



CHIPOTLE

\$4,160,000 | 4.50% CAP

385 BEACHWALK SHORES DR.
ST. JOHNS, FL

BEACHWALK MARKET
Publix

KLAUS SCHOOLS
COMING SOON

7-ELEVEN

Daybreak
MARKET

CR 210 30,000 VPD

REPRESENTATIVE PHOTO



Kilwins
CHOCOLATES FUDGE ICE CREAM

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



THE ELYSIAN

348 APARTMENTS

SENTOSA
BEACHWALK
300 APARTMENTS

Atlantica Isles
at Beachwalk
134 SINGLE FAMILY HOMES

BEACHWALK HIGH SCHOOL
2,100 STUDENTS

PROPOSED
SINGLE-FAMILY
HOMES

COMPASS
BY MARGARITAVILLE
PROPOSED 130 KEYS



huey
magoos
CHICKEN
TENDERS
UNDER CONSTRUCTION

COMMUNITY
FIRST
Credit Union

Mud
Wash
UNDER CONSTRUCTION

Kilwins
CHOCOLATES FUDGE ICE CREAM



F S 8
Island Fin
Polo
BURGERFI
AT&T SUPERCUTS

CR 210 30,000 VPD



CHIPOTLE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Chipotle Mexican Grill featuring a 15 year Absolute Net Lease with 10% rental increases every 5 years. Chipotle is under construction and is scheduled to open in June of 2025.



TROPHY ASSET



**BLUE-CHIP
GUARANTEE**



BEST-IN-CLASS

TERM	RENT	RETURN
Lease Years 1-5	\$187,200	4.50%
Lease Years 6-10	\$205,920	4.95%
Lease Years 11-15	\$226,512	5.45%
Lease Years 16-20 (Option 1)	\$249,163	5.99%
Lease Years 21-25 (Option 2)	\$274,080	6.59%
Lease Years 26-30 (Option 3)	\$301,487	7.25%
Lease Years 31-35 (Option 4)	\$331,636	7.97%

NOI - \$187,200

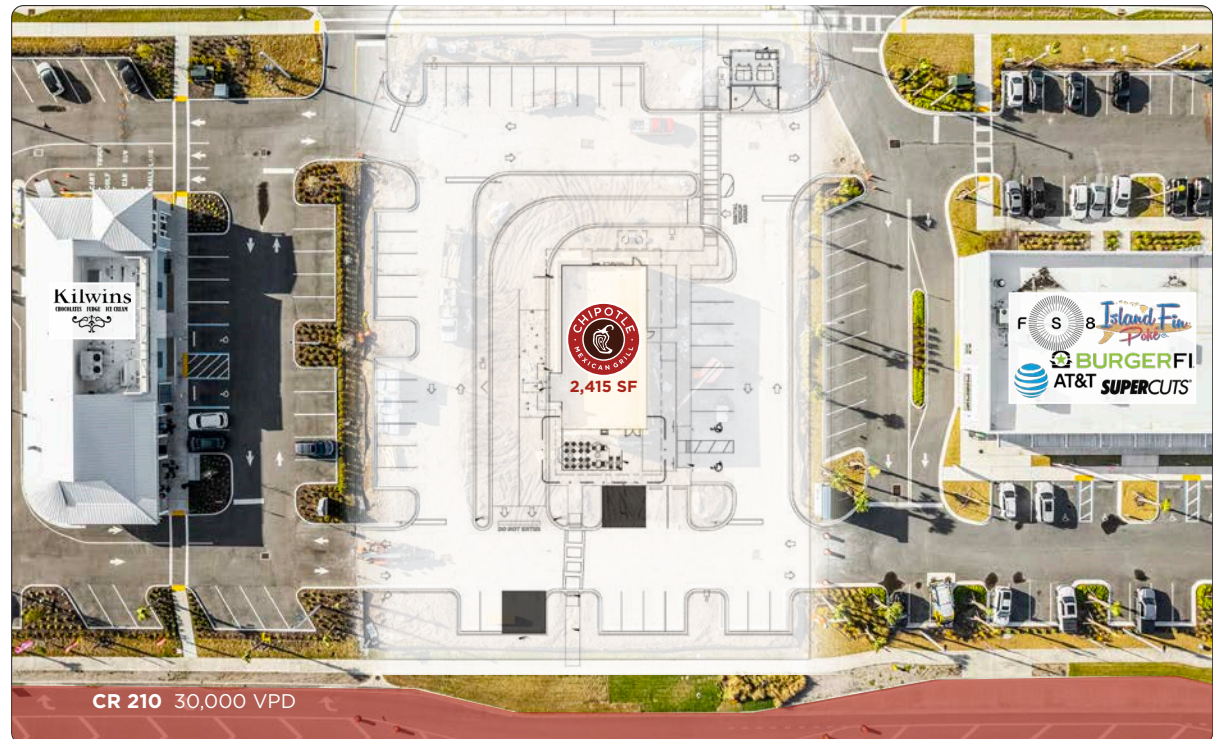
CAP - 4.50%

PRICE - \$4,160,000



ASSET SNAPSHOT

TENANT NAME	Chipotle Mexican Grill
SIGNATOR/GUARANTOR	Chipotle Mexican Grill, Inc. (Parent)
ADDRESS	385 Beachwalk Shores Dr. St. Johns, FL
BUILDING SIZE (GLA)	2,415 SF
LAND SIZE	1.12 Acres
YEAR BUILT	2025
LEASE TYPE	Absolute Net
LANDLORD RESPONSIBILITIES	None
OWNERSHIP	Fee Simple (Landlord Depreciates)
RENT COMMENCEMENT DATE	Estimated June 1, 2025
REMAINING TERM	15 Years
CURRENT ANNUAL RENT	\$187,200
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	4 X 5 Years



26,270 PEOPLE
IN 3 MILE RADIUS



\$165,737 AHHI
IN 3 MILE RADIUS



30,000 VPD
ON CR 210

**TROPHY ASSET**

Rare "Chipotlane" drive-thru in top Florida growth market

**BLUE-CHIP GUARANTEE**

Lease is guaranteed by parent company Chipotle Mexican Grill, Inc. (NYSE: CMG)

**BEST-IN-CLASS**

Chipotle is one of the World's most favored fast-casual restaurants with over 3,400 restaurants and \$11.3 billion in annual revenue

**TOP GROWTH MARKET**

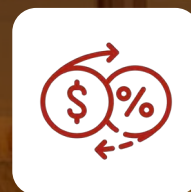
St. Johns County ranked as the #1 fastest growing County in Florida in 2022 and boasts \$167,737 AHU within 3 miles

**DEPRECIATION**

Fee simple ownership allows for depreciation of the building boosting after-tax returns

**PASSIVE OWNERSHIP**

Absolute Net lease provides passive ownership and stable cash flow for out of state investor

**INFLATION HEDGE**

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth

**SUNSHINE STATE**

Florida has no state income tax and in 2022 ranked as the fastest growing state in the US



SENTOSA
BEACHWALK

300 APARTMENTS

Atlantica Isles

at Beachwalk

134 SINGLE FAMILY HOMES

PROPOSED
SINGLE-FAMILY
HOMES

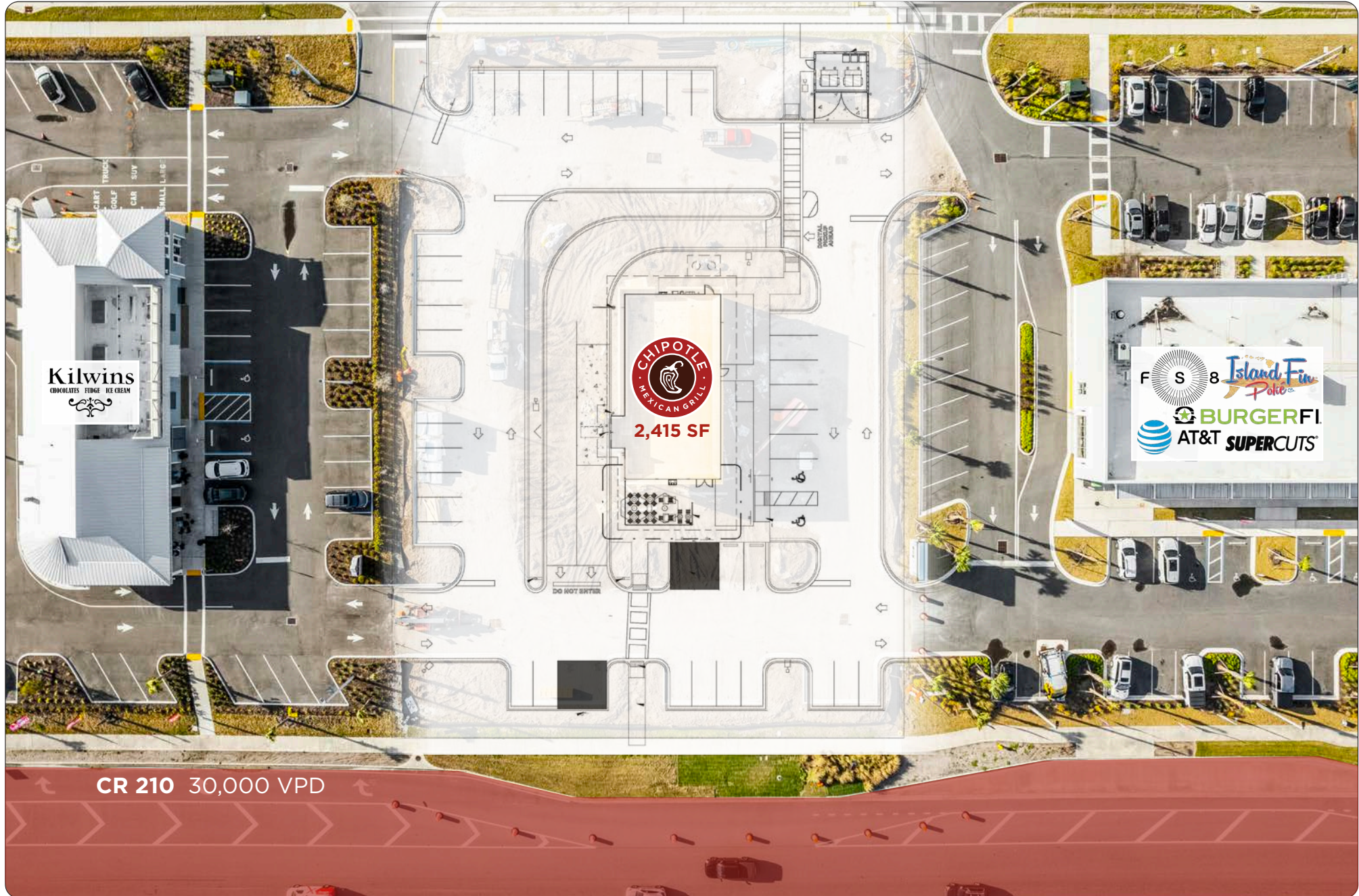
The Cove at Beachwalk
94 SINGLE FAMILY HOMES

Kilwins
CHOCOLATES FUDGE ICE CREAM



COMPASS
BY MARGARITAVILLE
PROPOSED 130 KEYS









CHIPOTLE

IMMEDIATE TRADE AREA

CHIPOTLE ST. JOHN'S, FL

8

BARTRAM SPRINGS
1,400 SINGLE FAMILY HOMES
294 MULTIFAMILY UNITS



DURBIN CROSSING
1,551 SINGLE FAMILY HOMES
947 MULTIFAMILY UNITS

9B (50,000 VPD)



ST. JOHN'S PKWY (22,000 VPD)

CR 210 (30,000 VPD)

210

BEACON LAKE TOWNHOMES
196 RESIDENTIAL UNITS

beachwalk
1,200 ACRES PROPOSED
1,260 RESIDENTIAL UNITS
400,000 SF COMMERCIAL
130 HOTEL KEYS
14 ACRE CRYSTAL LAGOON

385 BEACHWALK SHORES DR.



1 MILLION SF
INDUSTRIAL
FLEX SPACE



THE LANDING AT BEACON LAKE
1,476 RESIDENTIAL UNITS
\$550,000 - \$1,100,000



AUSTIN PARK
190 RESIDENTIAL UNITS

NOCATEE
10,000 SINGLE FAMILY HOMES

WALDEN CHASE
550 RESIDENTIAL UNITS

QUAIL Ridge FARM
49 RESIDENTIAL UNITS

CREEKSIDE AT TWIN CREEKS
500,000 SF COMMERCIAL
5,500 RESIDENTIAL UNITS





St. Johns is located in the Northwest corner of St. Johns County, just south of Jacksonville, and is at the epicenter of the fastest growing market in the State of Florida. St. Johns County's population is growing at an annual rate of 7%, which made it the fastest growing County in Florida in 2022 and the 4th fastest growing County in the US. St. John's County also boasts the second lowest unemployment rate in Florida at 1.7% (April 2022). St. Johns and surrounding areas are highly sought after due to new construction award winning master-planned communities like Nocatee, Beachwalk, A-rated public-school systems, proximity to both Jacksonville and St. Augustine, and high quality of life. The average household income in St. Johns exceeds \$115,000 making it one of the most affluent markets in Florida.

**7% ANNUAL** POPULATION GROWTH**1.7%** UNEMPLOYMENT RATE**MASTER-PLANNED** COMMUNITIES**CHIPOTLE****385 BEACHWALK SHORES DR.****JACKSONVILLE 20 MILES****JACKSONVILLE BEACH 15 MILES****PONTE VEDRA 12 MILES****ST. AUGUSTINE 15 MILES****1 MILE****5,672**
PEOPLE**\$153,652**
AHHI**3 MILES****26,270**
PEOPLE**\$165,737**
AHHI**5 MILES****91,164**
PEOPLE**\$158,521**
AHHI



Chipotle Mexican Grill “Chipotle” is an American restaurant chain that was founded by Steve Ellis in 1993 and is currently headquartered in Newport Beach, CA. Chipotle is one of the world’s most favored fast-casual restaurant chains and is consistently voted America’s favorite fast-casual Mexican restaurant with average unit sales of \$3.2 million (2024). Chipotle is also one of wall street’s most favored stocks (NYSE: CMG) and has returned over 9X since 2018.

In 2024, Chipotle reported total sales of \$11.3 Billion, marking a 14.6% increase from the previous year. Comparable sales grew by 7.4% and the operating margin improved to 16.9% from 15.8% in 2023. Chipotle’s app and the new “Chipotlane” drive-thru concept have accelerated the growth of digital sales which now make up nearly 40% of Chipotle’s total revenue. Chipotle operates over 3,700 restaurants in over 1,350 Cities around the world and has plans to expand to 7,000 restaurants.

CHIPOTLE QUICK FACTS

Founded:	1993
Headquarters:	Newport Beach, CA
Stock Symbol:	NYSE: CMG
Annual Revenue (2024):	\$11.3 Billion
Locations (US):	3,700+





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7-ELEVEN

Daybreak

Exclusively Offered By



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