



CHIPOTLE

510 COMPASS PT PLZ SE
LEESBURG, VA

**OFFERED
FOR SALE**
\$2,883,000
5.00% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present a premier net lease ground lease opportunity, a Chipotle Mexican Grill located at 510 Compass Point Plaza within the Compass Creek mixed-use development in Leesburg, Virginia. This 2,325 square foot building situated on 1.14 acres offers investors the opportunity to acquire a long-term, corporately guaranteed ground lease asset in one of the most affluent and fastest-growing submarkets in the Mid-Atlantic.

Leesburg serves as the commercial and cultural hub of Loudoun County, Virginia, the wealthiest county in the United States by median household income. The town has experienced extraordinary growth driven by its proximity to Dulles International Airport, the Silver Line Metro extension, and the Dulles Technology Corridor, home to the world's largest concentration of data centers. The result is a sustained influx of high-income households and a retail trade area with virtually no ceiling on consumer demand.

The property sits at the heart of Compass Creek, Leesburg's premier retail destination, with direct access to over 100,000 combined vehicle trips per day across the Leesburg Bypass (US 15/VA 7), the Dulles Greenway (VA 267), and Compass Creek Parkway. Washington, DC is 38 miles east, providing the scale and density of a major metro market while the site benefits from the pricing and growth trajectory of a high-growth suburban corridor.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	6/30/2022 - 6/29/2027	\$144,150
Current Term	6/30/2027 - 6/29/2032	\$158,565
Current Term	6/30/2032 - 6/29/2037	\$174,422
1st Extension Term	6/30/2037 - 6/29/2042	\$191,864
2nd Extension Term	6/30/2042 - 6/29/2047	\$211,050

YEAR 1 NOI	\$144,150
CAP	5.00%
PRICE	\$2,883,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Signator/Guarantor	Chipotle Mexican Grill, Inc. (Corporate)
Address	510 Compass Pt Plz SE, Leesburg, VA 20175 (Pad G)
Building Size (GLA)	2,325 SF
Land Size	1.14 Acres
Year Built/Renovated	2022
Lease Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Lease Commencement Date	6/30/2022
Lease Expiration Date	6/30/2037
Remaining Term	11 Years
Renewal Options	2 x 5-Years
Rental Increases	10% Every 5 Years and in Options
NOI	\$144,150



52,475 PEOPLE
IN 3 MILE RADIUS

\$212,330 AHHI
IN 5 MILE RADIUS

14,500 VPD ON
COMPASS CREEK PKWY



LONG-TERM GROUND LEASE WITH RENT INCREASES

15-year primary term commencing June 30, 2022 with two (2) 5-year renewal options; rent escalations built into option periods



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle Mexican Grill, Inc. (NYSE: CMG) provides an absolute corporate guaranty through the primary term; one of the strongest QSR brands in the nation with 3,000+ locations



NNN GROUND LEASE - ZERO LANDLORD RESPONSIBILITIES

Tenant responsible for all maintenance, taxes, and insurance on the improvements; landlord collects rent with no management obligations



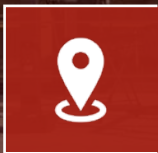
EXCEPTIONAL DEMOGRAPHICS & AFFLUENT TRADE AREA

Average household income exceeds \$213,821 within 1 mile and \$212,330 within 5 miles; total population of 114,844 within 5 miles



HIGH-VISIBILITY LOCATION WITH STRONG TRAFFIC COUNTS

Situated at the intersection of major arterials with 61,500 VPD along the Leesburg Bypass (US 15/VA 7), 32,900 VPD along the Dulles Greenway (VA 267), and 14,500 VPD along Compass Creek Pkwy



STRATEGIC PROXIMITY TO MAJOR METRO MARKETS

Located 38 miles west of Washington, DC and 72 miles southwest of Baltimore, MD; Leesburg serves as a primary retail and dining destination for the rapidly expanding Loudoun County, the wealthiest county in the United States



CHIPOTLE

2,325 SF

POPEYES

COMPASS CREEK PKWY 14,500 VPD



SOUTH AERIAL

at home

Walmart
Supercenter

Wendy's

Microsoft
32MW Data Center Campus
Four buildings totaling 840,000 SQ FT

STACK
INFRASTRUCTURE
72MW Data Center Campus
Two buildings totaling approx. 620,000 SQ FT

AT&T
ABC
DENTAL CARE AT COMPASS CREEK
BUFFALO WING FACTORY
mezeh
BRÜSTER'S real ice cream



COMPASS CREEK PKWY 14,500 VPD

POPEYES



 **CHIPOTLE**





IMMEDIATE TRADE AREA

EVERGREEN MILL ELEMENTARY SCHOOL
571 STUDENTS

J. LUPTON SIMPSON MIDDLE SCHOOL
830 STUDENTS

COOL SPRING ELEMENTARY SCHOOL
458 STUDENTS

HERITAGE HIGH SCHOOL
1,113 STUDENTS

ION
THE RINKS AT COMPASS CREEK



1 MILE
6,171 PEOPLE
\$213,821 AHHI

3 MILES
52,475 PEOPLE
\$183,090 AHHI

5 MILES
114,844 PEOPLE
\$212,330 AHHI

TUSCARORA CROSSING
180 NEW UNITS

PHILIP A. BOLEN MEMORIAL REGIONAL PARK
17 FIELDS
200 ACRES OF TRAILS

Microsoft
32MW Data Center Campus
Four buildings totaling 840,000 SQ FT

STACK INFRASTRUCTURE
Is developing a 72MW Northern Virginia Data Center Campus on Compass Creek Pkwy. The project features two buildings totaling approximately 620,000 sq ft. One is a 48MW facility and the other is a 24MW building.





MARKET AERIAL



17 SCHOOLS
WITHIN A
5 MILE RADIUS
OF ASSET

LOUDOUN COUNTY
~100 Schools
~80,000+ Students



6,171
PEOPLE
\$213,821
AHHI

VIRGINIA VILLAGE - PHASE I
18.4 AC RE-DEVELOPMENT
490 APARTMENTS
160 TOWNHOMES
105,000 SF OFFICE SPACE
70,000 SF RETAIL SPACE



LEESBURG PLAZA
Giant
PET SMART
Starbucks

BRICKYARD
59 NEW HOMES



CATTAIL RUN VILLAGE
250 NEW HOMES

FORT EVANS PLAZA II
TRADER JOE'S
Rite Aid
Marshalls
Walgreens

LEESBURG PREMIUM OUTLETS
NIKE
OLD NAVY
BURBERRY
RALPH LAUREN
TORY BURCH
COACH
WILLIAMS SONOMA

MARKETPLACE AT POTOMAC STATION
BEST BUY
Giant
FIRST WATCH

TUSCARORA VILLAGE
86 NEW TOWNHOMES

SHOPS AT RUSSELL BRANCH
LOWE'S
ALDI

ION
THE RINKS AT COMPASS CREEK



STACK
INFRASTRUCTURE
72MW Data Center Campus

Microsoft
32MW Data Center Campus
Four buildings totaling 840,000 SQ FT



TUSCARORA CROSSING
180 NEW UNITS

VILLAGE AT LEESBURG
Wegmans
ORVIS
LA FITNESS
CMX
Bowlero
ULTA

PHILIP A. BOLEN MEMORIAL REGIONAL PARK





LEESBURG



Leesburg, Virginia, part of the larger Washington–Arlington–Alexandria, DC–VA–MD–WV Metropolitan Statistical Area, is one of the most affluent and economically resilient regions in the United States. Anchored by Washington, D.C., the MSA is supported by a diverse employment base including federal government, technology, defense contracting, healthcare, and professional services. The region consistently benefits from strong population growth, high educational attainment, and some of the highest household incomes in the country, driving sustained retail demand and economic stability.

Loudoun County, Virginia, where Leesburg is located, is widely recognized as one of the wealthiest counties in the nation and continues to experience significant residential and commercial expansion. The area has emerged as a major hub for technology and data centers, further strengthening the local economy and attracting a highly skilled workforce. Supported by excellent transportation infrastructure and proximity to major employment centers throughout Northern Virginia and the broader Washington, D.C. region, Leesburg offers a highly desirable and supply-constrained environment, positioning the property to benefit from long-term population growth, strong consumer spending, and durable retail fundamentals.

WASHINGTON

ARLINGTON

ALEXANDRIA

WASHINGTON, D.C.
40 MILES
ARLINGTON, VA 39 MILES
ALEXANDRIA, VA 43 MILES

DAYTIME POPULATION
1.1M
WASHINGTON D.C.

AREA'S LARGEST EMPLOYERS



CHIPOTLE QUICK FACTS

Founded:	1993
Headquarters:	Newport Beach, CA
Ownership:	Public
Locations:	~3,400
Guaranty:	Corporate
Website:	www.chipotle.com



CHIPOTLE

TENANT SUMMARY

Chipotle Mexican Grill (NYSE: CMG) is one of the most dominant quick-service restaurant brands in the world, operating over 3,700 locations across the United States and internationally. Founded in 1993 in Denver, Colorado, Chipotle pioneered the fast-casual dining model and has grown into a \$90+ billion market capitalization enterprise one of the largest restaurant companies in the world by market value and among the strongest credits available in the net lease investment market. Chipotle operates exclusively through corporate-owned locations with no franchise model, meaning every lease obligation is backed directly by Chipotle Mexican Grill, Inc. a publicly traded company with investment-grade financial metrics, over \$2 billion in cash and equivalents, and no funded debt on its balance sheet. Its “Food with Integrity” platform has cultivated best-in-class unit-level economics, with average unit volumes among the highest in the fast-casual sector and a digital sales mix exceeding 35% of total revenues.

For net lease investors, Chipotle represents a rare convergence of investment-grade corporate credit and a growth-oriented brand with a proven track record of rent coverage. With no franchisees and a publicly traded tenant obligated directly on every lease, Chipotle is widely regarded as a benchmark net lease credit for institutional and private capital alike.

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Exclusively Offered By



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