

# CHIPOTLE

12251 MCDERMOTT PLAZA  
LA VISTA | NEBRASKA 68128

BRAND NEW 15-YEAR  
CORPORATE LEASE



ACTUAL SITE

# ADVISORY TEAM

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**GILES RD**  
**39,786 CPD**

**GILES RD**  
Southbound

**GILES RD**  
Northbound

# Highlights



**PRICE**  
\$2,952,000

**CAP RATE**  
5.25%

**NOI**  
\$155,000

## POINTS OF INTEREST

**Retailers | Entertainment:** Conveniently situated just minutes from major retailers such as Cabela's, Costco, Walmart, Target, Sam's Club, Lowe's, Home Depot, Menards, Hobby Lobby, Kohl's, Office Depot, Harbor Freight Tools, Family Fare Supermarket, Dollar Tree, Alamo Drafthouse Cinema, Planet Fitness, Walgreens, CVS, Goodwill

**CHI Health Multisport Complex:** The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually

**La Vista City Centre:** Less than 4 miles from City Centre - a growing residential, business & entertainment district located in this upscale residential community featuring the 384-unit luxurious apartment community **Vivere** and **The Astro/The Astro Amphitheater** - a brand new 5,000 person concert hall



VIVERE



THE ASTRO



THE ASTRO AMPHITHEATER

## BRAND NEW 15-YEAR LEASE

Brand new 15-year NN\* lease to Chipotle Mexican Grill, Inc. with ATTRACTIVE 10% rental escalations every 5 years!

*\*This is a NN lease. Landlord is responsible for Unexposed Plumbing, Roof (15-year warranty), Structure, Foundation and Parking Lot (replacement only). Tenant is responsible for all repairs/maintenance).*

## CORPORATE TENANT

Chipotle Mexican Grill, Inc. aka "Chipotle" has 4,000 restaurants in the United States, Canada & Europe as of December 2025

## BRAND NEW CONSTRUCTION

Brand new, free-standing, build-to-suit construction to Chipotle Mexican Grill newest prototype - opened for business April 2025

## TRAFFIC COUNTS

Conveniently located off the I-80 (133,728 CPD) & Giles Rd (39,786 CPD) exit - across the street from Costco & Cabela's!

## HIGH GROWTH | AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi) 188,121

Households (5-mi) 75,727

**Average Household Income (1-mi) \$128,280**

Historical Annual Growth 2010-2020 (1-mi) 5.2%

## LOW UNEMPLOYMENT RATE

According to Bureau of Labor Statistics (December 2025), Nebraska's rate at 3.0% | National rate at 4.4% - ranking Nebraska among the 6th lowest in the U.S.!

# Financial Analysis

## SITE ADDRESS

12251 McDermott Plaza  
La Vista | Nebraska 68128

## TENANT

**Chipotle Mexican Grill, Inc.**

## LESSEE ENTITY TYPE

Corporate

## GROSS LEASABLE AREA

±2,325 SF

## LOT SIZE

±0.57 acre\*

## YEAR BUILT

2025

## OWNERSHIP

Fee Simple (Building & Land)

## PARKING LOT

Concrete

## ROOF

Rubber Membrane (15-Year Warranty)

## EXPENSE REIMBURSEMENT

This is a **NN lease**. Landlord is responsible for Unexposed Plumbing, Roof (15-year warranty), Structure, Foundation and Parking Lot (replacement only). Tenant is responsible for all repairs/maintenance).

## LEASE TERM

15 years (New)

## RENTAL INCREASES

10% every 5 years in lease term & renewal options

## RENT COMMENCEMENT DATE

August 28, 2025

## EXPIRATION DATE

August 31, 2040

## OPTIONS

Four 5-year renewal options

## FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow



## Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	<b>08/28/25</b> to 08/31/30	\$155,000	5.25%
Years 6-10	09/01/30 to 08/31/35	\$170,500	5.78%
Years 11-15	09/01/35 to <b>08/31/40</b>	\$187,550	6.35%
		<b>AVG ANNUAL RETURN</b>	<b>5.79%</b>

## RENEWAL OPTIONS

1st Option	09/01/40 to 08/31/45	\$206,305
2nd Option	09/01/45 to 08/31/50	\$226,936
3rd Option	09/01/50 to 08/31/55	\$249,629
4th Option	09/01/55 to 08/31/60	\$274,592

\* According to Sarpy County Assessor

# Tenant Profile



**Chipotle Mexican Grill, Inc. (NYSE: CMG)** is a leading fast-casual restaurant brand committed to “cultivating a better world” by serving responsibly sourced, freshly prepared food made with real ingredients and no artificial colors, flavors, or preservatives.

**As of December 2025, Chipotle has 4,000 company-owned restaurants across the U.S., Canada, and Europe, distinguishing itself as the only restaurant company of its size to own and operate all locations in North America and Europe.**

The Company is ranked on the Fortune 500 and has been recognized among Fortune’s Most Admired Companies and Time’s Most Influential Companies.

With more than 130,000 employees, Chipotle continues to lead the industry through innovation in digital ordering, technology integration, and sustainable business practices - driving brand strength, operational consistency, and long-term growth.



**TYPE** Public  
**TRADED AS** NYSE: CMG  
**INDUSTRY** Restaurant: Fast Food  
**FOUNDED** July 1993  
**HEADQUARTERS** Newport Beach, California



# Actual Site Photos

As of February 2026

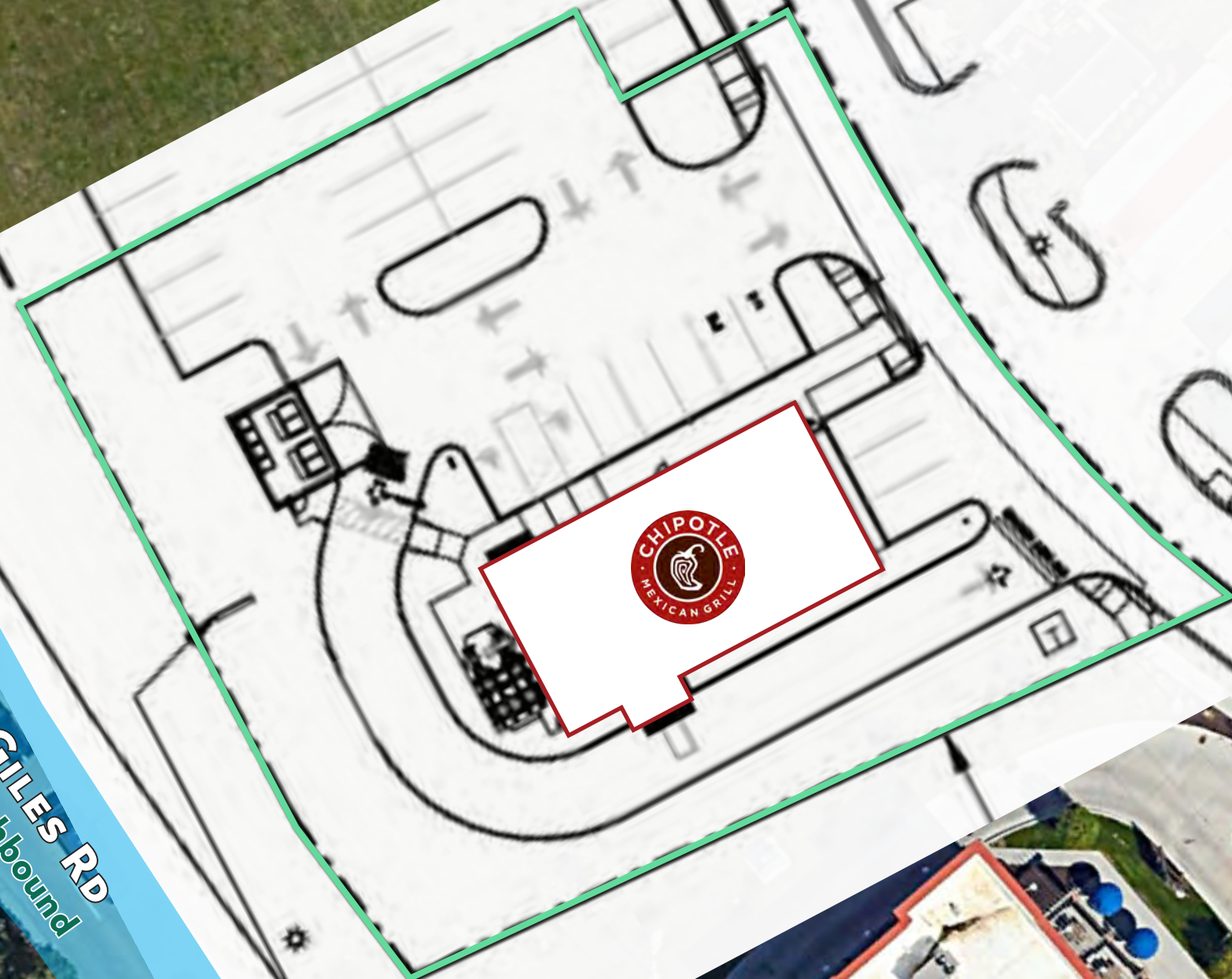


# Site Plan

**GILES RD**  
**39,786 CPD**

**GILES RD**  
Northbound

**GILES RD**  
Southbound



## Property Specifications

Parcel #	011618555
Lot Size	±0.57 Acre
GLA	±2,325 SF

## Parking Stalls

Regular	14
Handicap	2

# North

As of February 2026

**target** **ROSS** **Michael's**  
DRESS FOR LESS  
Kirklands Home **OLD NAVY**  
**five BELOW** **Walmart** **WORLD MARKET** **ULTA**  
sam's club **petco** **SHOE CARNIVAL**

**Baxter**  
SUBARU  
TOYOTA

Oak Hills  
Country Club

SANDOZ  
ELEMENTARY  
338 STUDENTS

**BARNHART**  
PRESS

**Oriental Trading**  
OMAHA  
FULFILLMENT &  
CALL CENTER

**CHI Health**  
MultiSport Complex  
NEBRASKA

The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually.



I-80 | 133,728 CPD

**Kiewit**

**PROGRESSIVE**  
CLAIMS OFFICE

Where Restaurants Shop  
**R D**  
RESTAURANT EPOT

S 120th ST | 5,660 CPD

**EMBASSY SUITES**  
by Hilton

**Island**  
BAR & GRILL

**Casey's**

**MY PLACE**

**osaic**

**INSPRO**  
A Marsh & McLennan Agency LLC Company

**Pinnacle Bank**

**Hampton**  
by Hilton

SOUTHPORT PKWY | 11,755 CPD

**PIZZA WEST**

**BEYOND GOLF**  
BAR + KITCHEN

**CHIPOTLE**  
MEXICAN GRILL

**Amigos**  
KINGS  
CLEAN

**BURGER KING**

**SONIC**

GILES RD | 39,876 CPD

**RUNZA**

**DUNKIN'**  
SportClips  
HAIRCUTS

# West

As of February 2026

2025 AVERAGE HOUSEHOLD INCOME (1-MI)  
**\$128,280**



I-80 | 133,728 CPD

**CLAAS**  
AGRICULTURAL MACHINERY  
MANUFACTURER

**COSTCO**  
WHOLESALE



**COLD STONE**  
CREAMERY

**Cabela's**



**BOOT BARN**

**HOOTERS**

**COURTYARD**  
BY MARRIOTT

**EMBASSY SUITES**  
by Hilton

**SMASH PARK**  
PLAY · DRINK · EAT

**Dirty Dough**  
**CHARRED**  
BURGER + BAR  
Jaxxy Mike's Subs



**Casey's**

**Pinnacle Bank**

**SOUTHPORT PKWY**  
11,755 CPD

**GILES RD** | 39,876 CPD

**Amigos**  
KINGS  
Classic

**BURGER KING**

**Hampton**  
by Hilton

**RUNZA**

**DUNKIN'**  
**SportClips**  
HAIRCUTS

# Southeast

As of February 2026



The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually.



LA VISTA FULFILLMENT CENTER



GILES RD | 39,876 CPD  
S 120th ST | 5,660 CPD

# La Vista

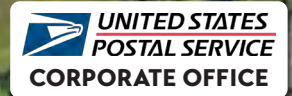


ANDOVER POINTE  
438 UNITS

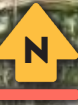
GILES RD | 39,876 CPD  
I-80 | 133,728 CPD

**CHI Health**  
MultiSport Complex  
NEBRASKA

The complex has 12 all-turf fields, hosting regional tournaments for a variety of sports, including soccer, lacrosse, softball, baseball, flag football, and rugby with an economic impact of \$9.9 million and with over 71,200 visitors annually.



# City View



Walmart

sam's club

**Oriental Trading**  
OMAHA FULFILLMENT & CALL CENTER

**Kellanova**  
DISTRIBUTION

**OMAHA STEAKS**  
AMERICA'S ORIGINAL BUTCHER SINCE 1917  
F STREET PLANT

**Goodwill**  
OUTLET STORE

**MENARDS**

**NB**  
NEBRASKA BEEF MEAT WHOLESALER

**MILLARD SOUTH HIGH SCHOOL**  
2,602 STUDENTS

**HOBBY LOBBY**

**Target**  
ROSS DRESS FOR LESS  
Kirklands Home  
five BELOW  
petco  
Michael's  
OLD NAVY  
ULTA BEAUTY  
SHOE CARNIVAL

**BLUMFIELD ELEMENTARY**  
324 STUDENTS

**MOCKINGBIRD ELEMENTARY**  
451 STUDENTS

**RALSTON MIDDLE SCHOOL**  
473 STUDENTS

**LIBERTY FIRST ARENA**  
Home of the Omaha Lancers & Omaha Beef

**Smithfield**  
MANUFACTURER

**ANDERSEN MIDDLE SCHOOL**  
916 STUDENTS

**DOLLAR TREE**

**THE LUMBERYARD DISTRICT**  
A multi-use development with office & commercial tenants, and an upscale 346-unit apartment complex

**PROGRESSIVE CLAIMS OFFICE**

Where Restaurants Spot  
**RESTAURANT SPOT**

**CHIPOTLE**  
MEXICAN GRILL

**Fun-Plex**  
WATERPARK & RIDES

**HORSEMEN'S PARK**

**GATEWAY ELEMENTARY**  
758 STUDENTS

**BLUESTEM MIDDLE SCHOOL**  
603 STUDENTS

**HyVee**

**State Steel**

**WOODHOUSE**  
HYUNDAI  
NISSAN  
mazda  
LINCOLN

QUALITY BRANDS

**Cabela's**

**GROSS CATHOLIC HIGH SCHOOL**  
429 STUDENTS

**GILDER ELEMENTARY**  
385 STUDENTS

**ALAMO**  
DRAFTHOUSE CINEMA

**COSTCO**  
WHOLESALE

**Oriental Trading**  
A Berkshire Hathaway Company  
FULFILLMENT CENTER

Walmart

**LOWE'S**

**BRYAN HIGH SCHOOL**  
1,600 STUDENTS

**BRYAN MIDDLE SCHOOL**  
828 STUDENTS

**target**

**KOHL'S**

**HOBBY LOBBY**

sam's club

**PRAIRIE QUEEN ELEMENTARY**  
533 STUDENTS

**WERNER PARK**  
Home of the Omaha Storm Chasers

**LIBERTY MIDDLE SCHOOL**  
541 STUDENTS

**THE HOME DEPOT**

**TARA HEIGHTS ELEMENTARY**  
404 STUDENTS

**PAPILLION MIDDLE SCHOOL**  
621 STUDENTS

**PAPILLION LA VISTA SOUTH HIGH**  
1,982 STUDENTS

INTERSTATE 80

**amazon**  
FULFILLMENT CTR

**Papillion Foods**

**TWIN CREEK**

# Omaha Metro



Village of  
**WATERLOO**

**HOBBY LOBBY**

**Walmart**

**target**

**LOWE'S**

**WESTROADS MALL**  
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

**CHI Health**  
**IMMANUEL**  
356 BEDS

**Nebraska**  
14,954 STUDENTS

**Creighton**  
**UNIVERSITY**  
8,580 STUDENTS

**CHI Health Center**  
OMAHA

**EPPLEY AIRFIELD**  
This airport covers 2,650 acres with 3 runways. In 2025, OMA was served by 8 airlines & handled over 5.2 million passengers.

City of  
**OMAHA**

City of  
**COUNCIL BLUFFS**

**OAK VIEW MALL**  
An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Torrid, Spencers, Zumiez, rue21, Lids, Kay Jewelers, Finish Line, Lenscrafters, Build-A-Bear Workshop, Buckle, etc.

**Children's**  
**NEBRASKA**  
225 BEDS

**METHODIST**  
**OMAHA**  
423 BEDS

**NFM**  
**Nebraska**  
**Furniture Mart**

**University of Nebraska**  
**Medical Center**  
**NEBRASKA MEDICAL CENTER**  
A hospital anchored by tertiary/quaternary academic medical center w/ 718 beds and has 4,818 medical students

**Tyson**  
**FOOD**  
**PROCESSING**  
**COMPANY**

**CHI Health**  
**CREIGHTON UNIVERSITY**  
**MEDICAL CENTER -**  
**BERGAN MERCY**  
423 BEDS

**ACX**  
**CINEMAS**

**CHIPOTLE**  
**MEXICAN GRILL**

Johnny Goodman  
Golf Course

City of  
**RALSTON**

City of  
**LA VISTA**

**OMAHA'S**  
**HENRY DOOLY**  
**ZOO**  
**& AQUARIUM**

**Bass**  
**Pro**  
**Shops**

**METROPOLITAN**  
Community College  
**16,642 STUDENTS**  
**THROUGHOUT ALL**  
**LOCATIONS**

City of  
**GRETNA**

**Walmart**

**MENARDS**

**IOWA**

**NEBRASKA**

**SHADOW LAKE TOWNE CENTER**  
A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

**OFFUTT AIR FORCE BASE**

# La Vista Synopsis

**La Vista** is a suburb of Omaha. **Omaha** is the largest city and the county seat of Nebraska's Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha's economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world's largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States' largest railroad operator, **Union Pacific Corporation**.

Omaha is also the home to five Fortune 1000 headquarters: **Green Plains Renewable Energy**, **Intrado**, **TD Ameritrade**, **Valmont Industries**, and **Werner Enterprises**. Also headquartered in Omaha are the following: **First National Bank of Omaha**, the largest privately held bank in the United States; three of the nation's ten largest architecture/engineering firms: **DLR Group**, **HDR, Inc.**, & **Leo A Daly**; and the **Gallup Organization**, of Gallup Poll fame, and its riverfront Gallup University.

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	3,274	66,611	188,121
2030 Projected Population	3,814	69,057	194,709
Households	1,451	28,161	75,727
<b>Historical Annual Growth (2010-2020)</b>	<b>5.2%</b>	<b>1.3%</b>	<b>1.2%</b>
Daytime Demographics Age 16+	5,112	54,704	142,419
Median Age	33.1	36.1	37.3
<b>Average Household Income</b>	<b>\$128,280</b>	<b>\$114,063</b>	<b>\$128,236</b>



**14 MILES TO OMAHA**



**OMAHA-COUNCIL BLUFFS  
2025 METRO POPULATION  
1,001,000**





For more details about La Vista City Centre:



La Vista City Centre is a growing residential, business, and entertainment district that invites and celebrates creativity and culture! Located amid a flourishing residential area, businesses like restaurants, bars, shops, and more can enjoy a premium location with dynamic foot traffic and ample opportunity to thrive.

Centrally-located in the Greater Omaha Metro, La Vista City Centre is a collaboration with the community to create the authentic downtown La Vista has always dreamed of.

Vivere, a 384-unit luxury apartment community with a sports court & 24-hour fitness center, heated resort-style pool & sundeck, community lounges, elevator, bbq/picnic area, fire pit, controlled access heated parking, trash & recycle chutes, etc.

The Astro and The Astro Amphitheater are premier music venues that bring world-class entertainment to the local community. With state-of-the-art acoustics, lighting, and sound systems, the venues offer an unforgettable live music experience for music lovers of all ages. The Astro and The Astro Amphitheater boast spacious performance stages and comfortable seating areas that can accommodate up to 2,400 guests in The Astro, the indoor theater, and 5,500 at The Astro Amphitheater, the connecting outdoor grass amphitheater.



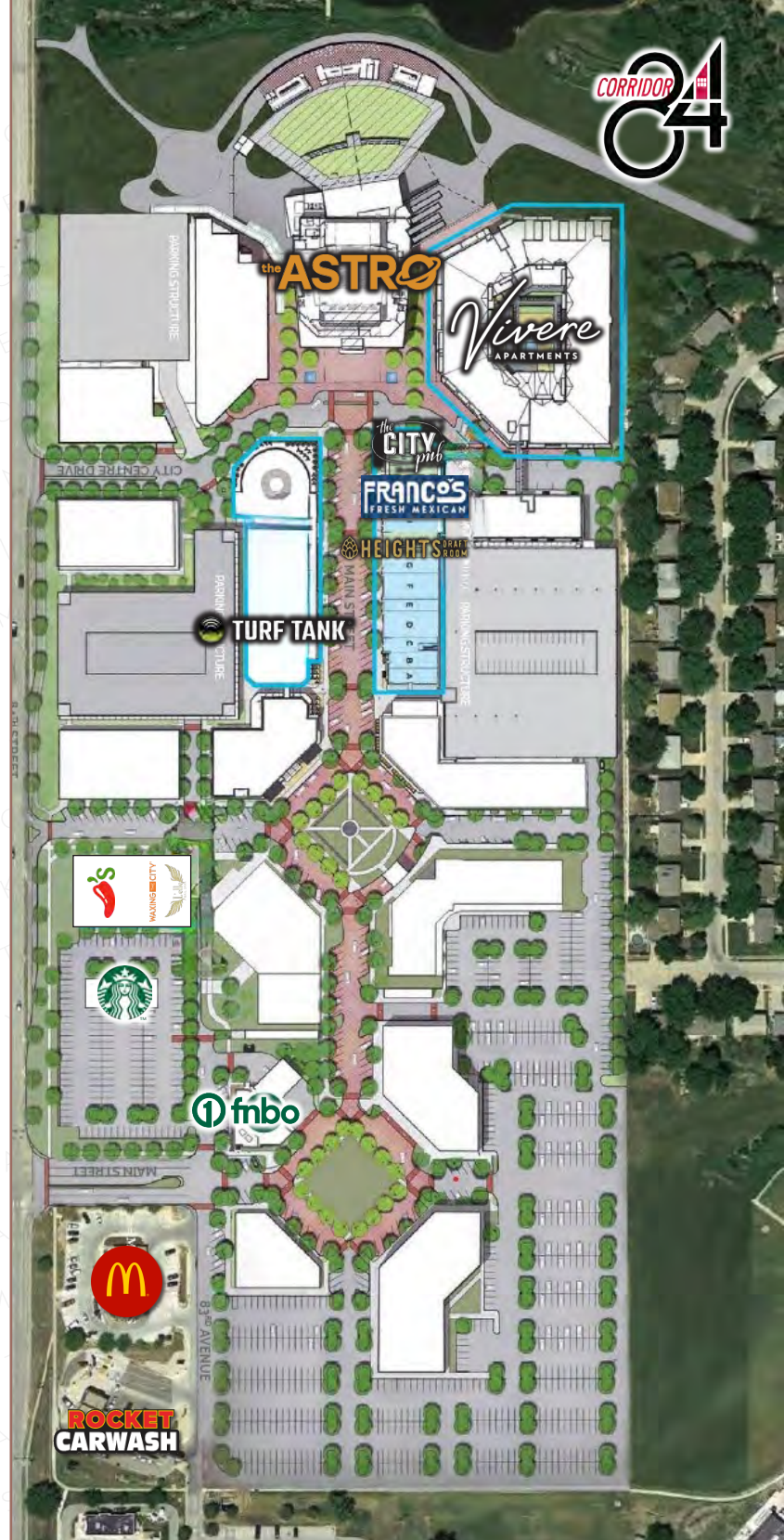
VIVERE



THE ASTRO



THE ASTRO AMPHITHEATER



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## FOR MORE INFORMATION:

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