



Actual Location

CHIPOTLE Mexican Grill

465 E Main St., Westfield (Springfield), MA 01085

Price: \$2,141,500 | Cap: 5.30% | NOI: 113,500



- Corporate Chipotle Mexican Grill, Inc (NYSE: CMG)
- Long term net lease with rent increases
- At a Big Y grocery anchored center
- Major destination shopping hub
- Surrounded by national tenants including Home Depot, Aldi, McDonald's Starbucks, TJ Maxx and many others
- 5-mile radius: \$111,000+ average household income



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PROPERTY OVERVIEW:

HMX Realty Advisors is pleased to offer for sale a prime commercial property featuring a newly constructed Chipotle restaurant. Open since October 2022, this build-to-suit location boasts a dedicated pick-up lane, catering to the growing demand for convenient takeout options. The property is strategically located within a high-performing shopping center anchored by Big Y grocery, ensuring a consistent flow of consumer traffic. Further enhancing its appeal, the site enjoys exceptional visibility directly across from a Home Depot. Positioned on Main Street, a major commercial thoroughfare, the property is surrounded by a diverse mix of established national retailers, including Aldi, McDonald's, CVS, TJ Maxx, and Starbucks, guaranteeing a strong and synergistic retail environment.

Westfield is located in Hampden County which is part of the Springfield, MA MSA in southern Massachusetts. It is approximately 20 miles north of Hartford, CT. Within 5-miles of the property there are over 78,000 people with an average household income of \$111,000+.

LEASE SUMMARY:

Original Lease Term: 15 Years
Original Rent Commencement: October 19th, 2022
Lease Expiration Date: October 31st, 2037
Current Rent: \$113,500 increasing by 10% every 5 years (next increase in 2027)
Options: Seven (5) year renewals
Options Escalations: 10% per option
Lease Type: Net lease – Landlord responsible for roof and structure. Tenant responsible for reimbursing 100% of its share of all CAM related costs

TENANT OVERVIEW: Chipotle Mexican Grill, Inc (NYSE: CMG)

Chipotle Mexican Grill, Inc., together with its subsidiaries, operates Chipotle Mexican Grill restaurants. As of June 30, 2024, Chipotle Mexican Grill had 3,500 restaurants. The majority of these restaurants are located in the United States, Canada, the United Kingdom, France, and Germany. The company was founded in 1993 and is headquartered in Newport Beach, CA. 2023 revenue was \$9.8 billion.

INVESTMENT SUMMARY

Price: \$2,141,500

Cap Rate: 5.30%

NOI: \$113,500

Bld. Sq Ft: 2,400 Sq Ft

Ownership Type:
Fee simple, building and land





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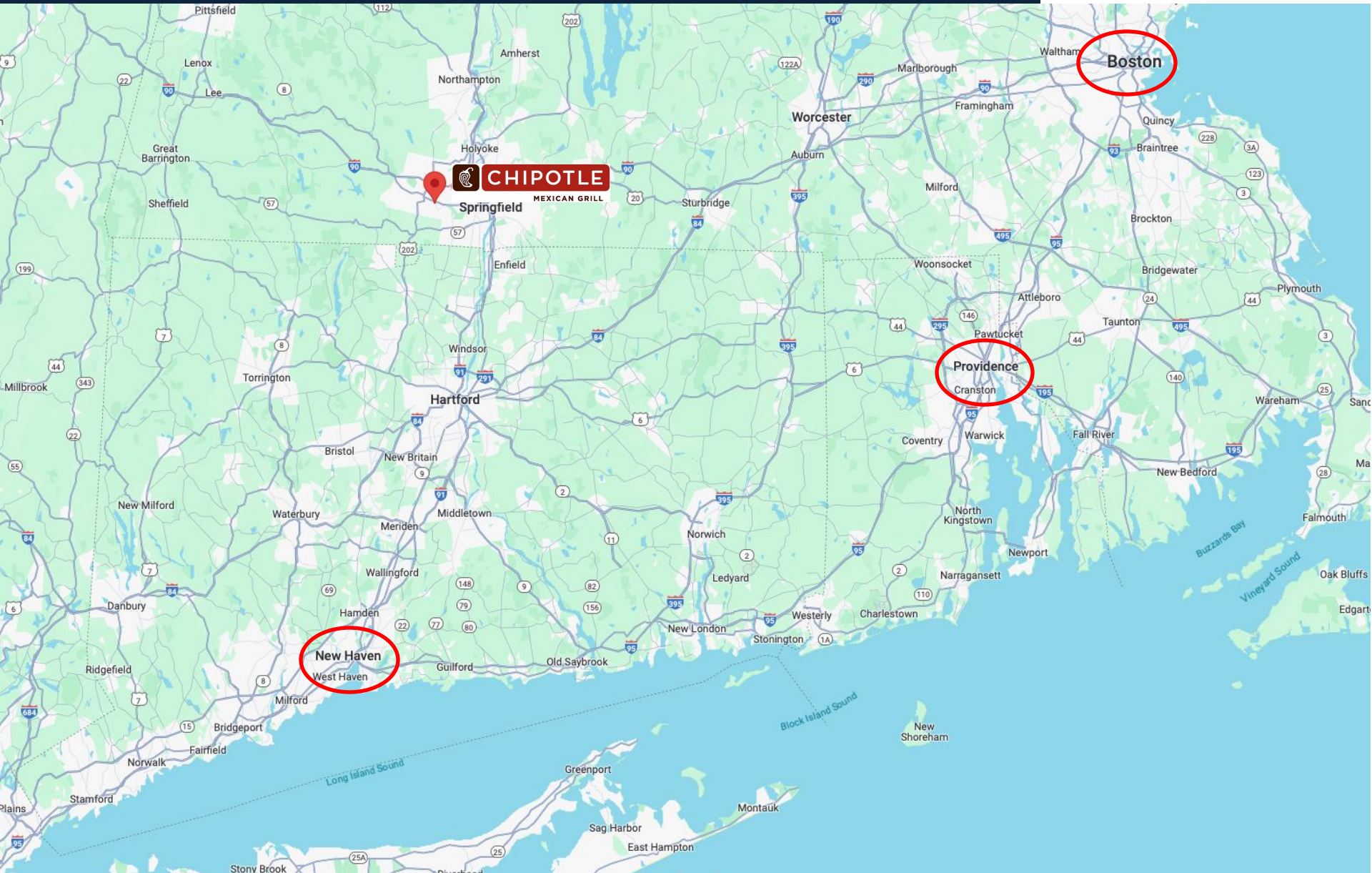
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Consumer Spending Details

Radius	3 mile			5 mile		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$23,346,515	\$1,682	\$667	\$50,502,067	\$1,676	\$657
Entertainment, Hobbies & P...	\$64,840,551	\$4,671	\$1,853	\$142,459,826	\$4,728	\$1,853
Food & Alcohol	\$128,096,997	\$9,228	\$3,660	\$278,120,403	\$9,231	\$3,618
Household	\$73,306,770	\$5,281	\$2,095	\$162,998,743	\$5,410	\$2,121
Transportation & Maintenance	\$117,495,122	\$8,464	\$3,357	\$253,043,469	\$8,399	\$3,292
Health Care	\$23,310,421	\$1,679	\$666	\$51,534,515	\$1,710	\$670
Education & Daycare	\$28,479,664	\$2,052	\$814	\$62,593,485	\$2,078	\$814
Total Specified Consumer S...	\$458,876,040	\$33,058	\$13,111	\$1,001,252,508	\$33,232	\$13,027

2023 Summary	3 Mile	5 Miles	7 Miles
Population	35,128	78,208	149,284
Households	14,408	31,615	61,355
Families	9,284	20,182	37,361
Average Household Size	2.40	2.38	2.36
Owner Occupied Housing Units	9,241	21,735	36,581
Renter Occupied Housing Units	5,167	9,880	24,774
Median Age	42.7	43.2	41.8
Median Household Income	\$76,542	\$76,966	\$63,322
Average Household Income	\$109,655	\$111,167	\$96,057

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