



CHIPOTLE

11437 TARA BLVD, HAMPTON, GA
(ATLANTA MSA)

**OFFERED
FOR SALE**
\$4,021,000 | 4.85% CAP



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Lovejoy, GA. Chipotle has recently signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned next to Walmart & in a dense retail artery outside of Atlanta, GA.



15-YR LEASE



POSITIONED IN RETAIL NODE



HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$195,000
Rent Escalation	6-10	\$214,500
Rent Escalation	11-15	\$235,950
1st Extension	16-20	\$259,545
2nd Extension	21-25	\$285,500
3rd Extension	26-30	\$314,049
4th Extension	31-35	\$345,454

NOI	\$195,000
CAP	4.85%
PRICE	\$4,021,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Address	11437 Tara Blvd, Hampton, GA 30228
Building Size (GLA)	2,804 SF
Land Size	0.78 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Chipotle Mexican Grill (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	3/14/2025
Lease Expiration Date	3/31/2040
Remaining Term	15 Years
Rental Increases	10% Every 5 Years
Current Annual Rent	\$195,000



Actual Property

84,014 PEOPLE
IN 5 MILE RADIUS

\$100,979 AHHI
IN 5 MILE RADIUS

40,300 VPD
ON TARA BLVD



**STRONG LEASE FUNDAMENTALS**

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods

**CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT**

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,200+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotle

**RETAIL DENSE STRIP**

More than 848K SF of retail space located within a 2-mile radius of the subject site | Nearby National Retail Tenants Include: Walmart Supercenter, The Home Depot, The Food Depot, and much more

**NEARBY ECONOMIC DRIVERS**

Site is surrounded by eight schools which includes high schools and middle schools | Lovejoy High School - Under two miles from the site - Over 2,100 Students | Michelle Obama STEM Academy - Under 2 miles from the site - More than 1,000 Students | Total Student Population in this radius is over 7,000 Students

**ATLANTA, GA MSA**

The Chipotle Mexican Grill is located in the Atlanta, GA MSA, as the 8th largest U.S. metro, Atlanta has over 6.2 million residents and continues to expand | Home to 13+ Fortune 500 companies, the region's economic strength drives demand for retail

**RECENT FULL RENOVATION ON HIGHLY TRAFFICKED CORRIDOR**

The site is positioned on Tara Blvd which sees over 40k VPD, and the building was previously another QSR brand that has been fully converted to Chipotle's exact specifications



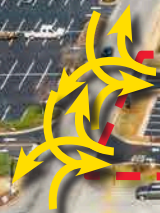
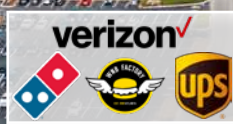
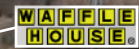
Tara Blvd (40,300 VPD)



Food Depot



five BEL'W



Tara Blvd (40-300 VPD)





Tara Blvd (40,300 VPD)

CHATTANOOGA
120 MILES
2:30 DRIVE

GREENVILLE
145 MILES
2:50 DRIVE

CHARLOTTE
230 MILES
4:30 DRIVE

ATLANTA
22 MILES
0:35 DRIVE

COLUMBIA
190 MILES
3:30 DRIVE



LOVEJOY

AUGUSTA

Atlanta, GA

Atlanta, Georgia, is a vibrant city known for its rich history, diverse culture, and thriving economy. Founded in 1837, it played key roles in the Civil War and Civil Rights Movement, notably as the home of Dr. Martin Luther King Jr.

Today, Atlanta is a hub for major industries, hosting companies like Coca-Cola and Delta Air Lines. Key attractions include the Georgia Aquarium, Centennial Olympic Park, and the Atlanta BeltLine. Known as the "City in a Forest," it offers abundant green spaces and tree-lined streets.

With a dynamic arts, music, and food scene, Atlanta blends Southern charm with cosmopolitan energy, making it a city full of opportunities and experiences.



TENANT SUMMARY

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 1,600 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.

CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
# of Locations:	3,250+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate

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Exclusively Offered By



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