



**CORPORATELY GUARANTEED ABSOLUTE NNN LEASE**  
OMAHA, NEBRASKA

ACTUAL SITE

14415 STONY BROOK BOULEVARD | OMAHA, NEBRASKA 68137



# ADVISORY TEAM

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# HIGHLIGHTS



PRICE	CAP RATE	NOI
\$3,000,000	5.00%	\$150,009

## POINTS OF INTEREST

**Retailers | Entertainment:** Pad site to a Hy-Vee Grocery; nearby retailers include Walmart, Sam's Club, Target, Home Depot, Hobby Lobby, Kohl's, Ross Dress for Less, Barnes & Noble, Ulta Beauty, PetSmart, Petco, Michaels, Maurices, Shoe Carnival, Kirkland's, Five Below, World Market, Guitar Center, Super Saver, Dollar Tree, Dollar General, B&B Theatres

**Higher Education:** 9 miles from **College of St Mary** - a Catholic women's university offering various graduate & undergraduate programs with 857 students; 11 miles from **University of Nebraska Omaha** - a public research university offering over 270 undergraduate & graduate degrees & certificates with total enrollment of 15,328

**Healthcare:** 5 miles from **CHI Health Lakeside** - West Omaha's only full-service hospital specializing in cancer, orthopedics, maternity and 24/7 emergency care with 157 beds

## RARE 15-YEAR ABSOLUTE NNN LEASE

The Property benefits from a brand new 15-year Corporate Absolute NNN lease with attractive 10% rental escalations every 5 years with four 5-year options to renew.

## TENANT

Chipotle Mexican Grill, Inc. aka "Chipotle" had over **3,250 restaurants in the United States, Canada, the United Kingdom, France and Germany** as of June 30, 2023

## BRAND NEW CONSTRUCTION | DRIVE-THRU

New, high-quality, build-to-suit construction of Chipotle's newest prototype with drive-thru "Chipotlane" - opened May 2023

## TRAFFIC COUNTS | PAD SITE

Situated on a 0.827-acre pad site to Hy-Vee Grocery (3rd best performing in the state per Placer) at signalized intersection excellent drive-by visibility/access on S 144th St (main North/South thoroughfare in Omaha) where traffic counts exceed 37,020 CPD!

## VERY AFFLUENT 2023 DEMOGRAPHICS (5-MI)

2023 Population	199,262
2023 Households	77,122
<b>2023 Average Household Income</b>	<b>\$134,814</b>

## LOW UNEMPLOYMENT RATE

According to BLS (July 2023), Nebraska's rate at 2.0% | Omaha-Council Bluffs rate at 2.5% | National unemployment rate at 3.5%

# PROPERTY OVERVIEW & RENT ROLL

**SITE ADDRESS** 14415 Stony Brook Boulevard  
Omaha, Nebraska 68137

**TENANT** **CHIPOTLE MEXICAN GRILL, INC.**

**LESSEE ENTITY TYPE** Corporate

**GROSS LEASABLE AREA** ±2,325 SF

**LOT SIZE** ±0.827 acre

**YEAR BUILT** May 2023

**OWNERSHIP** Fee Simple (Building & Land)

**EXPENSE REIMBURSEMENT** This is an **Absolute NNN lease**.  
Tenant is responsible for all expenses.

**LEASE TERM** 15 years (New)

**RENTAL INCREASES** 10% every 5 years

**RENT COMMENCEMENT DATE** May 31, 2023

**EXPIRATION DATE** June 30, 2038

**OPTIONS** Four 5-Year Renewal Options



## RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	<b>05/31/23</b> to 06/30/28	\$150,009	5.00%
Years 6-10	07/01/28 to 06/30/33	\$165,005	5.50%
Years 11-15	07/01/33 to <b>06/30/38</b>	\$181,513	6.05%
<b>5.52% AVG ANNUAL RETURN</b>			

### RENEWAL OPTIONS

1st Option	07/01/38 to 06/30/43	\$199,671
2nd Option	07/01/43 to 06/30/48	\$219,620
3rd Option	07/01/48 to 06/30/53	\$241,591
4th Option	07/01/53 to 06/30/58	\$265,748



# TENANT OVERVIEW



TYPE	Public
TRADED AS	NYSE: CMG
INDUSTRY	Restaurants: Fast Food
MARKET CAP	53.91B (09/06/23)
HEADQUARTERED	Newport Beach, California
WEBSITE	<a href="https://www.chipotle.com/">https://www.chipotle.com/</a>



**Chipotle Mexican Grill, Inc. (NYSE: CMG)** is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives.

**Chipotle had over 3,250 restaurants as of June 30, 2023, in the United States, Canada, the United Kingdom, France and Germany 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 the Fortune 500 and is recognized on the 2023 list for Fortune's Most Admired Companies and Time Magazine's Most Influential Companies.

With over 110,000 employees passionate about providing a 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 a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.



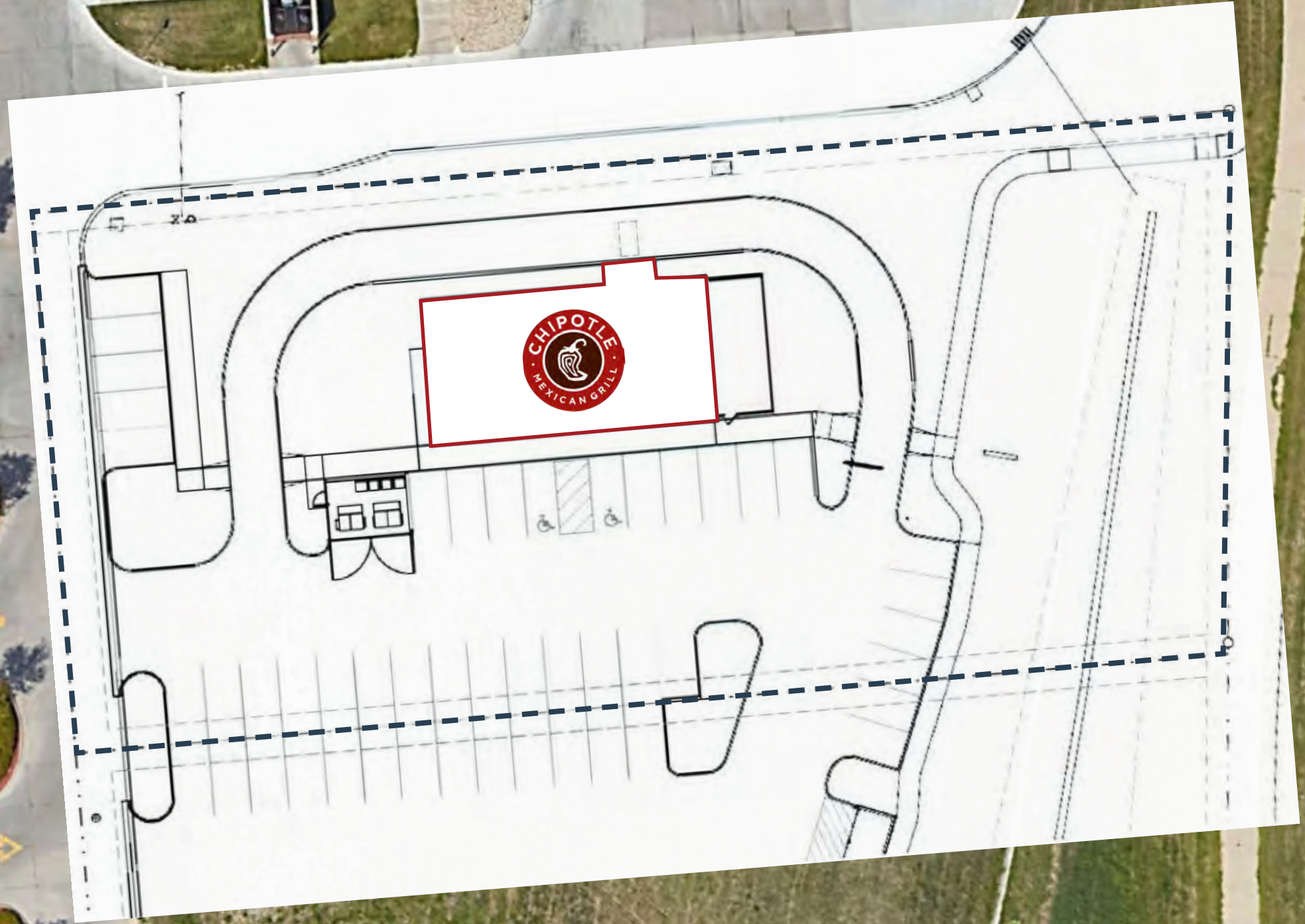
# ACTUAL EXTERIOR SITE PHOTOS

As of August 30, 2023





# SITE PLAN



LOT SIZE	≈0.827 Acre
GLA	≈2,325 SF



# NORTH



**MILLARD SOUTH  
HIGH SCHOOL**  
2,602 STUDENTS

**STONY BROOK**  
148 UNITS

**RIBSTOCK BBQ FESTIVAL OMAHA**

**U-HAUL**

- Douglas County Treasurer
- Farm Bureau Financial Services
- Reliable Auto Repair

**fnbo**

**Lina's Mexican  
Restaurant**

**ROCKET  
CARWASH**

**FHS**  
Family Hospital Systems

**Stony Brook Blvd**

**HyVee  
Fast & Fresh**

**CHIPOTLE**  
MEXICAN GRILL



PENDING

**OAK VIEW MALL**

An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Torrid, Spencers, Zumiez, rue21, Lids, Kay Jewelers, Finish Line, Lenscrafters, Build-A-Bear Workshop, Buckle, etc.

**BRYAN ELEMENTARY**  
396 STUDENTS

**S 144th St**

**Jensen  
TIRE & AUTO**

**CVS**

**NE-50/Millard Av | 25,954 CPD**

**UNITED STATES  
POSTAL SERVICE**

**NEBRASKA  
50**

**NE-50/S 144th St  
37,026 CPD**

**KOHL'S** **B&B THEATRES**  
**WINE, BEER, AND SPIRITS** **ACE Hardware**  
**BARNES & NOBLE** **GOLF GALAXY** **Guitar Center**  
**MEN'S WEARHOUSE** **PETSMART**  
**SHERWIN-WILLIAMS**

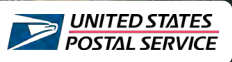
**HOBBY LOBBY**

**Arby's**

**NEBRASKA  
50**



EAST



Lina's Mexican Restaurant



NE-50/S 144th St | 37,026 CPD





# SOUTH



I-80 | 128,011 CPD



BEAR CREEK  
54 UNITS

WILLOW CREEK  
156 UNITS



NE-50/S 144th St | 37,026 CPD



PENDING



## OMAHA SPORTS COMPLEX (OSC)

OSC is a premier indoor turf facility, featuring 74,000+ sq ft of FieldTurf XT-57 infill synthetic grass for all sports and events. OSC serves as home to Sporting Omaha FC, Warren Academy and PLAY Inc as well as a satellite location for Omaha Physical Therapy Inc. OSC is the official indoor training center for Union Omaha professional soccer and serves as official Spring Training facility for Creighton University Men's Soccer. OSC hosts innumerable training and workout sessions for soccer, football, lacrosse, softball, baseball and rugby as well as camps, clinics, showcases, tournaments and leagues serving youth, high school, club, college, semi-pro and professional athletes. OSC also hosts canine agility trials, consignment sales, fundraising events, trade shows and youth group lock-ins.



# OMAHA

**ACKERMAN  
ELEMENTARY**  
475 STUDENTS

**AUTUMN  
GROVE**  
264 UNITS

**ANDERSEN  
MIDDLE SCHOOL**  
916 STUDENTS

**NEIHARDT  
ELEMENTARY**  
579 STUDENTS

CHI Health Clinic  
Family Medicine/  
Priority Care - Millard

Q St | 33,050 CPD

**MILLARD SOUTH  
HIGH SCHOOL**  
2,602 STUDENTS

**STONY  
BROOK**  
148 UNITS

**BRYAN  
ELEMENTARY**  
396 STUDENTS

**HOBBY  
LOBBY**

50



Freddy's  
KFC

jiffylube

Casey's  
McDonald's

CRUNCH  
DOLLAR TREE

MLDC  
Mary Lorraine's Dance Center

snj studio  
of Music

SMOKIN BARREL  
BBQ

Millard Air Park  
Self Storage

NE-50/Millard Ave | 25,954 CPD

S 144th St

NE-50/S 144th St | 37,026 CPD

50

SUBWAY

Kum & Go

LEBEDA  
MATTRESS FACTORY

Valentino's

Little King

MIDAS

BURGER KING

usbank

La Petite  
ACADEMY

DOLLAR GENERAL

Pizza Machine

SCOOTERS COFFEE

Arby's

GOODRICH  
VETERINARY CLINIC

CVS

Jensen  
TIRE & AUTO

RIBSTOCK BBQ FESTIVAL OMAHA

U-HAUL

UNITED STATES  
POSTAL SERVICE

METHODIST  
URGENT CARE

STONY BROOK  
CHURCH

**ROCKWELL  
ELEMENTARY**  
305 STUDENTS

**HOLLING HEIGHTS  
ELEMENTARY**  
347 STUDENTS

HyVee

CHIPOTLE  
MEXICAN GRILL

Culver's

Casey's

taco john's

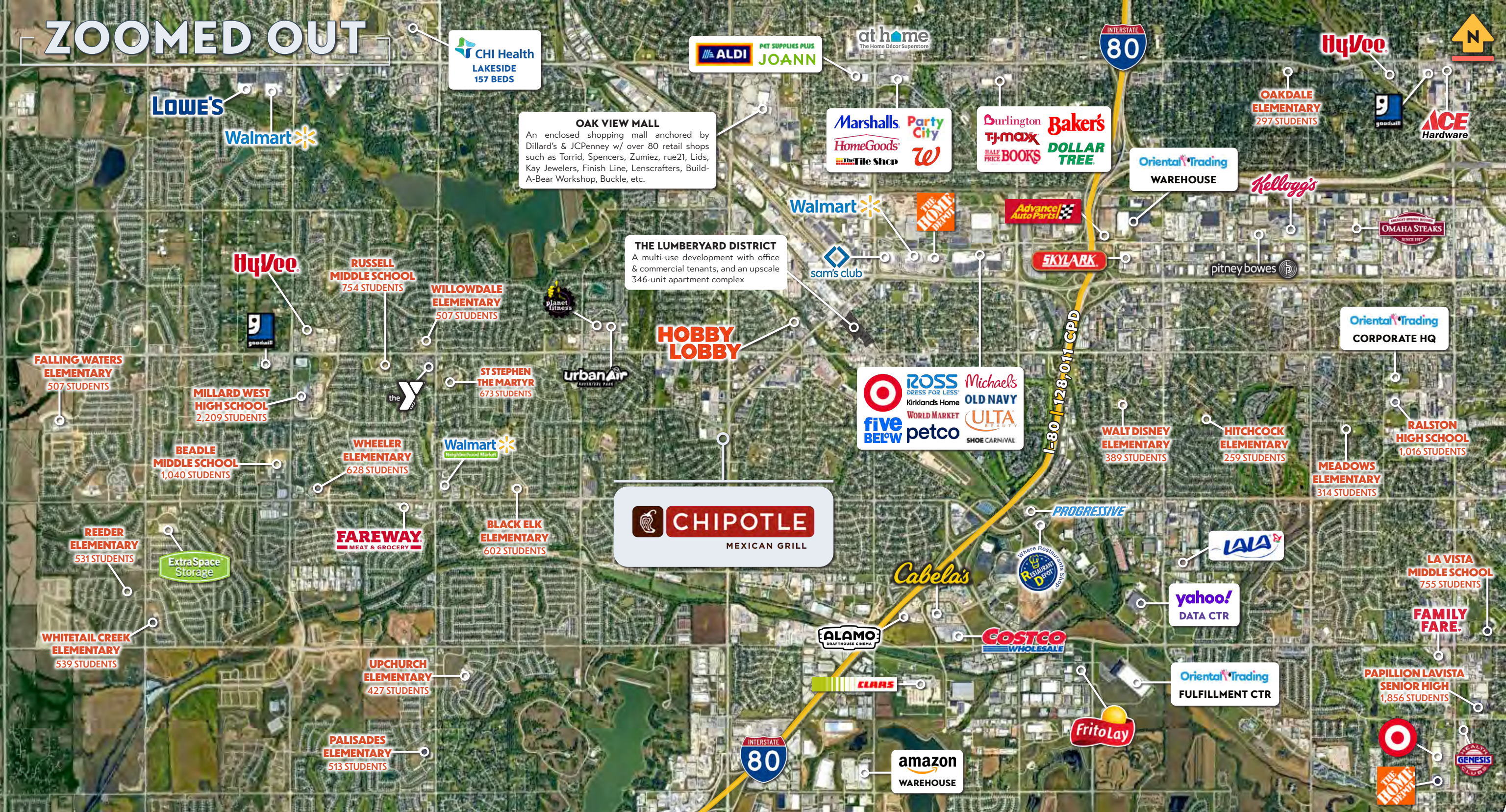
SONIC

S 156th St | 13,178 CPD

StorageMart

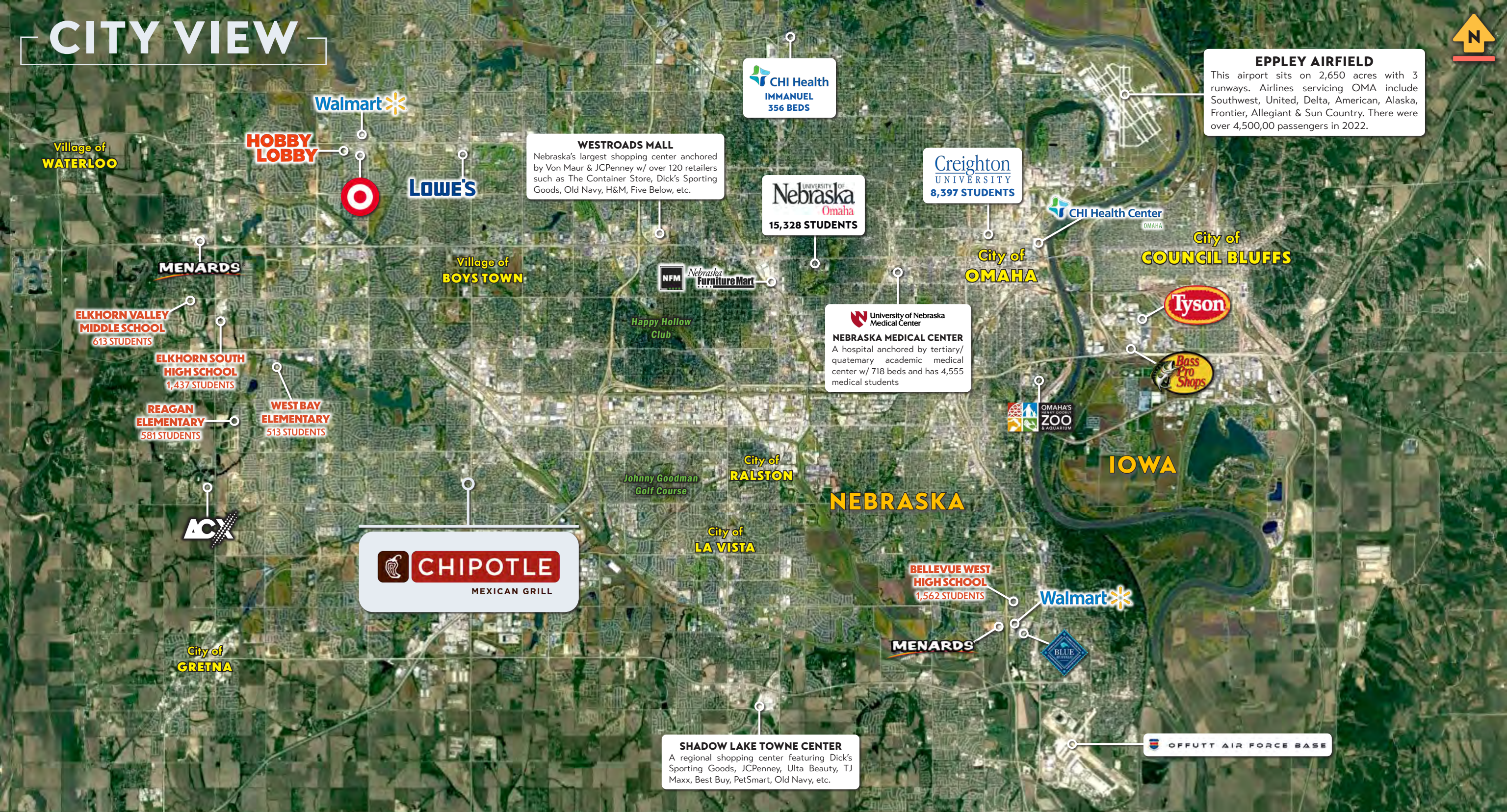


# ZOOMED OUT





# CITY VIEW



Walmart

HOBBY LOBBY

LOWE'S

**WESTROADS MALL**  
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

**CHI Health**  
IMMANUEL  
356 BEDS

**Nebraska**  
Omaha  
15,328 STUDENTS

**Creighton**  
UNIVERSITY  
8,397 STUDENTS

**EPPLEY AIRFIELD**  
This airport sits on 2,650 acres with 3 runways. Airlines servicing OMA include Southwest, United, Delta, American, Alaska, Frontier, Allegiant & Sun Country. There were over 4,500,00 passengers in 2022.

Village of  
**WATERLOO**

**MENARDS**

Village of  
**BOYS TOWN**

**NFM**  
Nebraska  
Furniture Mart

Happy Hollow  
Club

**ELKHORN VALLEY**  
MIDDLE SCHOOL  
613 STUDENTS

**ELKHORN SOUTH**  
HIGH SCHOOL  
1,437 STUDENTS

**REAGAN**  
ELEMENTARY  
581 STUDENTS

**WEST BAY**  
ELEMENTARY  
513 STUDENTS

**ACX**

**CHIPOTLE**  
MEXICAN GRILL

Johnny Goodman  
Golf Course

City of  
**RALSTON**

**NEBRASKA**

City of  
**LA VISTA**

**BELLEVUE WEST**  
HIGH SCHOOL  
1,562 STUDENTS

**MENARDS**

Walmart

**BLUE**  
CROSSING

**IOWA**

City of  
**GRETNA**

**SHADOW LAKE TOWNE CENTER**  
A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

**OFFUTT AIR FORCE BASE**



# OMAHA SYNOPSIS

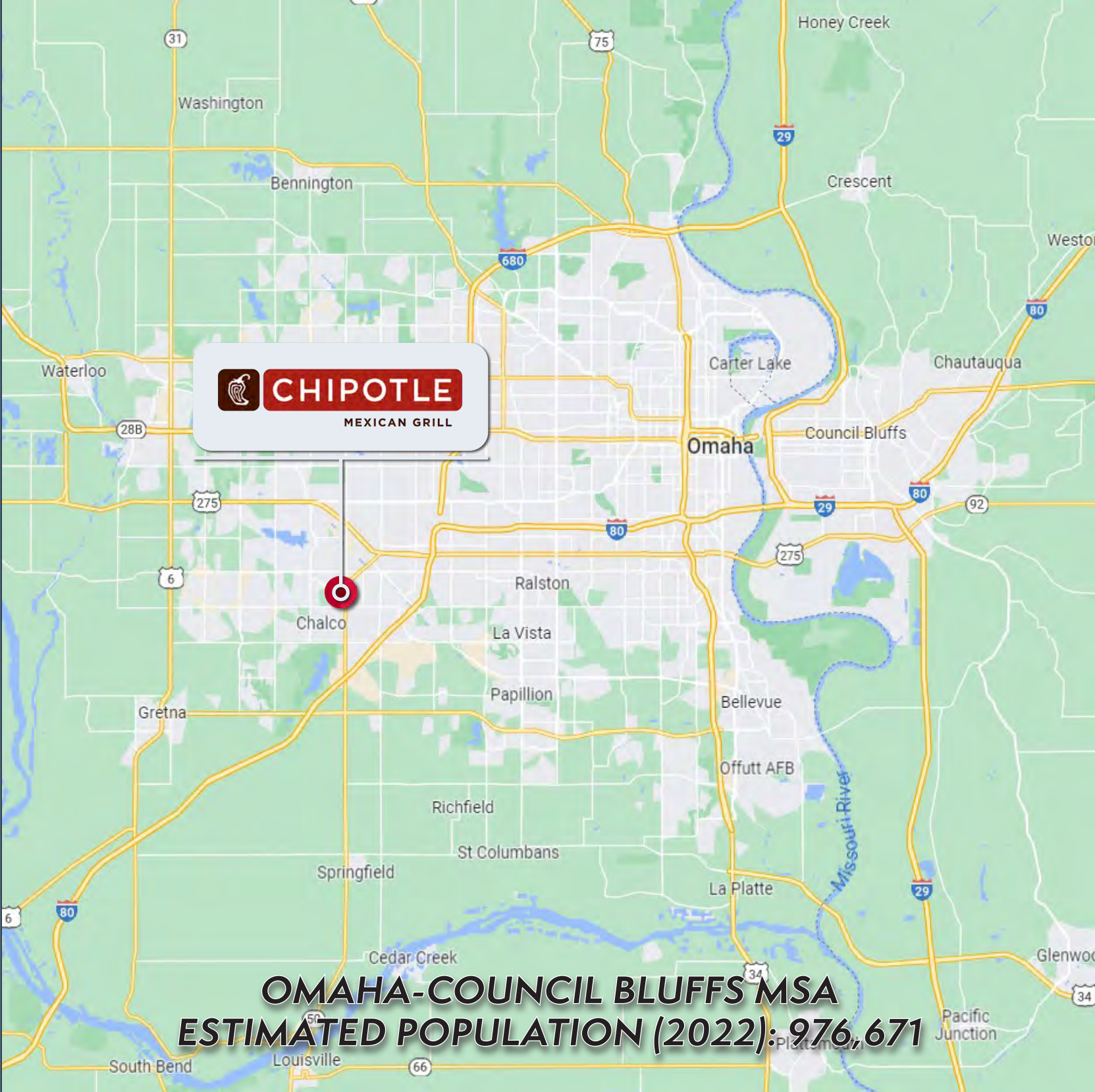
**Omaha** is the largest city and the county seat of Nebraska’s Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha’s economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world’s largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States’ largest railroad operator, **Union Pacific Corporation**.

Omaha is also the home to five Fortune 1000 headquarters: **Green Plains Renewable Energy**, **Intrado**, **TD Ameritrade**, **Valmont Industries**, and **Werner Enterprises**. Also headquartered in Omaha are the following: **First National Bank of Omaha**, the largest privately held bank in the United States; three of the nation’s ten largest architecture/engineering firms: **DLR Group**, **HDR, Inc.**, & **Leo A Daly**; and the **Gallup Organization**, of Gallup Poll fame, and its riverfront Gallup University.

## 2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	15,256	85,872	199,262
2028 Projected Population	15,402	88,200	207,945
2023 Households	5,934	32,691	77,122
2028 Projected Households	6,030	33,922	81,099
Labor Population Age 16+	11,758	65,765	153,881
Median Age	34.9	36.1	37.1
Average Household Income	\$109,560	\$129,608	\$134,814





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