



821 & 855 E. EAU GALLIE BLVD.
MELBOURNE, FL



**OFFERED
FOR SALE**
\$7,732,000 | 4.60% CAP

 **Atlantic
CAPITAL PARTNERS™**

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this 1.9 Acre parcel leased to Chase Bank and Chipotle on new 15 year leases. Chipotle has been open since June 2025 and Chase Bank will open in the second quarter of 2026.

ASSET SNAPSHOT

ADDRESS:	821 & 855 E. Eau Gallie Blvd. Melbourne, FL 32937
BUILDING SIZE (GLA)	3,425 SF (Chase Bank) 2,350 SF (Chipotle)
LAND SIZE	1.89 Acres
YEAR BUILT	2025/2026
OWNERSHIP	Fee Simple (landlord depreciates Chipotle improvements)
LEASE TYPE	Ground Lease (Chase Bank) Absolute Net (Chipotle)
LANDLORD MAINTENANCE OBLIGATIONS	Common: retention pond, monument sign, driveway (costs reimbursed by Tenants including admin and reserves)

NOI **\$355,687**

CAP RATE **4.60%**

ASKING PRICE **\$7,732,000**



82,916 PEOPLE
IN 5 MILE RADIUS

\$113,524 AHHI
IN 5 MILE RADIUS

26,500 VPD
ON E EAU GALLIE BLVD



BLUE CHIP GUARANTEES

Chase Bank is the world's most valuable bank with an investment grade credit rating (S&P: AA-) and Chipotle is one of the world's most favored fast-casual restaurants with over \$11.5 billion in revenue



PASSIVE OWNERSHIP

Absolute Net Lease and Ground Lease provide passive ownership and stable cash flow - **common area landlord** maintenance obligations and can be handled by single vendor and are fully reimbursed



CHASE BANK RELOCATION

Chase is relocating into this new prototype with drive-thru and brings an existing customer and deposit base



"CHIPOTLANE" DRIVE-THRU

Chipotle is equipped with it's "Chipotlane" drive-thru maximizing convenience and profitability



EXCELLENT UNDERLYING FUNDAMENTALS

Large 1.9 Acre parcel in affluent market (\$143,000 AHHI in 3 miles) with excellent visibility and full access to E Eau Gallie Blvd. which carries over 20,000 VPD



WALMART & ALDI SHADOW ANCHOR

Shadow anchored by Ocean Springs Shopping Center which sees over 1.5 million visits per year



INFLATION HEDGE

Fixed 10% rental increases provides hedge against inflation



DEPRECIATION

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

TENANT	GUARANTEE	SQUARE FOOTAGE	% OF TOTAL SQUARE FOOTAGE	RENT COMMENCEMENT DATE	LEASE EXPIRATION	REMAINING LEASE TERM	ANNUAL RENT	RENT INCREASES	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS		
Chase Bank	Chase Bank, NA (Parent)	3,425	59.3%	Estimated April 1, 2026	Estimated March 31, 2041	15 Years	\$156,000	10% Every 5 Years	\$7,586 per annum with 10% increases every 5 years	4 X 5 Years		
Chipotle	Chipotle Mexican Grill, Inc. (Parent)	2,350	40.7%	June 12, 2025	June 30, 2040	14.5 Years	\$198,000	10% Every 5 Years	\$7,586 per annum with 10% increases every 5 years	4 X 5 Years		
TOTAL / AVERAGE		5,775 SF	100.0%									\$354,000

*Annual CAM reimbursement of \$7,586 is fixed for each tenant and increases 10% every 5 years

CASH FLOW

Income

Base Rent \$354,000

Expense Reimbursements \$15,172

Effective Gross Income \$369,172

Expenses

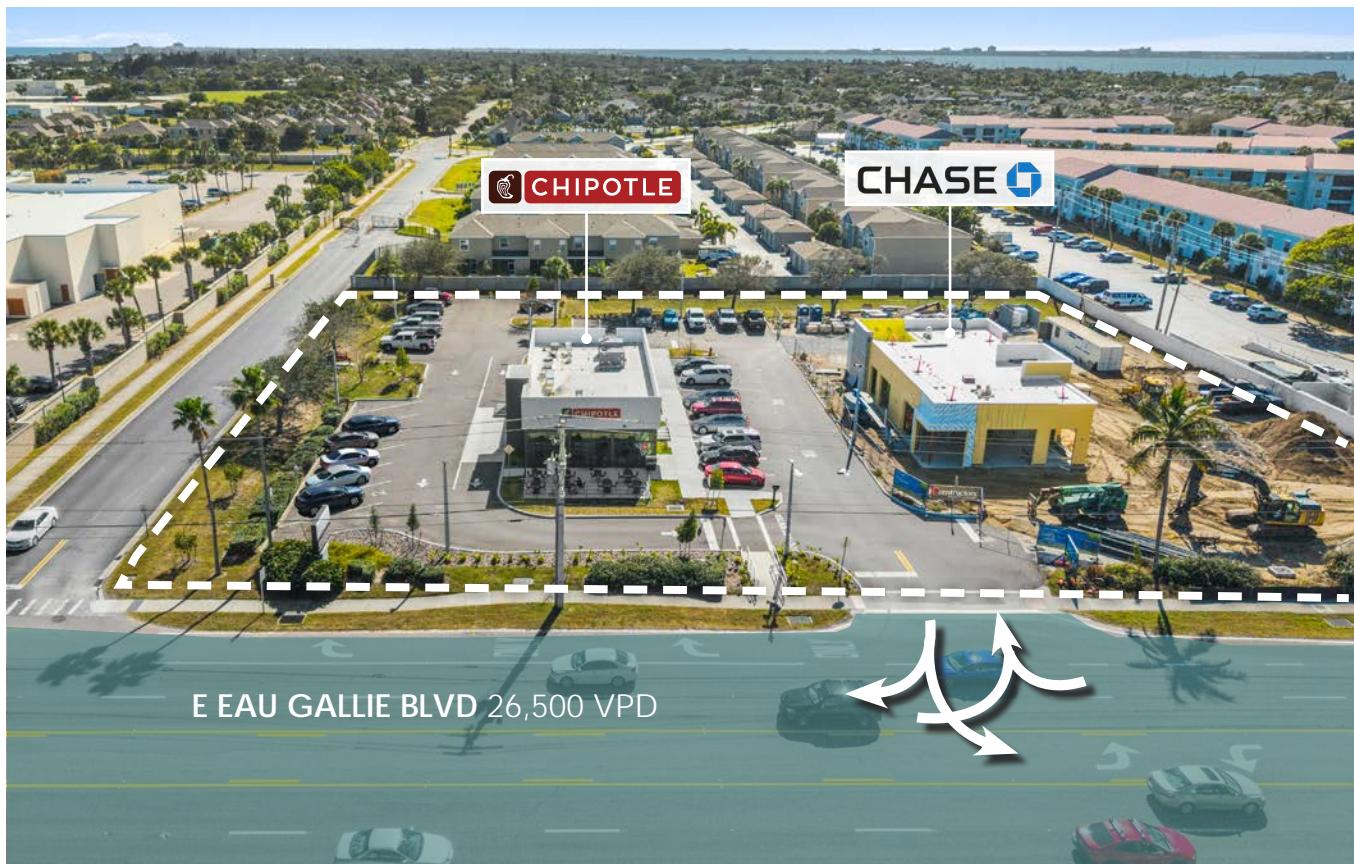
CAM \$8,485

Management/Admin \$2,400

Reserves \$2,600

Total Operating Expenses \$13,485

NET OPERATING INCOME \$355,687



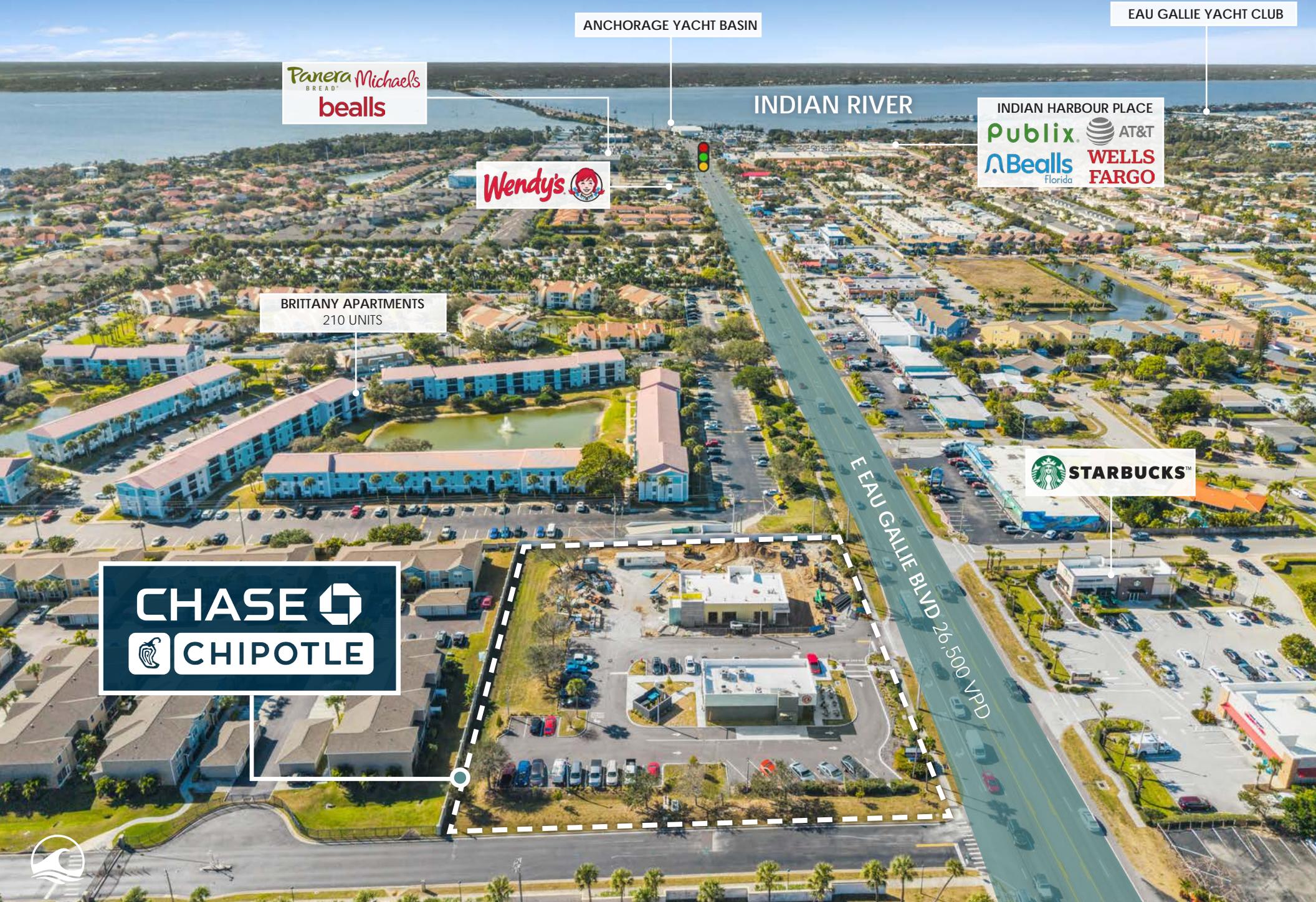


E EAU GALLIE BLVD 26,500 VPD

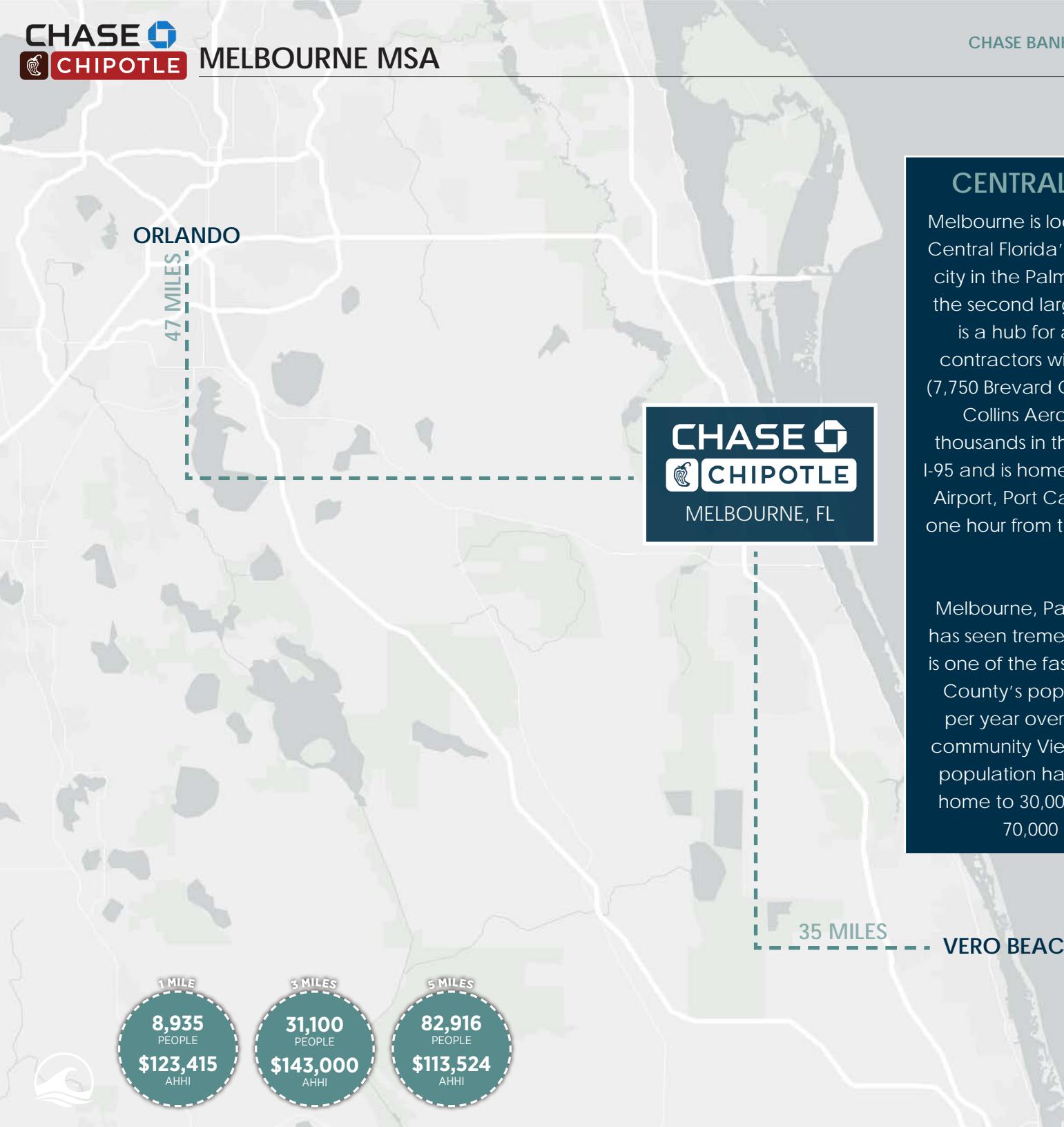












CENTRAL FLORIDA'S SPACE COAST

Melbourne is located in Brevard County which is part of Central Florida's Space Coast. Melbourne is a principal city in the Palm Bay – Melbourne – Titusville MSA and is the second largest City in Brevard County. Melbourne is a hub for aerospace, technology and defense contractors with global leaders L3Harris Technologies (7,750 Brevard County employees), Northrup Grumman, Collins Aerospace, GE, and Embraer employing thousands in the region. Melbourne has three exits off I-95 and is home to the Melbourne Orlando International Airport, Port Canaveral, Kennedy Space Center and is one hour from the Orlando International Airport and the Orlando theme parks.

Melbourne, Palm Bay and Brevard County as a whole has seen tremendous growth over the last 15 years and is one of the fastest growing markets in Florida. Brevard County's population has grown on average by 1.1% per year over the last 12 years. The master planned community Viera is a large part of that growth. Viera's population has grown 58% since 2010 and is currently home to 30,000 residents. Viera is expected to reach 70,000 residents over the next 25 years.





REPRESENTATIVE PHOTO

JPMorgan Chase Bank, N.A. which does business as Chase Bank, is the consumer and commercial banking arm of JPMorgan Chase, the **largest financial institution in the United States with approximately \$4.5 Trillion in assets and the most valuable financial institution in the World** in terms of market capitalization, at \$836 Billion +/- . JP Morgan's market capitalization is nearly \$500 Billion higher than its nearest domestic competitor Bank of America.

Chase Bank holds approximately 13% of all cash deposits in the U.S. and serves nearly half of American households with services including personal banking, consumer loans, business loans, credit cards, wealth management and payment processing. Chase Bank operates over 4,700 branches and 15,000 ATMs in the U.S. and is gaining market share by growing its branch network faster than its competitors.

Chase Bank has an AA- credit rating with Standard & Poors, one of the highest credit ratings in the Net Lease marketplace.

CHASE BANK QUICK FACTS

FOUNDED:	1955
HEADQUARTERS:	New York, NY
# OF LOCATIONS:	4,700+
CREDIT RATING:	S&P: AA-
STOCK SYMBOL:	NYSE: JPM
ASSETS (2025):	\$4.5 Trillion
MARKET CAP (2026):	\$850 Billion



REPRESENTATIVE PHOTO

Chipotle Mexican Grill, Inc. ("Chipotle") is an American fast-casual restaurant chain founded in 1993 and headquartered in Newport Beach, California. Chipotle is one of the most recognized and favored fast-casual restaurant brands in the United States and is consistently ranked as America's favorite fast-casual Mexican restaurant, supported by industry-leading average unit volumes of approximately \$3.2 million as of 2024. Chipotle is also one of Wall Street's most favored restaurant stocks (NYSE: CMG), having generated returns in excess of 8x since 2018.

As of 2024, Chipotle operates more than 4,000 restaurants across over 1,350 cities worldwide and has announced long-term plans to expand its footprint to approximately 7,000 locations. The company's growth strategy is driven by disciplined site selection, strong unit-level economics, and continued investment in digital ordering and delivery.

Chipotle maintains a strong corporate balance sheet with minimal **leverage and benefits from a highly loyal customer base, consistent same-store sales growth, and best-in-class operating margins.**

CHIPOTLE QUICK FACTS

FOUNDED:	1993
HEADQUARTERS:	Newport Beach, CA
# OF LOCATIONS:	4,000+
STOCK SYMBOL:	NYSE: CMG
REVENUE (2024)	\$11.3 Billion
EBITDA (2024)	\$2.25 Billion
MARKET CAP (2026):	\$53 Billion



CHIPOTLE

821 & 855 E. EAU GALLIE BLVD.
MELBOURNE, FL

Exclusively Offered By



PRIMARY DEAL CONTACTS

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