

For Sale - 4,500 SF

Retail Property

Was \$2,740,000. NOW \$2,500,000!



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		
Sale Price	\$2,500,000	
Lot Size	0.99 Acres	
Building Size	4,500 SF	

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

For more information Brian McDonald

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Chipotle Mexican Grill

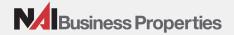
- Chipotle Mexican Grill, Inc., is operates Chipotle Mexican Grill restaurants, which serve a focused menu of burritos, tacos, and burrito bowls (a burrito without the tortilla) and salads, made using fresh ingredients.
- · Lease is fully corporately guaranteed
- 2,500 SF
- 10 Year Lease, executed January 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





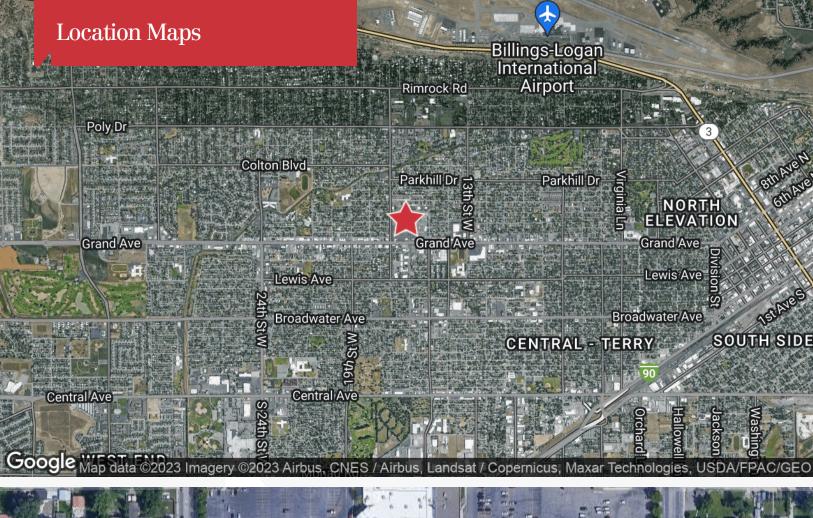




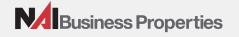


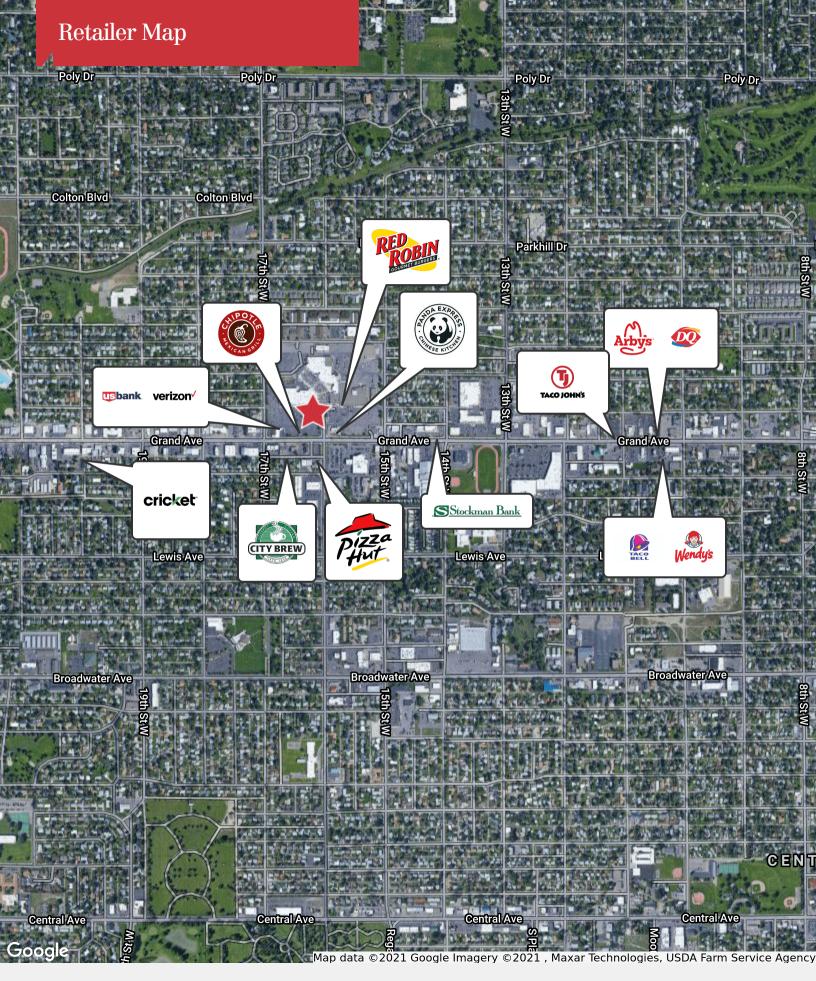




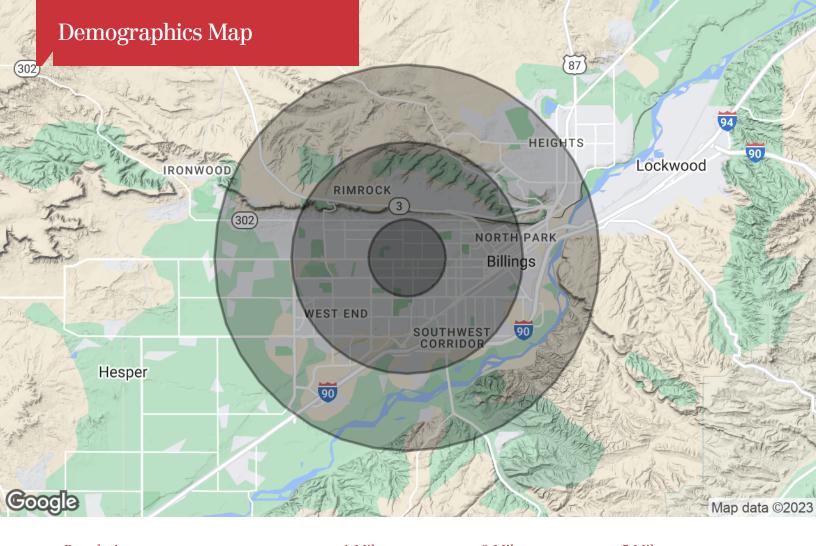












Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	13,007	66,742	111,178	
MEDIAN AGE	36.2	38.0	37.9	
MEDIAN AGE (MALE)	34.1	36.1	36.1	
MEDIAN AGE (FEMALE)	40.2	40.8	39.9	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	6,077	29,396	48,531	
# OF PERSONS PER HH	2.1	2.3	2.3	
AVERAGE HH INCOME	\$52,035	\$58,068	\$57,254	
AVERAGE HOUSE VALUE	\$158,555	\$191,744	\$184,407	
Race	1 Mile	3 Miles	5 Miles	
Race % WHITE	1 Mile 94.9%	3 Miles 93.3%	5 Miles 91.9%	
% WHITE	94.9%	93.3%	91.9%	
% WHITE % BLACK	94.9% 0.2%	93.3% 1.1%	91.9% 1.1%	
% WHITE % BLACK % ASIAN	94.9% 0.2% 0.5%	93.3% 1.1% 0.6%	91.9% 1.1% 0.6%	
% WHITE % BLACK % ASIAN % HAWAIIAN	94.9% 0.2% 0.5% 0.0%	93.3% 1.1% 0.6% 0.0%	91.9% 1.1% 0.6% 0.2%	
% WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	94.9% 0.2% 0.5% 0.0% 2.2%	93.3% 1.1% 0.6% 0.0% 3.6%	91.9% 1.1% 0.6% 0.2% 4.5%	

^{*} Demographic data derived from 2020 ACS - US Census

