



CHIPOTLE

3265 WILLIAM ST CAPE GIRARDEAU, MO

OFFERED FOR SALE
\$3,781,000 | 5.25% CAP



LOWE'S
RANKED #736 NATIONWIDE
RANKED #13 IN MISSOURI
(ACCORDING TO PLACER.IA)

KOHL'S

Academy
SPORTS+OUTDOORS
RANKED #67 NATIONWIDE
RANKED #3 IN MISSOURI
(ACCORDING TO PLACER.IA)

sam's club

Walmart
Supercenter
RANKED #256 NATIONWIDE
RANKED #6 IN MISSOURI
(ACCORDING TO PLACER.IA)

CAPE WEST PLAZA
RANKED #50 IN MISSOURI
(ACCORDING TO PLACER.IA)
TARGET STARBUCKS CVS
Buckle SHOE petco
Staples CARNIVAL TJ-maxx

Marcus
THEATERS

BUFFALO WILD WINGS

five BELOW

DRURY INN SUITS
85 ROOMS

McDonald's

PEAR TREE INN
81 ROOMS

OUTBACK
STEAKHOUSE

DOLLAR TREE

MATTRESS KAY
JEWELERS

Mobil

crumbl
cookies

tropical CAFE

Crocker Barrel
OLD COUNTRY STORE

I-55
I-55 29,700 VPD

PROPOSED MULTI-TENANT RETAIL

Holiday Inn Express
102 ROOMS

Olive Garden
ITALIAN KITCHEN

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM



REPRESENTATIVE PHOTO

WILLIAM ST 28,200 VPD



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Chipotle Mexican Grill in Cape Girardeau, MO. Chipotle is signed to a brand-new 15-year absolute net lease with four (4) five (5) year options. The asset is located in a highly visited retail & medical node with excellent accessibility from I-55 (29,700 VPD) with multiple points of ingress/egress.

RENT SCHEDULE	TERM	ANNUAL RENT	RETURN
Year 1 - 5	7/1/2026 - 6/30/2031	\$198,500	5.25%
Year 6 - 10	7/1/2031 - 6/30/2036	\$218,350	5.77%
Year 11 - 15	7/1/2036 - 6/30/2041	\$240,185	6.35%
Year 16 - 20 (Option 1)	7/1/2041 - 6/30/2046	\$264,204	6.99%
Year 21 - 25 (Option 2)	7/1/2046 - 6/30/2051	\$290,624	7.69%
Year 26 - 30 (Option 3)	7/1/2051 - 6/30/2056	\$319,686	8.46%
Year 31 - 35 (Option 4)	7/1/2056 - 6/30/2061	\$351,655	9.30%

YEAR 1 NOI	\$198,500
CAP RATE	5.25%
LISTING PRICE	\$3,781,000

ASSET SNAPSHOT

TENANT NAME	Chipotle
GUARANTOR	Chipotle Mexican Grill, Inc. (Corporate)
ADDRESS	3265 William St, Cape Girardeau, MO 63703
BUILDING SIZE (GLA)	2,385 SF
LAND SIZE	1.00 AC
YEAR RENOVATED	2026
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE COMMENCEMENT DATE	7/1/2026
LEASE EXPIRATION DATE	6/30/2041
REMAINING TERM	15 Years
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	4 X 5
NOI	\$198,500



REPRESENTATIVE PHOTO


42,438
 PEOPLE IN
 5 MILE RADIUS


\$80,216
 AHHI IN
 5 MILE RADIUS


29,700
 VPD ON I-55





LEASE ABSTRACT

LESSEE:	Chipotle				
BUILDING SIZE:	2,385 square feet				
LAND SIZE:	1.00 acres				
LEASE TERM:	Fifteen (15) Years				
RENT COMMENCEMENT DATE:	July 1, 2026				
EXPIRATION DATE:	June 30, 2041				
BASE RENT:	Period (Lease Years)	Annual	Monthly	PSF	
	YEAR 1 - 5	7/1/2026 - 6/30/2031	\$198,500	\$16,542	\$83.23
	YEAR 6 - 10	7/1/2031 - 6/30/2036	\$218,350	\$18,196	\$91.55
	YEAR 11 - 15	7/1/2036 - 6/30/2041	\$240,185	\$20,015	\$100.71
	YEAR 16 - 20 (OPTION 1)	7/1/2041 - 6/30/2046	\$264,204	\$22,017	\$110.78
	YEAR 21 - 25 (OPTION 2)	7/1/2046 - 6/30/2051	\$290,624	\$24,219	\$121.85
	YEAR 26 - 30 (OPTION 3)	7/1/2051 - 6/30/2056	\$319,686	\$26,641	\$134.04
	YEAR 31 - 35 (OPTION 4)	7/1/2056 - 6/30/2061	\$351,655	\$29,305	\$147.44
SECURITY DEPOSIT:	None.				
GUARANTOR:	Chipotle Mexican Grill, Inc. (Corporate)				
RENEWAL TERM(S):	Tenant has four (4) five (5) year renewal options.				
PERMITTED USE:	A "Chipotle" restaurant serving specialty burritos, quesadillas, and tacos, and other items generally served in a "Chipotle" restaurant including, at Tenant's option, alcoholic beverages with, at Tenant's option, a drive-through, and for any other lawful purpose.				
TERMINATION OPTION(S):	None.				
REAL ESTATE TAXES:	Tenant agrees to pay prior to delinquency the real estate taxes and assessments levied and assessed upon the Premises ("Taxes") for any year during the period between the Rent Commencement Date and the expiration of the Term of this Lease (the "Payment Period"). All such taxes and assessments shall be payable by Tenant directly to the taxing authority prior to delinquency (without penalty) of such taxes, provided that Landlord has advised Tenant of the taxes and assessments due for the Premises, in a written notice, including a copy of the tax bill no later than the twentieth (20th) day prior to delinquency.				
COMMON AREA MAINTENANCE:	Landlord has provided Tenant the following documents to be executed by the Landlord and the previous owner of the Premises which documents are to be recorded on or before the Possession Date, all of which Tenant has approved: i) Easement and Maintenance Agreement for Storm Water Facilities; ii) Restrictions and ROFR Agreement; iii) Restriction Agreement which is for the benefit of the Tenant; and iv) Roadway Easement and Maintenance Agreement ("Roadway Easement") which includes requirements for contributions for the cost to maintain the private roads described therein, initially in the amount of \$2,434.14 per year with provisions described in Section 2 of the Roadway Easement that the Contribution could increase and Tenant acknowledges the Contribution and any increases will be reimbursed by the Tenant to the Landlord within thirty (30) days after invoice thereof for any period from after the Rent Commencement through the expiration or earlier termination of the Term ("REA Cost").				
REPAIRS & MAINTENANCE:	During the Term of this Lease and subject to any Landlord obligations expressly provided for under this Lease, including, without limitation, those set forth in Article 7 and Article 8, Tenant shall repair and maintain as necessary the Premises in commercially reasonable and good condition at all times (except for ordinary wear and tear, loss by fire or other casualty or damage caused by Landlord). Notwithstanding anything contained herein to the contrary, Tenant shall be responsible for all repairs, maintenance and replacement, when necessary, of the Building as well as the area located outside the Building which is within the Premises.				
UTILITIES:	Landlord shall stub all utilities to the Premises in accordance with Tenant's Plans and Specifications. Landlord will provide, at Landlord's sole cost and expense, separate meters for all of Tenant's utilities. Tenant shall pay for all separately metered water, gas, heat, electricity, sewer charges, telephone, and any other utility or service charge related to its occupancy of the Premises.				
INSURANCE:	Tenant shall, at its own cost and expense procure and continue in force a policy of commercial general liability insurance (also known as broad form comprehensive general liability insurance), "Special Form" property insurance coverage, with standard exceptions, covering its fixtures, equipment and personal property located on the Premises, together with insurance against vandalism and malicious mischief, and a standard broad form all risk property insurance policy in an amount equal to the full replacement value and the policy will name Landlord and its lender, property manager, successors and assigns and beneficiaries as additional insureds.				
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant may assign or transfer this Lease or Tenant's interest therein, and may sublet the Premises or any part thereof (collectively "Assign" or "Assignment"), without Landlord's consent: (a) to a parent, subsidiary, affiliate, franchisee, licensee or similarly related entity; (b) in connection with a merger, acquisition, reorganization or consolidation; or (c) in connection with the sale of Tenant's corporate stock or assets. Any other Assignment shall require Landlord's consent, which consent may be reasonably withheld, but not unreasonably delayed or conditioned. Other than an Assignment by Tenant as set forth in subsections (a)-(c) above, no Assignment shall relieve Tenant of any obligation to be performed by Tenant under this Lease whether arising before or after the Assignment and any Assignment shall not relieve the Guarantor of any obligation described in the Guaranty.				
ESTOPPEL CERTIFICATE:	Tenant shall, within fifteen (15) business days after Tenant's receipt of Landlord's written request thereof, execute, acknowledge and deliver to Landlord an Estoppel Certificate certifying such factual matters relating to this Lease as Landlord may reasonably require, pursuant to Exhibit H.				



INVESTMENT HIGHLIGHTS



STRONG LEASE FUNDAMENTALS

Brand-new 15-year absolute net lease with zero landlord responsibilities | four (4) five (5) year options | 10% increases every 5 years during base term and option periods



CORPORATE GUARANTY FROM PUBLICLY TRADED COMPANY

Chipotle (NYSE: CMG) has the 2nd largest market cap of all restaurant chains equal to \$45.06B | over 4,000+ locations across the country | 334 new locations in 2025



INFLATION HEDGE

Fixed 10% increases every 5 years provide a fixed hedge against inflation and consistent rent growth



LATEST PROTOTYPE WITH "CHIPOTLANE"

Build-to-suit for Chipotle featuring 2026 construction | includes a "Chipotlane" which increases sales by an average of 10%-15%



SAINT FRANCIS MEDICAL CENTER

Site is across from one of the most visited Medical Centers/Hospitals nationwide (20/11,909) | Fitch Ratings: AA | net patient revenue of \$613M in 2024



EXCELLENT PLACER.AI DATA

Nearby retailers with extremely strong placer.ai rankings | Walmart (93rd percentile) | CFA (97th percentile) | Academy Sports (78th percentile) | Panera (95th percentile)



NEARBY REDEVELOPMENT PROJECTS

West Park Mall experienced extensive renovations in Q4 2025 which led to new tenants like Ulta, PetSmart, & Michael's | Sears Building redevelopment project recently approved



EASILY ACCESSIBLE FROM I-55

The site is directly off of one of the nations core north-to-south thoroughfares | I-55 sees 29,700 VPD | connects Chicago to New Orleans (964 miles)



SITE PLAN





Saint Francis HEALTHCARE
RANKED #20 NATIONWIDE
RANKED #2 IN MISSOURI
(ACCORDING TO PLACER.IA)

us bank

BEST BUY

FIREHOUSE SUBS
FOUNDED BY FIREMEN™

WEST PARK MALL
AMERICAN EAGLE OUTFITTERS
JCPenney
Bath & Body Works
PETSMART
carter's
ULTA BEAUTY
BARNES & NOBLE
OLD NAVY

Chick-fil-&
RANKED #52 NATIONWIDE
RANKED #3 IN MISSOURI
(ACCORDING TO PLACER.IA)

Steak 'n Shake

BURGER KING

AT&T

Panera BREAD
RANKED #81 NATIONWIDE
RANKED #2 IN MISSOURI
(ACCORDING TO PLACER.IA)

Chili's

Twisted Biscuit
BISCUIT CO.

Montgomery BANK
Easier and Friendlier Financial Solutions.

verizon

Olive Garden
ITALIAN KITCHEN

Holiday Inn Express
102 ROOMS

Hampton Inn
86 ROOMS

S MT AUBURN RD 14,600 VPD

RED LOBSTER
FRESH FISH-LIVE LOBSTER

PROPOSED MULTI-TENANT RETAIL

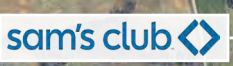
Cracker Barrel
OLD COUNTRY STORE



INTERSTATE 55 I-55 29,700 VPD



MARKET AERIAL



WILLIAM ST 28,200 VPD

S MT AUBURN RD 1,600 VPD



CONSTRUCTION STATUS AS OF APRIL 2026





CAPE GIRARDEAU MSA

ST. LOUIS, MO
114 MILES

 **CHIPOTLE**
CAPE GIRARDEAU, MO

NASHVILLE, TN
206 MILES

MEMPHIS, TN
171 MILES

Cape Girardeau serves as the primary economic, healthcare, and retail hub for Southeast Missouri and portions of Southern Illinois, benefiting from a broad regional draw that extends well beyond the immediate population. Strategically positioned along the Mississippi River with direct access to Interstate 55, the market captures consistent daily traffic from surrounding rural communities, supporting strong demand for retail, medical, and service-oriented uses.

The local economy is anchored by a stable mix of healthcare, education, and manufacturing, led by major regional employers such as Southeast Missouri State University, Mercy Hospital Southeast, and Procter & Gamble. These institutions provide a durable employment base, strong daytime population, and steady consumer activity, reinforcing the area's long-term economic stability.

The MSA continues to benefit from favorable demographic and economic fundamentals, including steady population trends, rising household incomes, and a cost of living below the national average. Cape Girardeau's role as a dominant regional destination, combined with limited direct competition and high barriers to entry for new development, supports sustained tenant demand and consistent occupancy across retail corridors.



Chipotle Mexican Grill is a leading fast-casual restaurant concept specializing in customizable Mexican-inspired cuisine made with fresh, responsibly sourced ingredients. Founded in 1993 and headquartered in Newport Beach, California, Chipotle has grown into one of the most recognizable brands in the fast-casual dining sector, operating more than 3,500 locations across the United States and internationally.

The company's simple menu, emphasis on food quality, and efficient service model have driven strong same-store sales growth and consistent customer demand. Chipotle's introduction of the "Chipotlane" digital drive-thru format has further enhanced convenience, increased throughput, and supported robust off-premise sales through mobile ordering and delivery platforms.

As a publicly traded company (NYSE: CMG), Chipotle maintains a strong balance sheet, significant brand equity, and industry-leading unit economics within the fast-casual segment. The tenant's investment-grade profile, national footprint, and continued expansion strategy make Chipotle a highly sought-after occupant for net-leased retail properties, providing investors with durable cash flow backed by a proven and growing restaurant operator.

CHIPOTLE QUICK FACTS

FOUNDED:	1993
HEADQUARTERS:	Newport Beach, CA
OWNERSHIP:	Public (NASDAQ: CMG)
LOCATIONS:	4,000+
WEBSITE:	https://www.chipotle.com/





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OFFERED FOR SALE

\$3,781,000 | 5.25% CAP



Exclusively Offered By



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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chipotle - Cape Girardeau, MO (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.

REPRESENTATIVE PHOTO