

Mobil

ALLTOWN fresh

1941 DIXWELL AVENUE
HAMDEN, CT

Low Rent | Corporate Guarantee | Heavy Traffic | 12 Pumps



Michael A. Cardone

MICHAEL.CARDONE@MARCUSMILLICHAP.COM
646.805.1491
LICENSE: NY - 10401311477

Christopher S. Pappas, Esq.

CHRISTOPHER.PAPPAS@MARCUSMILLICHAP.COM
212.430.5180
LICENSE: NY - 1040130036

Maria DeAngelis

MARIA.DEANGELIS@MARCUSMILLICHAP.COM
203.672.3329
LICENSE: CT - RES. 0807196

Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP



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Investment Contacts

+Michael A. Cardone
Associate Director, Net Lease Division
michael.cardone@marcusmillichap.com
646.805.1491

+Maria DeAngelis
National Retail Group
maria.deangelis@marcusmillichap.com
203.672.3329

+Christopher S. Pappas, Esq.
Associate Director, Net Lease Division
christopher.pappas@marcusmillichap.com
212.430.5180

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Executive Summary

Mobil w/ ALLTOWN fresh

1941 Dixwell Avenue | Hamden | CT

Offering Price

\$2,600,000

Cap Rate **5.38%**

Net Operating Income **\$140,000**

Gross Leaseable Area **3,696 SF**

Lot Size **1.45 Acres**

Year Built/Remodeled **2019**

Guarantor **Corporate**



Lease Summary

Lease Type	NNN Ground Lease	Original Lease Term	10 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	4 Years
Lease Commencement	6/7/2019	Renewal Options	8, 5-Year
Lease Expiration	6/6/2029	Rent Increases	10% In Options

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 6/6/29	\$140,000	-	5.38%
Option 1	6/7/29 - 6/6/34	\$154,000	10%	5.92%
Option 2	6/7/34 - 6/6/39	\$169,400	10%	6.52%
Option 3	6/7/39 - 6/6/44	\$186,340	10%	7.17%
Option 4	6/7/44 - 6/6/49	\$204,974	10%	7.88%
Option 5	6/7/49 - 6/6/54	\$225,471	10%	8.67%
Option 6	6/7/54 - 6/6/59	\$248,019	10%	9.54%
Option 7	6/7/59 - 6/6/64	\$272,820	10%	10.49%
Option 8	6/7/64 - 6/6/69	\$300,102	10%	11.54%

Investment Highlights



Passive Income

Ground Leased Mobil/Alltown Fresh Featuring 12 Pumps Located on a Heavily Trafficked Section of Dixwell Avenue with Over 41,000 Vehicles Passing Daily



Lease Term

Lease Features 4 Years Remaining on the Base Term with Attractive 10% Rent Increases In Each Option as a Hedge Against Inflation Providing Investors Long Term Security



Corporate Guarantee

Lease Corporately Guaranteed by Global Partners Inc., With Over 1,700 Retail Stations Across The Northeast and Filling over 1 Million Automobile Tanks Daily



Highly Active Retail Corridor

The Surrounding Area is Home to a Host of National Retailers Including Home Depot, ShopRite, CVS, Walmart, Dunkin', Starbucks, Advance Auto Parts, and Many More



C-Store Component

This Site Has ALLTOWN Fresh as the C-Store Which is a Global Partners Company Owned Home Grown C-Store with Locations in CT, NY and MA



New Haven MSA

Subject Property is Positioned In the New Haven MSA with More Than 560,000 Residents



Strategic Location

Located within feet From an Ingress and Egress to Wilbur Cross Parkway Which has More Than 71,000 Vehicle Passing Daily



Education Hub

Within a Few Miles From Yale University, Quinnipiac University and Hamden High School with a Combined Student Enrolment of 26,500



Sound Store Demographics

Situated in a Dense Area with Over 218,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$106,000 within a 1-Mile Radius and a 2.5 Percent Population Growth within 1-Mile Between 2023-2028

Retail Map

Quinnipiac University — 6 Miles
Student Enrollment of 10,200



Marshalls

Walmart
Save money. Live better.



McDonald's

petco
where the healthy pet go



Stop&Shop

Hamden High School
Student Enrollment of 1,870



STARBUCKS



CVS pharmacy

Wilbur Cross Parkway 71,500 VPD

5,550 VPD

8,500 VPD

The Lock Up Self Storage

Union of Operating Engineers

Dixwell Avenue 41,025 VPD

Mobil
ALLTOWN fresh

Retail Map



Dixwell Avenue
41,025 VPD

Mobil
ALLTOWNfresh

Wilbur Cross Parkway Entrance 5,500 VPD

Exit 60 8,500 VPD

Wilbur Cross Parkway 71,500 VPD

Retail Map

New Haven & Yale University --- 4 Miles

PRICE RITE



Various Retailers

Mobil

ALLTOWN fresh

Dixwell Avenue 41,025 VPD

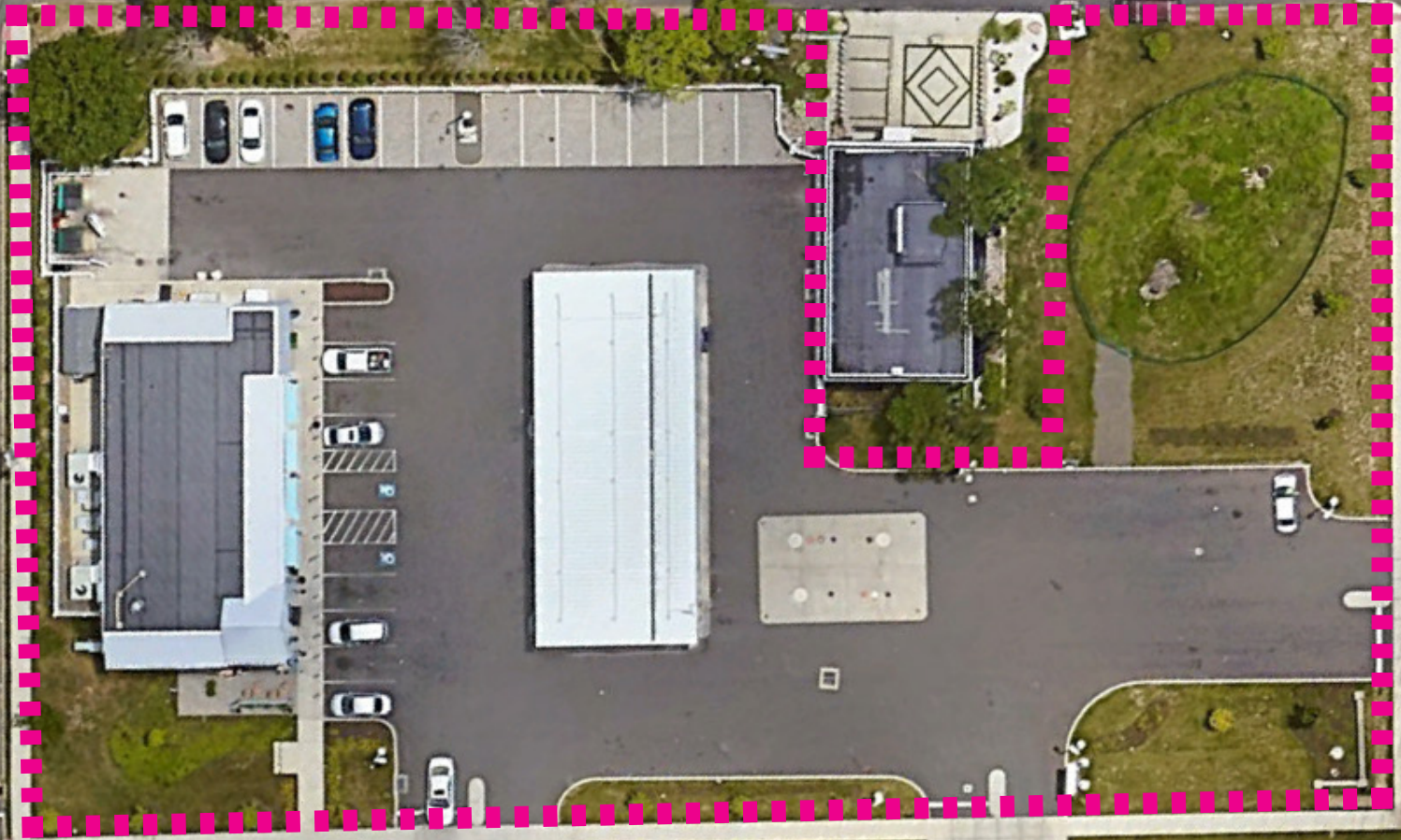
Building Images



Aerial Images



Parcel Map



Dixwell Avenue 41,025 VPD

Location Map



*New York, NY
Population +/- 8 MM*

84 Miles / 2 Hour 30 Minute Drive

Mobil

Subject Property

Regional Map



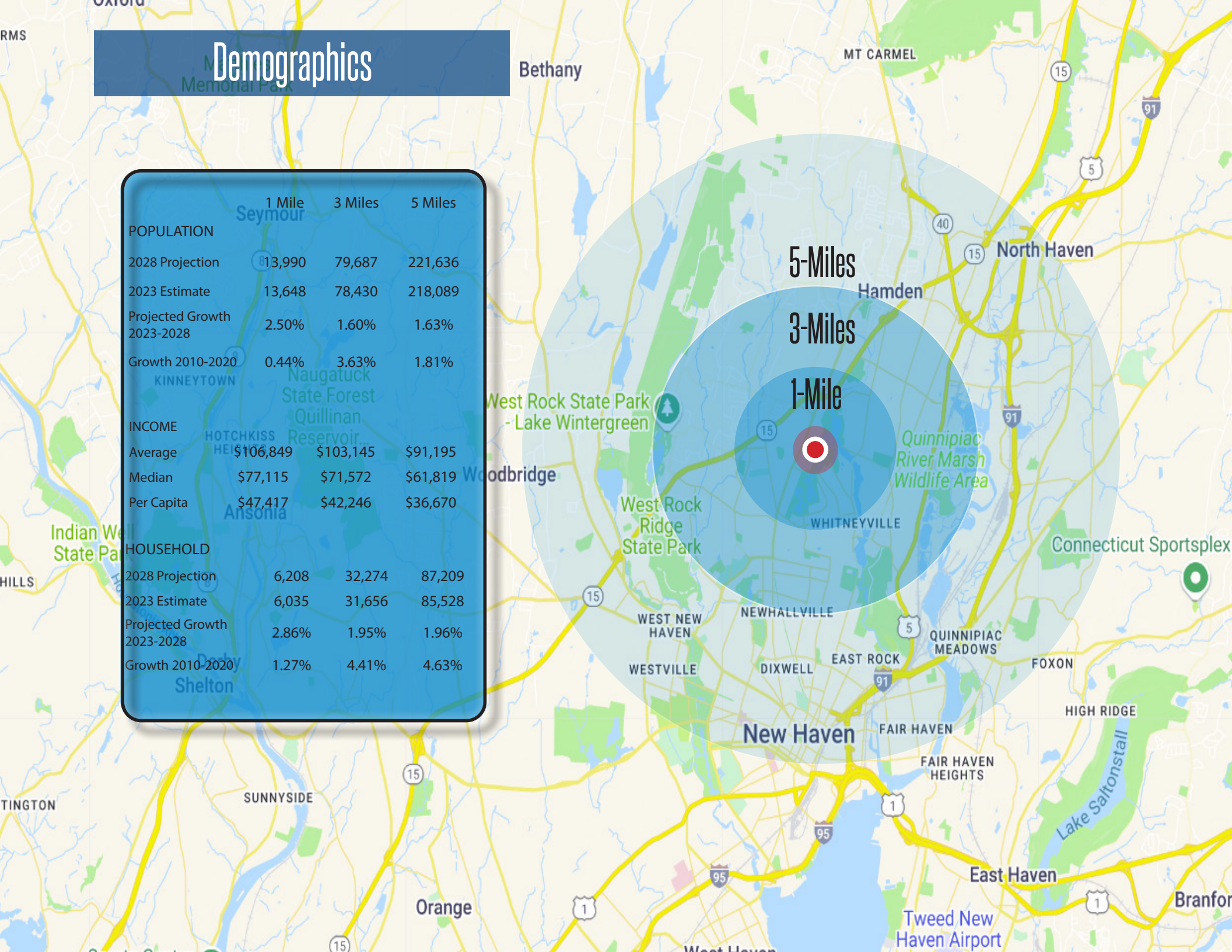
SUBJECT PROPERTY

Subject Property



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2028 Projection	13,990	79,687	221,636
2023 Estimate	13,648	78,430	218,089
Projected Growth 2023-2028	2.50%	1.60%	1.63%
Growth 2010-2020	0.44%	3.63%	1.81%
INCOME			
Average	\$106,849	\$103,145	\$91,195
Median	\$77,115	\$71,572	\$61,819
Per Capita	\$47,417	\$42,246	\$36,670
HOUSEHOLD			
2028 Projection	6,208	32,274	87,209
2023 Estimate	6,035	31,656	85,528
Projected Growth 2023-2028	2.86%	1.95%	1.96%
Growth 2010-2020	1.27%	4.41%	4.63%



Location Overview



Hamden, Connecticut, is a suburban town located just north of New Haven, known for its blend of residential neighborhoods, commercial districts, and outdoor recreation. Often referred to as “The Land of the Sleeping Giant” due to the prominent Sleeping Giant State Park, Hamden offers a mix of urban convenience and natural beauty. The town has a strong educational presence, home to Quinnipiac University, which brings a vibrant student population and contributes to the local economy. Its proximity to New Haven provides residents with access to world-class dining, culture, and employment opportunities while maintaining a more suburban feel.



Economically, Hamden has a diverse business landscape, with a combination of national retailers, small businesses, and industrial sectors. Major commercial corridors, such as Dixwell Avenue and Whitney Avenue, feature a variety of shopping centers, restaurants, and service-oriented businesses. The town has focused on revitalization efforts, improving infrastructure and attracting new developments to boost economic growth. With a high quality of life, strong school system, and convenient access to major highways and public transit, Hamden continues to be a desirable place to live and work in Connecticut.

Hamden is positioned in The New Haven, CT MSA, a key economic hub in southern Connecticut, anchored by New Haven, home to Yale University and a diverse mix of industries. The region benefits from a strong education and healthcare sector, with Yale-New Haven Health as a major employer, alongside a growing bioscience and technology presence. Its strategic location along the I-95 corridor and proximity to New York City make it a desirable area for businesses and residents alike. The rental and retail markets are bolstered by a mix of university-driven demand, affluent suburban communities, and ongoing urban revitalization efforts.

Brand Overview

Mobil

Mobil is a petroleum brand owned and operated by American oil and gas corporation Exxon-Mobil. The brand was formerly owned and operated by an oil and gas corporation of the same name (Mobil Oil Corporation), which itself merged with Exxon to form ExxonMobil in 1999.

A direct descendant of Standard Oil, Mobil was originally known as the Standard Oil Company of New York (shortened to Socony) after Standard Oil was split into 43 different entities in a 1911 Supreme Court decision. Socony merged with Vacuum Oil Company, from which the Mobil name first originated, in 1931 and subsequently renamed itself to "Socony-Vacuum Oil Company". Over time, Mobil became the company's primary identity, which prompted a renaming in 1955 to the "Socony Mobil Oil Company", and then in 1966 to the "Mobil Oil Corporation". Mobil credits itself with being the first company to introduce paying at the pump at its gas stations, the first company to produce jet aviation fuel, as well as the first company to introduce a mobile payment device, today known as Speedpass.



Industry	Petroleum
Locations	12,000+

Credit Rating (S&P)	AA-
Stock Symbol	XOM

Headquarters	Irving, TX
Website	www.mobil.com

Brand Overview

ALLTOWN fresh.

ALLTOWN fresh

Our revolutionary brand was first introduced in 2019 out of Plymouth, Massachusetts, redefining on-the-go food service by blending convenience with a commitment to exceptional, fresh food choices and premium products.

At the heart of Alltown Fresh is the unwavering belief that busy individuals should never compromise on the quality of their meals or products for the sake of convenience. Our kitchen and market offerings adhere to the highest standards, prioritizing natural, fresh, unique, and better-for-you ingredients. Crafted by a team of talented chefs on-site at each location, our menu is thoughtful, inspiring, and undeniably craveable. We take pride in providing better choices for everyone and setting higher standards for flavor and quality so guests can feel good about what they're eating when they're on the go.



Industry
Locations | Convinienece
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Parent
Website | Global Partners
www.alltownfresh.com

Tenant Overview



Global Partners LP (NYSE: GLP) is a publicly traded master limited partnership (MLP) headquartered in Waltham, Massachusetts. The company is a major player in the fuel distribution and energy logistics sector, operating a vast network of gasoline stations, convenience stores, and fuel terminals across the Northeastern U.S. and beyond. With a strong presence in wholesale and retail fuel sales, Global Partners supplies gasoline, diesel, heating oil, and renewable fuels to a mix of commercial, industrial, and retail customers. The company also engages in the transportation and storage of crude oil and other petroleum products through its strategically located terminals.

In addition to its fuel business, Global Partners has expanded its footprint in the convenience store space, operating under various regional brands. The company has focused on acquisitions and strategic partnerships to grow its retail presence, capitalizing on evolving consumer trends in fuel, foodservice, and convenience retailing. By leveraging its vertically integrated supply chain and strong relationships with major oil companies, Global Partners continues to navigate the energy market's volatility while positioning itself for long-term growth through diversification and sustainability initiatives.



Headquarters | Waltham, MA
Credit Rating | B+ (S&P)

Employees | 5,000+
Website | www.globalp.com

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1941 Dixwell Avenue | Hamden | CT

INVESTMENT CONTACTS

MICHAEL A. CARDONE

ASSOCIATE DIRECTOR, NET LEASE DIVISION

Office: (646) 805-1491 Cell: (973) 902-6695

E-mail: michael.cardone@marcusmillichap.com

License: NY: 10401311477

CHRISTOPHER S. PAPPAS, ESQ.

ASSOCIATE DIRECTOR, NET LEASE DIVISION

Office: (212) 430-5180 Cell: (646) 799-1419

E-mail: christopher.pappas@marcusmillichap.com

License: NY: 10401300636

MARIA DEANGELIS

NATIONAL RETAIL GROUP

Office: (203) 672-3329 Cell: (203) 314-9319

E-mail: maria.deangelis@marcusmillichap.com

License: CT-RES.0807196

BROKER OF RECORD

JOHN KRUEGER

265 Church Street., Suite 210

P: 212.30.5100

License: REB.0752012

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