



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

997 Blue Hills Avenue | Bloomfield, CT 06002



# EXCLUSIVELY MARKETED BY:

2



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140  
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In Cooperation with Venture Retail Partners, LLC  
BoR: Andrew Callahan – Lic. REB.0791301



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# TABLE OF CONTENTS

AutoZone | 997 Blue Hills Avenue | Bloomfield, CT 06002

3



## Investment Overview

Investment Summary  
Investment Highlights

## Property Overview

Location Map  
Aerial Map  
Retail Map

## Area Overview

City Overview  
Demographics

## Tenant Overview

Tenant Profile

## Lease Abstract

Lease Summary  
Rent Roll



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,533 SF AutoZone Located at 997 Blue Hills Avenue in Bloomfield, CT. This Opportunity Includes a Rare Connecticut AutoZone Investment With 11 Years Remaining, Providing For a Secure Investment With an Established Tenant.



## OFFERING SUMMARY

PRICE	\$1,200,000
CAP	5.50%
NOI	\$66,000
PRICE PER SF	\$216.88
LEASE GUARANTY	AutoZone, Inc.

## PROPERTY SUMMARY

ADDRESS	997 Blue Hills Avenue Bloomfield, CT 06002
COUNTY	Hartford
BUILDING AREA	5,533 SF
LAND AREA	1.88 AC
BUILT	2000



# HIGHLIGHTS



Brand New Lease Extension - AutoZone Extended the Lease Without Any Rent Reduction or Capital Expenditure From Landlord, Demonstrating Long Term Commitment to a Proven Location



11 Years Remaining on Initial Lease Term With Zero Landlord Responsibilities



Corporate Guaranteed Absolute Triple Net (NNN) Ground Lease



Hartford MSA is the 49th Largest in the United States With Over 186,359 People Within a 5-Mile Radius From the Site



Ideal 1031 Exchange Property



Strategically Located on U.S. Highway 187 – Which Sees Over 16,911 Vehicles Per Day



Affluent Market With Average Household Incomes Exceeding \$78,000



Property is Situated Less Than 2-Miles From Interstate 91 – Which Sees Over 140,393 Vehicles Per Day



Nearby Tenants Include: Dunkin', Subway, Dollar General, Mobil, Napa Auto Parts, Wendy's, Burger King, Home Depot, Lowe's and More





AutoZone | 997 Blue Hills Avenue | Bloomfield, CT 06002



# DOWNTOWN HARTFORD



S. L. ZOCCO MEMORIALS, INC.



WDRG.com

INTEGRITY  
Auto Sales and Service LLC

DUNKIN'

DERINGER  
Managing Your Logistics  
Maximizing Your Opportunities  
deringer.com



Gateway  
Car Wash

187



Mobil

New Crown  
Beauty Supply



218

Blue Hills Ave







The First Cathedral



Shanta's Vintage  
Boutique



Unique Florists



Bloomfield Early  
Learning Center



BLUE HILLS FIRE DEPARTMENT

One Stop  
Bloomfield

Wintonbury  
Learning Center

Blue Hills Ave



187







218



187

Blue Hills Ave





# CITY OVERVIEW

Bloomfield | Hartford County | Connecticut

10



## Bloomfield, CT

Bloomfield is a town in Hartford County in the state of Connecticut. The city's 2017 estimated population was 21,406 residents. Bloomfield is bordered by Windsor to the northeast, East Granby to the north, Simsbury and Avon to the west, and West Hartford and Hartford to the south. Hartford County is a county located in the north central part of the state with a population of 895,388 residents, making it the second-most populous county in Connecticut. Hartford County contains the city of Hartford, which is the state's capital and the county's most populous city, with about 123,400 residents in 2017. Hartford County is also included in the Hartford-West Hartford-East Hartford, CT Metropolitan Statistical Area with about 1,211,324 residents in the area.



## Economy

Due to the cities close proximity, Hartford's economy affects Bloomfield's. Hartford is a center for medical care, research, and education. Within Hartford itself the city includes Hartford Hospital, The Institute of Living, Connecticut Children's Medical Center, and Saint Francis Hospital & Medical Center. Hartford is also the international center of the insurance industry, with companies in the city like Aetna, Conning & Company, The Hartford, Harvard Pilgrim Health Care, and Hartford Steam Boiler. In March 2018, Infosys announced the opening of a new technology innovation hub creating up to 1,000 jobs by 2022. The Hartford technology innovation hub will focus on three key sectors- insurance, healthcare and manufacturing.



## Contemporary Life

The area is home to the Talcott Mountain State Park which is a 574-acre public recreation area located on Talcott Mountain in the towns of Avon, Bloomfield, and Simsbury, Connecticut. The state park features the Heublein Tower, a 165-foot-high mountaintop lookout offering panoramic views. The Heublein Tower is accessible after a 1.25 mile hiking trail and it includes a Historic home & museum on a mountaintop. The area is also home to the Penwood State Park, which is a public recreation area located on Talcott Mountain. The state park's 787 acres are contiguous with the north end of Talcott Mountain State Park. The city is also less than 10 miles to Hartford, which is the perfect city to spend the day since it is home to numerous activities.



# DEMOGRAPHICS

11

AutoZone | 997 Blue Hills Avenue | Bloomfield, CT 06002



## Population

1-MILE

8,571

3-MILE

72,041

5-MILE

186,359



## Average Household Income

1-MILE

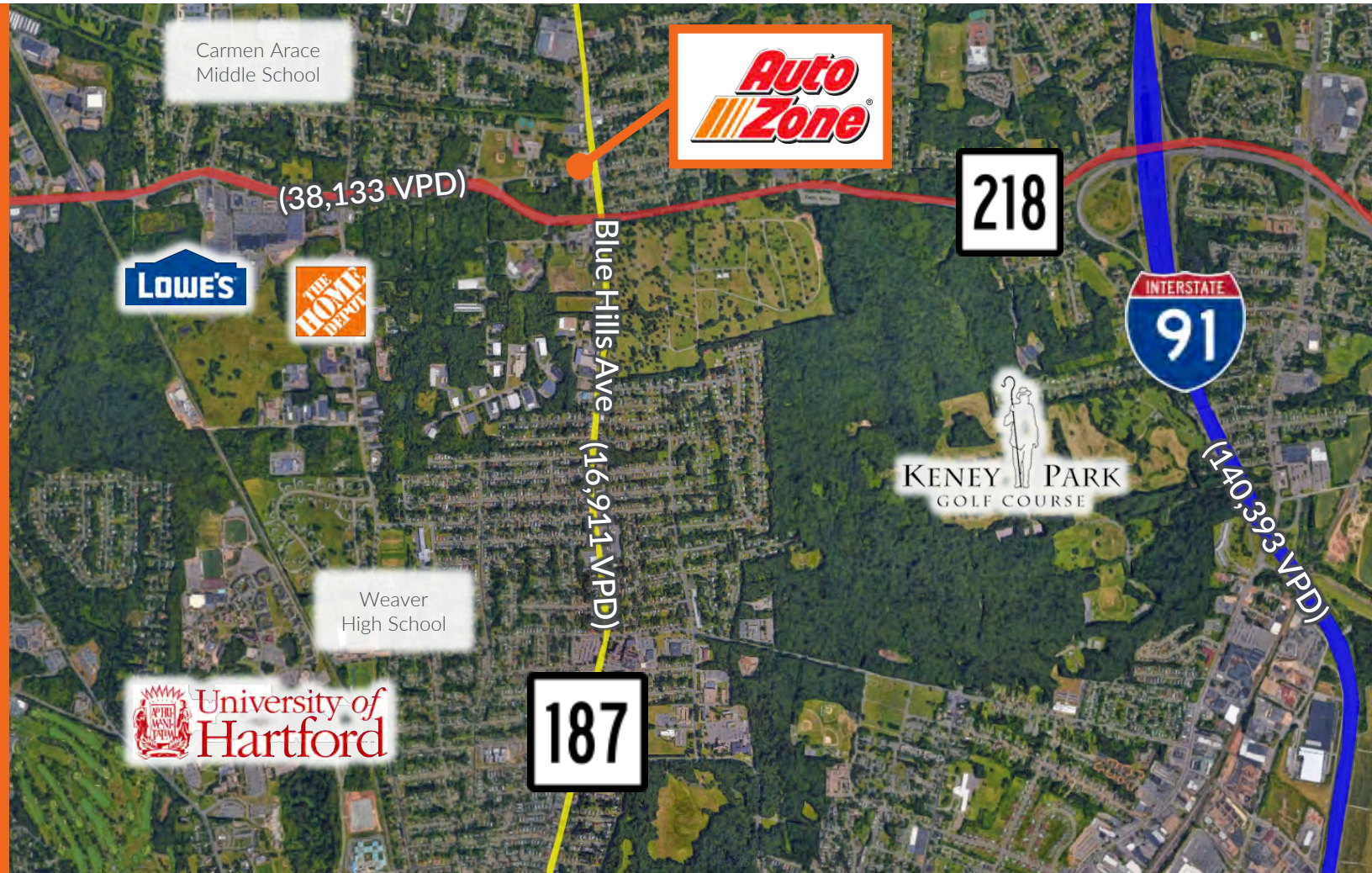
\$73,036

3-MILE

\$76,210

5-MILE

\$78,242





# TENANT PROFILE

12



AutoZone is an American retailer of aftermarket automotive parts and accessories, and it is the largest in the United States. The company was founded in 1979, and today has over 6,000 stores across the United States, Mexico, and Brazil. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry.

AutoZone has a rich culture and history of going the Extra Mile for its customers and its community. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. AutoZone also sell automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through AutoZone.com.



COMPANY TYPE  
NYSE: AZO



FOUNDED  
1979



# OF LOCATIONS  
6,000+



HEADQUARTERS  
Memphis, TN



WEBSITE  
autozone.com





# LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 5,533 SF
LEASE COMMENCEMENT	June 1, 2000
LEASE EXPIRATION	May 31, 2030
LEASE TERM	11 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Increase at Each Option
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
PERMITTED USE	Auto Parts Retailer
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image



# RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
AutoZone, Inc.	5,533 SF	\$66,000	\$11.93	10%	At Each Option	06/01/2000	05/31/2030	3 x 5 Years





# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Actual Property Image



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