# Chipotle Investment Opportunity

8375 West Arbor Park Drive Magna, Utah 84044

H

OFFERING MEMORANDUM

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SITE

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Cold Hard Cold H



15-YEAR NNN LEASE

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20 Minutes to Downtown SLC

Accelerating success.

Overview

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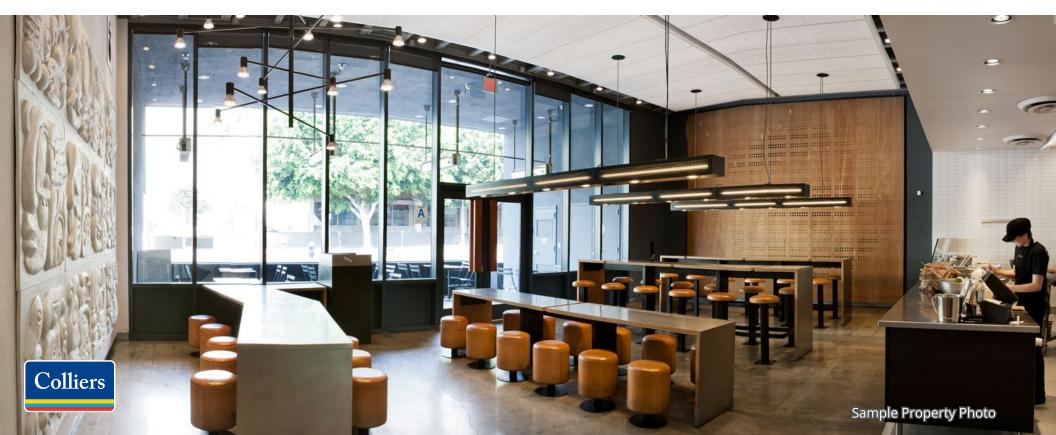


NOI	\$179,025
LEASE TYPE	NNN LEASE
LEASE TERM	15 YEARS W/4 FIVE-YR OPTIONS
LEASABLE AREA	2,325 SQUARE FEET
LAND AREA	28,408 SF
YEAR BUILT	2024

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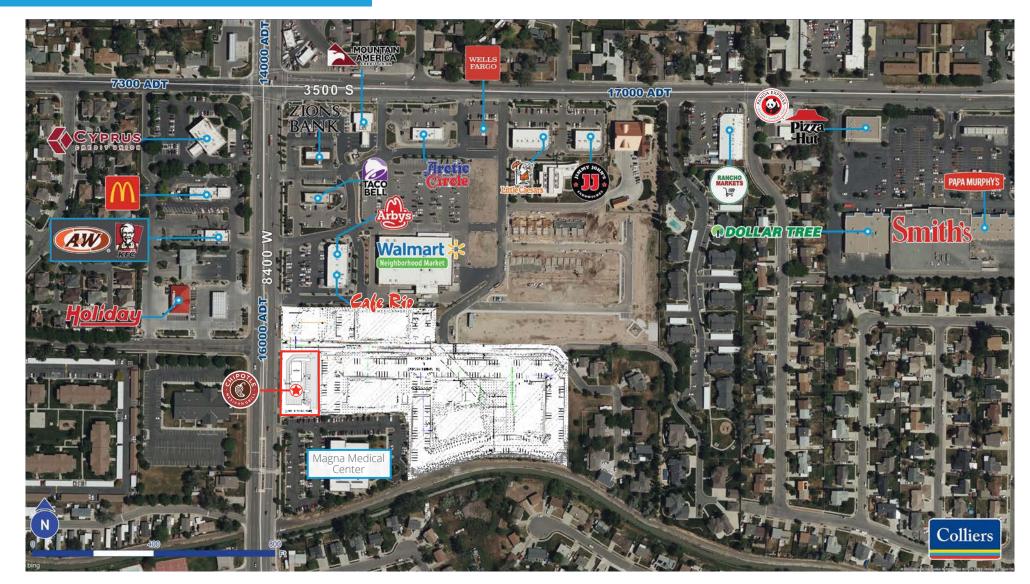
# Rent Roll

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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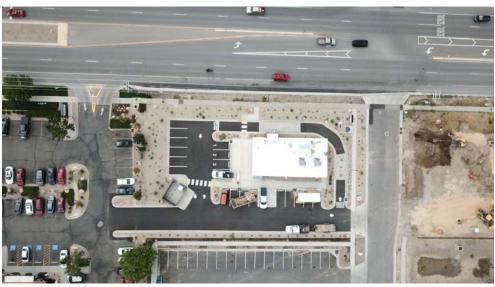
# **Construction Progress**

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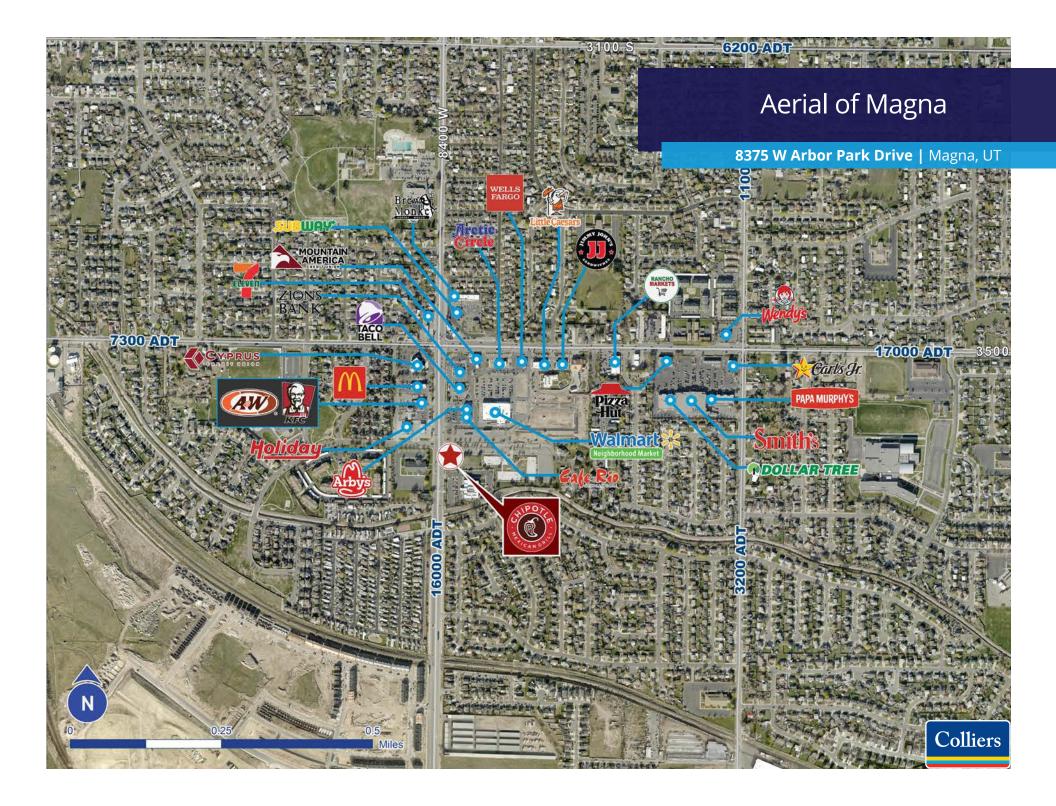
Chipotle (NYSE: CMG) is ranked on the Fortune 500 and is recognized on the 2021 lists for Forbes' America's Best Employers and Fortune's Most Admired Companies.

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.





Sample Property Photo



# 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





#1 Overall Best State Two Years Running

#2 State for Education

#### #3 State for Economy

#### #3 State for Infrastructure

#6 State for Fiscal Stability

\*Stats courtesy of U.S. News & World Report

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