

Chipotle Investment Opportunity

8375 West Arbor Park Drive
Magna, Utah 84044

20 Minutes to
Downtown SLC



OFFERING MEMORANDUM

Zach Beaudry
Executive Vice President
+1 801 947 8319
zach.beaudry@colliers.com

Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com



Investment Opportunity

8375 W Arbor Park Drive | Magna, UT



Sample Photo

Overview



SALE PRICE
\$3,410,000



CAP RATE
5.25%

15 YEAR TERM

NNN LEASE

| | |
|---------------|------------------------------|
| NOI | \$179,025 |
| LEASE TYPE | NNN LEASE |
| LEASE TERM | 15 YEARS W/4 FIVE-YR OPTIONS |
| LEASABLE AREA | 2,325 SQUARE FEET |
| LAND AREA | 28,408 SF |
| YEAR BUILT | 2024 |

Investment Opportunity

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Rent Roll

| YEAR | ANNUAL RENT | MONTHLY RENT |
|-----------------|--------------|--------------|
| 1 - 5 | \$179,025.00 | \$14,918.75 |
| 6 - 10 | \$196,927.44 | \$16,410.62 |
| 11-15 | \$216,620.16 | \$18,051.68 |
| EXTENTION TERMS | | |
| 16-20 | \$238,282.20 | \$19,856.85 |
| 21-25 | \$262,110.36 | \$21,842.53 |
| 26-30 | \$288,321.48 | \$24,026.79 |
| 31-35 | \$317,153.28 | \$26,429.44 |



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Sample Property Photo

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Site Plan

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Construction Progress

8375 W Arbor Park Drive | Magna, UT



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Sample Property Photo



Chipotle (NYSE: CMG) is ranked on the Fortune 500 and is recognized on the 2021 lists for Forbes' America's Best Employers and Fortune's Most Admired Companies.

With over 116,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.



3,300+ Locations Worldwide

Investment Opportunity

Magna, UT Info and Demographics

8375 W Arbor Park Drive | Magna, UT

Magna is a growing commercial city located 15 minutes west of Downtown Salt Lake City. The investment property is situated in the center of Magna with a large variety of neighboring commercial properties, including neighborhood shopping centers, restaurants, banks, large employers, and grocery stores. This location makes for an easy stop for food while getting all your errands done.

This area is also home to several major companies, including a 150,000 SF FedEx warehouse hub and a newly-opened Northrop Grumman facility. Magna is also home to the Kennecott Copper Mine, which has been operating for over 120 years and employs many of Magna's residents. Magna is a long-standing and self-sufficient town that has proven steady, longitudinal growth and a strong local economy throughout Utah's history.

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Population | | | |
| 2024 Estimated | 18,350 | 55,283 | 112,605 |
| 2029 Projected | 19,929 | 56,640 | 113,625 |
| Households | | | |
| 2024 Estimated | 5,205 | 15,633 | 31,400 |
| 2029 Projected | 5,750 | 16,354 | 32,410 |
| Income | | | |
| 2024 Median HHI | \$90,263 | \$94,109 | \$98,152 |
| 2024 Average HHI | \$104,218 | \$107,318 | \$113,569 |
| 2024 Per Capita | \$29,642 | \$30,524 | \$31,546 |

Nearby Tenants Include:



#1 Overall Best State
Two Years Running



#2 State for Education



#3 State for Economy



#3 State for Infrastructure



#6 State for Fiscal Stability

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