



**CHIPOTLE**

MEXICAN GRILL

TULSA, OK



11051

STRIVE



# Chipotle

11051 E 41st St  
Tulsa, OK 74146

## OFFERING SUMMARY

Price	\$3,685,000
Cap Rate	4.75%
Net Operating Income	\$175,000
Year Built	2025
Gross Leasable Area	2,243 SF
Lot Size	0.71 Acres

## LEASE SUMMARY

Lease Term	15 Years
Lease Commencement	02/07/2025
Lease Expiration	02/29/2040
Remaining Term	14.5 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	10% Every 5 Years
Guarantor	Corporate
Options	4 x 5 Years

For Additional Info Please Contact: [STRIVE Team HERE](#)

For Financing Options Contact: [HSC](#)

## ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	02/07/2025	\$175,000	-
6-10	03/02/2030	\$192,500	10.00%
11-15	03/02/2035	\$211,750	10.00%
Option 1: 16-20	03/01/2040	\$232,925	10.00%
Option 2: 21-25	03/02/2045	\$256,217	10.00%
Option 3: 26-30	03/02/2050	\$281,838	10.00%
Option 4: 31-35	03/02/2055	\$310,021	10.00%
NET OPERATING INCOME		\$175,000	





Chipotle Mexican Grill is a fast-casual restaurant chain known for its customizable burritos, bowls, tacos, and salads made with fresh, responsibly sourced ingredients. Founded in 1993 in Denver, Colorado, the company has grown to operate thousands of locations across the United States and internationally. Chipotle emphasizes sustainability and transparency, promoting naturally raised meats and organic produce when possible. The brand pioneered a fast-casual dining model that blends quick service with high-quality food, targeting health-conscious and ethically minded consumers. Headquartered in Newport Beach, California, Chipotle is publicly traded under the ticker symbol CMG.v

COMPANY SUMMARY	
Company	Chipotle Mexican Grill, Inc
Ownership	Public
Number of Locations	3,700+
Years in Business	32 Years
Headquarters	Newport Beach, CA
Website	chipotle.com





- Brand New 15 Year Absolute Net Lease - No Landlord Responsibilities
- Investment Grade - Chipotle Mexican Grill (NYSE: CMG) with over \$9.9Billion in Annual Revenue with Over 3,500 Locations Nationwide
- 10% Rent Increases Every 5 Years and in the Option Periods
- New "Chipot-Lane" Building Prototype Offers Drive Thru Concept for Ordering and Digital Pick Up
- Shadowed by Reasor's Grocery (Brookshire Grocery Company) Surrounded by National Retailers and Strong Co-Tenancy - Quik Trip, Applebee's, Taco bell, McDonald's, Sonic, Arby's, Chase Bank, and Panda Express
- Strong Expanding Trade Area - 145,655 Residents within 5 miles and had a Population Density of 1,929 people/sqmi which is Higher than Tulsa's average of ~1,181
- Close Proximity to the University of Oklahoma Tulsa Campus (~1,127 Students), Thomas Edison Prep High School (~1,089 Students), Bishop Kelley HS (~925 Students), & Daniel Webster HS (~380 Students)

## SNAPSHOT



Estimated Vehicle  
Per Day



Average Household  
Income



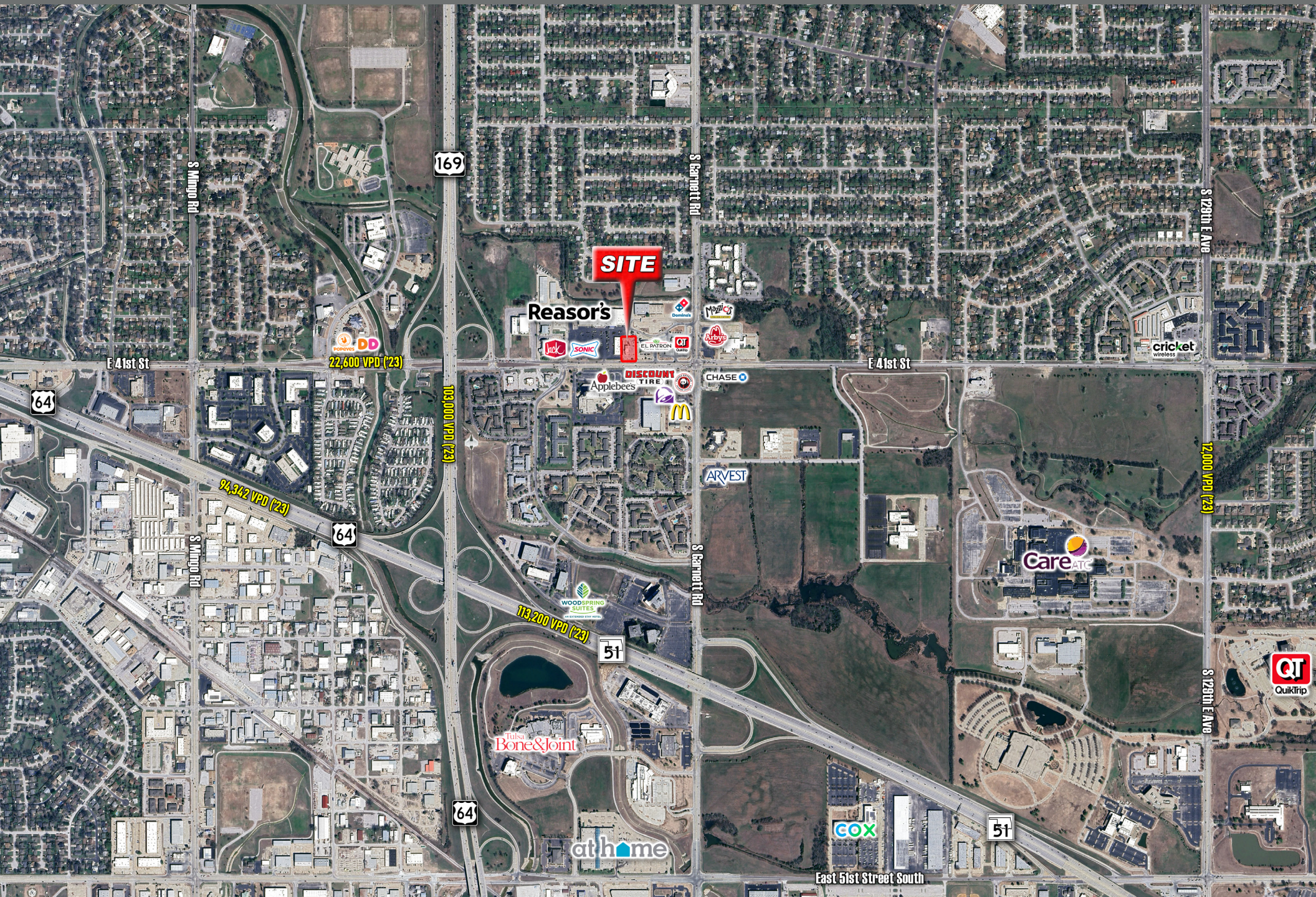
Population:  
5 Mile Radius







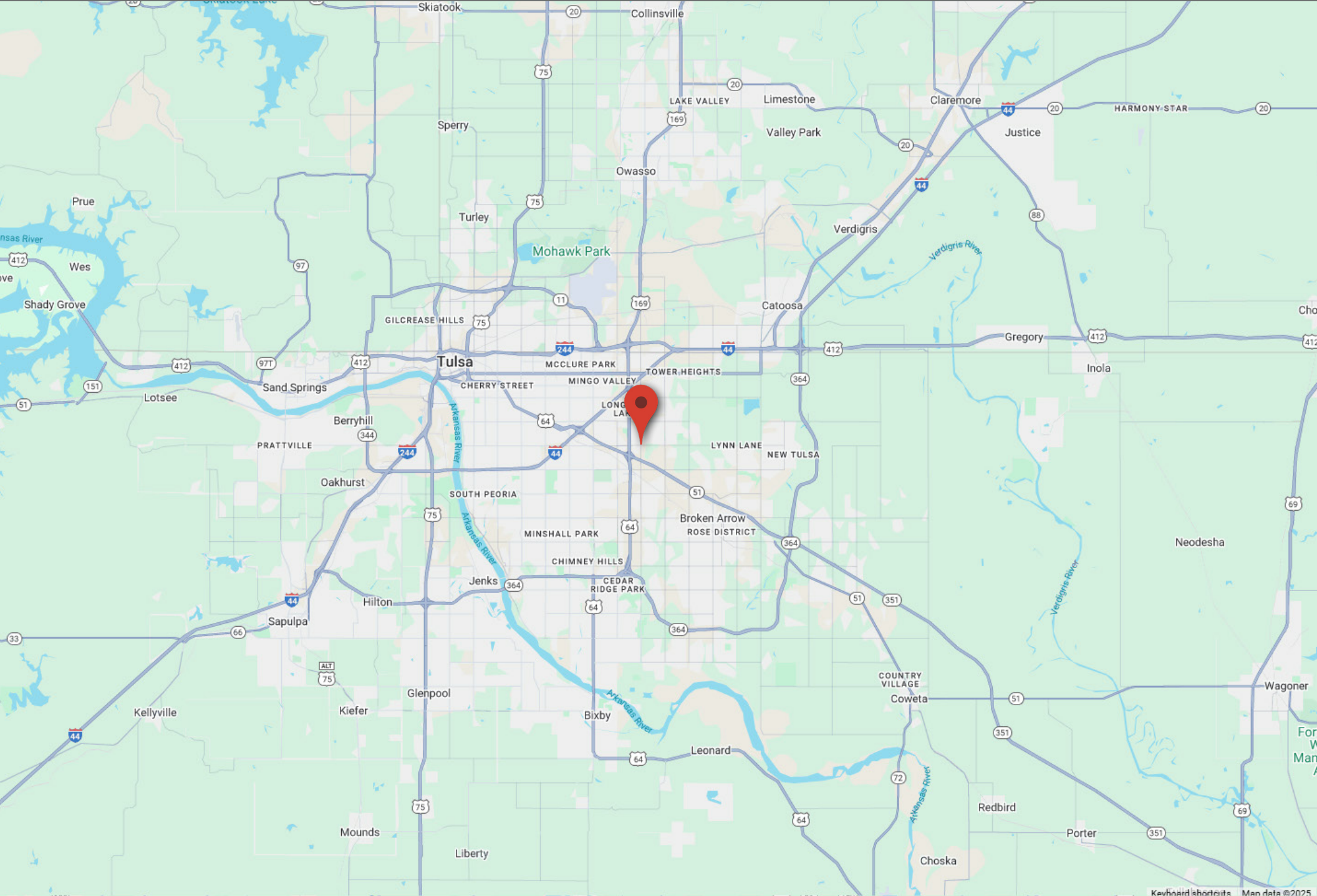
















## OVERVIEW

Tulsa, Oklahoma, is a dynamic and steadily growing metropolitan area with a population exceeding 1 million in the greater metro region. Over the past decade, Tulsa has experienced consistent population growth, driven by its affordability, livability, and strategic central location. The region combines the charm of mid-sized city living with the amenities and opportunities of a major urban center, attracting new residents and businesses alike.

Economically, Tulsa has shown impressive resilience and diversification. With a gross domestic product (GDP) of approximately \$62 billion in the Tulsa Metropolitan Statistical Area, the region supports a strong mix of industries including energy, aerospace, manufacturing, finance, and health care. According to the U.S. Bureau of Economic Analysis, Tulsa continues to outpace national averages in several key economic indicators, particularly in high-tech and professional services, where job growth and wages have climbed sharply in recent years.

The city's workforce and income metrics reflect

this upward momentum. Median household income in Tulsa is around \$66,000, and per capita personal income stands near \$69,000—both rising steadily. Tulsa has also seen a surge in tech-related employment, with high-tech sector growth of nearly 24% between 2015 and 2020. This expansion is supported by local initiatives like Tulsa Remote and the state's business-friendly policies, which help attract top talent and startups from across the country.

Tulsa is home to a number of major corporate players, including several Fortune 500 and S&P 500 companies such as ONEOK, The Williams Companies, and Helmerich & Payne. In addition, the city houses the headquarters of QuikTrip, one of the nation's largest and most successful privately held convenience store chains. Tulsa's centralized U.S. location, competitive operating costs, and growing infrastructure make it an attractive option for national and global firms looking to expand or relocate operations.

## QUICK STATS

1. Metro population over 1 million, growing ~8.3% since 2010
2. Median Household income of \$66k, with per capita personal income of \$69k in 2023
3. Tulsa MSA GDP approximately \$62 Billion
4. High-tech employment surged +23.9%, average tech-sector salary = \$104K well above metro average
5. Headquarters of multiple future 500/S&P 500 firms:



	1 Mile	3 Mile	5 Mile
Population			
2020 Population	12,848	92,868	218,753
2024 Population	12,095	91,696	217,452
2029 Population Projection	12,348	94,479	224,335
Annual Growth 2024-2029	0.40%	0.60%	0.60%
Median Age	30	33.8	36.1
Bachelor's Degree or Higher	8%	17%	26%
U.S. Armed Forces	1	111	189
Population by Race			
White	3,793	40,320	119,371
Black	1,590	12,303	22,574
American Indian/Alaskan Native	434	3,800	9,172
Asian	297	4,226	10,039
Hawaiian & Pacific Islander	13	233	383
Two or More Races	5,968	30,813	55,912
Hispanic Origin	6,120	29,017	46,828
Housing			
Median Home Value	\$117,866	\$143,990	\$169,728
Median Year Built	1976	1975	1976

Demographic data © CoStar 2024

	1 Mile	3 Mile	5 Mile
Households:			
2020 Households	4,774	35,940	79,130
2024 Households	4,511	35,502	88,721
2029 Household Projection	4,610	36,604	91,608
Annual Growth 2024-2029	0.40%	0.60%	0.70%
Owner Occupied	1,408	16,651	46,737
Renter Occupied	3,202	19,953	44,870
Avg Household Size	2.6	2.5	2.4
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$94.9M	\$876.8M	\$2.4B
Income			
Avg Household Income	\$45,485	\$61,369	\$74,721
Median Household Income	\$34,752	\$47,521	\$55,729
< \$25,000	1,541	8,704	17,828
\$25,000 - 50,000	1,467	9,904	22,533
\$50,000 - 75,000	828	6,986	16,510
\$75,000 - 100,000	298	3,955	10,556
\$100,000 - 125,000	153	2,762	8,089
\$125,000 - 150,000	114	1,263	4,205
\$150,000 - 200,000	79	1,214	4,954
\$200,000+	30	716	4,045



## CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.



## Net Lease Disclaimer

**STRIVE hereby advises all prospective purchasers of Net Leased property as follows:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**





## Information About Brokerage Services

**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



exclusively listed

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