



# Chipotle

**\$3,635,000 | 4.65% CAP**

3536 SH 36 S, Rosenberg, TX 77471 (Houston)

- ✓ Brand-New 15-Year Absolute NNN Lease With (4) 5-Year Options and 10% Rent Increases Every Five Years
- ✓ Features Chipotlane Drive-Thru at Signalized Hard Corner With ±48,400 Vehicles Per Day
- ✓ Across From Brazos Town Center and 230,000 SF Fort Bend Epicenter Event Venue
- ✓ Rapidly Growing Houston Submarket With New Housing, Employers, and ±49,000 Residents
- ✓ Corporate-Backed Investment With Chipotle (NYSE: CMG), a \$9.9B+ Revenue Tenant With 3,400+ Locations



Founded in 1993, Chipotle Mexican Grill revolutionized fast-casual dining with customizable meals made from responsibly sourced ingredients. The brand now operates **3,700+ locations** globally, with **300+ new openings** in 2024 and over **1,000 Chipotlane** drive-thrus nationwide.





# INVESTMENT OVERVIEW

CHIPOTLE ROSENBERG, TX (HOUSTON)



File Photo

## CONTACT FOR DETAILS

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# \$3,635,000

## 4.65% CAP

NOI

\$169,000

Building Area

±2,325 SF

Land Area

±0.8264 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** July 23, 2025 (Estimate)
- ✓ **Brand-New 15-Year Absolute NNN Lease** – Corporate-backed lease with zero landlord responsibilities, featuring (4) 5-year renewal options and 10% rent increases every five years, ensuring long-term passive income and strong lease stability.
- ✓ **Chipotlane Pickup Lane at High-Traffic Hard Corner Location Along SH 36 and I-69.** The restaurant features Chipotle’s signature Chipotlane, allowing for mobile order pickups without exiting vehicles – a format proven to boost volume and efficiency. Positioned at the intersection of SH 36 and I-69, the site benefits from ±48,400 VPD and excellent drive-by exposure.
- ✓ **Across From Brazos Town Center and Fort Bend Epicenter Event Venue:** Situated directly across from a top regional power center anchored by Kroger, Burlington, and Cinemark. The new 230,000 SF Epicenter is expected to draw over 500,000 visitors annually, driving steady cross-traffic and visibility.
- ✓ **High-Density Trade Area With Expanding Residential and Commercial Base** - The surrounding submarket is experiencing sustained growth, with new housing communities and major employers adding to daily traffic. Area benefits from proximity to schools, medical centers, and a strong labor force.
- ✓ **Investment-Grade Tenant with Proven Success** – Chipotle Mexican Grill (NYSE: CMG) is a high-credit, publicly traded tenant with \$11.3 billion+ in annual revenue, over 3,700 locations nationwide, and an expanding digital and drive-thru presence, ensuring long-term stability and performance.
- ✓ **Rosenberg, TX** – Rapidly Growing Houston Submarket With Regional Retail Demand Part of the Houston MSA, Rosenberg is experiencing significant growth in both residential and commercial sectors. Population is projected to reach nearly 49,000, supported by new infrastructure, strong public schools, and sustained job creation.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



## TENANT OVERVIEW

CHIPOTLE ROSENBERG, TX (HOUSTON)

# Chipotle Mexican Grill

**Lessee:** Chipotle Mexican Grill, Inc., a Delaware corporation

REVENUE  
\$11.314  
BILLION (2024)

CREDIT RATING  
BAA2  
(MOODY'S)

STOCK TICKER  
CMG (NYSE)

LOCATIONS  
3,700+



[chipotle.com](https://chipotle.com)

**Chipotle Mexican Grill is one of the most recognized and successful fast-casual restaurant brands in the world, founded in 1993 and headquartered in Newport Beach, California.**

Known for its **"Food with Integrity"** philosophy, Chipotle focuses on real, responsibly sourced ingredients and fully customizable meals catering to a wide range of dietary preferences.

The company operates **over 3,700 restaurants** globally and continues to expand rapidly, opening 304 new locations in 2024 and targeting 315–345 more in 2025. Over 80% of these will include Chipotle's proprietary "Chipotlane" digital pickup lanes, which **drive 10–15% higher sales** per unit. In 2024, Chipotle generated **\$11.3 billion in revenue**, a 14.6% year-over-year increase, and maintained zero debt with **over \$2 billion** in cash reserves—placing it among the most financially secure restaurant operators in the country. Chipotle's digital ordering and loyalty platforms account for over 35% of sales, and its workforce of more than **130,000 employees** is supported by industry-leading benefits and career development programs. Frequently ranked among the most valuable QSR brands globally, Chipotle has a current market cap of **\$64.1 billion** and a strong "Buy" rating among analysts. Its sustained innovation, growth into smaller and midsize markets, and exceptional brand loyalty make it one of the most attractive tenants in the retail sector today.



File Photo



IN THE NEWS

CHIPOTLE ROSENBERG, TX (HOUSTON)

Chipotle Plans To Open Over 300 New Restaurants In 2025

RYAN WANGMAN, NOVEMBER 20, 2024 (BISNOW)

The fast-casual titan announced it is building a real estate pipeline that will "allow it to accelerate new unit growth to be in the range of 8% to 10% per year. "

The chain also announced it will open its 1,000th Chipotlane restaurant, its drive-thru concept with a pick-up lane for digital orders, on Thursday in the Kansas City metro area. The majority of the company's new restaurants will feature a Chipotlane. "Chipotlanes are a critical piece of our long-term growth goal of reaching 7,000 restaurants in North America," Chipotle Chief Brand Officer Chris Brandt said in a release. "This restaurant format is the fastest way for fans to get Chipotle and has proven to increase sales, margins, and returns."

For faithful customers of Mexican chain Chipotle, celebrations featuring extra guac and a side of queso are in order.

Chipotle is set to open between 285 and 315 new restaurants in 2024, a new high mark for the business. Next year, the company anticipates opening between 315 and 345 new locations, with at least 80% including a Chipotlane.

The company introduced its drive-thru format in 2018, offering customers the option of picking up digital orders in their cars.

Chipotle said in the release that these store formats have produced higher volumes and greater returns than traditional Chipotle restaurant formats.

EXPLORE ARTICLE



Chipotle Rolls Out RFID Technology to Improve Supply Chain Visibility and Restaurant Inventory Management

LEA MIRA AND GAVRIEL SHOHET, MAY 19, 2024 (RESTAURANT TECHNOLOGY NEWS)

When supply chain operations are outsourced, maintaining visibility becomes crucial.

This is a lesson well understood by Chipotle Mexican Grill, which boasts over 3,300 restaurants in the United States, Canada, the United Kingdom, France, and Germany, with its extensive third-party reliant supply chain.

To enhance visibility, Chipotle has implemented radio frequency identification (RFID) tags across its supply chain. These smart barcodes automatically identify and track inventory, a technology commonly used in retail but novel in the restaurant industry.

Chipotle is reportedly the first restaurant chain to adopt RFID technology on this scale.

Chipotle’s RFID rollout is part of a broader strategy to improve inventory visibility and operational efficiency. The company is working to implement RFID technology nationally, following a successful pilot program in the Chicago area. Following the pilot, the company began equipping suppliers with the necessary technology, software, printers, and infrastructure to support the rollout.

Chipotle’s focus on supply chain technology and innovation is transforming its operations, improving efficiency, and enhancing the guest experience. By leveraging advanced technologies and strategic investments, the company is well-positioned to lead the industry in supply chain management optimization and overall business improvement.

EXPLORE ARTICLE





# LEASE OVERVIEW

— **CHIPOTLE**   ROSENBERG, TX (HOUSTON)

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	July 23, 2025 (Estimated)
Lease Expiration	July 31, 2040 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$169,000.00
Annual Rent YRS 6-10	\$185,900.00
Annual Rent YRS 11-15	\$204,490.00
Option 1	\$224,939.00
Option 2	\$247,432.90
Option 3	\$272,176.19
Option 4	\$299,393.81

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



File Photo





36 TH DIVISION MEMORIAL HIGHWAY  
±5,458 VPD

HIGHWAY 90 ALTERNATE  
±16,235 VPD

SPUR 529  
±4,926 VPD

SOUTHWEST FREEWAY  
±52,714 VPD

**SUBJECT PROPERTY**  
3536 SH 36 S.

HOUSTON STREET  
±18,836 VPD

36 TEXAS

ALTERNATE  
90

SPUR 529

36 TEXAS

1ST STREET  
±26,165 VPD

PINK  
ELEMENTARY SCHOOL  
(463 STUDENTS)

JACKSON  
ELEMENTARY SCHOOL  
(401 STUDENTS)

BOWIE  
ELEMENTARY SCHOOL  
(428 STUDENTS)

TAYLOR RAY  
ELEMENTARY SCHOOL  
(619 STUDENTS)

MEYER  
ELEMENTARY SCHOOL  
(501 STUDENTS)

LAMAR  
CONSOLIDATED  
HIGH SCHOOL  
(1,738 STUDENTS)

NAVARRO  
MIDDLE SCHOOL  
(513 STUDENTS)  
NAVARRO  
MIDDLE SCHOOL  
(1,144 STUDENTS)

LAMAR JUNIOR  
HIGH SCHOOL  
(1,240 STUDENTS)

B F TERRY  
HIGH SCHOOL  
(1,537 STUDENTS)

MANFORD WILLIAMS  
ELEMENTARY SCHOOL  
(709 STUDENTS)

THOMAS  
ELEMENTARY SCHOOL  
(665 STUDENTS)

WRIGHT  
JUNIOR HIGH  
(1,334 STUDENTS)  
DR. THOMAS  
E. RANDLE  
HIGH SCHOOL  
(1,783 STUDENTS)

DOLLAR GENERAL

planet fitness

CHURCH'S

BURGER KING

CITITRENDS

FAMILY DOLLAR

DISCOUNTS

DOLLAR TREE

Pizza Hut

OLLIE'S OUTLET

GOOD STUFF CHEAP

BUDDY'S

HOME FURNISHINGS

bealls

OUTLET

Fiesta

McDonald's

DOLLAR GENERAL

ExtraSpace

Storage

Walmart

Supercenter

WHATABURGER

H-E-B

FM 762 ROAD  
±23,915 VPD

O'Reilly

AUTO PARTS

STOP & SHOP

USPS.COM

DOLLAR GENERAL

7

ELVEN

HARBOR FREIGHT TOOLS

AutoZone

Arby's

WHATABURGER

STARBUCKS

LOCK'S

STORAGE

TSC

TRACTOR SUPPLY CO.

Exxon

HONDA

H

Hampton Inn Express

ALIHG HOTEL

NISSAN

HYUNDAI

Ford

Jeep

RAM

CHEVROLET

KIA

LOWE'S

Waffle House

Wendy's

CHIPOTLE

POLOUTES

Jason's deli

Olive Garden

SONIC

Starbucks

Chick-fil-A

DUNKIN'

FIREHOUSE SUBS

POPEYES

SUBWAY

McDonald's

KFC

SMOOTHIE KING

chili's

TEXAS ROADHOUSE

BURGER KING

IHOP

Pizza Hut

TACO BELL

Buffalo Wild Wings

Domino's

RAGO



## SITE OVERVIEW

**CHIPOTLE** ROSENBERG, TX (HOUSTON)



Year Built

2025



Building Area

±2,325 SF

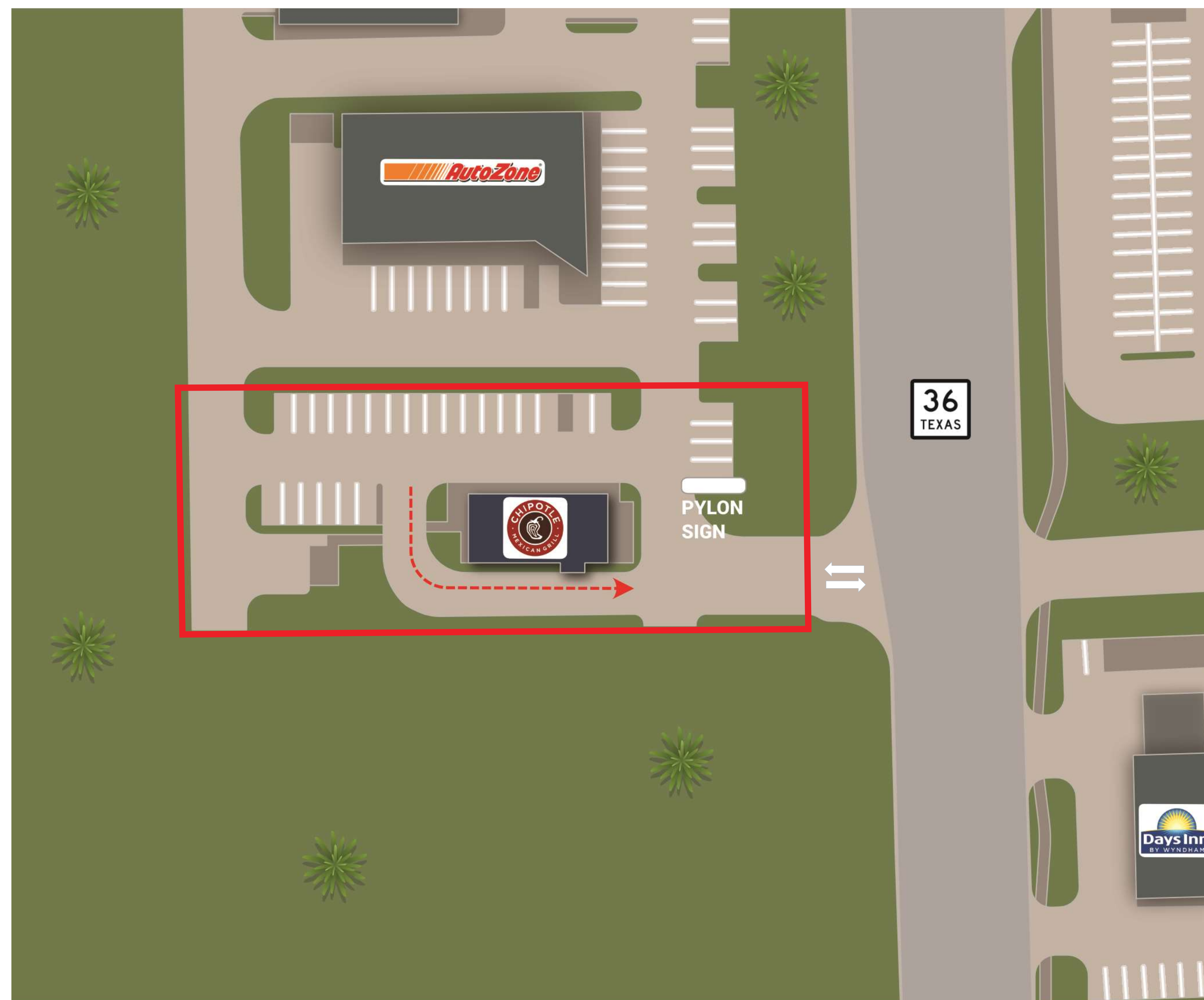


Land Area

±0.8264 AC

### NEIGHBORING RETAILERS

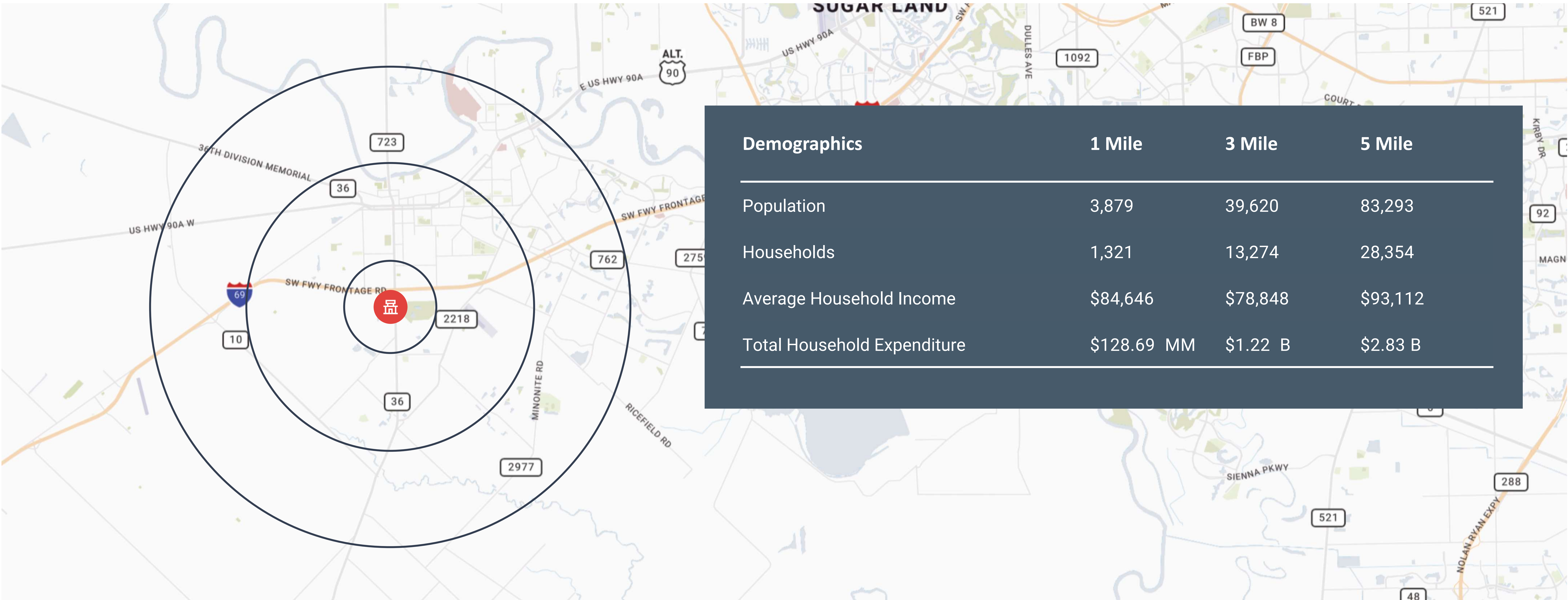
- Walmart Supercenter
- Target
- H-E-B
- The Home Depot
- Kohl's
- Lowe's Home Improvement
- Kroger
- Academy Sports + Outdoors
- JCPenney
- Hobby Lobby





# LOCATION OVERVIEW

CHIPOTLE ROSENBERG, TX (HOUSTON)



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Lamar Consolidated Independent School District (6,700)
2.

Fort Bend County Offices – Annex (1,502)
3.

Texana Center (823)
4.

Frito Lay, Inc. (750)
5.

Dollar Tree (548)
6.

City of Rosenberg (313)
7.

Kroger (285)
8.

Benedittini Cabinetry (277)
9.

Si Environmental (261)
10.

Biotics Research Corporation (212)



# LOCATION OVERVIEW

CHIPOTLE ROSENBERG, TX (HOUSTON)

## Rosenberg Texas

 **48,748 (2025 PROJECTED)**  
Population

 **\$66,046**  
Median Household Income



Annual Visits to Brazos  
Town Center

**15.2 MILLION**

Of Trails and Wildlife at  
Seabourne Creek Nature  
Park

**164 ACRES**

**Rosenberg, Texas, is a lively and welcoming city just southwest of Houston, known for its blend of small-town warmth and regional access.**

With historic roots and a forward-thinking mindset, Rosenberg is where community traditions meet modern growth.

**Rosenberg's population is projected to surpass 55,000 by 2030, fueled by steady growth, strong schools, and a vibrant quality of life.**

Whether strolling through its walkable downtown filled with antique shops, cafés, and family-run boutiques, or attending seasonal festivals and art shows, residents enjoy a charming, tight-knit atmosphere with plenty to do.

The city's population is projected to reach nearly 49,000 in 2025, with steady growth continuing as more people discover Rosenberg's livability. It offers a true sense of community—diverse, youthful, and proud. Families appreciate the excellent schools in Lamar CISD, while outdoor enthusiasts can explore Seabourne Creek Nature Park's 164 acres of trails, wetlands, and birdwatching areas. The Fort Bend County Fairgrounds and the new Fort Bend Epicenter bring concerts, rodeos, and sports events year-round. Rosenberg also values its heritage. The Rosenberg Railroad Museum, the historic downtown depot, and local farmer's markets give the town its distinct identity and character. At the same time, modern conveniences abound—residents have easy access to major retail centers, healthcare through OakBend Medical, and cultural experiences like live theater and holiday parades. With friendly neighborhoods, a cost of living below the national average, and a calendar full of community events, Rosenberg offers a uniquely Texan blend of heart, heritage, and everyday joy.



IN THE NEWS

CHIPOTLE ROSENBERG, TX (HOUSTON)

Houston’s Population Boom: Harris County Leads U.S. Growth Once Again

TIMOTHY HAMPSON, MARCH 17, 2025 (HAMPSON PROPERTIES)

Houston continues to cement its status as one of the fastest-growing metro areas in the United States, with new U.S. Census Bureau data confirming Harris County’s population surge.

This growth far surpassed Cook County, Illinois, which added just **over 40,000 new residents** during the same period. Harris County remains the **third-largest** county in the U.S., trailing only Los Angeles County and Cook County. However, in terms of net population increase, Harris County leads the nation. The county’s growth nearly doubled compared to the previous year when it **added 53,788 residents**.

Harris County added over 105,000 residents between July 2023 and July 2024, leading the nation in numeric growth.

Meanwhile, the broader Houston metropolitan statistical area (MSA)—which includes Houston, Pearland, and The Woodlands—**grew by 198,171 residents**, reaching a total population of over 7.79 million. This was the **second-highest growth** among U.S. metro areas, following only the New York-Newark-Jersey City region, which added approximately 213,000 residents.

The Houston region’s population **growth equates to nearly 543 new residents per day**. In comparison, Dallas-Fort Worth-Arlington added around 487 residents daily, while the Austin metro area **gained about 159 residents per day**.

While Harris County leads in overall population gains, Montgomery and Liberty counties stand out for their high percentage growth. **Montgomery County grew by 4.8%** after adding 34,268 new residents, placing it ninth in the nation for numeric growth and seventh for percentage growth. Liberty County saw a 5.4% increase, adding 5,870 residents, making it the **sixth-fastest-growing** county in the U.S. by percentage.

EXPLORE ARTICLE



Fort Bend County’s Transportation Transformation: Strategic Planning for Growth and Connectivity

(WEST HOUSTON)

The expansion of toll roads and highways in Fort Bend County stands as a strategic initiative which is delivering substantial regional benefits in terms of development, connectivity, and economic growth.

As one of the fastest-growing counties in Texas, Fort Bend faces increasing demands on its infrastructure. Enhancing **the mobility system is vital to managing** this growth effectively and sustainably. Expanding toll roads, highways, alongside public transit alternatives serve as a powerful catalyst for development, opening access to new land and facilitating the creation of neighborhoods, shopping centers, business parks, and other economic drivers. In the Houston-region, such expansion **helps to accommodate affordable and attainable housing** by allowing for development to occur in areas with a lower land purchase cost.

Fort Bend County's population surpassed 900,000 in 2024, marking a 60% increase since 2010, prompting strategic infrastructure planning.

Moreover, toll roads generate revenue that can be reinvested into **maintaining and improving the county’s transportation infrastructure**. This self-sustaining model ensures continuous development and upkeep without heavily burdening taxpayers. **Enhanced highways also foster social integration** by linking diverse communities, making it easier for people to attend cultural, social, and sporting events across the county. Improved connectivity supports emergency services, ensuring quicker response times and better access to healthcare **facilities during critical situations**.

The expansion of toll roads and highways in Fort Bend County is **more than a transportation** project; it is a comprehensive strategy for fostering development, enhancing connectivity, and driving economic growth.

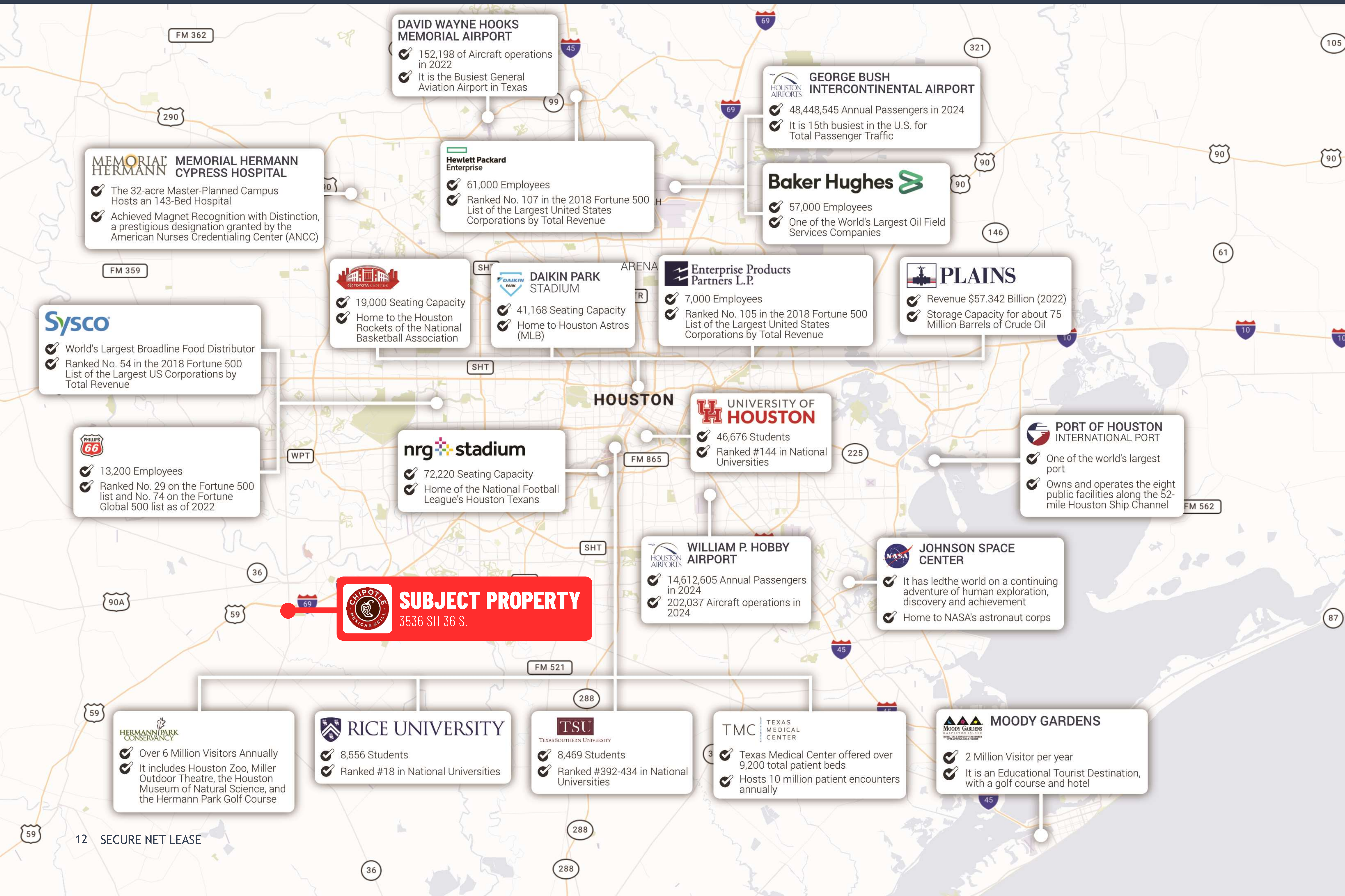
EXPLORE ARTICLE





# METRO AREA

CHIPOTLE ROSENBERG, TX (HOUSTON)





CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President  
(713) 263-3981  
rsmith@securenetlease.com

Bob Moorhead

Managing Partner  
(214) 522-7210  
bob@securenetlease.com



# TEXAS DISCLAIMER

**CHIPOTLE ROSENBERG, TX (HOUSTON)**

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.