



**CBRE**



**CHIPOTLE**

MEXICAN GRILL

**760**

E Altamonte Drive, Altamonte Springs, FL 32701

**TROPHY FLORIDA CHIPOTLE | HIGHLY DESIRABLE CORE MARKET**

Property Photo

**760**  
E ALTAMONTE DR



Property Photo

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# INTRODUCTION

CBRE's Net Lease Property Group is pleased to present the opportunity to acquire a newly constructed, single-tenant **Chipotle** located within one of Central Florida's most established retail corridors. The asset is situated in The Shoppes at Altamonte, a high-quality infill redevelopment featuring a strong lineup of national tenants including Raising Cane's, Panera Bread, Starbucks, and First Watch—all open and operating.

This offering provides investors with stable, passive income backed by a leading quick-service restaurant brand. The lease structure includes scheduled rent increases, offering built-in income growth and inflation protection, an attractive feature for 1031 exchange and private capital seeking long-term cash flow with minimal management responsibility.

The property benefits from its location along East Altamonte Drive (SR 436), a primary commercial artery with significant daily traffic counts and strong retail demand. Positioned within a dense, high-income trade area just north of Orlando, the site draws consistent consumer traffic throughout the day, supported by surrounding retail, residential, and employment drivers.

The **Chipotle** is equipped with a **Chipotle® drive-thru**, enhancing throughput, convenience, and long-term tenant performance. This format has become a key driver of sales for the brand and reinforces the asset's long-term viability.

With its combination of new construction, strong tenancy, and prime infill location, this offering represents a compelling opportunity for investors seeking secure, long-term income in a high-demand Florida market.

# INVESTMENT HIGHLIGHTS

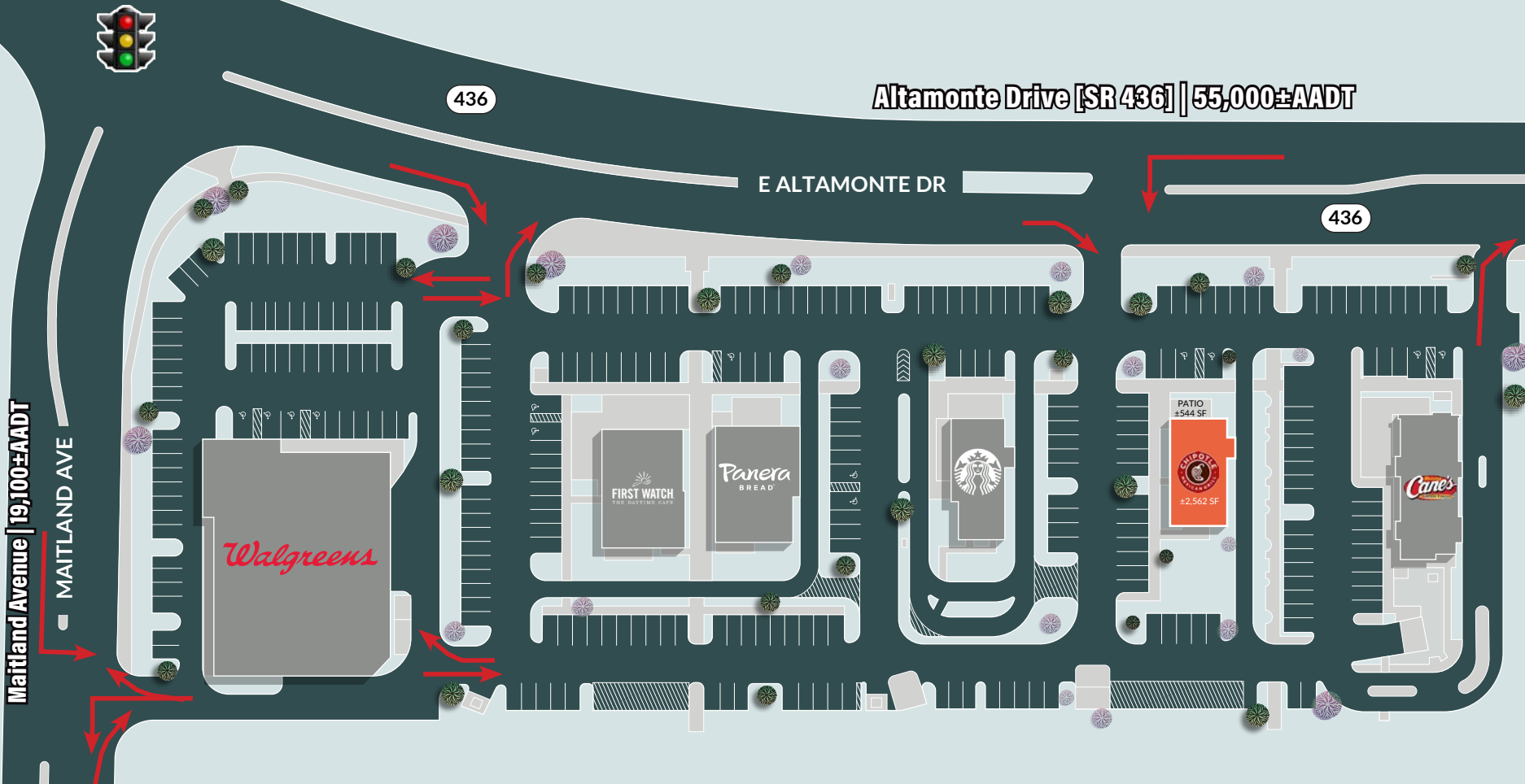
- **Prime Super-Regional Location** at the signalized intersection of SR 436 and Maitland Avenue, with immediate access to Interstate 4 and US 1792
- **Long-Term Stability:** 18-year initial lease with Chipotle
- **Attractive Rent Growth:** Fixed 10% rental increases every five years
- **Best-in-Class Tenant:** Chipotle reported \$11.3B+ in 2024 revenue, underscoring brand strength & credit quality
- **High-Profile Retail Environment** featuring a strong lineup of sought-after national tenants
- **Exceptional Visibility:** Over 75,000 VPD along SR 436 and Maitland Avenue
- **Fee Simple Ownership** inclusive of both land and building
- **Superior Access & Circulation:** Multiple curb cuts along SR 436 plus cross-access easement to Maitland Avenue, providing direct access for Maitland and Winter Park consumers
- **Dense Demographics:** Supported by 91,000 residents and 82,000 daytime employees within a 3-mile radius
- **Premier Healthcare & Retail Adjacency:** Located directly across from AdventHealth Altamonte Springs Hospital Campus (2,096 employees, 393 beds) and just one mile from the 1.16M SF Altamonte Mall

# INVESTMENT SUMMARY

<b>PROPERTY ADDRESS:</b>	760 E Altamonte Drive, Altamonte Springs, FL
<b>PRICE:</b>	<b>\$4,941,000</b>
<b>ANNUAL RENT:</b>	<b>\$210,000</b>
<b>CAP RATE:</b>	<b>4.25%</b>
<b>TENANT:</b>	Chipotle
<b>GUARANTOR:</b>	Corproate [Chipotle Mexican Grill, Inc.   NYSE: CMG]
<b>RENTAL INCREASES:</b>	10% increases every 5 years including options w/ 10% increases at years 16 & 19
<b>INITIAL LEASE TERM:</b>	18 Years
<b>REMAINING LEASE TERM:</b>	16 Years and 10 Months
<b>OPTIONS:</b>	Four (4) 5-Year options
<b>RENT COMMENCEMENT:</b>	January 2025
<b>LANDLORD OBLIGATIONS:</b>	None - Absolute NNN Lease
<b>BUILDING SIZE:</b>	2,493± SF + 300 SF Patio
<b>DRIVE THROUGH:</b>	One (1) Lane
<b>LAND SIZE:</b>	0.34± acres
<b>PARKING SPACES:</b>	10.25 per 1,000±SF
<b>YEAR OPENED:</b>	2025



SITE PLAN



PROPERTY IMAGES





EAST AERIAL

**BANYAN EASTTOWN APARTMENTS**  
New 92-MultiFamily Units



**Pep Boys**

**AutoZone**

**Intouch**

**Life Care Centers of America**

**TIJUANNA FLATS TEX-MEX**  
**FAIRWINDS**  
Financial Freedom happens here.  
**huey magoos**  
CHICKEN TENDERS

**WING SPOT**  
**Canes**  
CRICKEN FINGERS

**CHIPOTLE MEXICAN GRILL**  
**760**  
E ALTAMONTE

**SimonMed Imaging**  
See Tomorrow Today

**FLORIDA CANCER SPECIALISTS & Research Institute**

**Advent Health Sports Med & Rehab**



**Panera BREAD**

**FirstWatch**

**Walgreens**

**ALTAMONTE DRIVE [SR 436] | 55,000±AADT**

**Dedicated Turn Lane**

**Dedicated Turn Lane**

**Maitland Avenue | 19,100±AADT**

**udbreakITIX**  
by asurion  
**DXL**  
BIG + TALL

**LAKE VILLAS CONDOMINIUMS**  
71-UNITS

# WEST AERIAL

**Interstate-4 | 137,500±AADT**

**Advent Health**  
Altamonte Springs  
**398-Bed Hospital**  
**2,096± Employees**  
BEST HOSPITALS  
USNews

**Wendy's**

**TOO JAY'S**  
**Publix**  
**Sushi Rock & Grill**

**MIDAS** **FIREHOUSE SUBS** **Pizza Hut**

**RETINA CONSULTANTS of Orlando**

**DXLubreakifix**  
BIG + TALL by asurion

**Advent Health**  
Altamonte Springs  
**Cardiology Group**

**Walgreens**

**Maitland Avenue | 19,100±AADT**

**Advent Health**  
Sports Med & Rehab

**FirstWatch**

**Panera BREAD**

**STARBUCKS**

**CHIPOTLE MEXICAN GRILL**  
**760**  
E ALTAMONTE

**Raising Cane's**  
CHICKEN FINGERS

**Altamonte Drive [SR 436] | 55,000±AADT**

# SOUTH AERIAL



Downtown Orlando | 9.6±Miles



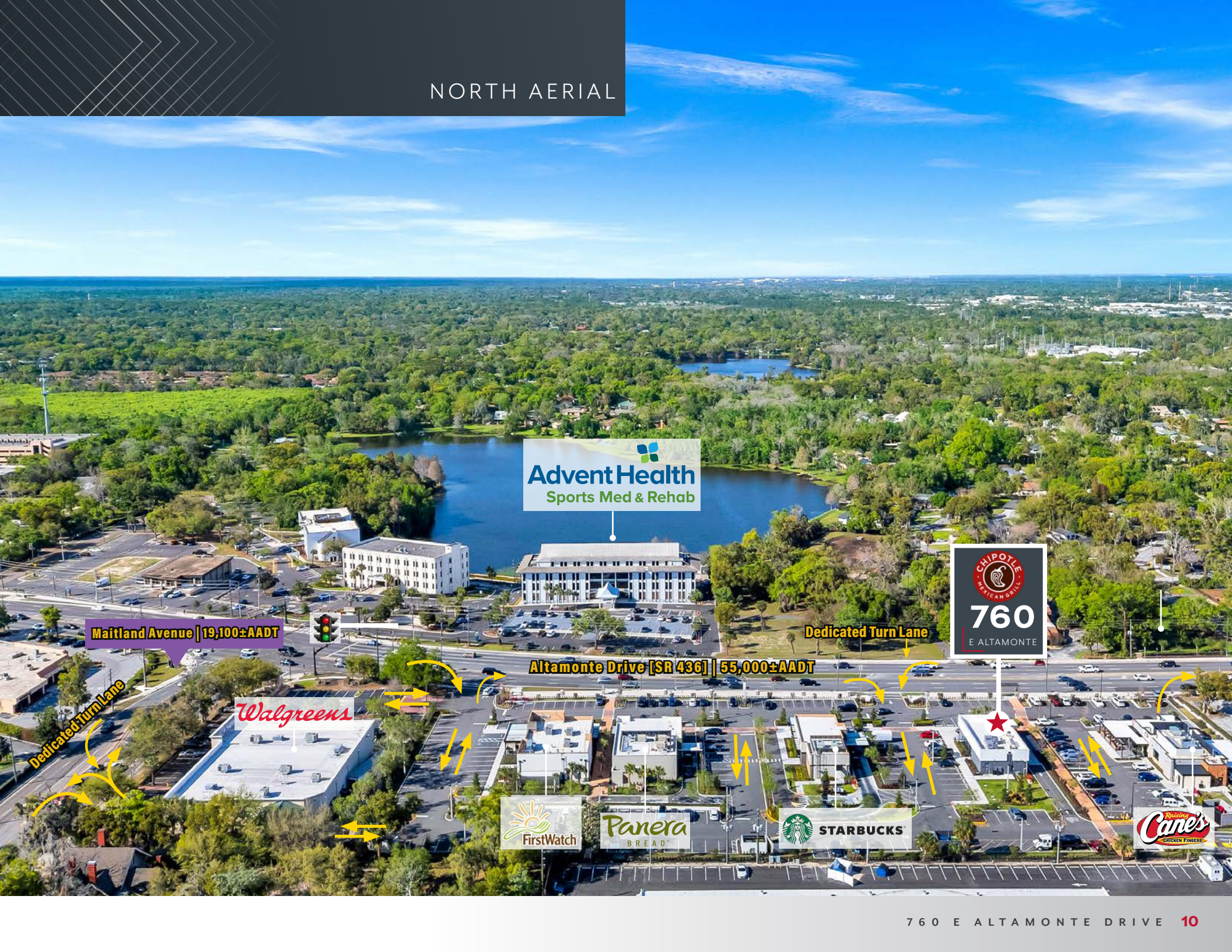
Maitland Avenue | 19,100±AADT

Dedicated Turn Lane

Dedicated Turn Lane

Altamonte Drive [SR 436] | 55,000±AADT

# NORTH AERIAL



**Advent Health**  
Sports Med & Rehab

**CHIPOTLE**  
MEXICAN GRILL  
**760**  
E ALTAMONTE

**Maitland Avenue | 19,100±AADT**

**Altamonte Drive [SR 436] | 55,000±AADT**

**Dedicated Turn Lane**

**Dedicated Turn Lane**

**Walgreens**

**FirstWatch**

**Panera**  
BREAD

**STARBUCKS**

**Cane's**  
CHICKEN FINGERES

LOW ALTITUDE SW AERIAL

**DXL**ubreakifix  
BIG + TALL by asurion

Walgreens

Maitland Avenue | 19,100±AADT

FirstWatch

Panera BREAD

STARBUCKS

CHIPOTLE MEXICAN GRILL  
**760**  
E ALTAMONTE

Altamonte Drive [SR 4361] | 55,000±AADT  
Dedicated Turn Lane

Advent Health  
Sports Med & Rehab

Raising Cane's  
CHICKEN FINGERS



## TENANT OVERVIEW



Chipotle Mexican Grill (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically cooked, real food with wholesome ingredients without artificial flavors or preservatives. As of December 2025, there are over 4,000± Chipotle restaurants in the United States, Canada, United Kingdom, France, Germany, and Kuwait. It's the only restaurant company of its size that owns & operates in all in North America and Europe. Chipotle is ranked on the Fortune 500 and recognized on Fortune's Most Admired Companies 2024 list and Time Magazine's Most Influential Companies. With over 130,000± employees, passionate about providing 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 demonstrated purpose as it leads the way in digital, technology, and sustainable business practices.

IT'S OUR WAY TO  
CULTIVATE A BETTER  
WORLD.



One meal might not change the world,  
but the way we make it might.



WE BELIEVE THAT  
FOOD HAS THE POWER  
TO CHANGE THE WORLD.

## COMPANY OVERVIEW

<b>ANNUAL REVENUE:</b>	\$11.9 billion [5.4% Increase over 2024]
<b>YEAR FOUNDED:</b>	1993
<b>LOCATIONS:</b>	4,056± Restaurants
<b>EMPLOYEES:</b>	130,000±
<b>OWNERSHIP:</b>	Public [NYSE: CMG]
<b>HEADQUARTERS:</b>	Newport Beach, California

# AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	11,715	90,661	249,251
<b>2030 Population (Projection)</b>	11,783	92,933	254,921
<b>2020–2025 Annual Population Growth Rate</b>	-0.32%	0.21%	0.39%
<b>2025–2030 Annual Population Growth Rate</b>	0.12%	0.50%	0.45%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
<b>White</b>	56.7%	59.3%	58.4%
<b>Black or African American</b>	15.0%	12.6%	13.1%
<b>Asian</b>	3.1%	3.4%	4.1%
<b>American Indian &amp; Alaskan Native</b>	0.5%	0.4%	0.4%
<b>Pacific Islander</b>	0.1%	0.1%	0.1%
<b>Other</b>	9.0%	7.7%	7.6%
<b>Two or More Races</b>	15.6%	16.5%	16.3%

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
<b>2025 Daytime Population</b>	15,678	120,659	285,658
<b>Daytime Workers</b>	10,826	80,794	117,376
<b>Daytime Residents</b>	4,852	39,865	108,282

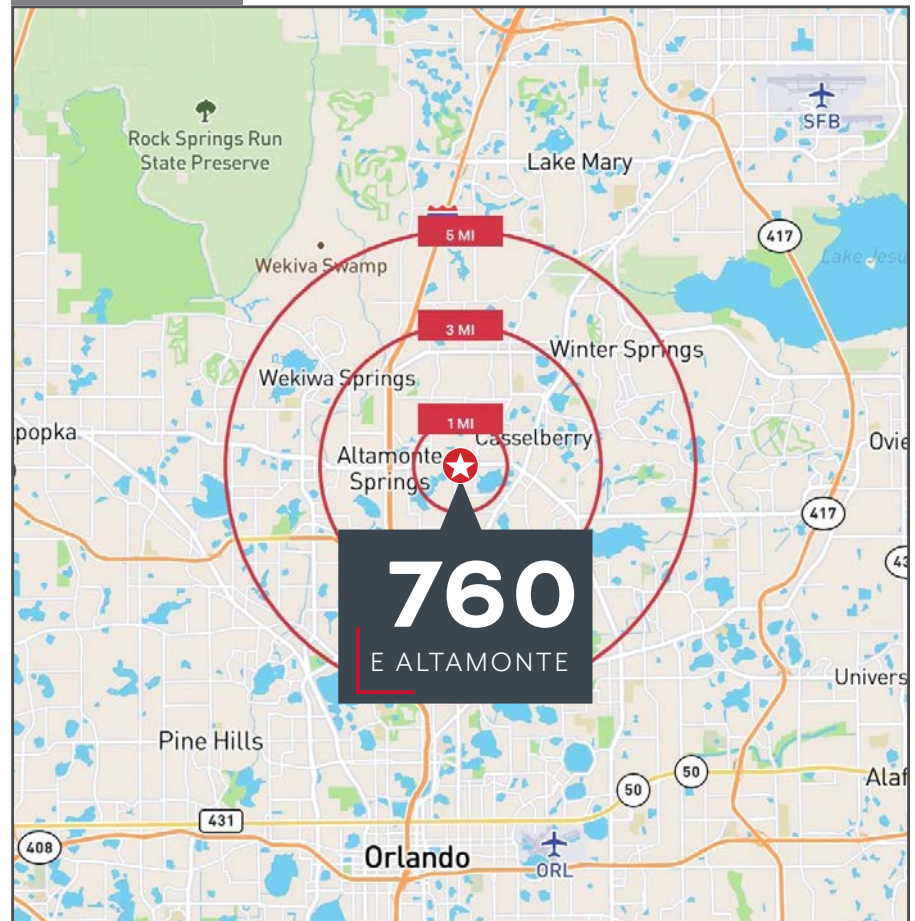
PLACE OF WORK	1 MILE	3 MILES	5 MILES
<b>2025 Businesses</b>	1,062	7,281	16,071
<b>2025 Employees</b>	8,958	68,374	144,306

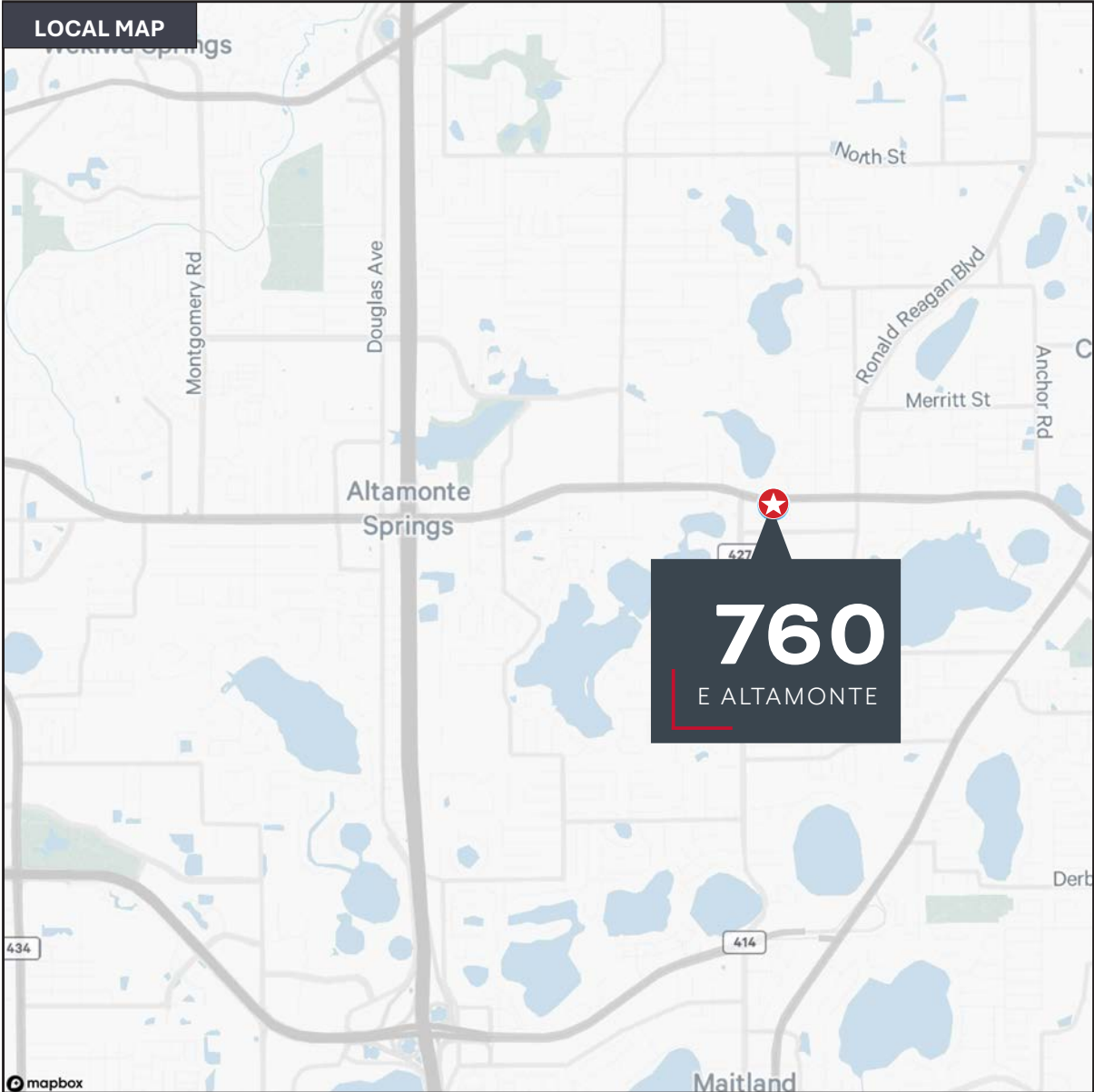
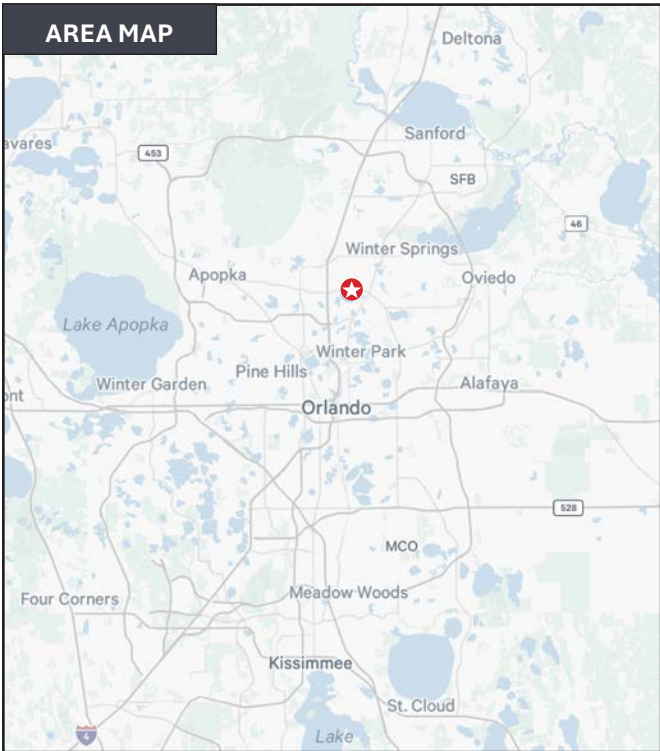
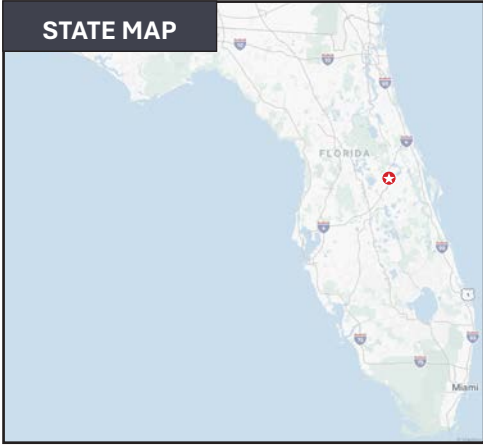
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<b>2025 Average Household Income</b>	\$90,893	\$105,740	\$109,164

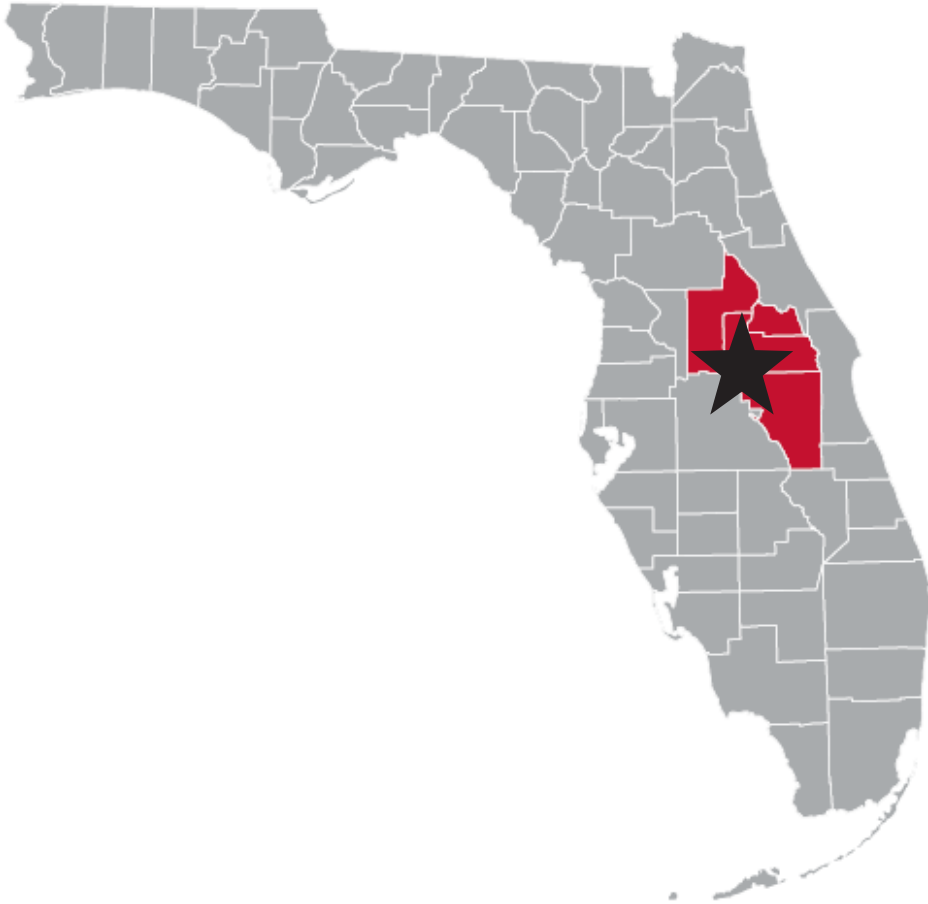
AGE	1 MILE	3 MILES	5 MILES
<b>2025 Median Age</b>	42.8	41.5	40.5

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
<b>2025 Households</b>	5,741	39,924	106,317
<b>2030 Households (Projection)</b>	5,843	41,550	110,164
<b>2020–2025 Annual Household Growth Rate</b>	0.14%	0.68%	0.79%
<b>2025–2030 Annual Household Growth Rate</b>	0.35%	0.80%	0.71%

1-3-5 Mile Radius







**Orlando** stands at the forefront of dynamic growth, innovation, and opportunity—making it one of the most compelling markets in the United States for investment and expansion. As Florida’s fastest-growing major metro, Orlando benefits from a robust economy, zero state income tax, and a thriving business environment that has seen **over 33% job growth in the past five years**. With world-class infrastructure, a highly educated workforce, and unmatched connectivity through air, rail, and highway networks, the city offers a strategic advantage for companies and investors alike. Coupled with its global tourism appeal, diverse population, and high quality of life, Orlando continues to attract talent, capital, and visionaries shaping the future.

**1st**

**Fastest-Growing Population Among Major Metros in U.S.**  
*U.S. Census Bureau (2024)*

**2nd**

**For Tech Job Growth Among Large Metros** *CompTIA (2024)*

**6th**

**Fastest-Growing Large Economy in U.S.** *U.S. Department of Commerce (2023)*

Source: [cbre.com/insights/articles/explore-florida](https://cbre.com/insights/articles/explore-florida)

## Top Industries



### Tourism & Hospitality

Orlando is a global tourism powerhouse, attracting over 75 million visitors annually. The industry supports 464,000 jobs and generates \$92.5 billion in regional economic impact.



### Education & Research

With institutions like the University of Central Florida (UCF)—the second-largest university by enrollment in the U.S.—Orlando is a hub for innovation, workforce development, and academic excellence.



### Real Estate & Development

Orlando has experienced strong growth in both residential and commercial sectors, with 55.3% growth in single-family home prices since 2020 and a favorable tax climate for investors.



### Transportation & Logistics

With 176 direct flight destinations, a major international airport, and Brightline high-speed rail connectivity, Orlando is a strategic logistics and mobility hub in the Southeast.



### Technology & Innovation

Orlando ranks among the top metros for tech job growth, supported by a growing ecosystem of startups, research institutions, and talent from UCF and other universities.



### Business Services & Corporate HQ

The region is home to major corporate HQs like AAA, Tupperware, and Marriott Vacations Worldwide. Orlando's pro-business climate and tax advantages make it a magnet for corporate expansion.

## Fortune 500 Companies & Corporate HQ



**Industry:** Restaurant  
**Ticker:** DRI  
**Employees:** 197,124



**Industry:** Travel Services  
**Ticker:** TNL  
**Employees:** 19,000



**Industry:** Tourism & Hospitality  
**Ticker:** VAC  
**Employees:** 22,300



## ALTAMONTE SPRINGS, FLORIDA | SUMMARY

Nestled in the heart of Central Florida, Altamonte Springs offers a perfect blend of urban amenities and natural beauty. With its vibrant community, top-rated schools, and easy access to Orlando's attractions, it's an ideal place for families and professionals alike. Visitors and residents can enjoy shopping at the Altamonte Mall, relaxing in the scenic Cranes Roost Park, and exploring a variety of dining and entertainment options. Altamonte Springs combines the charm of a small town with the conveniences of a bustling city, making it a great place to live, work, and play.

Shoppes at Altamonte is located in Altamonte Springs, FL and within the East Town Center activity center, which is one of four activity centers in the city designated as major business districts. The City's Vision Plan for the center encompasses the 120 acres surrounding the new Altamonte Springs SunRail commuter rail station, with a focus on providing a dense, pedestrian-oriented urban area with safe and accessible pedestrian facilities, reduced parking to foster transit use, and mixed housing.



## Altamonte Springs - Recent Development News...

### Emerson International planning next multifamily, retail phase at Cranes Roost

By Tyler Williams | tywilliams@growthspotter.com | GrowthSpotter | May 1, 2025

"The developer recently filed plans with the City of Altamonte Springs for a 268-unit, seven-story multifamily building at 192 E Central Pkwy. A site plan from Dewberry indicates that the building, which would have amenities such as a pool, a clubhouse, and structured parking, would be directly south of retail."

[Click Here](#) to read the the full article.



### Joint venture set to break ground on apartments next to Altamonte Springs SunRail station

By Tyler Williams | tywilliams@growthspotter.com | GrowthSpotter | September 26, 2025

"A joint venture between Catalyst Development Partners and Muirfield Investment Partners just announced that they plan to break ground this fall on an apartment complex across the street from the Altamonte Springs SunRail station. The garden-style, 332-unit apartment community is expected to open in early 2027 at 962 1st. St. The complex will consist of four 4-story buildings, each of which will be built on a separate corner of the rectangular property, and there will be an amenity area with a clubhouse and a pool in the center of the community."

[Click Here](#) to read the full article



### Apartment building proposed for prime location in Uptown Altamonte Springs

By Tyler Williams | tywilliams@growthspotter.com | GrowthSpotter | June 11, 2024

"A Phoenicia Development recently submitted plans for a 234-unit apartment building located on a 3.7-acre property at 291 E. Altamonte Dr. The building, as proposed, would consist of a 5-story apartment building and a 5-story parking garage with 410 parking spaces. There would be a 10,000-square-foot restaurant space fronting Cranes Roost Boulevard, and a 9,500-square-foot leasing center and clubhouse area off Uptown Boulevard."

[Click Here](#) to read the full article



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