# **Single Tenant NNN**

# **INVESTMENT OPPORTUNITY**



New Construction | Exceptional Location | Corporate Guarantee | QSR + Drive-Thru











# MILESTONE REALTY

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Developer/Owner NV License B.S56501



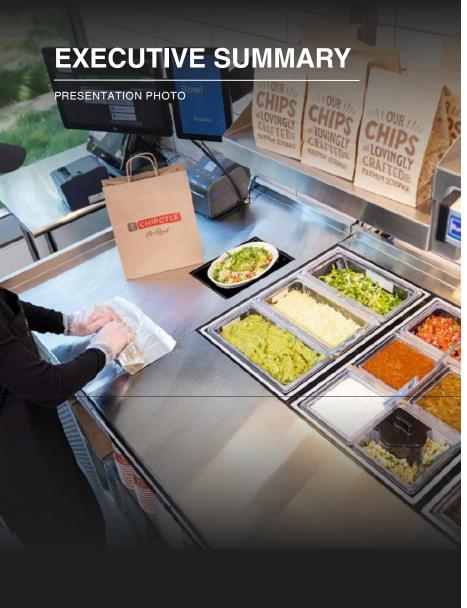
# SITE OVERVIEW ACTUAL SITE XX:OVI ION CHIPOTLE













3,800 +

\$11.3B +

> 14%

LOCATIONS GLOBALLY

2024 TOTAL REVENUE ANNUAL REVENUE INCREASE



# **OFFERING**

 Sale Price
 \$3,555,555

 Net Operating Income
 \$160,000

 Cap Rate
 4.50%

# PROPERTY INFORMATION

Address	4332 Cactus Ave, Las Vegas, NV 89141				
APN	177-30-812-003				
Rentable Area	2,325 SF				
Land Area	0.60 AC				
Year Built	2023-2024				
Tenant	Chipotle				
Guaranty	Chipotle Mexican Grill, Inc.				
Lease Type	Type Stand Alone - Drive Through				
Landlord Responsibilities	N/A				
Lease Term	15 years				
Increases	10% Every 5 Years				
Options	4 (5-Year)				
Rent Commencement	December 23, 2023				
Lease Expiration	December 31, 2038				

# **INVESTMENT HIGHLIGHTS & RENT ROLL**

**ACTUAL SITE** 



#### **PROPERTY HIGHLIGHTS**

- New Construction (2023–2024): Turnkey retail asset with minimal near-term capital needs.
- **Prestigious Location:** Adjacent to Southern Highlands, a high-income master-planned community with 9,500+ homes and average household incomes over \$135,000.
- Strong Demographics: 12,000+ residents within 1 mile and 116,000+ residents within 3 miles, with continued residential growth fueling long-term demand.
- **High Visibility:** Positioned minutes from the I-15 Freeway, benefiting from traffic counts exceeding 150,000 vehicles per day.

#### **INVESTMENT HIGHLIGHTS**

- Long-Term Stability: Brand-new 15-year NNN lease with 10% rental increases every 5 years across both the primary term and option periods.
- **Prime Real Estate Fundamentals:** High-traffic corridor, excellent access, and strong surrounding residential expansion.
- Top-Tier Tenant: Backed by a corporate guarantee from Chipotle Mexican Grill (NYSE: CMG) — a global leader in fast-casual dining with 3,800+ locations and annual revenues surpassing \$11 billion.
- Reliable Credit Profile: Industry-leading operator providing longterm income security and performance stability.

#### **AREA DEMOGRAPHICS & MARKET STRENGTH**

#### Strong, High-Income Trade Area

- 1 Mile Radius: 12,500 residents | \$106,000 average household income
- 3 Mile Radius: 116,000 residents | \$90,000 average household income

These robust demographics reflect a well-established and growing residential base, driven by the surrounding Southern Highlands master-planned community and ongoing development throughout the corridor.

#### **TRAFFIC COUNTS & VISIBILITY**

- W. Cactus Avenue: 31,500 vehicles per day (VPD)
- I-15 Freeway: 150,000 vehicles per day (VPD)

High traffic volume along both Cactus Avenue and the I-15 Freeway provides exceptional visibility and consistent customer flow, supporting long-term tenant performance and investment stability.

		LEASE TERM			RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chipotle	2,325	Dec 2023	Dec 2038	Year 1-5	-	\$13,333	\$160,000	4 (5-Year)
(Corporate Guaranty)				Year 5-10	10%	\$14,666	\$176,000	
				Year 10-15	10%	\$16,132	\$193,584	
					10% Rental Increases Beg. of Each Option			



# **CHIPOTLE**



Chipotle.com

Company Type: Public (NYSE: CMG)

Locations: 3,800+

**2024 Employees:** 130,000 **2024 Revenue:** \$11.31 Billion

2024 Net Income: \$1.53 Billion 2024

Assets: \$9.20 Billion

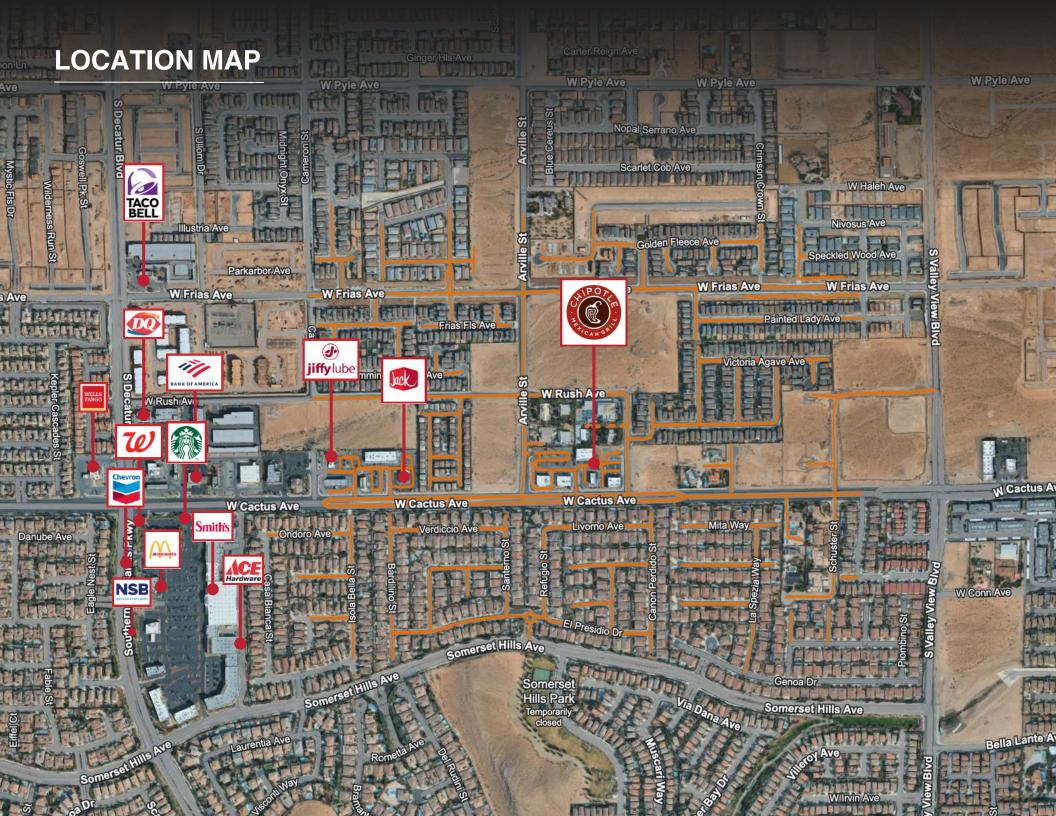
**2024 Equity:** \$3.66 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is a global leader in the fast-casual restaurant industry, widely recognized for its commitment to serving real food made with responsibly sourced ingredients. With over 3,900 restaurants as of September 30, 2025, Chipotle operates throughout the United States, Canada, the United Kingdom, France, Germany, and the Middle East—uniquely owning and operating all of its restaurants in North America and Europe, a rare distinction for a company of its scale.

Driven by its mission of cultivating a better world, Chipotle continues to set the standard for clean, high-quality ingredients prepared through classic cooking techniques without artificial colors, flavors, or preservatives. Supported by a workforce of more than 130,000 employees dedicated to delivering an exceptional guest experience, the brand is regarded as both a category innovator and a sustainability-focused industry leader.

Chipotle's forward-thinking approach has positioned it at the forefront of digital ordering, operational technology, and environmentally responsible business practices. Its continued expansion and strong corporate performance offer a solid foundation for long-term stability and growth. *For more information, visit chipotle.com.* 

Source: prnewswire.com, finance.yahoo.com



# **LOCATION MAP** WORX CACTUS PET HOSPITAL ARVILLE ST Village Pub WCRC/US ALA SCHRILLSST