



# Chipotle Retail Center

2065 NE Burnside Rd | Gresham, OR 97030

💰 Price: \$3,400,000

📈 Cap Rate: 6.00%



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## THE OFFERING

The offering provides the opportunity to acquire the Chipotle Retail Center, a three-tenant, 6,000 SF retail shopping center located in Gresham, a suburb of Portland, Oregon. The Property is an outparcel of the Oregon Trail Center anchored by Marshalls, Big Lots, Big 5, and a number of other credit-rated national retailers, and benefits from close proximity to multiple grocery-anchored retail centers nearby, featuring Winco, Fred Meyer, Walmart, and Safeway. The Property is 100% leased to Chipotle, Gen Sushi, and AT&T, (both Chipotle and AT&T just exercised their first option to extend the term of their respective leases). The Property sits at a full intersection on a preeminent, daily-needs retail corridor running through east Portland, and provides easy access for commuters at the confluence of two major arterials, with high daily traffic counts of 32,684.

## HIGHLIGHTS

- 🏆 100% leased to a strong mix of national and local tenants including Chipotle, a publicly traded company (NYSE: CMG) with nearly 3,000 locations in the United States.
- 🏆 Outparcel to the Oregon Trail Center, a 200k SF center anchored by multiple national brands including Marshalls, Big Lots, Big 5, Michaels, and Office Depot (who recently renewed for 5 years).
- 🏆 Chipotle recently exercised its option to extend their lease through 2028, providing additional stability to the center. AT&T just executed a three-year renewal, extending their term into 2026.
- 🏆 Located with frontage on a highly trafficked, daily-needs retail corridor exposed to traffic counts of 32,684 VPD.
- 🏆 60% of the GLA has been occupied by the same tenants for over 10 years.
- 🏆 The Oregon Trail Center is under brand new ownership with significant improvements planned for the greater center.
- 🏆 Chipotle and Gen Sushi are required to provide an annual statement of gross sales - please contact Northmarq for more information.



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