

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New Construction | 15-Year Lease | QSR with Drive-Thru | Corporate Guaranty



7100 Park Boulevard | Pinellas Park, Florida

TAMPA-ST. PETERSBURG MSA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



OFFERING SUMMARY



4,000+

LOCATIONS
GLOBALLY

\$11.9B+

2025
REVENUE

NYSE: CMG

STOCK
SYMBOL

OFFERING

Pricing	\$5,000,000
Net Operating Income	\$225,000
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	7100 Park Boulevard, Pinellas Park, Florida 33781
Rentable Area	2,493 SF
Land Area	0.54 AC
Year Built	2026
Tenant	Chipotle
Guaranty	Corporate (NYSE: CMG)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years Including Option Periods
Options	4 (5-Year)
Rent Commencement	June 2026
Lease Expiration	June 2041

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Chipotle	2,493	June 2026	June 2041	Current	-	\$18,750	\$225,000	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$20,625	\$247,500	
				Year 11	10%	\$22,687	\$272,250	
10% Rental Increases Beg. of Each Option								

Brand New 15-Year Lease | Corporate Guaranty | Brand New Construction | Scheduled Rental Increases

- Chipotle recently signed a brand new 15-year lease with 4 (5-year) options to extend
- The lease is corporate guaranteed by Chipotle Mexican Grill, Inc., a publicly traded (NYSE: CMG) and nationally recognized tenant with over 4,000 locations
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period

Absolute NNN Lease | Fee Simple Ownership (Land & Building) | Limited Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- The Absolute NNN lease structure features no landlord responsibilities
- Ideal, low-management investment for a passive investor in a state with no state income tax

Local Demographics 5-Mile Trade Area

- More than 265,000 residents and 133,000 employees support the trade area
- Features an average household income of \$108,000 within 1 mile radius

Located in Heart of St. Pete | Premier Pinellas Park Retail Corridor | Supported by Dense Educational District

- Chipotle is strategically located fronting Park Blvd, one of Pinellas County's busiest and most established commercial corridors linking beaches, residential communities and employment districts (53,000 VPD)
- 3-miles from brand new \$26 million Sprowls Horizon Sports Park bringing a new premier youth sports campus to Pinellas Park
- The surrounding retailers supporting the immediate trade area are Sam's Club, Publix, Starbucks, Lowe's and more
 - **Lowe's ranks in the top 95% of all nationwide locations according to Placer.ai**
 - **Walmart Neighborhood Market ranks in the top 92% of all locations nationwide according to Placer.ai**
 - **Sam's Club ranks in the 72% of all locations nationwide according to Placer.ai**
- Surrounded by major educational anchors in the area, including multiple high schools, elementary schools and the nearby St. Petersburg College contributing to lunchtime and after-school demand
- This site is part of the new "Chipotlane" concept, providing ease and convenience for customers



CHIPOTLE MEXICAN GRILL

- chipotle.com**
- Company Type:** Public (NYSE: CMG)
- Locations:** 4,000+
- 2025 Employees:** 130,301
- 2025 Revenue:** \$11.93 Billion
- 2025 Net Income:** \$1.54 Billion
- 2025 Assets:** \$8.99 Billion
- 2025 Equity:** \$2.83 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 4,000 restaurants as of December 31, 2025, in the United States, Canada, the United Kingdom, France, Germany, and the Middle East and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

Source: newsroom.chipotle.com, finance.yahoo.com



CHIPOTLE ANNOUNCES FOURTH QUARTER AND FULL YEAR 2025 RESULTS

NEWPORT BEACH, Calif., Feb. 3, 2026 /PRNEWSWIRE/ -- Chipotle Mexican Grill, Inc. (NYSE: CMG) today reported financial results for its fourth quarter and fiscal year ended December 31, 2025.

Fourth quarter highlights, year over year:

- Total revenue increased 4.9% to \$3.0 billion
- Comparable restaurant sales decreased 2.5%
- Operating margin was 14.1%, a decrease from 14.6%
- Restaurant level operating margin¹ was 23.4%, a decrease from 24.8%
- Diluted earnings per share was \$0.25, a 4.2% increase from \$0.24
- Adjusted diluted earnings per share¹ remained flat at \$0.25
- Opened 132 company-owned restaurants, with 97 locations including a Chipotlane, and seven international partner-operated restaurants

Full year 2025 highlights, year over year:

- Total revenue increased 5.4% to \$11.9 billion
- Comparable restaurant sales decreased 1.7%
- Operating margin was 16.2%, a decrease from 16.9%
- Restaurant level operating margin¹ was 25.4%, a decrease from 26.7%
- Diluted earnings per share was \$1.14, a 2.7% increase from \$1.11
- Adjusted diluted earnings¹ per share was \$1.17, a 4.5% increase from \$1.12
- Opened 334 company-owned restaurants, with 257 locations including a Chipotlane, and 11 international partner-operated restaurants

«Through our proven business model, prudent investments in operational excellence and the support of a strong balance sheet, 2025 was a year of progress and resilience for Chipotle.



Against a dynamic consumer backdrop, we opened a record number of restaurants globally and grew Q4 and full year revenue,» said Scott Boatwright, Chief Executive Officer, Chipotle. «This momentum will fuel our next phase of growth, driven by our ‘Recipe for Growth’ strategy which leans into what uniquely differentiates our brand to accelerate transactions and expand our footprint globally.»

Outlook For 2026, management is anticipating the following:

- Full year comparable restaurant sales to be about flat
- 350 to 370 new restaurant openings, which includes 10 to 15 international partner-operated restaurants. Around 80% of company-owned restaurants will have a Chipotlane
- An estimated underlying effective full year tax rate between 24% and 26% before discrete items

Source: Chipotle
[Read Full Report HERE](#)

PROPERTY OVERVIEW



LOCATION



Pinellas Park, Florida
Pinellas County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



Park Boulevard/County Road 694: 1 Access Point
71st Street N: 1 Access Point

TRAFFIC COUNTS



Park Boulevard/County Road 694: 53,000 VPD
71st Street N: 15,800 VPD
66th Street N/State Highway 693: 45,500 VPD

IMPROVEMENTS



There is approximately 2,493 SF of existing building area with drive-thru

PARKING



There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 10.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 30-30-16-03816-000-0380
Acres: 0.54
Square Feet: 23,540

CONSTRUCTION



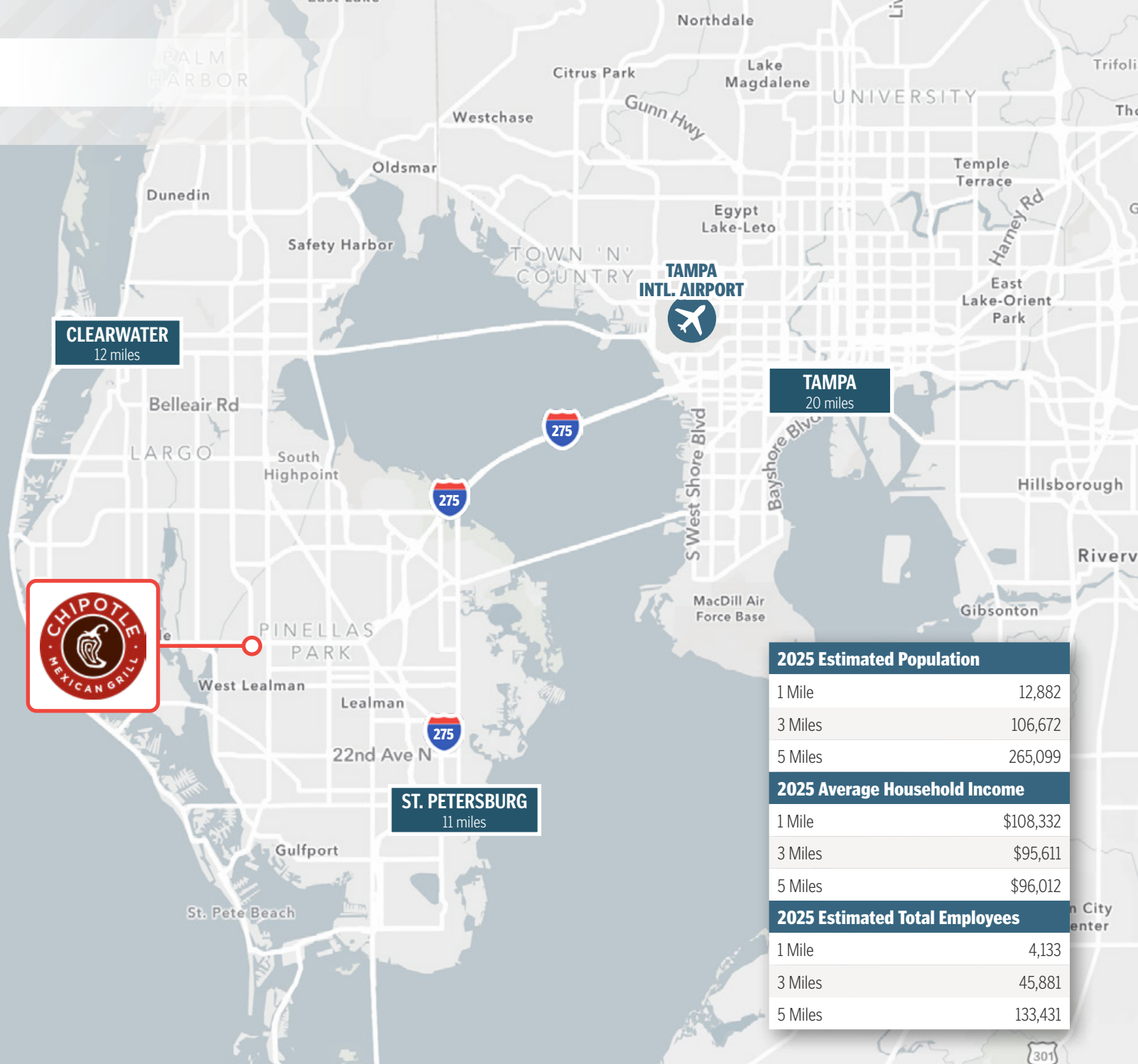
Year Built: 2026

ZONING



CH: Commercial Heavy

LOCATION MAP



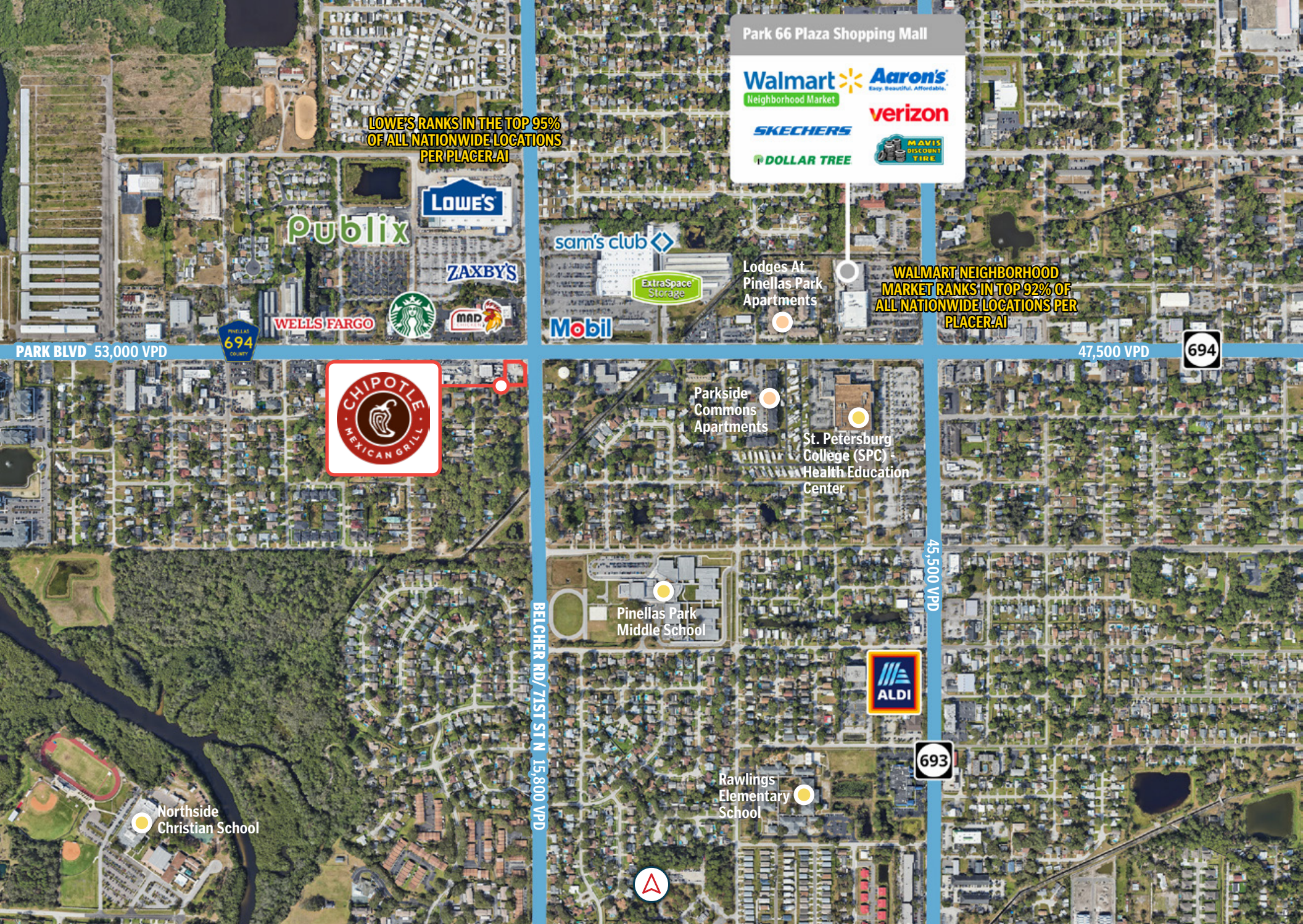
CLEARWATER
12 miles

TAMPA
20 miles

ST. PETERSBURG
11 miles



2025 Estimated Population	
1 Mile	12,882
3 Miles	106,672
5 Miles	265,099
2025 Average Household Income	
1 Mile	\$108,332
3 Miles	\$95,611
5 Miles	\$96,012
2025 Estimated Total Employees	
1 Mile	4,133
3 Miles	45,881
5 Miles	133,431



LOWE'S RANKS IN THE TOP 95% OF ALL NATIONWIDE LOCATIONS PER PLACER.AI

Park 66 Plaza Shopping Mall

WALMART NEIGHBORHOOD MARKET RANKS IN TOP 92% OF ALL NATIONWIDE LOCATIONS PER PLACER.AI

PARK BLVD 53,000 VPD



47,500 VPD



Parkside Commons Apartments

St. Petersburg College (SPC) Health Education Center

Pinellas Park Middle School

45,500 VPD



Rawlings Elementary School



Northside Christian School

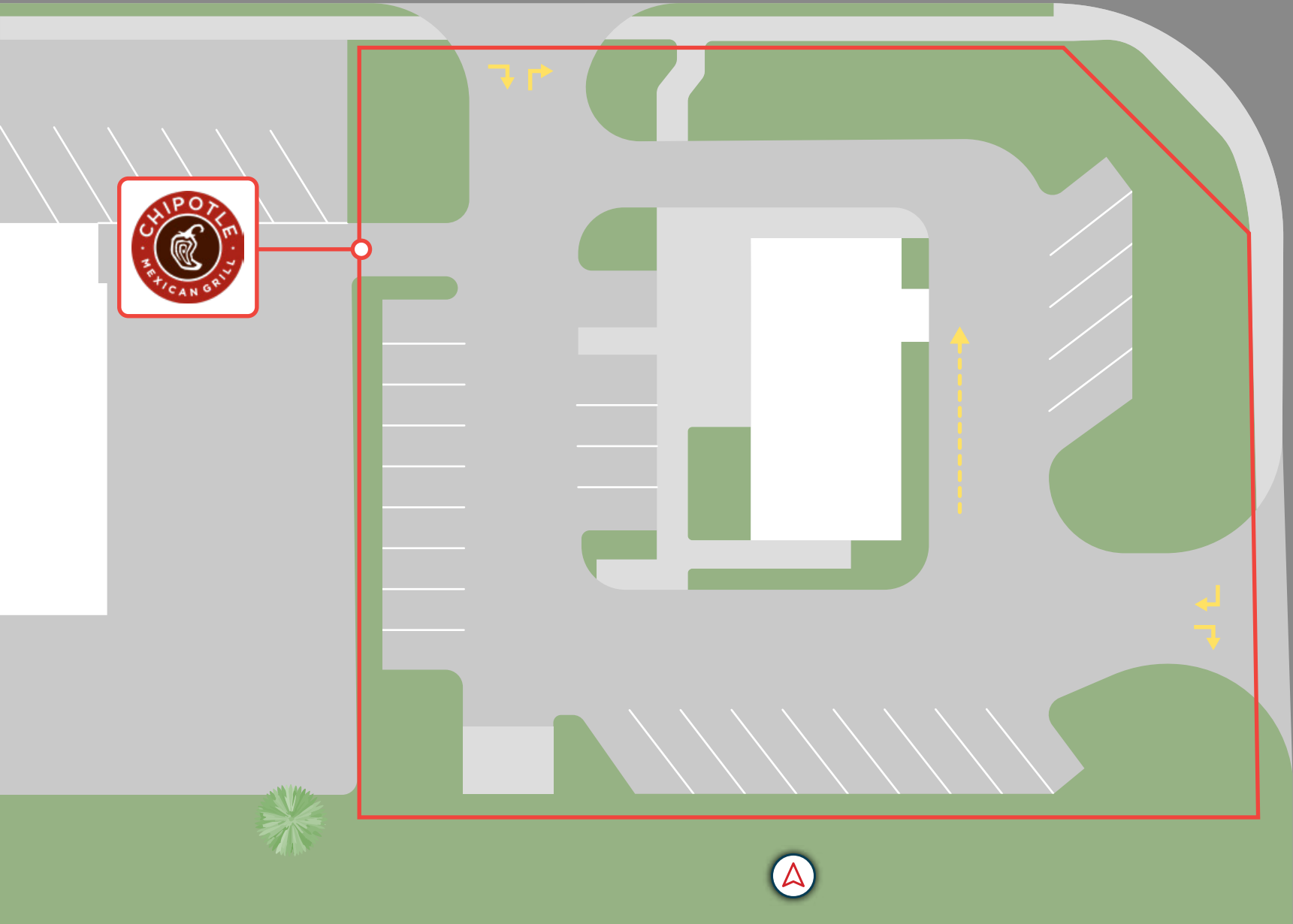
BELCHER RD/71ST ST N 15,800 VPD





PARK BOULEVARD

53,000 VPD



15,800 VPD

71ST STREET





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	12,882	106,672	265,099
2030 Projected Population	12,987	105,485	262,078
2025 Median Age	42.8	47.8	49.5
Households & Growth			
2025 Estimated Households	5,076	46,678	120,989
2030 Projected Households	5,172	46,702	120,952
Income			
2025 Estimated Average Household Income	\$108,332	\$95,611	\$96,012
2025 Estimated Median Household Income	\$79,868	\$71,364	\$71,397
Businesses & Employees			
2025 Estimated Total Businesses	483	4,567	13,557
2025 Estimated Total Employees	4,133	45,881	133,431



PINELLAS PARK, FLORIDA

Pinellas Park is a progressive, growing city of approximately 55,498 residents as of July 1, 2025, with a diversified economy based firmly in manufacturing, sales, and services. Pinellas Park offers the advantages of a large, metropolitan area, while retaining a small town atmosphere. The City is situated on the Pinellas peninsula in the heart of Florida’s west coast. It is directly located 15 miles west of Tampa and 5 miles generally north of downtown St. Petersburg.

Major industries with headquarters or divisions located within the City’s boundaries include pharmaceuticals, optical equipment and product manufacturing; retail merchandising, and medical equipment manufacturing. In addition, the City has a large diversified base of mid-sized manufacturing, such as various products produced by tool and die and plastic manufacturing. The city has three concentrations of retail business all along Park Boulevard. At 49th Street, near the historic center of town, one finds traditional shops, small businesses, and restaurants. Just to the east, at U.S. 19, the Shoppes at Park Place anchor the city’s second retail hub with big-box retailers and a large cineplex. At the western edge of the city, near 66th Street and Belcher Road, are more big box retailers, ethnic specialty shops and restaurants, and the enormous Wagon Wheel and Mustang flea markets.

The City of Pinellas Park is located in the heart of Pinellas County. The City is strategically located between St. Petersburg and Clearwater and has excellent access to Tampa, central Florida, and the best beaches in the United States. The City of Pinellas Park has a larger concentration of industry and commercial business relative to land area than any other city in Pinellas County. The City’s Gateway area, comprised of 245 acres, should be developed for retail, industrial, commercial, and residential use in the next few years.



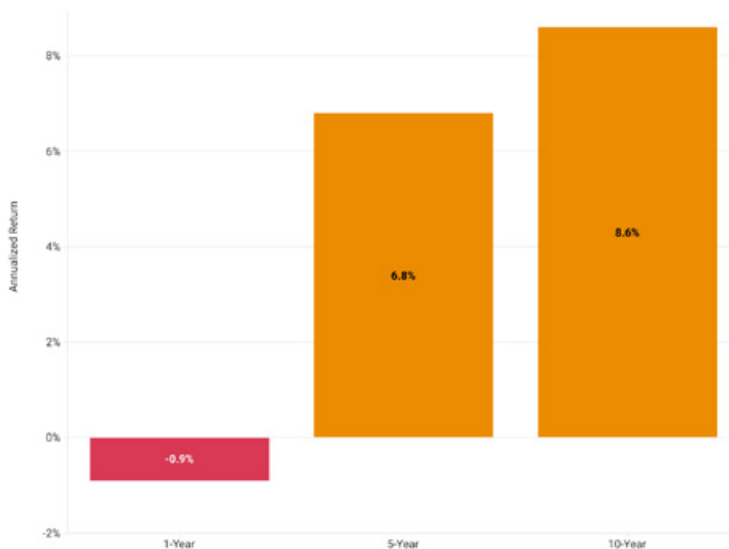
#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



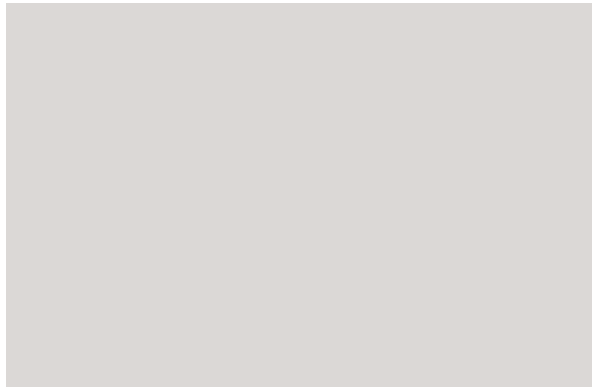
Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



Introducing Coastline Restaurant Group

Posted May 14, 2021

After opening Harvest Tide Steakhouse in Lewes, DE in 2018, Zoca Modern Mexican Restaurant in Bethany, DE in 2019, and Coastline Craft Kitchen Food Truck in 2020, creating a company group name seemed to be the best next step.

Coastline Restaurant Group was created and is now gearing up to expand once again. They are broadening their culinary footprint with two new locations in 2021. This expansion will see the opening of Harvest Tide Steakhouse in Bethany Beach, Delaware in the spring of 2021. The third location of Harvest Tide Steakhouse will be opening on Capitol Hill in Washington, DC in the summer of 2021.

Executive Chef and owner Danio Somoza has created his menus with the focus on providing an elevated dining experience for every guest. The menus specialize in freshly sourced seafood, local produce and the finest hand selected USDA prime beef which is then aged to tender perfection for 21 days in our humidity-controlled meat locker.

Chef Danio was born in El Salvador and began his culinary career at the age of 19. He is self-taught and driven by natural instinct. Chef Somoza has a fearless drive to grow his businesses and shares his dream with his growing teams.

Zoca, Somoza's signature restaurant has brought Bethany Beach, DE an elevated version of Modern Mexican cuisine. In addition to Mexican staples such as tacos and burritos, Chef Somoza has expanded the menu to include dishes such as Pescado Red Snapper and Mexican Paella.

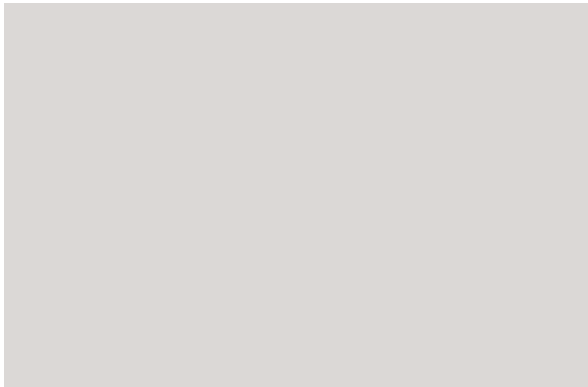
Director of Operations and Partner Donna Serafini joined the team in 2020. She brings a long history of restaurant experiences from developing operational strategies and procedures, as well as conceptual designs. She shares the desire to create consistent exceptional service that exceeds every guest expectation. Donna has developed the beverage programs for each of the current concepts. Your palate

will be intrigued by the use of fresh seasonal fruits, herbs and purees that complement Somoza's menu options.

Director of Events and Catering Juli Mills will assist every client in planning their special occasion. From lavish wedding celebrations, corporate company conference meetings, rehearsal dinners, or catered beach parties...every detail will be attended to. We have several location options to choose from. Our newly designed banquet room on the third floor in downtown Bethany Beach, DE has veranda views of the ocean and iconic totem pole. With smaller conference spaces available, any size group is welcome. There will also be multiple venue options in our Capitol Hill, DC location. Juli will offer her many years of experience to allow you to enjoy your event with ease.

Harvest Tide on The Hill will open on at 212 7th Street SW Capitol Hill in Washington, DC in the summer of 2021. The location has a long history and we are excited to be a part of it. Two floors and multiple rooms, this space has so many beautiful opportunities to continue making history. Stay tuned for more details as they become available.

Source: PR Newswire
Read Full Article [HERE](#)



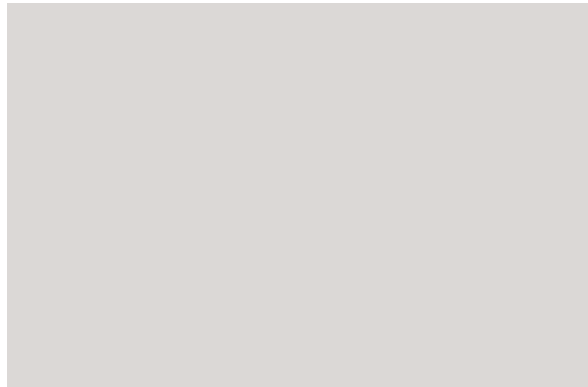
ZOCA Mexican Restaurant Opened Today at 319 Pennsylvania Avenue, SE

by Larry Janezich | Posted May 3, 2022

ZOCA opened today with no notice zero fanfare on Pennsylvania Avenue, SE, just in time for Cinco de Mayo. Owner Chef Danio Somoza promises carefully crafted dishes with the fresh ingredients and a creative twist to truly authentic Mexican cuisine.

Somoza owns not only another Zoca in Bethany Beach, but also Harvest Tide across from Eastern Market and another Harvest Tide in Lewes, Delaware.

Source: Capitol Hill Corner
Read Full Article [HERE](#)



“ZOCA Modern Mexican Cuisine In Capitol Hill Is officially opening on 5 DE MAYO!”

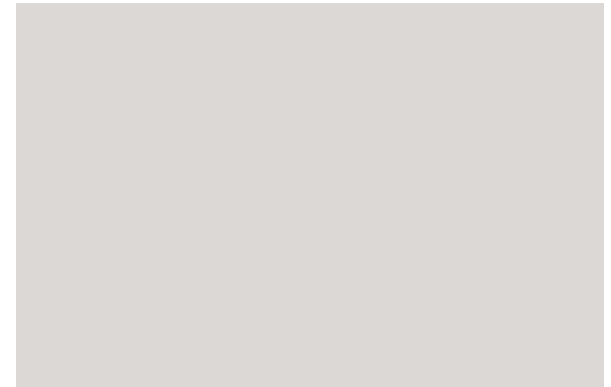
by Prince Of Petworth | Posted May 4, 2022

“We are excited to bring our family-friendly, modern Mexican cuisine to the hill with margaritas and Mexican food that is to die for.” Danio Somoza – Chef.

But that is not all; we have another surprise coming soon to ZOCA for our guests.

We are excited to announce “Crush by ZOCA,” where we will feature craft cocktails, an after-dinner lounge, occasional live music, and a relaxing and unwinding atmosphere in a speakeasy-style with limited access.

Source: PoPville
Read Full Article [HERE](#)



Bethany Beach’s Modern Mexican Restaurant Zoca is En Route to Capitol Hill

by Tierney Plumb | Nov 12, 2021

The Delaware hospitality group behind Barracks Row’s new Harvest Tide Steakhouse will also import its sibling Mexican restaurant and tequila bar to the same Capitol Hill neighborhood. Zoca’s first foray outside of Bethany Beach, Delaware, expects to open in January in the historic building formerly occupied by cocktail bar Stanton & Greene (319 Pennsylvania Avenue SE). The menu at D.C.’s Zoca will resemble the 2-year-old original, which serves surfside tacos, tequila flights, sizzling fajitas, and cheesy chimichangas from chef and El Salvadoran immigrant Danio Somoza.

Source: Eater Washington DC
Read Full Article [HERE](#)



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MEMBERS

29

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VALUE
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in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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