responsible for Unexposed Plumbing, Roof (15-year warranty), Structure, Foundation and Parking Lot (replacement only). Tenant is responsible for all repairs/maintenance).*

CORPORATE TENANT

Chipotle Mexican Grill, Inc. aka "Chipotle" has 4,000 restaurants in the United States, Canada & Europe as of December 2025

BRAND NEW CONSTRUCTION

Brand new, free-standing, build-to-suit construction to Chipotle Mexican Grill newest prototype - opened for business April 2025

TRAFFIC COUNTS

Conveniently located off the I-80 (133,728 CPD) & Giles Rd (39,786 CPD) exit - across the street from Costco & Cabela's!

HIGH GROWTH | AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi) 188,121

Households (5-mi) 75,727

Average Household Income (1-mi) \$128,280

Historical Annual Growth 2010-2020 (1-mi) 5.2%

LOW UNEMPLOYMENT RATE

According to Bureau of Labor Statistics (December 2025), Nebraska's rate at 3.0% | National rate at 4.4% - ranking Nebraska among the 6th lowest in the U.S.!

Financial Analysis

SITE ADDRESS

12251 McDermott Plaza
La Vista | Nebraska 68128

TENANT

Chipotle Mexican Grill, Inc.

LESSEE ENTITY TYPE

Corporate

GROSS LEASABLE AREA

±2,325 SF

LOT SIZE

±0.57 acre*

YEAR BUILT

2025

OWNERSHIP

Fee Simple (Building & Land)

PARKING LOT

Concrete

ROOF

Rubber Membrane (15-Year Warranty)

EXPENSE REIMBURSEMENT

This is a **NN lease**. Landlord is responsible for Unexposed Plumbing, Roof (15-year warranty), Structure, Foundation and Parking Lot (replacement only). Tenant is responsible for all repairs/maintenance).

LEASE TERM

15 years (New)

RENTAL INCREASES

10% every 5 years in lease term & renewal options

RENT COMMENCEMENT DATE

August 28, 2025

EXPIRATION DATE

August 31, 2040

OPTIONS

Four 5-year renewal options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	08/28/25 to 08/31/30	\$155,000	5.25%
Years 6-10	09/01/30 to 08/31/35	\$170,500	5.78%
Years 11-15	09/01/35 to 08/31/40	\$187,550	6.35%
		AVG ANNUAL RETURN	5.79%

RENEWAL OPTIONS

1st Option	09/01/40 to 08/31/45	\$206,305
2nd Option	09/01/45 to 08/31/50	\$226,936
3rd Option	09/01/50 to 08/31/55	\$249,629
4th Option	09/01/55 to 08/31/60	\$274,592

* According to Sarpy County Assessor

Tenant Profile



Chipotle Mexican Grill, Inc. (NYSE: CMG) is a leading fast-casual restaurant brand committed to “cultivating a better world” by serving responsibly sourced, freshly prepared food made with real ingredients and no artificial colors, flavors, or preservatives.

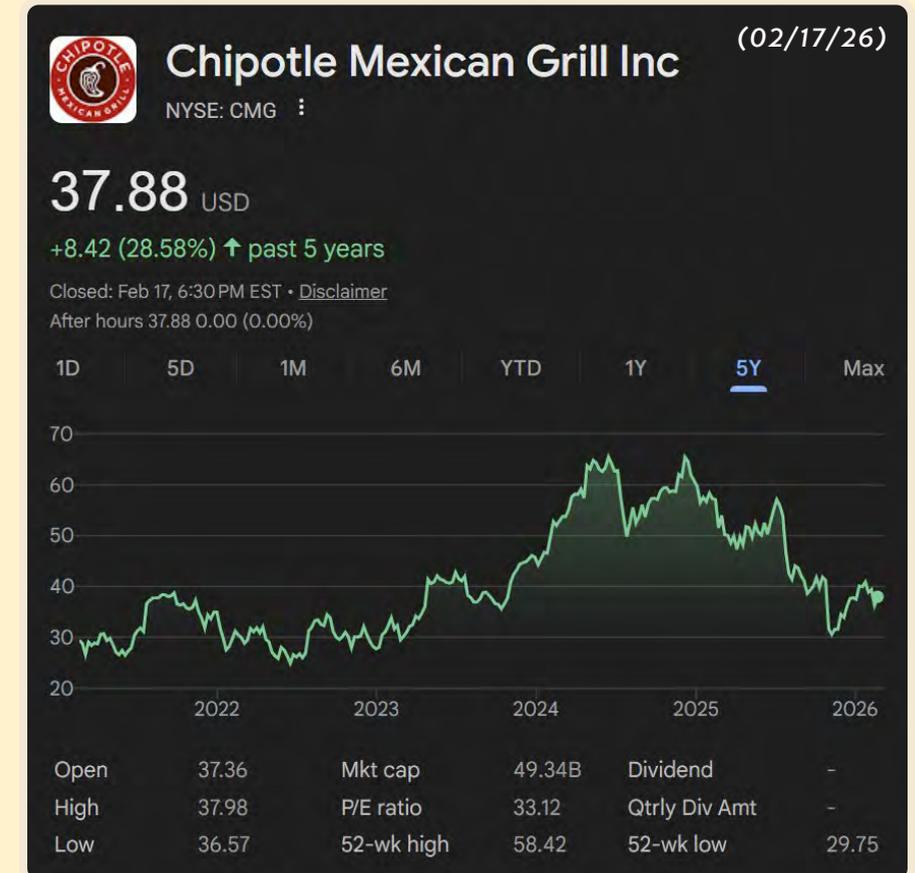
As of December 2025, Chipotle has 4,000 company-owned restaurants across the U.S., Canada, and Europe, distinguishing itself as the only restaurant company of its size to own and operate all locations in North America and Europe.

The Company is ranked on the Fortune 500 and has been recognized among Fortune’s Most Admired Companies and Time’s Most Influential Companies.

With more than 130,000 employees, Chipotle continues to lead the industry through innovation in digital ordering, technology integration, and sustainable business practices - driving brand strength, operational consistency, and long-term growth.

CHIPOTLE MEXICAN GRILL COMPANY PROFILE

TYPE	Public
TRADED AS	NYSE: CMG
INDUSTRY	Restaurant: Fast Food
FOUNDED	July 1993
HEADQUARTERS	Newport Beach, California

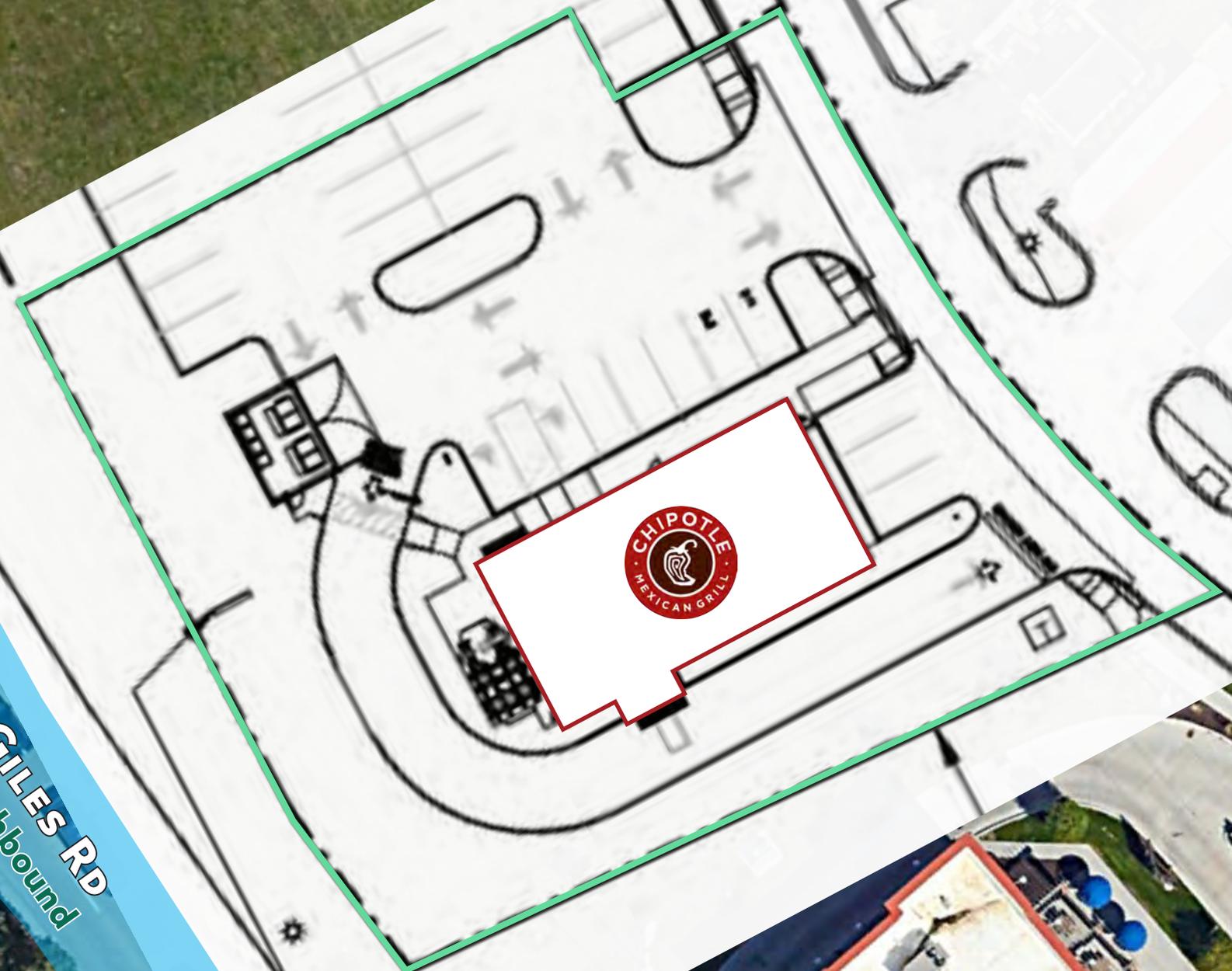


Site Plan

GILES RD
39,786 CPD

GILES RD
Northbound

GILES RD
Southbound



Property Specifications

Parcel #	011618555
Lot Size	±0.57 Acre
GLA	±2,325 SF

Parking Stalls

Regular	14
Handicap	2

North

As of February 2026

target **ROSS** **Michael's**
DRESS FOR LESS
Kirklands Home **OLD NAVY**
five BELOW **Walmart** **WORLD MARKET** **ULTA**
sam's club **petco** **SHOE CARNIVAL**

Baxter
SUBARU
TOYOTA

Oak Hills
Country Club

**SANDOZ
ELEMENTARY**
338 STUDENTS

BARNHART
PRESS

**Oriental
Trading**
OMAHA
FULFILLMENT &
CALL CENTER

CHI Health
MultiSport Complex
NEBRASKA

The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually.



I-80 | 133,728 CPD

Kiewit

PROGRESSIVE
CLAIMS OFFICE

Where Restaurants Shop
R D
RESTAURANT
EPOT

S 120th ST | 5,660 CPD

osaic

INSPRO
A Marsh & McLennan Agency LLC Company

SOUTHPORT PKWY | 11,755 CPD

Island
BAR & GRILL

Casey's

**MY
PLACE**

**Pinnacle
Bank**

Hampton
by Hilton

PIZZA WEST

BEYOND GOLF
BAR + KITCHEN

CHIPOTLE
MEXICAN GRILL

Amigos
KINGS
CLEAN

BURGER KING

SONIC

GILES RD | 39,876 CPD

RUNZA

DUNKIN'
SportClips
HAIRCUTS

West

As of February 2026

2025 AVERAGE HOUSEHOLD INCOME (1-MI)
\$128,280

INTERSTATE 80 | I-80 | 133,728 CPD

CLAAS
AGRICULTURAL MACHINERY MANUFACTURER

COSTCO
WHOLESALE

CHIPOTLE
MEXICAN GRILL

COLD STONE
CREAMERY

Cabela's

PANDA EXPRESS
CHINESE KITCHEN

BOOT BARN

HOOTERS

COURTYARD
BY MARRIOTT

EMBASSY SUITES
by Hilton

SMASH PARK
PLAY · DRINK · EAT

Dirty Dough
CHARRED
BURGER + BAR
Jersey Mike's Subs

Starbucks

Casey's

Pinnacle Bank

SOUTHPORT PKWY
11,755 CPD

GILES RD | 39,876 CPD

Amigos
KINGS
Classic

BURGER KING

Hampton
by Hilton

RUNZA

DUNKIN'
SportClips
HAIRCUTS

Southeast

As of February 2026



The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually.



LA VISTA FULFILLMENT CENTER



GILES RD | 39,876 CPD
S 120th ST | 5,660 CPD

La Vista



ANDOVER POINTE
438 UNITS

GILES RD | 39,876 CPD
I-80 | 133,728 CPD

CHI Health
MultiSport Complex
NEBRASKA

The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually.



City View



MILLARD SOUTH HIGH SCHOOL
2,602 STUDENTS

ANDERSEN MIDDLE SCHOOL
916 STUDENTS

WOODHOUSE
HYUNDAI
NISSAN
MAZDA
LINCOLN

amazon
FULFILLMENT CTR

sam's club

DOLLAR TREE

HyVee

State Steel

ALAMO
DRAFTHOUSE CINEMA

Papillion Foods

HOBBY LOBBY

THE LUMBERYARD DISTRICT
A multi-use development with office & commercial tenants, and an upscale 346-unit apartment complex

Costco
WHOLESALE

PRAIRIE QUEEN
ELEMENTARY
533 STUDENTS

Papillion Foods

Target
ROSS
DRESS FOR LESS
Kirklands Home
World Market
five BELOW
petco
Michael's
OLD NAVY
ULTA
BEAUTY
SHOE CARNIVAL

Cabela's

Costco
WHOLESALE

WERNER
PARK

Home of the
Omaha
Storm Chasers

Walmart
Oriental Trading
OMAHA
FULFILLMENT &
CALL CENTER

PROGRESSIVE
CLAIMS OFFICE

Where Restaurants Spot
RESTAURANT EPOT

Oriental Trading
A Berkshire Hathaway Company
FULFILLMENT CENTER

PAPILLION LA VISTA
SOUTH HIGH
1,982 STUDENTS

Kellanova
DISTRIBUTION

pitney bowes

BLUMFIELD
ELEMENTARY
324 STUDENTS

MOCKINGBIRD
ELEMENTARY
451 STUDENTS

CHIPOTLE
MEXICAN GRILL

LIBERTY
MIDDLE SCHOOL
541 STUDENTS

OMAHA STEAKS
SINCE 1917
F STREET PLANT

RALSTON
MIDDLE SCHOOL
473 STUDENTS

PAPILLION
MIDDLE SCHOOL
621 STUDENTS

TRACTOR
SUPPLY CO

City of
RALSTON

PAPILLION LA VISTA
SENIOR HIGH
1,873 STUDENTS

TARA HEIGHTS
ELEMENTARY
404 STUDENTS

Goodwill
OUTLET STORE
MENARDS

Fur-Plex
WATERPARK & RIDES

Walmart

LOWE'S

KOHL'S

HOBBY LOBBY

sam's club

NB
NEBRASKA BEEF
MEAT WHOLESALER

LIBERTY FIRST
CREATED BY
ARENA
Home of the
Omaha Lancers &
Omaha Beef

GATEWAY
ELEMENTARY
758 STUDENTS

GROSS CATHOLIC
HIGH SCHOOL
429 STUDENTS

BRYAN
HIGH SCHOOL
1,600 STUDENTS

TWIN CREEK

Smithfield
MANUFACTURER

BLUESTEM
MIDDLE SCHOOL
603 STUDENTS

GILDER
ELEMENTARY
385 STUDENTS

BRYAN
MIDDLE SCHOOL
828 STUDENTS

TWIN CREEK

Omaha Metro



Village of
WATERLOO

HOBBY LOBBY

Walmart

target

LOWE'S

WESTROADS MALL
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

CHI Health
IMMANUEL
356 BEDS

Creighton
UNIVERSITY
8,580 STUDENTS

CHI Health Center
OMAHA

EPPLEY AIRFIELD
This airport covers 2,650 acres with 3 runways. In 2025, OMA was served by 8 airlines & handled over 5.2 million passengers.

City of
COUNCIL BLUFFS

OAK VIEW MALL
An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Torrid, Spencers, Zumiez, rue21, Lids, Kay Jewelers, Finish Line, Lenscrafters, Build-A-Bear Workshop, Buckle, etc.

Children's
NEBRASKA
225 BEDS

METHODIST
OMAHA
423 BEDS

NFM
Nebraska
Furniture Mart

UNIVERSITY OF
Nebraska
Omaha
14,954 STUDENTS

University of Nebraska
Medical Center
NEBRASKA MEDICAL CENTER
A hospital anchored by tertiary/quaternary academic medical center w/ 718 beds and has 4,818 medical students

City of
OMAHA

Tyson
FOOD
PROCESSING
COMPANY

Bass
Pro
Shops

OMAHA'S
HENRY DOOLY
ZOO
& AQUARIUM

METROPOLITAN
Community College
16,642 STUDENTS
THROUGHOUT ALL
LOCATIONS

ACX
CINEMAS

CHIPOTLE
MEXICAN GRILL

City of
RALSTON

Johnny Goodman
Golf Course

City of
LA VISTA

MISSOURI RIVER

Walmart

MENARDS

City of
GRETNA

IOWA

NEBRASKA

SHADOW LAKE TOWNE CENTER
A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

OFFUTT AIR FORCE BASE



For more details about La Vista City Centre:

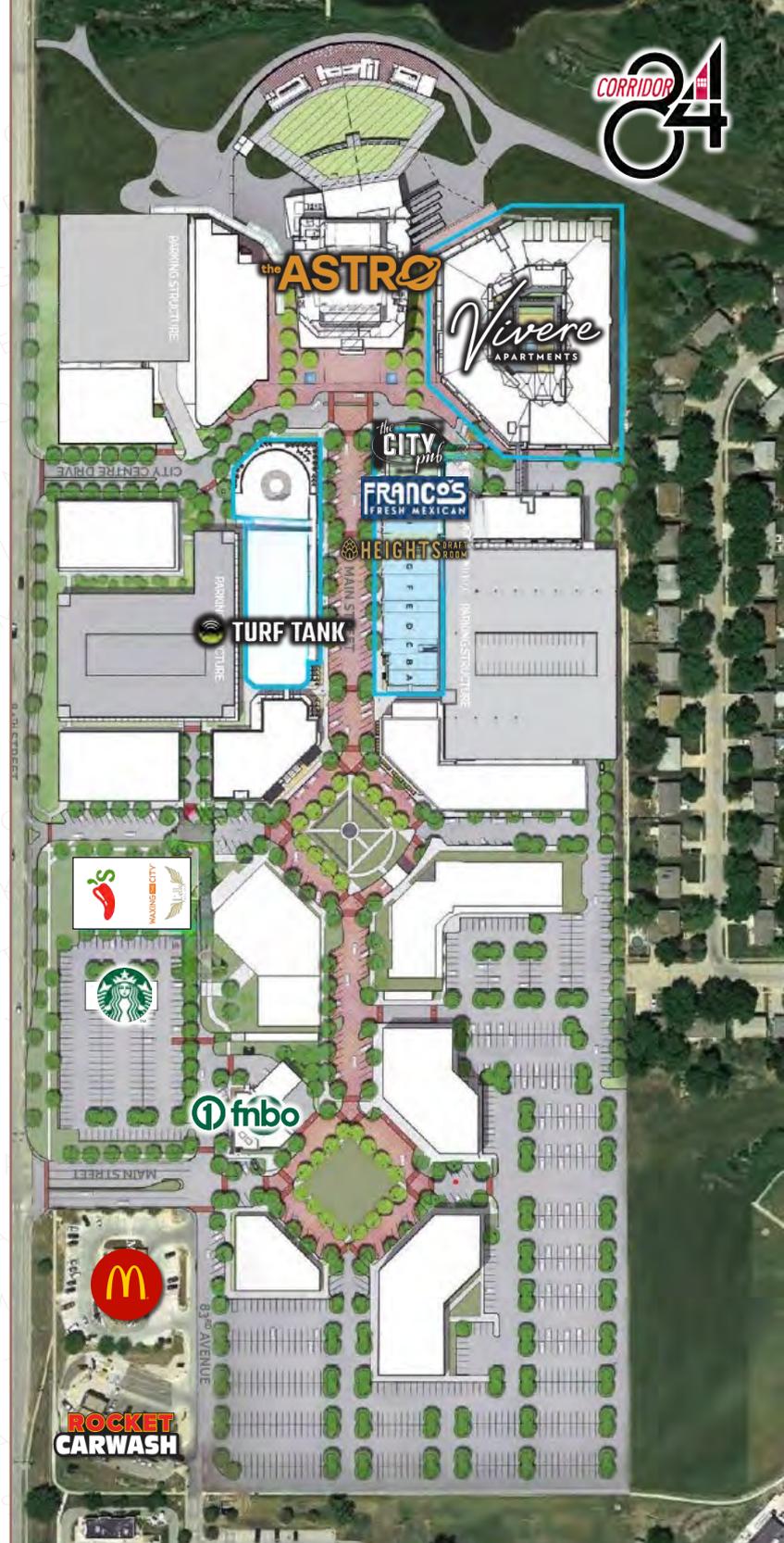


La Vista City Centre is a growing residential, business, and entertainment district that invites and celebrates creativity and culture! Located amid a flourishing residential area, businesses like restaurants, bars, shops, and more can enjoy a premium location with dynamic foot traffic and ample opportunity to thrive.

Centrally-located in the Greater Omaha Metro, La Vista City Centre is a collaboration with the community to create the authentic downtown La Vista has always dreamed of.

Vivere, a 384-unit luxury apartment community with a sports court & 24-hour fitness center, heated resort-style pool & sundeck, community lounges, elevator, bbq/picnic area, fire pit, controlled access heated parking, trash & recycle chutes, etc.

The Astro and **The Astro Amphitheater** are premier music venues that bring world-class entertainment to the local community. With state-of-the-art acoustics, lighting, and sound systems, the venues offer an unforgettable live music experience for music lovers of all ages. The Astro and The Astro Amphitheater boast spacious performance stages and comfortable seating areas that can accommodate up to 2,400 guests in The Astro, the indoor theater, and 5,500 at The Astro Amphitheater, the connecting outdoor grass amphitheater.



VIVERE



THE ASTRO



THE ASTRO AMPHITHEATER

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