CAPITAL MARKETS | NET LEASE PROPERTY GROUP

# 9521
## MANSFIELD RD
SHREVEPORT, LA 71118


CBRE

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**EXCLUSIVELY LISTED BY:**


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MANSFIELD ROAD - 26,006 CPD
Walmart Supercenter
FAMILY DOLLAR
FIREHOUSE SUBS
FOUNDED BY FIREMEN
DUTCH BROS Coffee
ALDI
PANDA EXPRESS
GOURMET CHINESE FOOD
ANECA FEDERAL
WESCO
TAKE 5 OIL CHANGE
SouthStar URGENT CARE

# INVESTMENT HIGHLIGHTS

- The lease is **corporately guaranteed by Chipotle Mexican Grill, Inc. (NYSE: CMG)**, a premier fast-casual dining brand specializing in bowls, tacos, and burritos made to order in front of the customer. In 2025, Chipotle reported **$11.9 billion in revenues across their 4,000 locations**.
- Chipotle is new **2026 construction on 1.24 AC** and features the **newest "Chipotlane" drive-thru store format.**
- The lease structure is **triple net (NNN), with zero landlord responsibilities.**
- There are **fifteen (15) years remaining on the lease term**, plus four (4), five (5) year options.
- The lease provides for **10% rental increases every five (5) years.**
- Chipotle is located in a retail corridor **across the street from a Walmart Supercenter**. Other surrounding retailers include **Tractor Supply Co., Dairy Queen, McDonald's, ALDI, Murphy USA, Panda Express, Dutch Bros and more.**
- A **Wesco** warehouse is located behind the subject property, **implying a built-in customer base. Wesco is a world leader in electrical, communications and utility distribution and supply chain services.**
- Chipotle has strong frontage on Mansfield Rd., which reports **traffic counts of 26,006 cars per day.**
- The subject property is located **12 miles (16 minutes) from Downtown Shreveport, LA and 187 miles (170 mins) from Dallas, TX.**
- There are **63,536 residents located in the five (5) mile demographic ring.**
- Shreveport benefits from **strong regional connectivity via Interstate 20, Interstate 49, rail, and the Port of Caddo-Bossier**, positioning it as a logistics and distribution center within the Ark-La-Tex region. Its central location provides access to over **40 million consumers within a day's drive, making it attractive for regional business operations and industrial growth.**

## INVESTMENT SUMMARY

| | |
|---|---|
| Price: | **$3,547,000** |
| Cap Rate: | **5.30%** |
| Current Annual Rent: | **$188,000** |
| Lease Structure: | **NNN** |
| Ownership: | **Fee Simple** |
| Building GLA: | **2,325 SF** |
| Lot Size: | **1.236 acres** |


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# TENANT OVERVIEW

## About Chipotle

Chipotle Mexican Grill is a leading fast-casual restaurant concept specializing in Mexican-inspired cuisine, known for its customizable burritos, bowls, tacos, and salads. Founded in 1993, the company has grown into one of the most recognizable brands in the fast-casual dining sector, emphasizing high-quality ingredients and its "Food with Integrity" philosophy. Chipotle differentiates itself from traditional quick-service restaurants by offering freshly prepared food using responsibly sourced ingredients, which has helped it build a strong, health-conscious consumer following across the United States and internationally.

Chipotle operates a predominantly company-owned business model, with over 4,000 restaurant locations worldwide as of late 2025. The brand has demonstrated consistent expansion through new unit growth, opening hundreds of new restaurants annually, many of which include its "Chipotlane" digital drive-thru format designed to enhance convenience and throughput. This growth strategy, combined with a focus on operational efficiency and digital ordering, has positioned Chipotle as one of the most scalable and profitable concepts within the fast-casual segment.

Chipotle generated $11.9 billion in annual revenue in 2025, which is primarily derived from food and beverage sales, with digital orders accounting for a significant and growing portion—over one-third of total sales. With a workforce exceeding 130,000 employees, Chipotle maintains a substantial operational footprint and benefits from strong brand recognition, pricing power, and a loyal customer base.

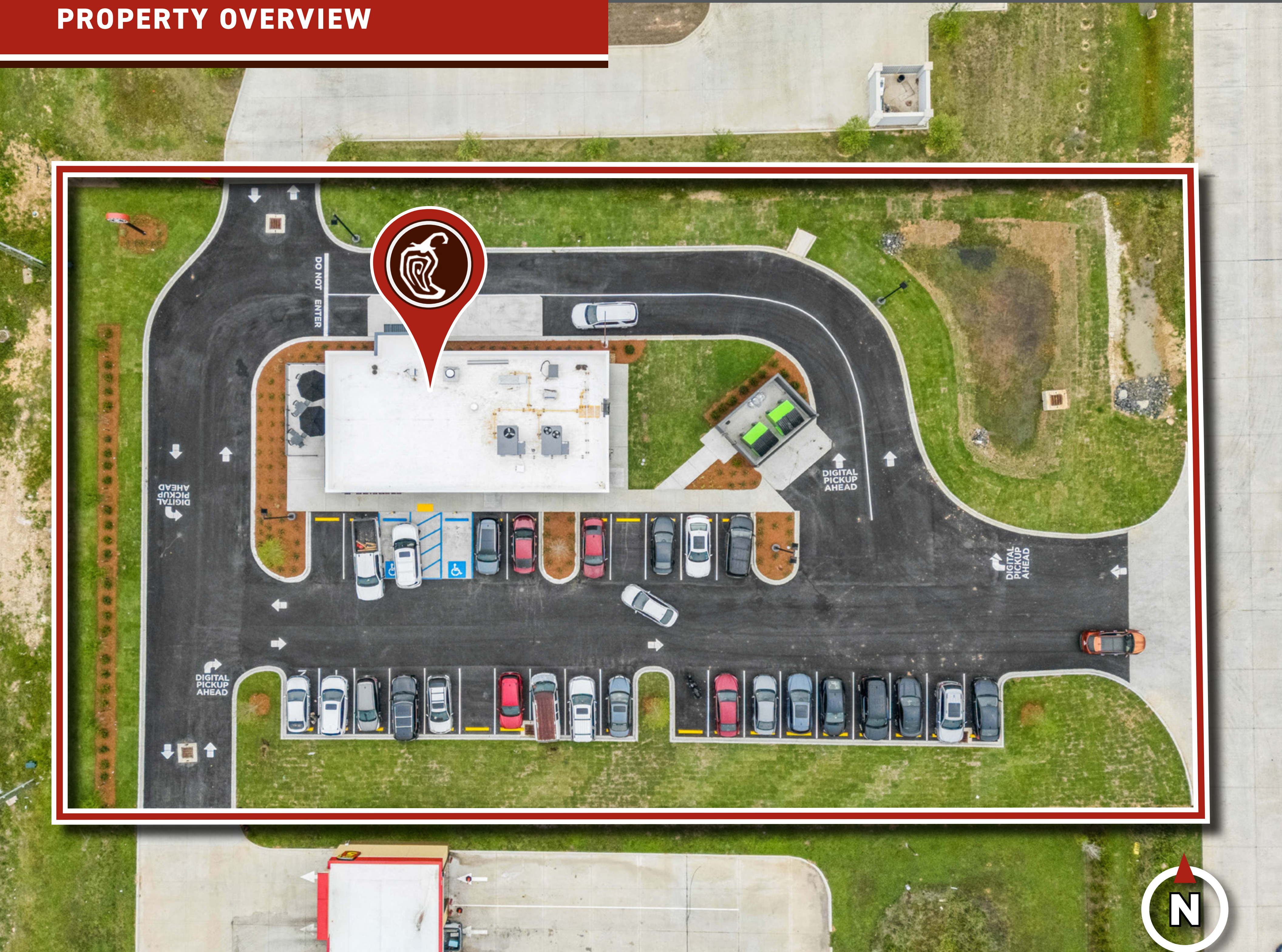
Chipotle's continued investment in technology and innovation has been a key driver of its success. The company has significantly expanded its digital ecosystem, including mobile ordering, delivery partnerships, and loyalty programs, which have increased customer engagement and average ticket size. Additionally, menu innovation through limited-time offerings and lifestyle-oriented options (such as high-protein or health-focused items) allows Chipotle to stay relevant with evolving consumer preferences and maintain strong traffic trends.

CHIPOTLE MEXICAN GRILL

### CORPORATE OVERVIEW

| | |
|---|---|
| Type: | **Public (NYSE: CMG)** |
| Industry: | **Restaurant** |
| Locations | **4,000+** |
| Employees: | **130,000+** |
| Revenue: | **$11.9 Billion (2025)** |
| Corporate Headquarters: | **Newport Beach, CA** |

# PROPERTY OVERVIEW




CHIPOTLE
CHIPOTLE MEXICAN GRILL
9517
READY TO CHIPOTLE
WE'RE OPEN

# PROPERTY OVERVIEW


## PROPERTY SUMMARY

| | |
|---|---|
| **Price:** | $3,547,000 |
| **Cap Rate:** | 5.30% |
| **Address:** | 9521 Mansfield Rd<br>Shreveport, LA 71118 |
| **Ownership:** | Fee Simple |
| **Building GLA:** | 2,325 SF |
| **Lot Size:** | 1.236 acres |
| **Parking:** | 30 spaces |
| **Year Built/Remodeled:** | 2026 |
| **Parcel Number:** | 161409-082-0009-00 |

## LEASE SUMMARY

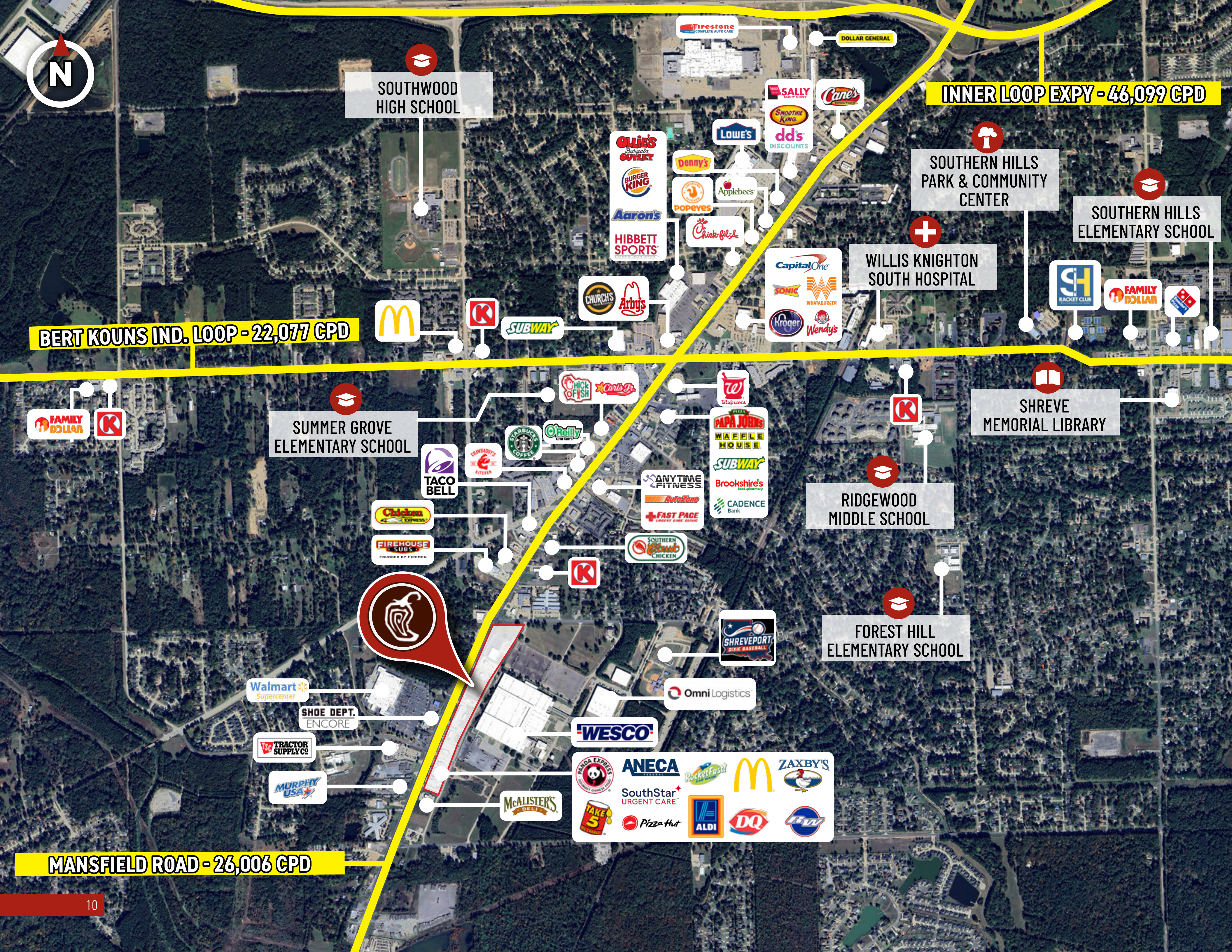
| | |
|---|---|
| **Tenant:** | Chipotle Mexican Grill of Colorado, LLC |
| **Guarantor:** | CHIPOTLE MEXICAN GRILL, INC. |
| **Date of Lease:** | May 12, 2025 |
| **Rent Commencement:** | April 21, 2026 |
| **Lease Expiration:** | April 30, 2041 |
| **Lease Term:** | 15.0 years |
| **Term Remaining:** | 15.0 years |
| **Renewal Options:** | 4 - 5 year options |
| **Current Annual Rent:** | $188,000 |
| **Rental Increases:** | 10% every 5 years |

## LEASE SUMMARY CONTINUED

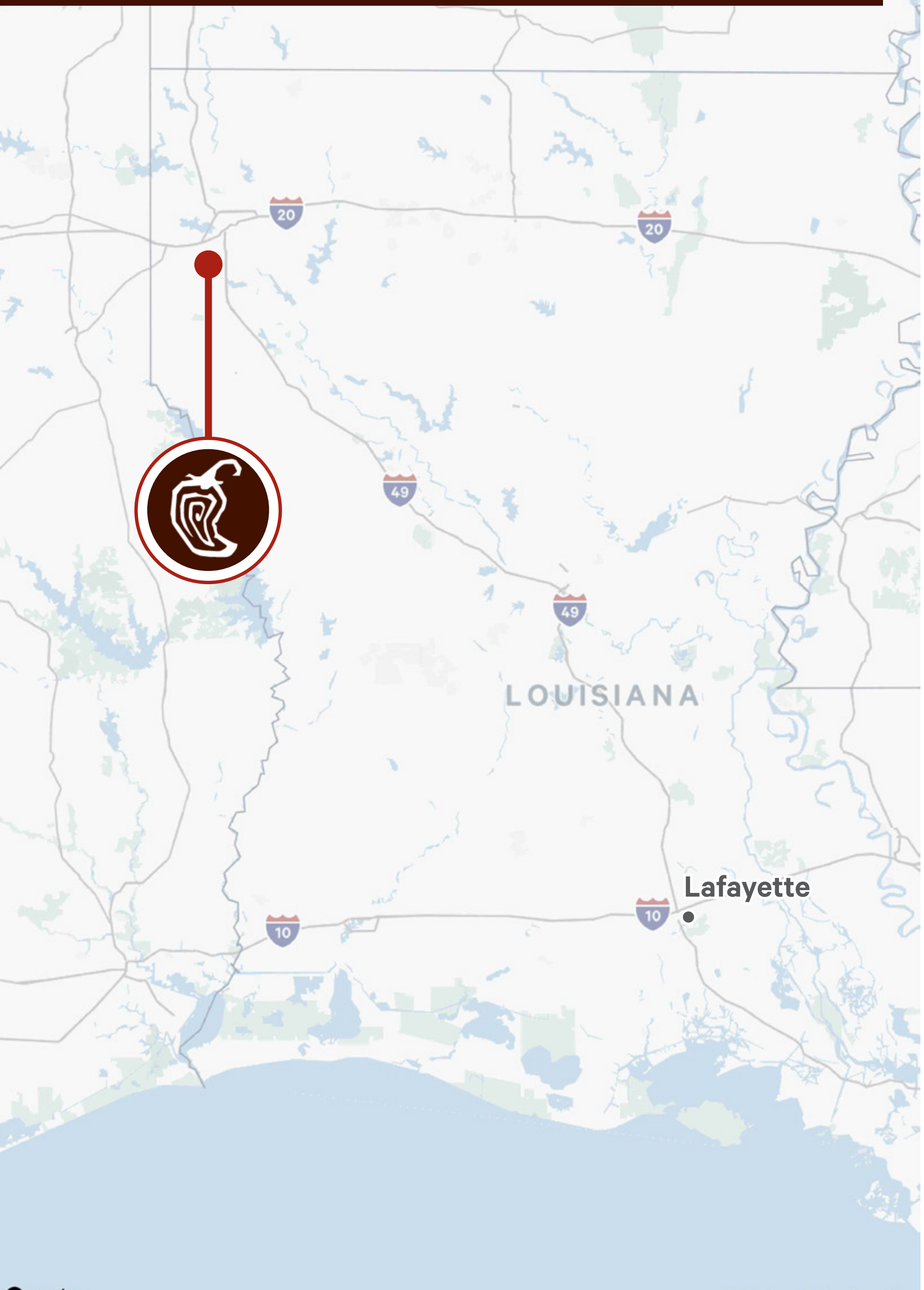
| | |
|---|---|
| **Lease Structure:** | NNN - Zero Landlord Responsibility |
| **Roof:** | Tenant |
| **Structure:** | Tenant |
| **HVAC:** | Tenant |
| **Common Area & Parking:** | Tenant |
| **Property Taxes:** | Tenant |
| **Utilities:** | Tenant |
| **Insurance:** | Tenant |
| **Permitted Use:** | A “Chipotle” restaurant serving specialty burritos, quesadillas, and tacos, and other items generally served in a “Chipotle” restaurant |
| **Assignment & Subletting:** | No assignment or sublet shall release Tenant or Guarantor from their obligations under the lease |
| **ROFR:** | Tenant does not have a ROFR |
| **Sales Reporting:** | Store does not report sales |

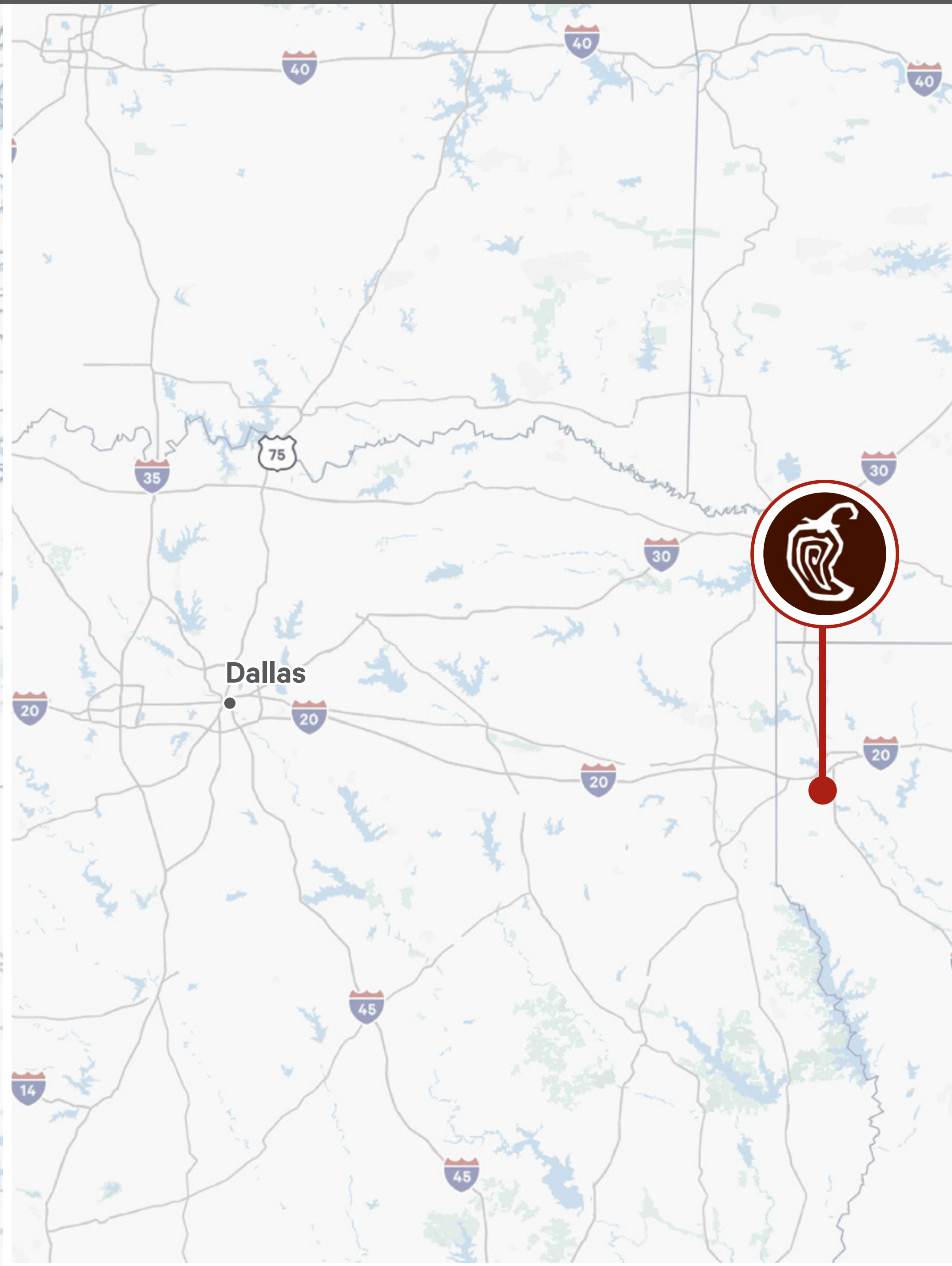
## RENT SCHEDULE

| Lease Term | Lease Years | Monthly | Annual | Increase (%) |
|---|---|---|---|---|
| Primary: | 1 – 5: | $15,666.67 | $188,000.00 | |
| | 6 – 10: | $17,233.33 | $206,800.00 | 10.00% |
| | 11 – 15: | $18,956.67 | $227,480.00 | 10.00% |
| Option 1: | 16 – 20: | $20,852.33 | $250,228.00 | 10.00% |
| Option 2: | 21 – 25: | $22,937.57 | $275,250.80 | 10.00% |
| Option 3: | 26 – 30: | $25,231.32 | $302,775.88 | 10.00% |
| Option 4: | 31 – 35: | $27,754.46 | $333,053.47 | 10.00% |


N
SOUTHWOOD HIGH SCHOOL
Firestone
DOLLAR GENERAL
INNER LOOP EXPY - 46,099 CPD
SALLY
Cane's
Smoothie King
dd's DISCOUNTS
Lowe's
Ollie's Bargain Outlet
Burger King
Aaron's
HIBBETT SPORTS
Denny's
Popeyes
Applebee's
Chick-fil-A
SOUTHERN HILLS PARK & COMMUNITY CENTER
SOUTHERN HILLS ELEMENTARY SCHOOL
WILLIS KNIGHTON SOUTH HOSPITAL
Capital One
SONIC
WHATABURGER
Kroger
Wendy's
SH RACKET CLUB
FAMILY DOLLAR
CHURCH'S
Arby's
SUBWAY
BERT KOUNS IND. LOOP - 22,077 CPD
FAMILY DOLLAR
SUMMER GROVE ELEMENTARY SCHOOL
Chick Fish
Carl's Jr.
Walgreens
PAPA JOHNS
WAFFLE HOUSE
SUBWAY
Brookshire's
CADENCE Bank
ANYTIME FITNESS
AutoZone
FAST PACE URGENT CARE CLINIC
O'Reilly AUTO PARTS
STARBUCKS COFFEE
TACO BELL
Crawdaddy's Kitchen
Chicken Express
FIREHOUSE SUBS
Southern Classic Chicken
RIDGEWOOD MIDDLE SCHOOL
SHREVE MEMORIAL LIBRARY
FOREST HILL ELEMENTARY SCHOOL
SHREVEPORT DIXIE BASEBALL
Omni Logistics
WESCO
Walmart Supercenter
SHOE DEPT. ENCORE
TRACTOR SUPPLY CO
MURPHY USA
McALISTER'S DELI
PANDA EXPRESS
ANECA FEDERAL
RocketFizz
ZAXBY'S
SouthStar URGENT CARE
TAKE 5
Pizza Hut
ALDI
DQ
MANSFIELD ROAD - 26,006 CPD

# AREA OVERVIEW




- DISTANCE TO DOWNTOWN SHREVEPORT, LA – 12 MILES (16 MINS)
- DISTANCE TO DALLAS, TX - 187 MILES (170 MINS)
- DISTANCE TO LAFAYETTE, LA – 207 MILES (170 MINS)

# SHREVEPORT, LA


R. W. NORTON ART GALLERY


DOWNTOWN SHREVEPORT

**#29** CITIES WITH THE LOWEST COST OF LIVING IN AMERICA
- *NICHE.COM, 2025*

-Shreveport, Louisiana, is the largest city in northwest Louisiana and the anchor of the Shreveport–Bossier City metropolitan area. Located on the Red River, the city blends historic downtown districts and riverfront development with sprawling residential and industrial neighborhoods. The metro area population is roughly 380,000–400,000, while the city of Shreveport itself has about 185,000–190,000 residents (2020 Census range).

Major employers in Shreveport and the immediate metro include the healthcare systems — Willis-Knighton Health System and Ochsner LSU Health Shreveport — which are two of the region's largest employers. Barksdale Air Force Base (in nearby Bossier City) is a major federal and military employer and economic driver. Other important employers include the local school systems, state and local government, casino and gaming operations along the river, regional distribution and logistics facilities (including Amazon fulfillment/warehouse operations), and manufacturing firms.

The local economy is diverse but shaped by a few dominant sectors: healthcare and medical services, education, military spending and defense, oil and natural gas-related industries and services, gaming and tourism, and logistics/distribution. The city has also pursued film, technology, and business recruitment initiatives to broaden its tax base; however, median household income and poverty rates are below the national average, presenting ongoing economic-development challenges for the region.

Air service is centered on Shreveport Regional Airport (SHV), which provides commercial flights to several hub cities and supports general aviation. For military and strategic air operations, Barksdale Air Force Base operates an active airfield in nearby Bossier Parish. The region is also served by interstate highways (I-20 and I-49) that support freight and passenger movement across the Ark-La-Tex.

Higher education institutions in the area include Louisiana State University Shreveport (LSUS), Southern University at Shreveport (SUSLA), and private Centenary College of Louisiana. Bossier Parish Community College and other technical schools provide workforce training. Demographically, Shreveport is majority African American (a significant Black population), with non-Hispanic White, Hispanic/Latino, and smaller Asian and multiracial communities. The city's population trends have shown modest declines or slow growth in recent decades, with an aging median age and continuing efforts to attract younger workers and diversify the local economy.

# DEMOGRAPHICS

| POPULATION | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| Estimated Population (2025) | 29,463 | 63,536 | 193,053 |
| Census Population (2010) | 31,536 | 71,456 | 215,378 |
| Projected Population (2030) | 28,261 | 60,802 | 185,628 |

| HOUSEHOLDS | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| Estimated Households (2025) | 12,682 | 26,947 | 85,918 |
| Census Households (2010) | 12,766 | 27,860 | 88,040 |
| Projected Households (2030) | 12,477 | 26,444 | 84,461 |

SHREVEPORT SKYLINE

| EMPLOYMENT STATUS | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| Civilian Pop 16+ in Labor Force (2025) | 92.0% | 92.5% | 94.0% |

| DAYTIME POPULATION | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| Daytime Workers | 23,451 | 54,701 | 208,191 |
| Daytime Residents | 6,922 | 18,612 | 103,367 |
| Daytime Population (2025) | 16,529 | 36,089 | 104,824 |

| 2025 AGE BY GENDER | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| Male | 37.5 | 36.3 | 38.7 |
| Female | 41.4 | 40.3 | 41.5 |

| HOUSEHOLD INCOME | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| 2025 Average | $70,300 | $63,019 | $80,532 |
| 2025 Median | $56,854 | $46,799 | $54,453 |

| VALUE OF HOUSING UNITS | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|
| 2025 Average | $210,136 | $203,909 | $260,682 |
| 2025 Median | $175,764 | $167,122 | $209,097 |

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