

OFFERING MEMORANDUM

NEW MULTI-TENANT NNN RETAIL CENTER*

465-475 Bloomfield Avenue, Windsor, CT

\$8,312,000
LIST PRICE

4.72%
GOING-IN CAP RATE

5,638 SF
TOTAL GLA

\$392,200
YEAR 1 NOI

Starbucks

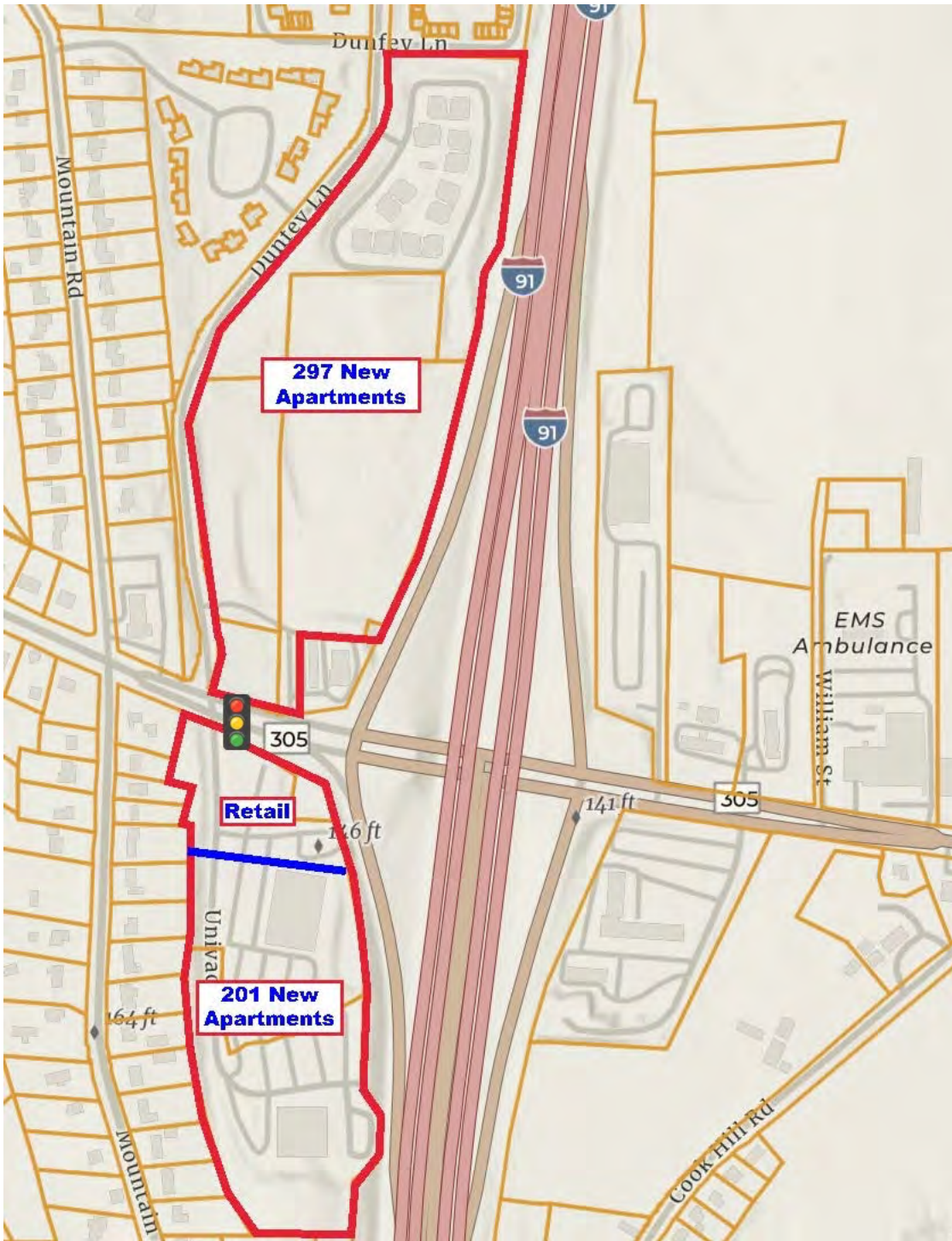
Chipotle

Jersey Mike's

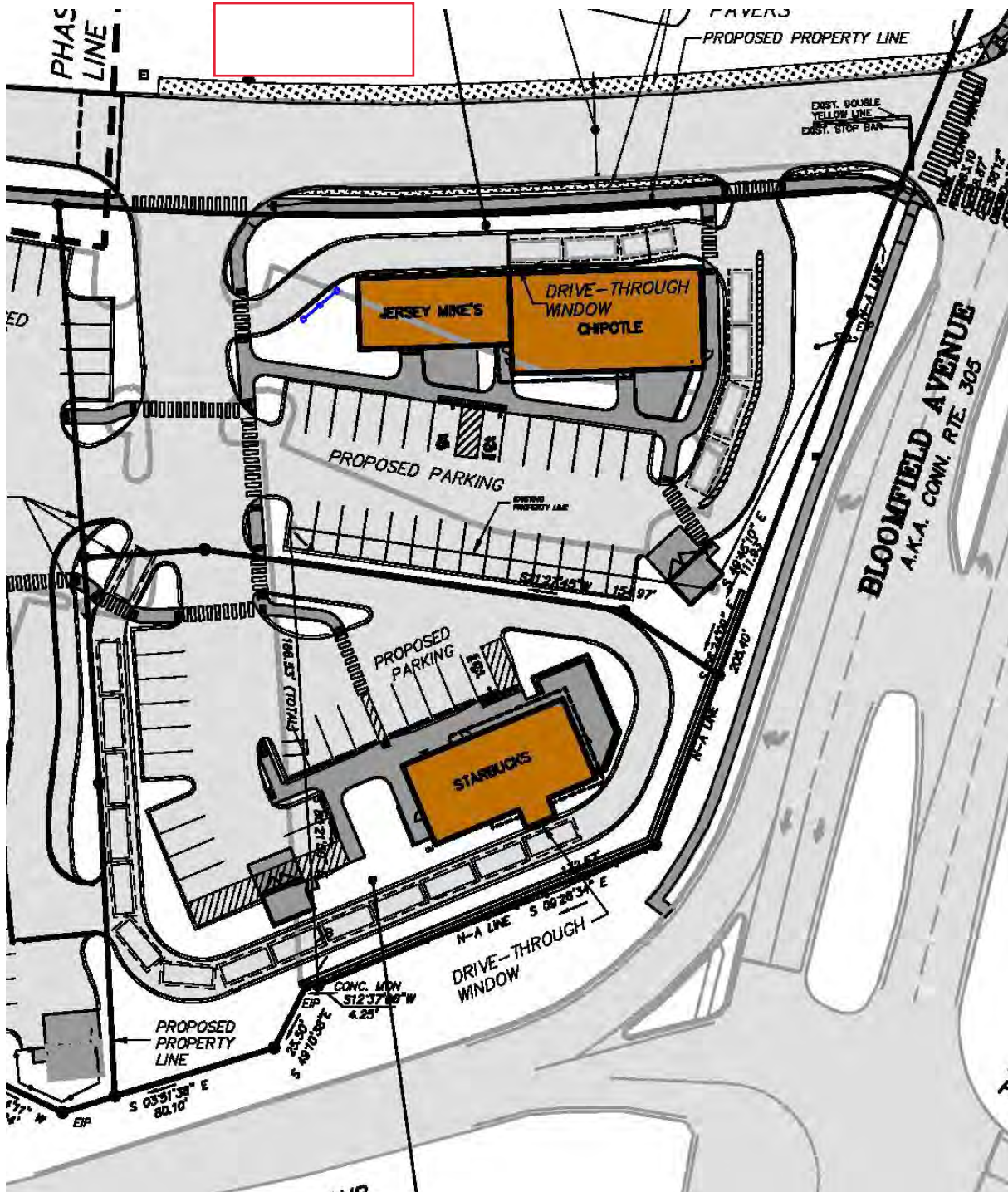


*Although presented together as one purchase opportunity, the Starbucks parcel and the Chipotle/Jersey Mike's are separate fee-simple parcels that can be purchased separately. The Starbucks site alone is \$3,000,000. The Chipotle/Jersey Mike's site alone is \$5,312,000.

GENERAL AREA



SITE PLAN - SPECIFIC



INVESTMENT HIGHLIGHTS

Three-tenant NNN retail center — to be 100% occupied — minimal landlord responsibilities

NNN — All Three Tenants

Each tenant pays its pro-rata share of taxes, insurance, and CAM. Minimal landlord obligation.

Diversified Credit

Three nationally recognized QSR/café brands on two contiguous deeded parcels. No single-tenant concentration risk.

100% Occupied at Delivery

All 5,638 SF will be leased and occupied or have lease commencement dates in place at closing.

Blended 5% Going-in Cap Rate

Going-in Cap Rate supported by market rents from three nationally recognized QSR/café tenants.

Staggered Lease Expirations

The leases for Starbucks, Chipotle and Jersey Mike's will expire at different times resulting in built-in, re-leasing diversification.

High-Traffic Retail Location

Hard-corner / pad sites with dedicated drive-thru's.



TENANT PROFILES

Three nationally recognized food & beverage brands — diversified credit

Starbucks *NASDAQ: SBUX*

CREDIT RATING
Baa1 / BBB+
(Investment
Grade)

LOCATIONS
36,000+

REVENUE
\$36B+

FOUNDED
1971

WHY THIS TENANT

Category leader in premium coffee. Drive-thru format is e-commerce proof. Corporate NNN lease — zero franchisee risk.

NNN — Triple Net Lease

Chipotle *NYSE: CMG*

CREDIT RATING
Baa3 / BBB-
(Investment
Grade)

LOCATIONS
3,500+

REVENUE
\$10B+

FOUNDED
1993

WHY THIS TENANT

Fast casual pioneer with industry-leading AUVs. Aggressive growth targets drive continued real estate demand.

NNN — Triple Net Lease*

* LL responsible for roof and structure

Jersey Mike's *Private (Roark Capital)*

CREDIT RATING
**[Franchisee /
Corporate
Guaranty]**

LOCATIONS
2,800+

REVENUE
**\$3B+
Sys.**

FOUNDED
1956

WHY THIS TENANT

Fastest-growing sub brand in the U.S. Acquired by Roark Capital. Rapidly expanding footprint supports rent growth.

NNN — Triple Net Lease

PROPERTY OVERVIEW

Two contiguous parcels — three NNN tenants

Property Type	Multi-Tenant Retail Center
Address	465 and 475 Bloomfield Ave
City / State	Windsor, CT
Year Built	2026 (to be built)
Total GLA	5,638 SF (3 Suites)
Lot Size	1.542 Acres
Parking	56 Spaces = ~10/1,000 SF
Occupancy	To be 100% — 3 of 3 Suites
Ownership	Fee Simple
Zoning	TBD

RENT ROLL

To be 100% Occupancy — All NNN Leases*

5,638	3	4.72%
LEASEABLE SF	TENANTS	GOING-IN CAP

TENANT	SUITE SF	% OF GLA	LEASE START	LEASE END	YEAR 1 RENT	RENT SF	ESCALATION	OPTIONS	GUARANTY
Starbucks	1,933	34.3%	TBD	TBD	\$147,200	\$76.15	YES	6 × 5-Yr	TBD
Chipotle	2,385	42.3%	TBD	TBD	\$179,000	\$75.05	YES	4 × 5-Yr	TBD
Jersey Mike's	1,320	23.4%	TBD	TBD	\$66,000	\$50.00	YES	2 × 5-Yr	TBD
TOTALS/AVE	5,638	100%	—	—	\$392,200	\$67.07	—	—	—

All leases are NNN — tenants are responsible for their pro-rata share of real estate taxes, insurance, CAM plus all maintenance on their demised premises. * LL responsible for Chipotle roof and structure

NNN LEASE RESPONSIBILITIES

	Starbucks	Chipotle	Jersey Mike's
Real Estate Taxes	Tenant Pays	Tenant Pays	Tenant Pays
Insurance	Tenant Pays	Tenant Pays	Tenant Pays
CAM / Common Area	Tenant: Pro-Rata	Tenant: Pro-Rata	Tenant: Pro-Rata
Roof & Structure	Tenant Pays	*LL Responsible	Tenant Pays
HVAC	Tenant Pays	Tenant Pays	Tenant Pays
Utilities	Tenant Pays	Tenant Pays	Tenant Pays
LL Obligations	None	*Roof & Structure	None

TRAFFIC & TOWN OVERVIEW

Retail trade area demographics and traffic supporting all three tenants

21,800 VEHICLES PER DAY	29,468 POPULATION OF WINDSOR	\$104,725 AVG HH INCOME IN WINDSOR
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New Apartment Construction in the Immediate Area

The land contiguous to this retail site is approved for 201 new apartment units and 297 new apartment units have been approved for Dunfey Lane, which is on the opposite side of the traffic light leading into this retail center, providing a near-instant, built-in customer base of 498 households.

Immediate 4-Way Access to I-91

DEMOGRAPHIC DATA

2026 Town Profile

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Windsor, Connecticut

General

ACS, 2020-2024	Windsor	State
Current Population	29,468	3,624,508
Land Area <i>mi</i> ²	30	4,842
Population Density <i>people per mi</i> ²	999	748
Number of Households	11,643	1,434,007
Median Age	44	41
Median Household Income	\$104,725	\$95,781
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Transportation and Warehousing <i>Warehousing and Storage</i>	8,245	65%
2 Manufacturing <i>Fabricated Metal Product Mfg</i>	4,235	19%
3 Finance and Insurance <i>Insurance Carriers & Related Activities</i>	2,944	98%
4 Government <i>State Government</i>	2,118	47%
5 Health Care and Social Assistance <i>Nursing and Residential Care Facilities</i>	2,020	35%
Total Jobs, All Industries	25,444	

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	395	449	442	399	439

Total Active Businesses 2,698

Key Employers

Data from Municipalities, 2026

- Amazon
- Walgreens
- SS&C Technologies
- Target
- Dollar Tree

Demographics

ACS, 2020-2024

Age Distribution



Race and Ethnicity



Language Spoken at Home



Educational Attainment

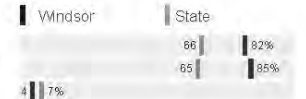


Housing

ACS, 2020-2024

	Windsor	State
Median Home Value	\$305,200	\$366,900
Median Rent	\$1,681	\$1,488
Housing Units	12,071	1,541,822

Owner-Occupied
Detached or Semi-Detached
Vacant



Schools

CT Department of Education, 2025-26

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad. Rate (2023-24)
Windsor School District	PK-12	3,217	56	85%
Statewide	-	497,764	20,604	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25

School District	Math	ELA
Windsor School District	39%	46%
Statewide	46%	50%

DEMOGRAPHIC DATA

2026 Town Profile
2 / 2

Windsor, Connecticut

Labor Force

CT Department of Labor, 2025

	Windsor	State
Employed	15,899	1,869,450
Unemployed	649	76,777

Unemployment Rate: 4% (Windsor) vs 4% (State)

Self-Employment Rate*: 9% (Windsor) vs 10% (State)

*ACS, 2020-2024

Catchment Areas of 15mi, 30mi, and 60mi

Population within 45 minutes: 1,605,030

Access

ACS, 2020-2024

	Windsor	State
Mean Commute Time*	21 min	26 min
No Access to a Car	5% (Windsor) vs 6% (State)	
No Internet Access	4% (Windsor) vs 6% (State)	

Commute Mode

Public Transport	3%
Walking or Cycling	3%
Driving	77%
Working From Home*	16%

Public Transit

CT *transit* Service: Hartford metro, Express

Other Public Bus Operations: -

Train Service: Amtrak, Hartford Line

* 5 year estimates include Covid-19 pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2022-23

Municipal Revenue

Total Revenue	\$148,116,433
Property Tax Revenue	\$110,380,383
per capita	\$3,758
per capita, as % of state avg.	112%
Intergovernmental Revenue	\$27,680,798
Revenue to Expenditure Ratio	113%

Municipal Expenditure

Total Expenditure	\$131,103,572
Educational	\$87,146,489
Other	\$43,957,083

Grand List

Equalized Net Grand List	\$6,023,893,043
per capita	\$205,090
per capita, as % of state avg.	103%
Commercial/Industrial Share of Net Grand List	33%
Actual Mill Rate	32.46
Equalized Mill Rate	18.28

Municipal Debt

Moody's Rating (2025)	-
S&P Rating (2025)	AAA
Total Indebtedness	\$69,437,184
per capita	\$2,364
per capita, as % of state avg.	81%
as percent of expenditures	53%
Annual Debt Service	\$9,132,243
as % of expenditures	7%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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This PDF was last updated on 17 March 2026.

DEMOGRAPHIC DATA

Drive Time Analysis: 5 minutes, 10 minutes, 15 minutes

BENCHMARK DEMOGRAPHICS — 465 Bloomfield Ave, Windsor, Connecticut, 06095

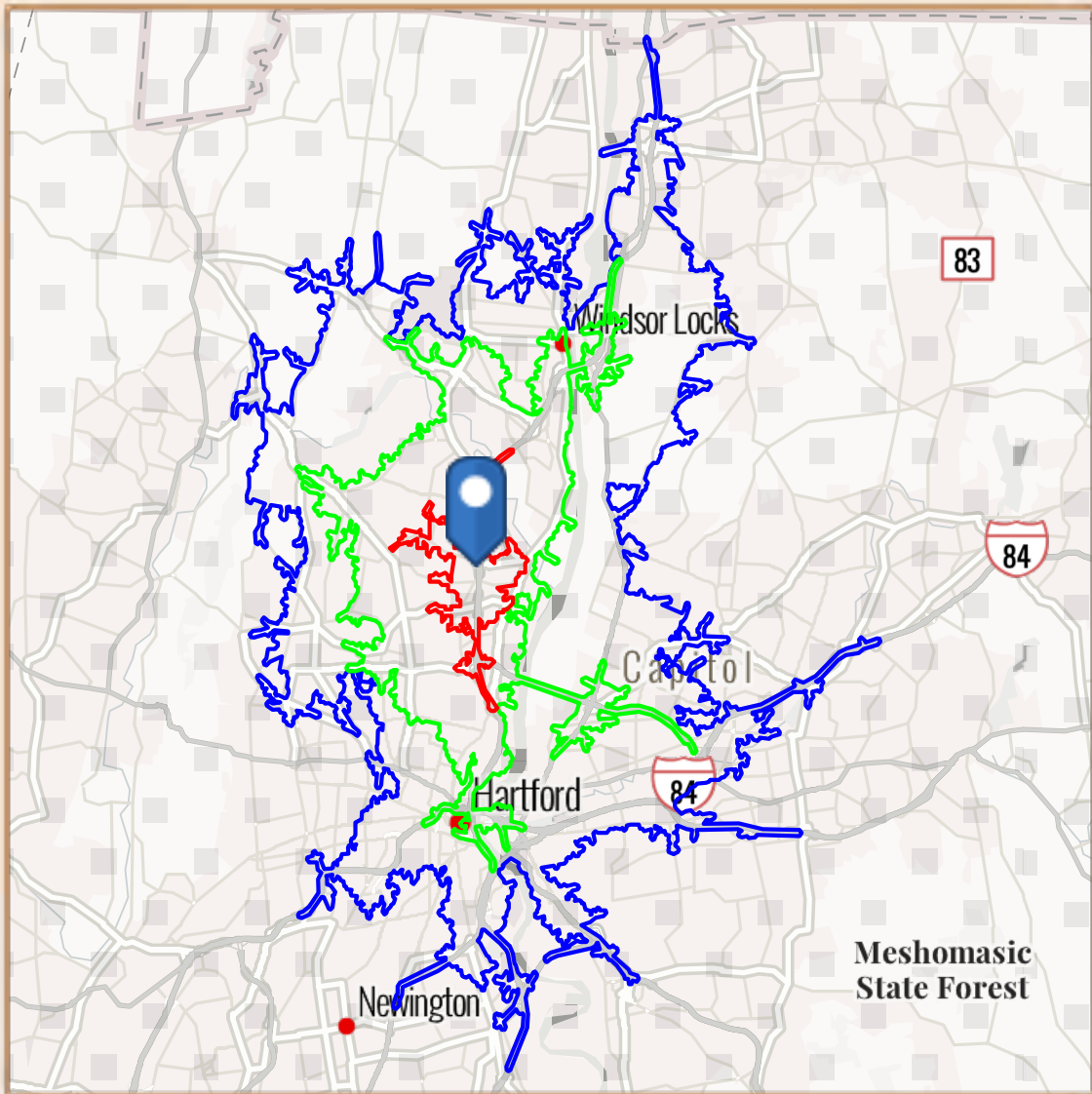
	5 mins	10 mins	15 mins	Counties Capitol Planning Region	CBSA's for Hartford; W. Hartford; E. Hartford MSA	States Connecticut	USA
AGE SEGMENTS							
0 - 4	4.33%	4.67%	5.48%	4.84%	4.69%	4.77%	5.39%
5 - 9	4.95%	5.02%	5.55%	5.23%	5.11%	5.23%	5.75%
10 - 14	5.51%	5.20%	5.58%	5.49%	5.37%	5.59%	5.98%
15 - 19	5.27%	5.86%	6.09%	6.54%	6.39%	6.44%	6.47%
20 - 34	19.06%	19.85%	21.83%	19.80%	19.45%	19.20%	20.33%
35 - 54	25.10%	24.62%	25.17%	24.89%	24.71%	24.92%	25.20%
55 - 74	26.23%	25.34%	22.67%	24.35%	25.10%	24.98%	22.82%
75+	9.51%	9.45%	7.66%	8.88%	9.19%	8.89%	8.05%
HOUSEHOLD INCOME							
<\$15,000	4.0%	7.4%	13.1%	7.9%	7.6%	7.8%	8.3%
\$15,000 - \$24,999	2.9%	5.8%	6.9%	4.9%	4.9%	5.2%	5.9%
\$25,000 - \$34,999	4.6%	5.0%	7.3%	5.5%	5.5%	5.2%	6.3%
\$35,000 - \$49,999	7.7%	10.3%	11.3%	9.0%	8.4%	8.1%	9.8%
\$50,000 - \$74,999	5.6%	13.7%	14.4%	12.0%	12.7%	13.5%	15.6%
\$75,000 - \$99,999	11.5%	12.1%	12.8%	12.3%	12.4%	12.0%	12.5%
\$100,000 - \$149,999	32.0%	22.9%	17.1%	19.1%	18.7%	17.6%	17.8%
\$150,000 - \$199,999	15.9%	11.8%	8.8%	12.5%	12.4%	11.3%	9.8%
\$200,000+	15.7%	11.1%	8.3%	16.7%	17.4%	19.3%	14.0%
KEY FACTS							
Population	5,380	49,736	229,330	971,329	1,145,815	3,608,872	339,887,819
Daytime Population	4,366	73,715	310,019	1,020,202	1,183,828	3,557,093	338,218,372
Employees	2,963	25,553	118,294	518,946	616,128	1,945,773	167,630,539
Households	2,090	19,649	96,375	396,669	471,556	1,451,347	132,422,916
Average HH Size	2.52	2.44	2.33	2.36	2.34	2.42	2.50
Median Age	43.3	42.1	38.8	41.1	41.9	41.8	39.6
HOUSING FACTS							
Median Home Value	\$289,239	\$298,954	\$295,985	\$364,090	\$375,507	\$407,234	\$370,578
Owner Occupied %	82.7%	66.7%	45.4%	64.3%	66.0%	65.3%	64.2%
Renter Occupied %	17.3%	33.3%	54.6%	35.8%	34.0%	34.7%	35.8%
Total Housing Units	2,173	20,829	104,707	421,211	505,284	1,560,165	146,800,552
INCOME FACTS							
Median HH Income	\$113,874	\$89,781	\$68,731	\$95,817	\$96,398	\$95,275	\$81,624
Per Capita Income	\$52,898	\$43,943	\$38,826	\$51,611	\$52,673	\$55,691	\$45,360
Median Net Worth	\$558,586	\$280,723	\$84,144	\$301,574	\$325,712	\$318,789	\$228,144

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025). ©2026 Esri June 5, 2026

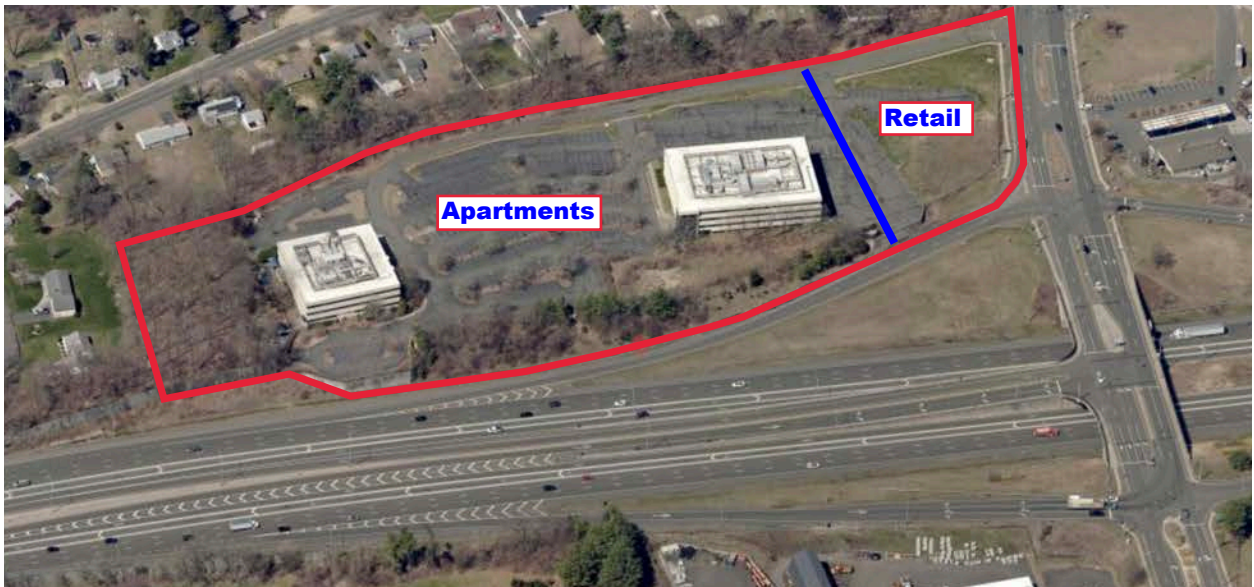
DEMOGRAPHIC GEOGRAPHY

465 Bloomfield Ave, Windsor, Connecticut, 06095

Drive time of 5 mins, 10 mins, & 15 mins



AERIAL VIEW OF SITE



NEXT STEPS

Three great tenants. One smart investment.

- 1.) Request, Receive, Sign and Return a Confidentiality Agreement (CA)
- 2.) Receive a Due Diligence Package with Additional Information
- 3.) Submit a Letter of Intent (LOI) with pricing, terms and conditions
- 4.) Execute a Purchase & Sale Agreement
- 5.) Close



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