

SINGLE TENANT QSR W/DRIVE-THRU

Investment Opportunity



Brand New Construction | New 15-Year Corporate Lease | \$145K AHHL within 1 Mile



1299 Olympia Fields Drive

OCONOMOWOC WISCONSIN

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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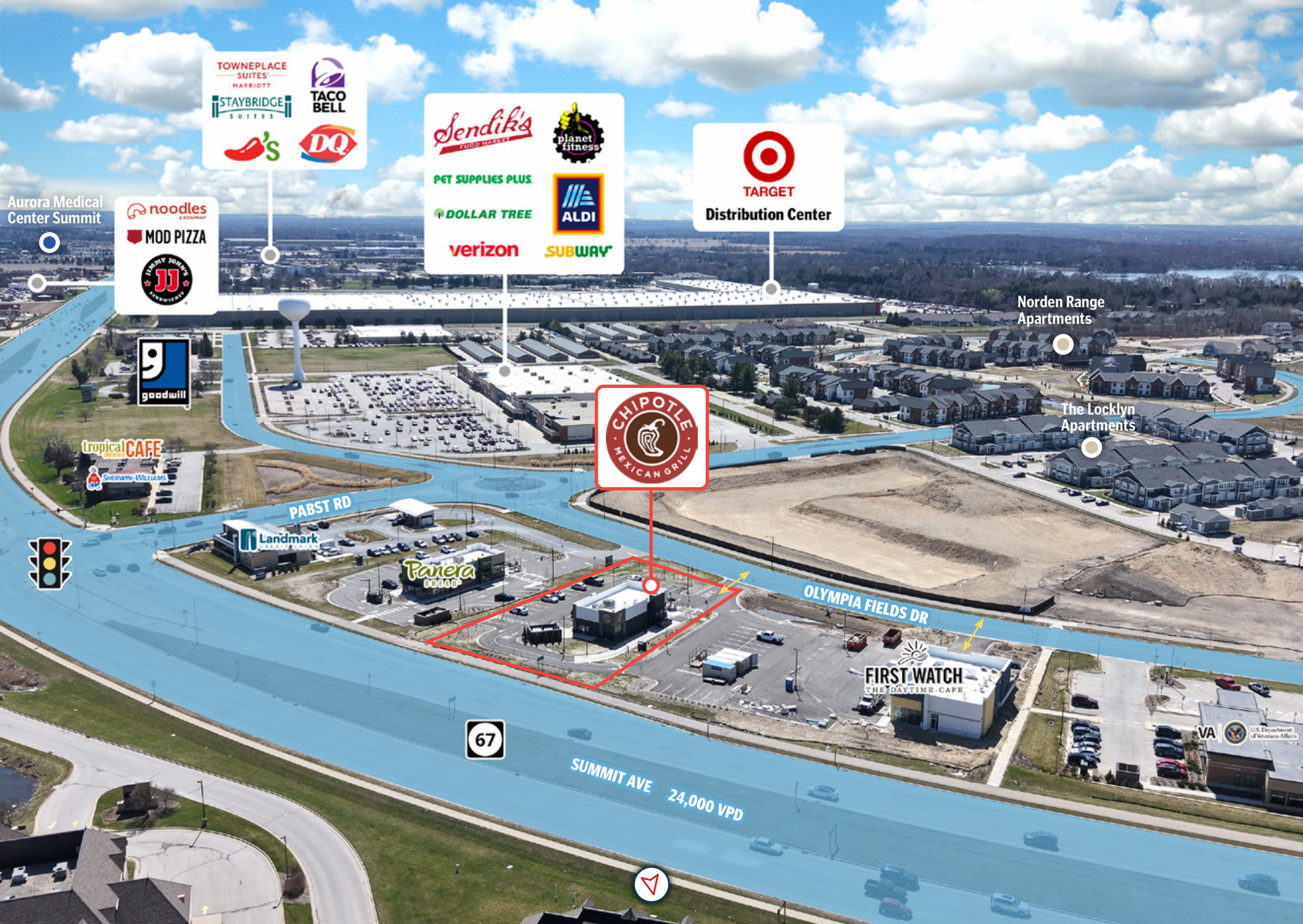
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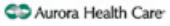
NATIONAL NET LEASE

Real Estate Broker of Record: Sean Lutz, SRS Real Estate Partners, LLC | WI License No. 60281-90





Whitman Park Shopping Center



SUMMIT AVE 24,000 VPD



SITE OVERVIEW



First Watch Outparcel Also Available for Sale. Contact Brokers for More Information

OFFERING SUMMARY



OFFERING

Pricing	\$3,133,333
Net Operating Income	\$164,500
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	1299 Olympia Fields Drive, Oconomowoc, WI 53066
Rentable Area	2,350 SF
Land Area	0.80 AC
Year Built	2026
Tenant	Chipotle
Guaranty	Corporate
Lease Type	NN+
Landlord Responsibilities	Roof and Structure
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	2/27/2026
Lease Expiration	3/31/2041

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chipotle	2,350	2/27/2026	3/31/2041	Year 1	-	\$13,708	\$164,500	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$15,079	\$180,950	
				Year 11	10%	\$16,587	\$199,045	
10% Rental Increases Beginning of Each Option								

Brand New 15-Year Lease | Options To Extend | Scheduled Increases

- The tenant recently executed a brand new 15-year lease with 4 (5-year) options to extend, demonstrating long-term commitment to the site
- The lease features 10% increases every 5-years throughout the initial term and at the beginning of each option period
- The lease is corporate guaranteed by Chipotle Mexican Grill, Inc., a publicly traded (NYSE: CMG) and nationally recognized tenant with over 4,000 locations

NN+ Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsible for roof & structure

Prime Location | Excellent Access & Visibility from Summit Avenue

- The asset is located directly off of Summit Avenue, one of Oconomowoc's primary north-south thoroughfares connecting residential neighborhoods to interstate 94 (24,000 VPD)
- The asset has excellent visibility and multiple points of ingress/egress
- **Oconomowoc is currently growing at a rate of 2.19% annually and its population has increased by 14.74% since the most recent census**

Rapidly Expanding Mixed-Use Trade Area | Significant Residential Growth | Strong National Co-Tenancy

- Subject property is an outparcel within Olympia Fields, a mixed-use redevelopment transforming the area into a dynamic retail, residential, and entertainment destination
- New Developments Include:
 - **The Social:** +60,000 SF year round entertainment and sports complex
 - **Olympia Ski Hill Apartments:** 624 residential units
 - **Five-Story Mixed Use Building:** delivering 116 residential units along with over 19,000 SF of retail
 - **Locklyn Apartments:** 224-unit luxury multifamily community
- Chipotle is strategically positioned among newly constructed national and regional retailers including First Watch, Panera Bread, Sendik's Food Market and Landmark Credit Union

Strong Demographics In 5-mile Trade Area

- More than 44,000 residents and 19,000 employees support the trade area
- \$154,526 average household income

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



CHIPOTLE MEXICAN GRILL

chipotle.com

Company Type: Public (NYSE: CMG)

Locations: 4,000+

2025 Employees: 130,301

2025 Revenue: \$11.93 Billion

2025 Net Income: \$1.54 Billion

2025 Assets: \$8.99 Billion

2025 Equity: \$2.83 Billion

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. There are over 4,000 restaurants as of December 31, 2025, in the United States, Canada, the United Kingdom, France, Germany, and the Middle East and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 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.

Source: newsroom.chipotle.com, finance.yahoo.com



CHIPOTLE RAISES FULL YEAR COMPARABLE SALES GUIDANCE ON STRONG Q2 MOMENTUM

"RECIPE FOR GROWTH" STRATEGY YIELDS COMPARABLE RESTAURANT SALES OF 2.2% ON SECOND CONSECUTIVE QUARTER OF IMPROVING TRANSACTION COMP

NEWPORT BEACH, Calif., July 29, 2026 /PRNEWSWIRE/ -- Chipotle Mexican Grill, Inc. (NYSE: CMG) today reported financial results for its second quarter ended June 30, 2026.

Second quarter highlights, year over year:

- Total revenue increased 9.3% to \$3.3 billion
- Comparable restaurant sales increased 2.2%
- Operating margin was 15.7%, a decrease from 18.2%
- Restaurant level operating margin¹ was 25.2%, a decrease from 27.4%
- Diluted earnings per share remained flat at \$0.32
- Adjusted diluted earnings per share¹ remained flat at \$0.33
- Opened 100 company-owned restaurants, with 80 locations including a Chipotlane. They also opened one international partner-operated restaurant.

«Our positive results reflect the momentum we're building as our Recipe for Growth strategy continues to take shape,» said Scott Boatwright, Chief Executive Officer, Chipotle.

«We're seeing encouraging progress because we're focused on the right growth drivers—bringing meaningful menu innovation to our guests, deepening engagement through Chipotle Rewards, elevating hospitality in every restaurant, and expanding opportunities to serve more group occasions. These efforts are building a stronger business and reinforcing our confidence in Chipotle's ability to deliver sustainable long-term growth and shareholder value.»



Outlook For 2026, management is anticipating the following:

- Full year comparable restaurant sales growth in the low single digit range
- 350 to 370 new restaurant openings, which includes 10 to 15 international partner-operated restaurants. Around 80% of new company-owned restaurants will have a Chipotlane
- An estimated underlying full year effective tax rate between 24% and 26% before discrete items

Source: Chipotle

[Read Full Report HERE](#)

PROPERTY OVERVIEW



LOCATION



Oconomowoc, Wisconsin
Waukesha County
Milwaukee-Waukesha-West Allis MSA

ACCESS



Olympia Fields Drive: 2 Access Points

TRAFFIC COUNTS



Summit Avenue/State Highway 67: 24,000 VPD

IMPROVEMENTS



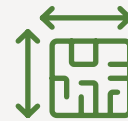
There is approximately 2,350 SF of existing building area

PARKING



There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 13.2 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: OCOC0614975021
Acres: 0.80
Square Feet: 34,848

CONSTRUCTION



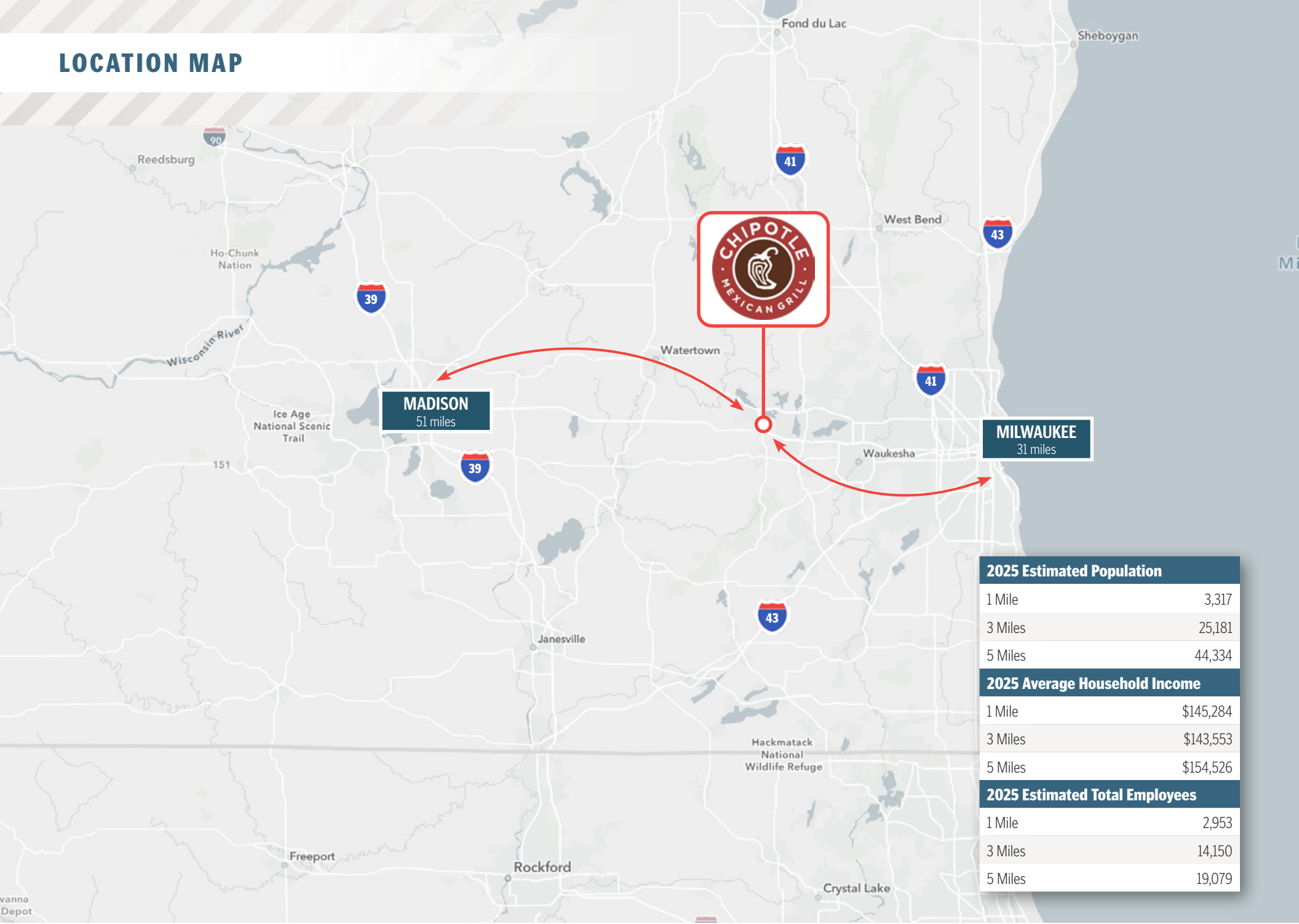
Year Built: 2026

ZONING



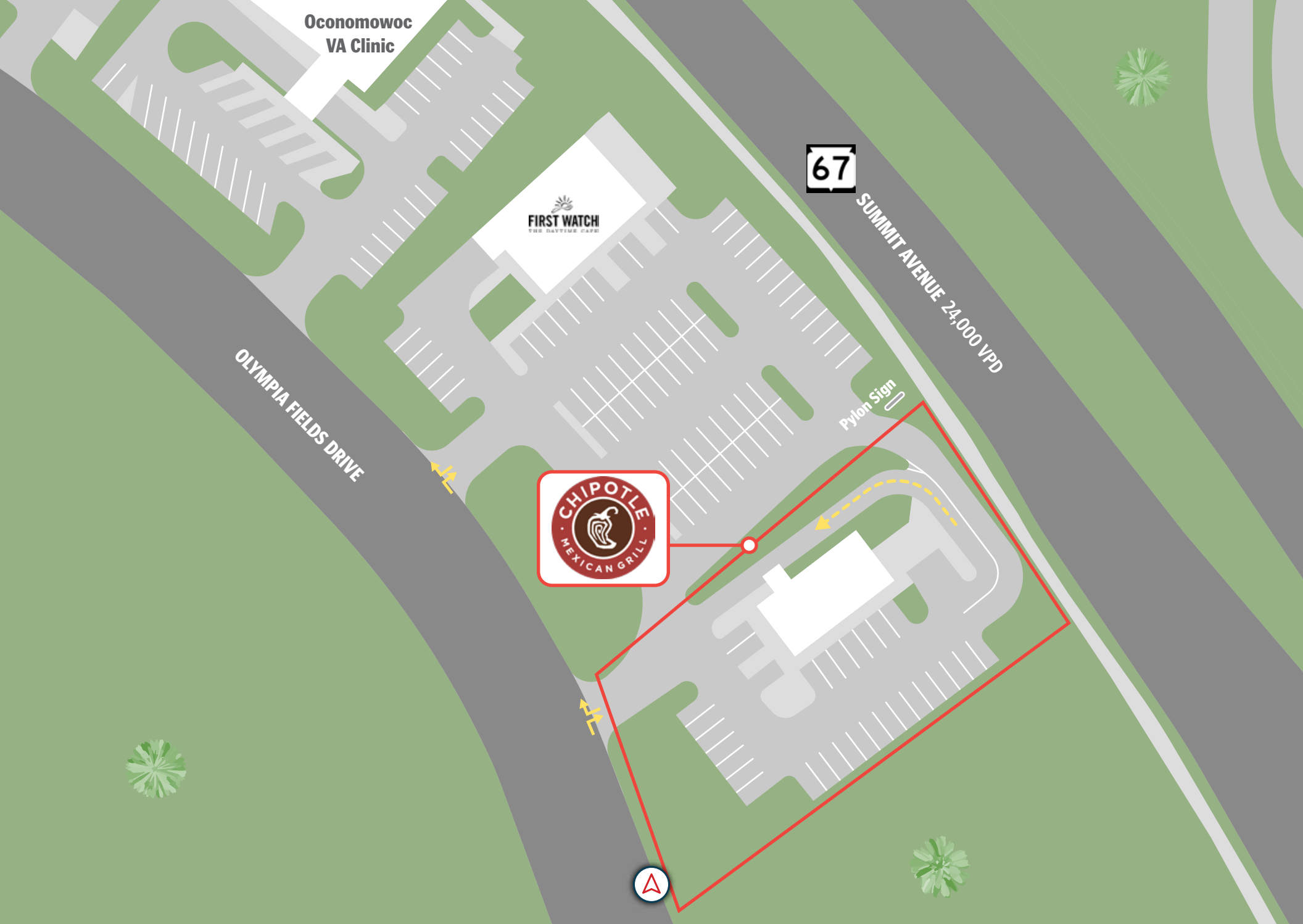
GC - General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	3,317
3 Miles	25,181
5 Miles	44,334
2025 Average Household Income	
1 Mile	\$145,284
3 Miles	\$143,553
5 Miles	\$154,526
2025 Estimated Total Employees	
1 Mile	2,953
3 Miles	14,150
5 Miles	19,079





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,317	25,181	44,334
2030 Projected Population	3,854	26,401	45,670
2025 Median Age	46.2	44.5	45.7
Households & Growth			
2025 Estimated Households	1,281	10,646	18,363
2030 Projected Households	1,544	11,380	19,259
Income			
2025 Estimated Average Household Income	\$145,284	\$143,553	\$154,526
2025 Estimated Median Household Income	\$105,791	\$109,784	\$113,541
Businesses & Employees			
2025 Estimated Total Businesses	180	1,116	1,664
2025 Estimated Total Employees	2,953	14,150	19,079



OCONOMOWOC, WISCONSIN

Oconomowoc is a scenic city located in Waukesha County, southeastern Wisconsin, approximately 35 miles west of Milwaukee and 55 miles east of Madison. Known for its picturesque lake setting and historic charm, Oconomowoc is part of Wisconsin's Lake Country region. The city offers a blend of small-town character, waterfront living, and suburban convenience with strong regional connectivity via Interstate 94. Oconomowoc has a 2026 population of 20,897.

Oconomowoc's economy is supported by manufacturing, healthcare, retail, professional services, and small businesses. The city benefits from its location between Milwaukee and Madison, allowing residents access to a wide range of employment opportunities. Local industrial parks host manufacturing and distribution operations, while healthcare providers and retail centers contribute significantly to employment. Commercial activity is concentrated along major corridors such as Summit Avenue and near I-94, supporting continued economic growth.

Oconomowoc is known for its lakes and outdoor recreation. Lac La Belle and Fowler Lake are central attractions, offering boating, fishing, and waterfront activities. The city features parks, walking trails, and a scenic downtown area with shops, restaurants, and community events. Cultural attractions include local theaters and festivals, while nearby golf courses and nature areas enhance its appeal as a recreational destination.

Higher education opportunities are available nearby through institutions such as Waukesha County Technical College, University of Wisconsin–Milwaukee, and other colleges throughout southeastern Wisconsin. The nearest major airport is General Mitchell International Airport.



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



OF GOING THE EXTRA MILE

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