

Chipotle

Kansas City, MO



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01

02

03

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08

10

Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



New 2025 Construction
with Chipotle Double
Drive-Thru

ORACLE

**Adjacent to Oracle
Innovation Campus
(Oracle Health)**
6,400+ Employees



**~12 Miles from Downtown
Kansas City**
MSA Population Over 2.2M

- **New 15-Year Corporate Net Lease to Chipotle (NYSE: CMG) with Chipotle Drive-Thru**
 - 10% Rental Increases Every 5 Years Throughout Initial Term and Options, Providing a Hedge Against Inflation
 - Limited Landlord Responsibilities
- **Strong Corporate Guaranty from Publicly Traded Company**
 - 2024 Reported Revenue of \$11.314 Billion – 14.6% YoY Increase
 - Ranked on Fortune 500 List, One of Their "Most Admired Companies"
- **Brand New 2025 Construction with Chipotle Double Drive-Thru & Outdoor Patio**
- **Prominent Retail Location in Heavily Trafficked Corridor with Frontage and Signage on E Bannister Rd (18,664 ADT)**
 - Adjacent to Starbucks (Coming Soon), Taco Bell, Hampton Inn, Arvest Bank, and Price Chopper
 - Cross Parking with Adjacent Starbucks
- **Located Near Heavily Trafficked Grandview Triangle**
 - Convergence of I-435, I-470, and I-49/US-71 (118,013 Combined ADT)
 - Important Transportation Hub for the Kansas City Metro
- **Adjacent to Oracle Innovation Campus (Oracle Health), Formerly Cerner**
 - 6,400+ Employees (Oracle Corporation, NYSE: ORCL)
- **In Proximity to Large Employers and Multiple Schools, Driving Consistent Daily Traffic to the Site**
- **Dense Residential Demographics**
 - Total Daytime Population of 767,634 within 10 Miles
- **Qualifies for 100% Bonus Depreciation via Cost Segregation**





\$3,400,000

5.00% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$170,000	5.00%
Years 6–10		\$187,000	5.50%
Years 11–15		\$205,700	6.05%
Years 16–20	(Option 1)	\$226,270	6.66%
Years 21–25	(Option 2)	\$248,897	7.32%
Years 26–30	(Option 3)	\$273,787	8.05%
Years 31–35	(Option 4)	\$301,165	8.86%

📍	LOCATION	NWC Bannister Rd & Hillcrest Rd, Kansas City, MO
📏	LOT SIZE	±1.01 acres or ±43,996 square feet
📈	IMPROVEMENTS	±2,400 square foot retail building for Chipotle with a double drive-thru component and outdoor seating
🔨	YEAR BUILT	2025
P	PARKING	37 parking spaces and cross parking with adjacent Starbucks
🏠	TENANT	Chipotle Mexican Grill of Colorado, LLC
GUARANTOR		Chipotle Mexican Grill, Inc.
NOI		\$170,000
RENT COMMENCEMENT		December 15, 2025 (est.)
LEASE TERM		15 years
RENT INCREASES		10% every five years and at options
OPTIONS		Four (4) five-year options
TAXES		Tenant is responsible and pays direct
INSURANCE		Tenant is responsible and reimburses for Landlord insurance
MAINTENANCE		Tenant is responsible for all parts of the Premises including HVAC & mechanical equipment
LANDLORD RESPONSIBILITIES		Landlord is responsible for roof and structure
💰	FINANCING	Delivered free and clear of permanent financing

Chipotle



Fortune 500 company with over 3,700+ locations worldwide

Revenue of \$11.3B in 2024, up 14.6% YoY, with comparable restaurant sales rising 7.4%

Chipotle Mexican Grill, Inc. (NYSE: CMG), headquartered in Newport Beach, California, was founded in 1993. It operates a chain of fast-casual Mexican restaurants, serving responsibly sourced, classically cooked foods without artificial colors, flavors, or preservatives. The company prepares the majority of its ingredients on site and is set apart by its use of high-quality natural ingredients and fresh produce. As of December 2024, Chipotle had over 3,726 restaurants in the United States, Canada, the United Kingdom, France, Germany, and Kuwait; and is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. Chipotle is ranked on Fortune 500.

In 2019, Chipotle introduced their new "Chipotlane" drive-thru concept, allowing customers to place orders via the Chipotle app or website to be picked up at the "Chipotlane" without leaving their cars. In 2024, Chipotle opened 304 new restaurants, with 257 locations including a Chipotlane. There are currently more than 1,000 Chipotlane locations.

For the year 2024, Chipotle reported revenue of \$11.314 billion (14.6% YoY increase), net income of \$1.534 billion, and total stockholder equity of \$3.656 billion. The operating margin was 16.9%, an increase from 15.8% in 2023. The restaurant level operating margin was 26.7%, an increase from 26.2% in 2023. The increase in total revenue was driven by an 7.4% increase in comparable restaurant sales and 304 new restaurant openings.

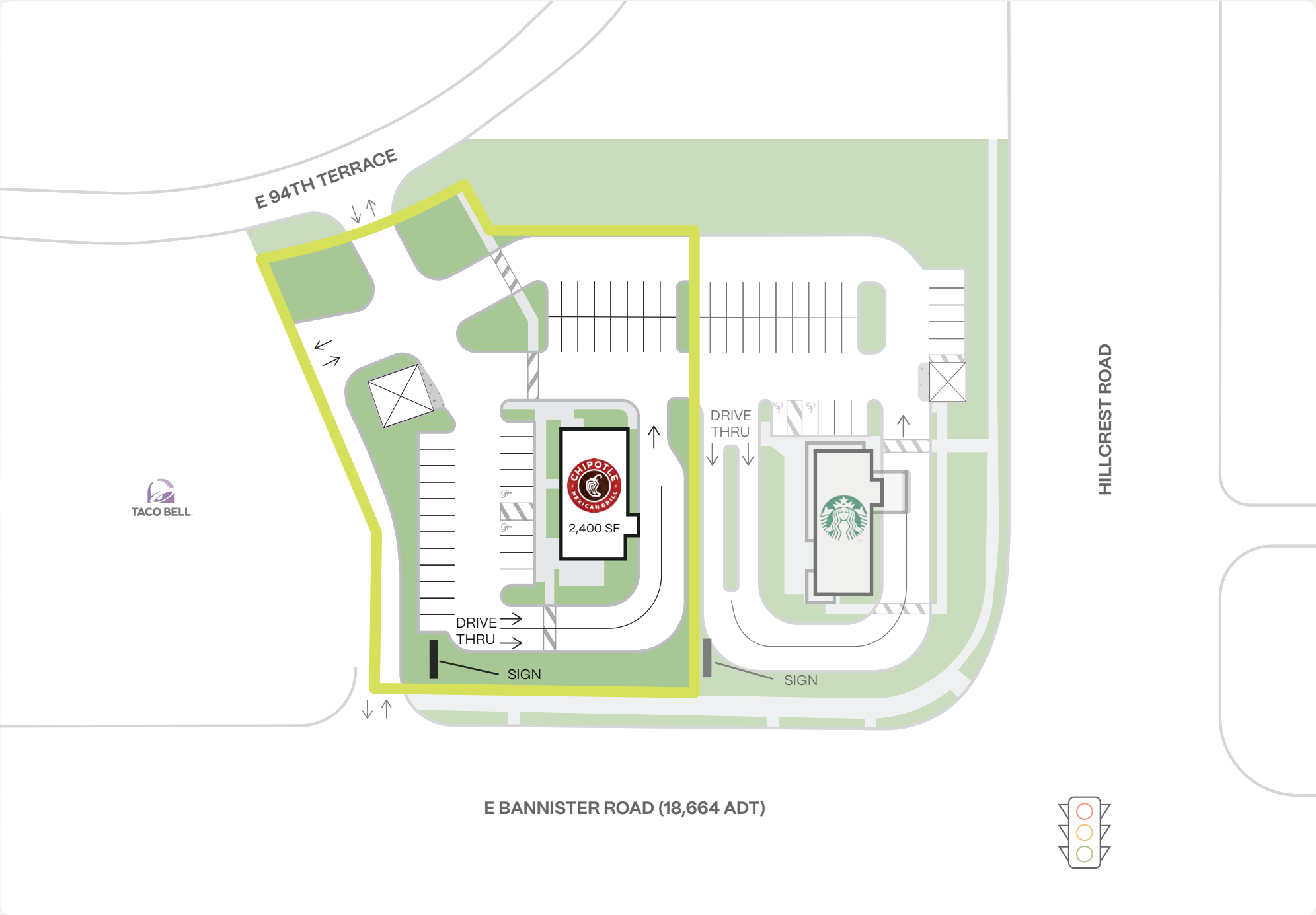
Chipotle Mexican Grill of Colorado, LLC, the entity behind the lease, is a wholly-owned subsidiary of the parent corporation, Chipotle Mexican Grill, Inc.



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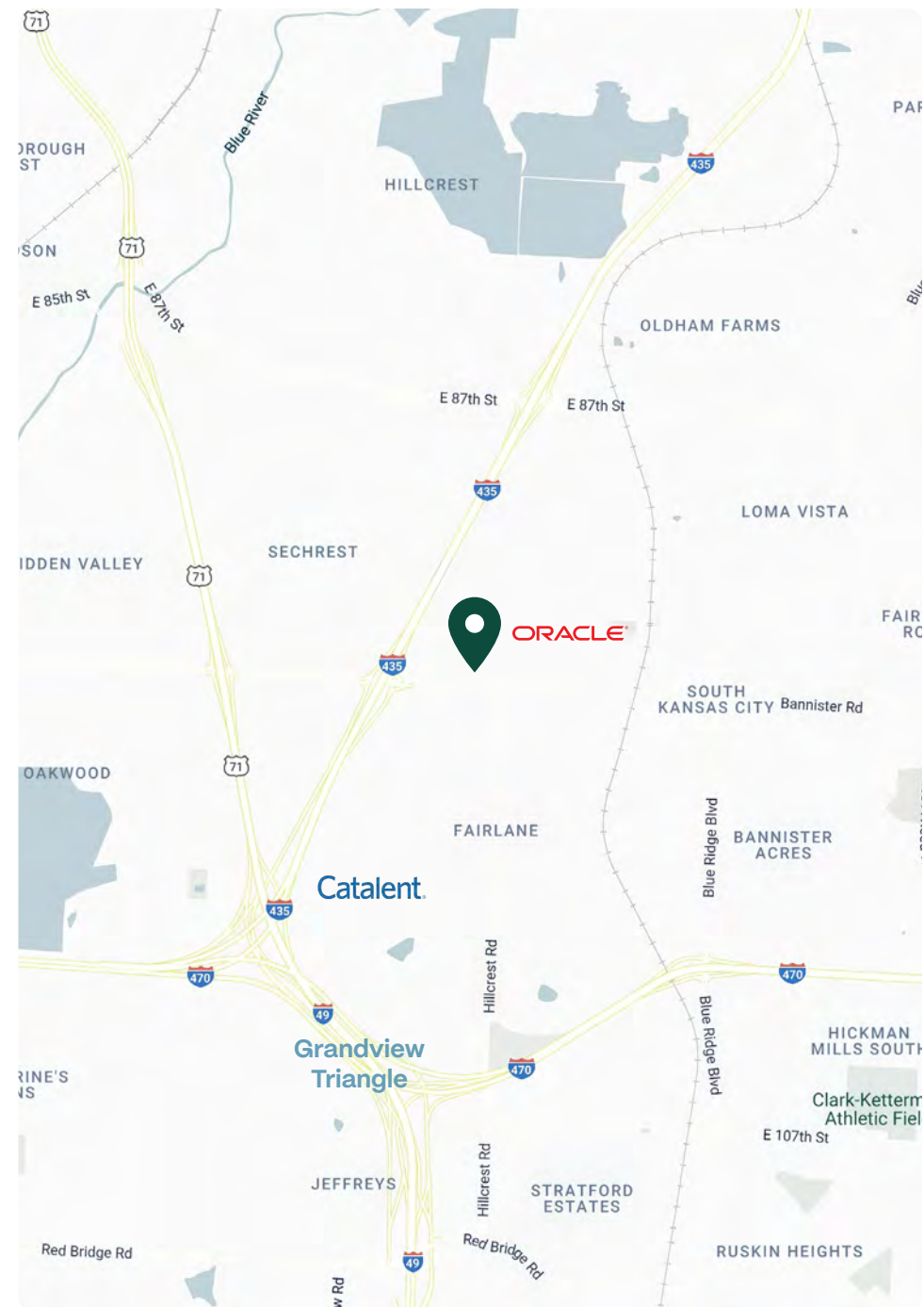


The subject property is ideally positioned at the intersection of Hillcrest Road and East Bannister Road (18,664 ADT), less than half a mile from the on/off-ramps to I-435 (43,607 ADT) and under one mile from the on/off-ramps to I-49/US-71 (39,671 ADT). The site is surrounded by national retailers and lodging demand generators, including Starbucks (coming soon), Taco Bell, Arvest Bank, Whataburger, and Hampton Inn, with additional future retail and multifamily development planned in the immediate area.

Directly across the street is Pioneer Plaza, an expanding shopping center anchored by Price Chopper and Heartland Dental, with LifeStorage and additional future retail pads planned. Other nearby major retailers include Home Depot, Goodwill Outlet & Recycling Center, Phillips 66, Firestone Auto Care, Hardee's, Wendy's, and Walgreens. The property benefits from significant residential density, with nearby communities including The Depot at Old Santa Fe (252 units), Urbane KC Luxury Apartments (263 units), Canyon Creek (427 units), Parc at Creekside (269 units), Timberlane Village Apartments (456 units), as well as residential neighborhoods.

The site is also adjacent to the Oracle Innovation Campus (Oracle Health, NYSE: ORCL), formerly Cerner, which houses over 6,400 employees within 1.6 million square feet across 290 acres. Oracle Health is a leading provider of healthcare information technology solutions designed to improve both clinical and financial outcomes. Additionally, Catalent operates a 450,000 square foot facility nearby that supports Oral & Specialty Drug Delivery, Biologics Analytical Services, and Clinical Supply Services. Catalent is a major global partner to pharmaceutical, biotech, and consumer health companies, operating more than 40 facilities worldwide and producing over 60 billion treatment doses annually.

Additional employment, demand, and daily traffic drivers in the surrounding area include multiple large tenants at Three Trails Industrial Park and Blue River Commerce Center, the Bannister Federal Complex (300 acres) with agencies including the U.S. Department of Energy/National Nuclear Security Administration and the General Services Administration, as well as Foley Equipment and the Kansas City Police Department South Patrol Station. The area also benefits from proximity to Hickman Mills Middle School, Millennium @ Santa Fe Elementary, Hillcrest Golf Course, Oakwood Golf & Country Club, and the Royals Amateur Development Complex, a historic Kansas City ballpark acquired by the Kansas City Royals in 2024.



687,122



2025 Total Population

\$373,697



Average Home Value

\$110,525



Average Household Income

📍 NWC Bannister Rd & Hillcrest Rd, Kansas City, MO



Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	51,773	150,862	687,122
2030 Total Population	51,031	150,850	698,037
Average Household Income			
2025	\$73,304	\$83,122	\$110,525
2030	\$81,664	\$92,811	\$121,775
Average Home Value			
2025	\$201,426	\$251,741	\$373,697
2030	\$281,432	\$319,143	\$434,426

Major Employers in Kansas City	# of Employees
Public School System	47,161
Federal Government	38,651
State/County/City Government	29,317
The University of Kansas Hospital	14,763
HCA Midwest Health System	10,051
Saint Luke's Health System	9,976
Ford Motor Co. Kansas City Assembly Plant	9,021
Children's Mercy	7,688
Honeywell Federal Manufacturing	6,637
Oracle Center	6,400



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