

*Representative Photo Only (not the subject property)



CHIPOTLE - GRANTS PASS

1000 NE E ST, GRANT PASS, OR

OFFERING MEMORANDUM

CAPITAL MARKETS | NATIONAL RETAIL PARTNERS - PACIFIC NW

CBRE

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CHIPOTLE - GRANTS PASS

PRICE
\$3,210,000
(5.50% Cap Rate)

LEASE GUARANTEE
CORPORATE

LEASE TYPE
NNN

RENT ESCALATIONS
+10.00% EVERY 5 YEARS

"CHIPOTLANE"
DRIVE-THRU
YES



INVESTMENT HIGHLIGHTS

+10% rent increases every 5-years - Maximum allowed for Chipotle

Only Chipotle in Grants Pass - Population of 39,000 is not large enough for a competing location

Newest Prototype Store with "Chipotlane" Drive-Thru - 35% of Chipotle orders are digital and available for drive-thru pick-up

New 2025 Build-to-Suit Construction - The landlord will deliver the premise to the tenant by November 2025, with RCD scheduled for December 2025. The original structure (former Bank of America) was demolished in early 2025, and the Chipotle is currently under construction.

Fee Simple Ownership (Land + Building) - Allows for tax depreciation

Revitalization of Surrounding Shopping Center - The larger is in the process of transformation, adding more than 85,000 SF of new leases (ULTA, TJ Maxx, Harbor Freight, Goodwill, Bath & Body Works)

"Blue-Chip" Company Financials - Chipotle carries virtually no corporate debt and maintains healthy liquidity (\$1.9B), an aggressive expansion strategy (+315 new stores in 2024), and compelling comp sales growth (8.1%)

Opportunity Zone Designation - Opportunity Zone designation allows for capital gain deferment and preferential tax treatment upon resale.

PROPERTY OVERVIEW

Address	100 NE 1st
City/State/Zip	Grants Pass, OR 97526
Building Size	2,225 SF
Drive-Thru "Chipotlane"	Yes
Year Built	2025
Site Size	13,825 SF (0.32 AC)
Parcel Number	R10866
Zoning	G - General Commercial

BUILDING RENDERINGS





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