

NEW HAVEN CBD INVESTMENT OPPORTUNITY 2,400 S/F RETAIL CONDOMINIUM



First Time Offered

Unusual Opportunity

SINGLE TENANT

NNN Lease

COMMERCIAL CONDOMINIUM

**91 Church Street
New Haven, Connecticut**

Stephen Press, SIOR

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OVERVIEW

High Traffic Location, 1/2 Block to Green, and Yale University.

**RETAIL SINGLE TENANT
INVESTMENT
OPPORTUNITY**

PROPERTY HIGHLIGHTS

- Long Term Lease + Options
- Yale Area
- Excellent Exposure
- High Traffic Location
- Central Business District

PROPERTY SUMMARY

- Year Built: 2015
- Lot Size: 0.9 Acres
- Total Building: 10,222 SF
- Between Center Street & Chapel Street
- Investment Opportunity

Located on the ground level, with four luxury loft condominiums above, in an area that is experiencing explosive growth. A number of large-scale and mixed-use apartment projects are either under construction, recently completed, or being planned. This prime high foot traffic location is near the New Haven Green, the Yale Campus and walking distance to both Wooster Square and the New Haven Railroad Station.

Offered at \$595,000



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FINANCIALS

RETAIL SINGLE TENANT
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SINGLE TENANT



Property Type:	Retail	Subtype:	Food
Square Footage:	2,400	Net Rentable:	2,400
Units:	1	Cap Rate:	8%
NOI:	\$47,775 Year 1	Occupancy:	100%
Tenancy:	Single	Brand/Tenant:	Bora Bora Smoothie Cafe
Lease Type:	NNN	Lease Term:	5 Years
(Modification Years 1-5)			
Lease Expiration:	March 31, 2030	Remaining Term:	53 Months
Rent Bumps:	2% Annually	Lease Options:	2, 5 Year Options

Bora Bora Smoothie Cafe is a casual eatery / smoothie & juice bar chain. They offer smoothies, juices, signature drinks, coffee, acai bowls, crepes, waffles, croffles, and other items.

They have many U.S. locations, Connecticut, New York (Brooklyn, Queens, Staten Island), as well as in Illinois (Chicago Ridge) and Michigan (Dearborn), among others. A new location in Latham, NY (upstate) opened in 2024, marking their first expansion into that region. A location in Shreveport, Louisiana is planned, expected to open in fall 2025.

EXCLUSIVE BROKER

RETAIL / OFFICE
SHOWROOM
OPPORTUNITY



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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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