



## Retail Investment

1601 Grand Avenue  
Billings, Montana 59102

### Property Highlights

- Net Lease Investment
- Two Tenants: Chipotle, Total Nutrition
- Long Term Leases in Place
- Co-Tenants include Panda Express, US Bank, Sears, Red Robin, Lucky's Grocery
- 19,000 Cars/Day
- CAP Rate: 6%
- **NEW PRICE: NOW \$2,500,000**

### Property Description

Retail net lease investment

#### OFFERING SUMMARY

<b>Sale Price</b>	\$2,500,000
<b>Lot Size</b>	0.99 Acres
<b>Building Size</b>	4,500 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	13,007	\$52,035
<b>3 Miles</b>	66,742	\$58,068
<b>5 Miles</b>	111,178	\$57,254

For more information

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### Chipotle Mexican Grill

- Chipotle Mexican Grill, Inc., is operates Chipotle Mexican Grill restaurants, which serve a focused menu of burritos, tacos, and burrito bowls (a burrito without the tortilla) and salads, made using fresh ingredients.
- Lease is fully corporately guaranteed
- 2,500 SF
- 10 Year Lease, executed January 2015
- Years 1-5: \$41/SF, NNN
- Years 6-10: \$45.10/SF, NNN
- Three (3) five year renewal options



### Total Nutrition

- Total Nutrition sells sports nutrition products, vitamins, supplements and weight loss pills. The New York-based company has about 100 franchises nationwide.
- 2,000 SF
- 5 Year Lease, executed July 2015
- Years 1-5: \$24/SF, NNN
- One (1) five year renewal option



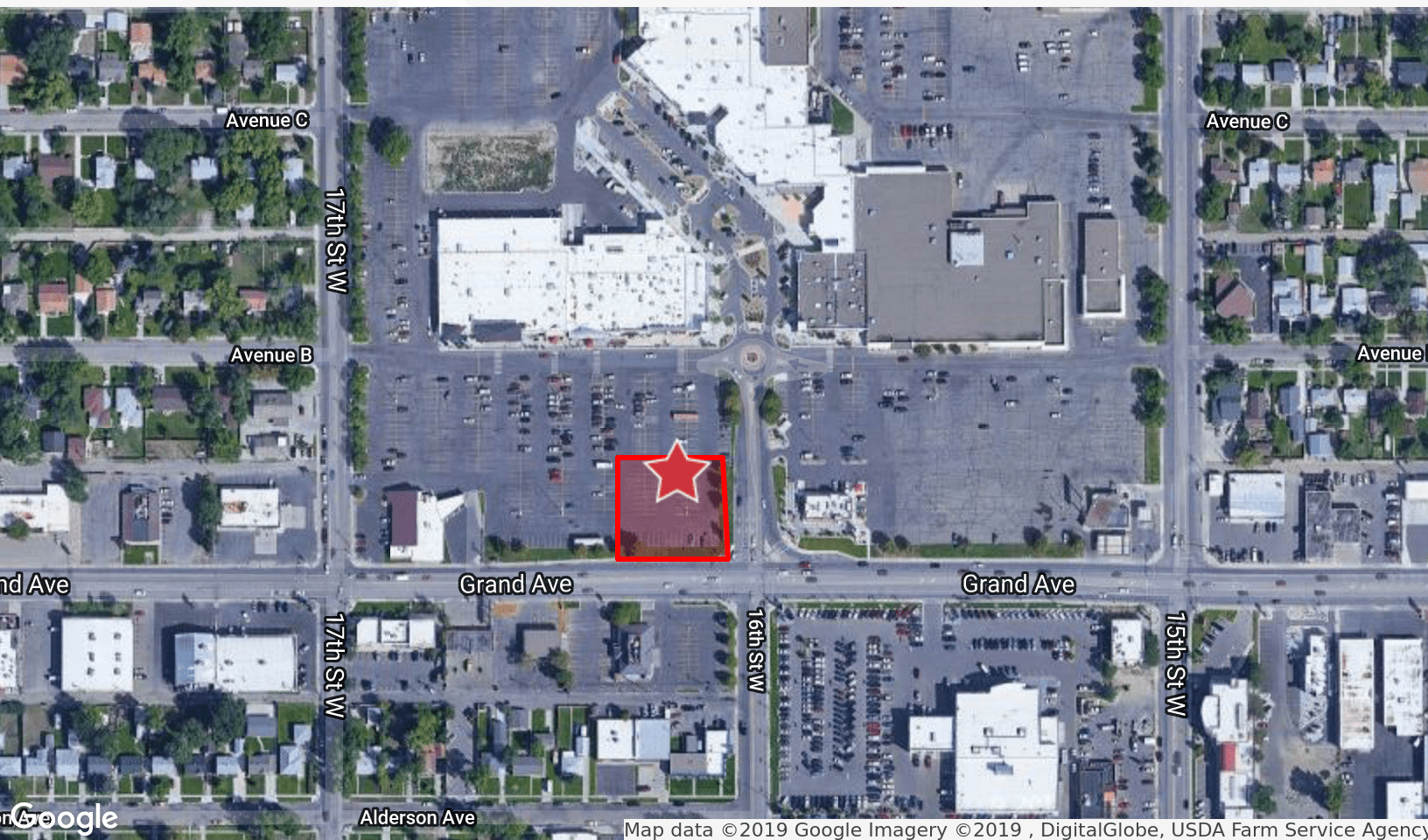
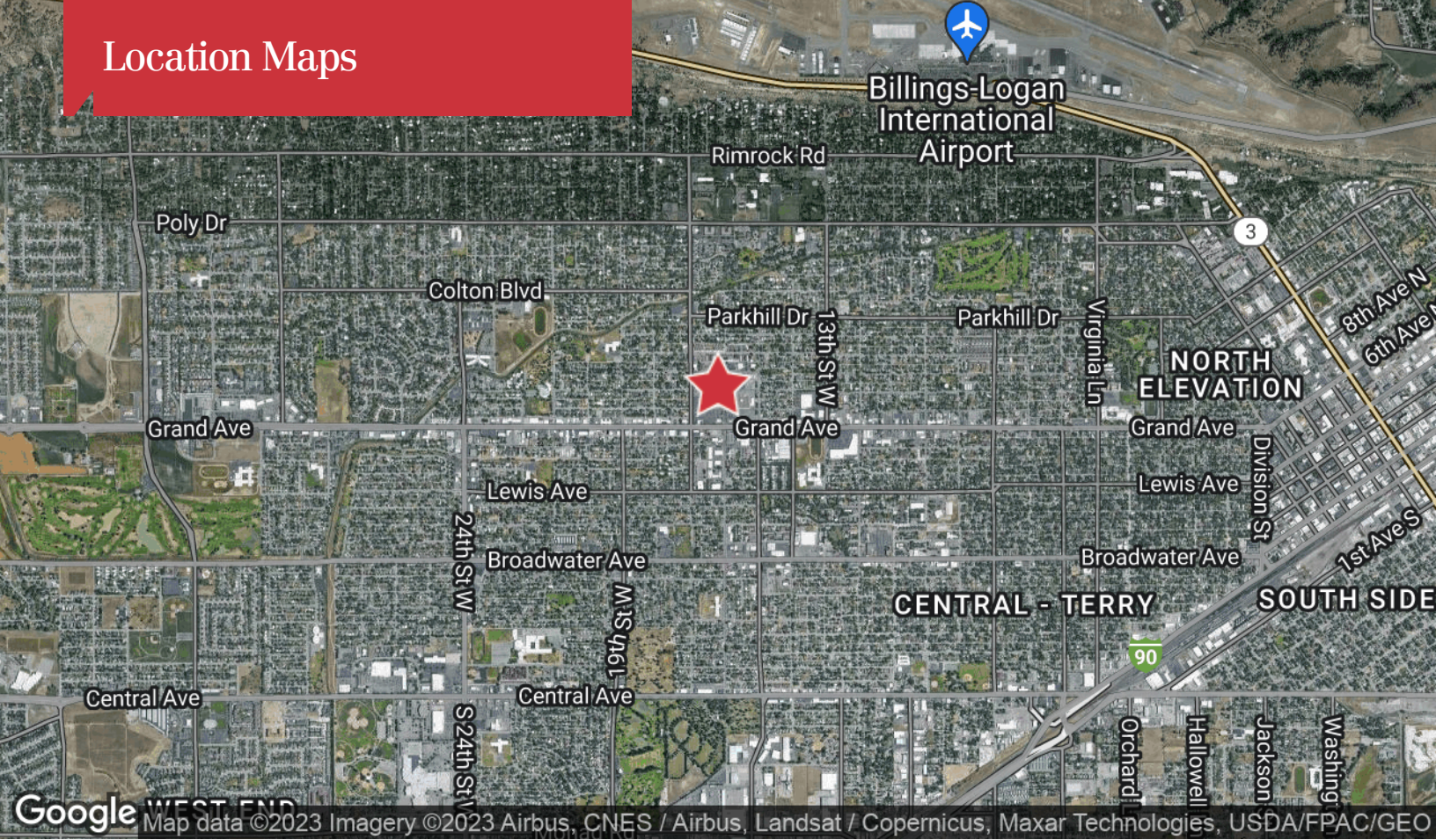


## Additional Photos



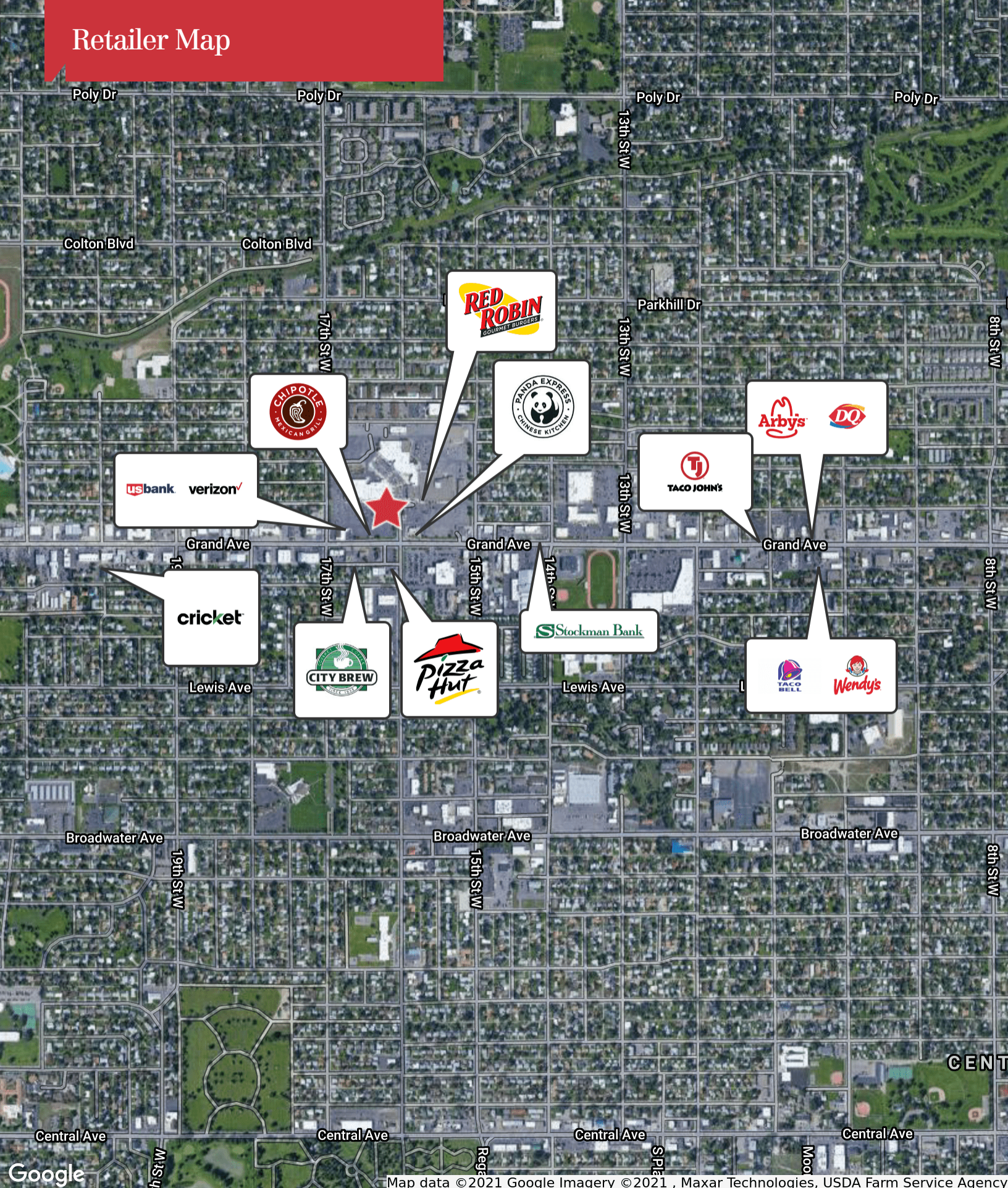


# Location Maps





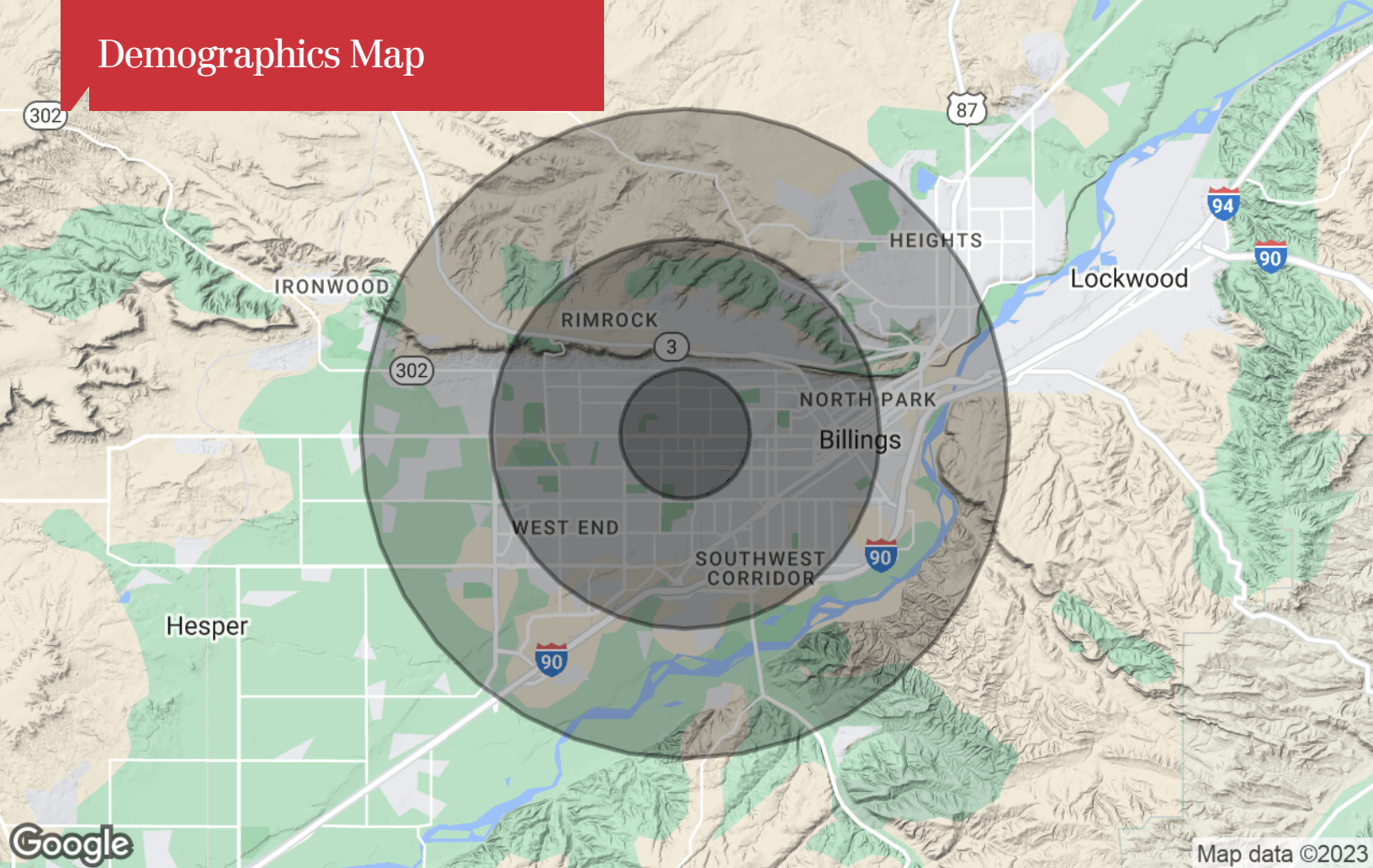
# Retailer Map



Map data ©2021 Google Imagery ©2021, Maxar Technologies, USDA Farm Service Agency



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,007	66,742	111,178
MEDIAN AGE	36.2	38.0	37.9
MEDIAN AGE (MALE)	34.1	36.1	36.1
MEDIAN AGE (FEMALE)	40.2	40.8	39.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,077	29,396	48,531
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$52,035	\$58,068	\$57,254
AVERAGE HOUSE VALUE	\$158,555	\$191,744	\$184,407

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	94.9%	93.3%	91.9%
% BLACK	0.2%	1.1%	1.1%
% ASIAN	0.5%	0.6%	0.6%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	2.2%	3.6%	4.5%
% OTHER	2.1%	1.4%	1.8%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.9%	4.6%	5.1%

\* Demographic data derived from 2020 ACS - US Census