

# CVS PHARMACY

ABS NNN LEASE | NO RENT HOLIDAY



ACTUAL LOCATION

COLCHESTER, VT (BURLINGTON MSA)

MARKETING PACKAGE



ACROPOLIS  
COMMERCIAL ADVISORS LLC

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# PRICING SUMMARY

**69 Mountain View Drive  
Colchester, VT 05446**

## PRICING SUMMARY

Purchase Price	\$5,147,617.00
Cap Rate	5.75%
NOI	\$295,988.00

## LEASE SUMMARY

Lease Type	Absolute NNN
Rent Commencement	10/16/2015
Lease Expiration	01/31/2041
Guarantee	Corporate
Options	Ten, Five-Year
Rent Increases	Options 1-2: Current Rent Options 3-10: FMV



ACTUAL LOCATION



ACTUAL LOCATION

# PROPERTY SUMMARY

PARCEL | 3.80 Acres

GLA | 13,320 Square Feet

ACCESS | One (1) Ingress/Egress

DRIVE THRU | Yes

YEAR BUILT | 2015

OWNERSHIP | Fee Simple



ACTUAL LOCATION

# INVESTMENT HIGHLIGHTS



**Long-Term Absolute NNN Lease**  
No Rent Holiday | Corporate Guarantee



**Strong Area Demographics | Fastest Growing County 2010-2020**  
53,000 Residents | \$81,000 Avg HH Income



**Hard Corner Location | Large 3.6-Acre Parcel**  
23,000+ VPD | Adjacent to Major Interstate



**Near Major GlobalFoundries Manufacturing Facility**  
Top 5 Largest Semiconductor Manufacturer Worldwide



**Next to Vermont's Only Costco – 2.1M+ Annual Visits**  
Situated Amongst Numerous National Retailers



**Proximity to Major University & Medical Facilities**  
University of Vermont – Main Campus & 502-Bed Medical Center



ACTUAL LOCATION

# INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

## Signalized Intersection | 23,000+ VPD | Large 3.6-Acre Parcel | State Route Location | 10 Min to Downtown Burlington | Off of Major Interstate – Approx. 47,000 VPD

- ❑ The CVS is located at the signalized intersection of Mountain View Drive and Roosevelt Highway, on an oversized 3.59-acre parcel.
- ❑ Roosevelt Highway experiences strong daily traffic volumes that exceed 23,000 vehicles, providing excellent visibility and accessibility.
- ❑ The Property is within 10 minutes of downtown Burlington via Roosevelt Highway, offering convenient connectivity to Vermont's largest metro area.
- ❑ CVS also benefits from immediate access to Interstate 89, western Vermont's only north-south interstate, which provides direct routes to both Burlington and Canada.

## Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities | No Rent Holiday

- ❑ The Property is subject to a long-term Absolute NNN lease with CVS which provides for zero landlord responsibilities and a completely passive investment. The lease boasts a corporate guarantee for added security.
- ❑ This particular CVS does not have a common "Rent Holiday" clause nor any decrease in rent during the first two option periods.

## Strong Traffic Drivers | Next to Vermont's Only Costco – 2.5M+ Annual Visits | Busiest Vermont Airport

- ❑ The CVS benefits from its immediate proximity Vermont's only Costco, with the next closest location situated over 90 miles away in Canada.
- ❑ Per Placer.ai, this Costco experiences over 2.5M visits annually, significantly enhancing exposure for neighboring retailers, including the CVS.
- ❑ The broader trade area features an expanding mix of hotels, retail stores, and service businesses that collectively reinforce the Property's intrinsic value.
- ❑ The CVS is located approximately 5 miles from Burlington International Airport (BTV), Vermont's busiest airport with 1.3M+ annual passengers. The airport serves as a Vermont Air National Guard base and Army Aviation support facility and is currently undergoing \$145 million in planned capital improvements, further enhancing its role as a major regional transportation hub.

## Strong Area Demographics | 53,000 Residents | \$81,000 Avg HH Income | Fastest Growing County 2010-2020

- ❑ The Property is supported by a strong demographic base of roughly 53,000 residents within a three-mile radius, boasting an average household income of \$81,000.
- ❑ Colchester is part of Chittenden County, which accounts for more than 25% of Vermont's total population and was the state's fastest-growing county between 2010 and 2020.
- ❑ The CVS sits in close proximity to numerous local schools and colleges:
  - ❑ **Winooski High School** (0.5 miles) – 200+ Students
  - ❑ **St. Francis Xavier School** (1 mile) – 175+ Students
  - ❑ **Community College of Vermont** (1.5 miles) – 2,000+ Students
  - ❑ **Saint Michael's College** (2 miles) – 1,400+ Students
  - ❑ **University of Vermont** (2.5 miles) – 13,300+ Students
  - ❑ **Champlain College** (3 miles) – 2,100+ Students
  - ❑ **Union Memorial School** (3.5 miles) – 240+ Students
  - ❑ **Malletts Bay School** (4 miles) – 450+ Students
  - ❑ **Colchester Middle School** (4 miles) – 500+ Students
  - ❑ **Colchester High School** (4 miles) – 725+ Students

# INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



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## Close Proximity to Vermont's Largest Employers | University | Corporate Headquarters | Manufacturing, Research & Development, Medical Lab, Distribution Facilities

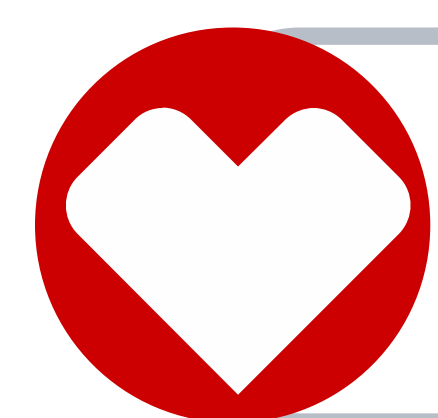
- The Property benefits from a prime commuter location between Colchester and Burlington, providing visibility to thousands of employees traveling to some of Vermont's largest and most notable employers.
  - **University of Vermont** (2.5 miles) – The state's 2nd largest employer with over 5,300 employees on its 451-acre campus which provides education for 14,000 students.
  - **University of Vermont Medical Center** (2.5 miles) – Vermont's largest employer with over 8,000 employees, including 1,000+ Physicians and Residents, and consistently ranks as Vermont's best hospital. UVMCC provides advanced care to an approximate one million people throughout Vermont and Northern New York.
  - **GlobalFoundries** (7.5 miles) – One of the world's top 5 largest semiconductor manufacturers and the exclusive semiconductor chip maker for General Motors. GlobalFoundries is the state's largest private employer with over 2,800 workers and contractors at its manufacturing plant, which also functions as its regional headquarters and R&D facility.
  - **Burton** (6.5 miles) – The second largest U.S. snowboard manufacturer which is headquartered in downtown Burlington.
- The Property is adjacent to Water Tower Hill Business Park, which features medical, office, and flex space and provides for consistent daily traffic to/from the Property. Water Tower Hill tenants include, but are not limited to:
  - **National & Local Tenants** – Morgan Stanley, New York Life, Rock 103.3, Vertek Corporation, Vermont Information Processing (Headquarters).
  - **Medical** – Beisiegel Orthodontics, Champlain Valley Oral Surgery, Mountain Lake Plastic Surgery, OneCare Vermont, Steep Hill Vermont (Laboratory), Vernal Biosciences (Laboratory).
  - **Government** – U.S. Customs and Immigration Services field office, USDA Natural Resources Conservation Service Center.
- The Property is just a half-mile away from the Meadows Industrial Park, which features offices and manufacturing facilities for Red House Building Inc, BioField Tuning, FoodScience Corp, and Fab-Tech Inc, while neighboring Champlain Cable operates its headquarters and manufacturing/R&D facility.
- Other companies with manufacturing and distribution near the CVS include:
  - **Preci Manufacturing** – 0.5 miles (Winooski, VT)
  - **Twincraft Skincare** – 0.5 miles (Winooski, VT)
  - **Coca-Cola** – 1.25 miles (Colchester, VT)
  - **Schmilk Chocolate** – 1.5 miles (Colchester, VT)
  - **Kria Botanicals** – 1.5 miles (Colchester, VT)
  - **Frito Lay** – 2.5 miles (South Burlington, VT)
  - **USPS** – 4 miles (Essex Junction, VT)
  - **Keurig Green Mountain** – 4 miles (Essex Junction, VT)

# TENANT OVERVIEW

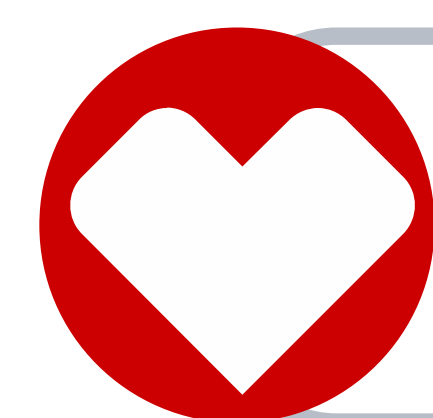


CVS Health Corporation (“CVS Health”), together with its subsidiaries (collectively, the “Company”), has more than 9,000 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with over 87 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year and expanding specialty pharmacy services. The Company also serves an estimated 35 million people through traditional, voluntary, and consumer-directed health insurance products and related services, including expanding Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan (“PDP”). The Company believes its innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

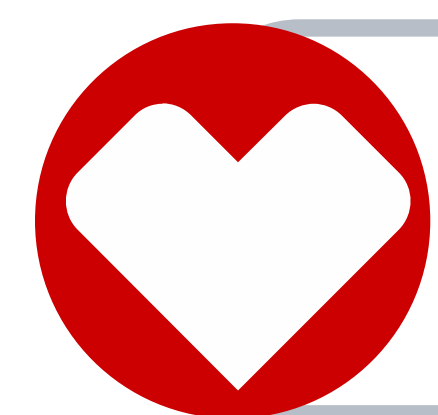
## COMPANY OVERVIEW



**Company**  
CVS Health, Inc.



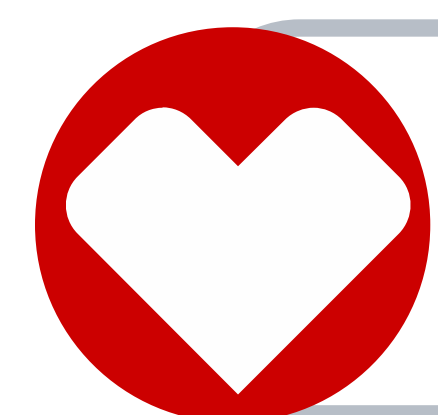
**Year Founded**  
1963



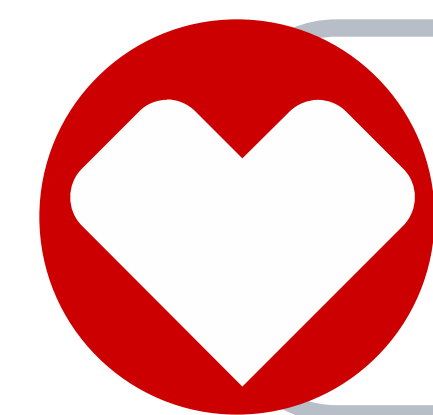
**Category**  
Health Solutions



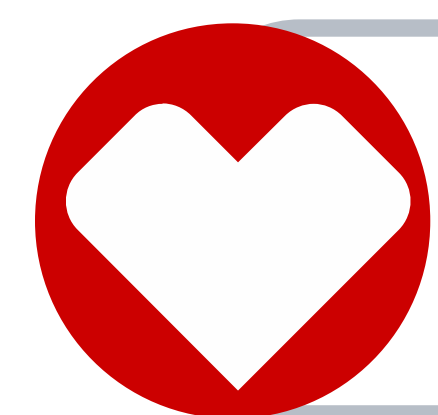
**No. Locations**  
9,000+



**Segment**  
Drug Store | Retail Pharmacy



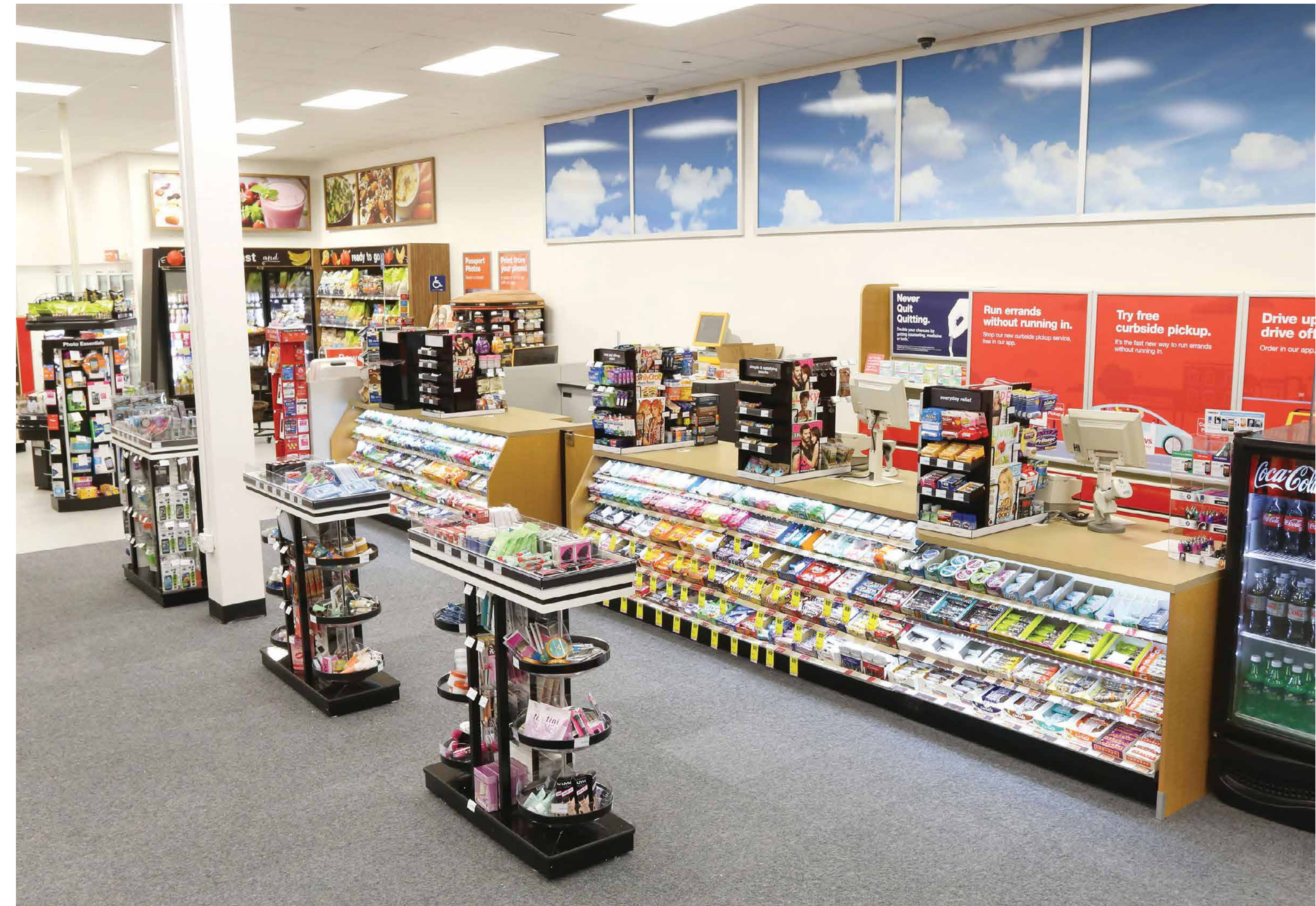
**Headquarters**  
Woonsocket, RI



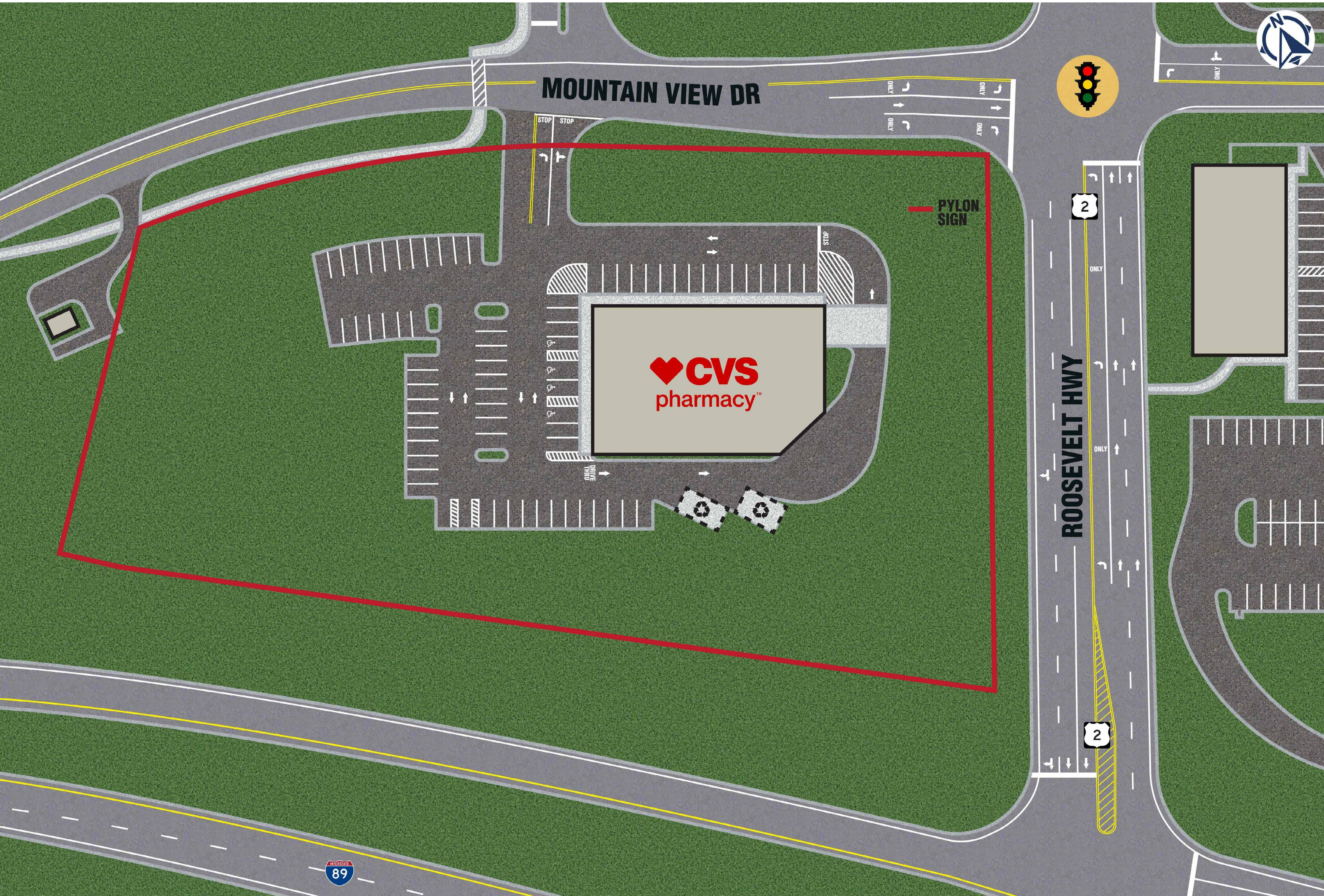
**Ownership**  
Public (NYSE: CVS)



**Website**  
[www.cvs.com](http://www.cvs.com)



# SITE PLAN





# AERIAL MAP



# AERIAL MAP

**WATER TOWER HILL BUSINESS PARK**

U.S. Citizenship and Immigration Services | vip | vertek | OneCare Vermont | CHAMPLAIN VALLEY ORAL & MAXILLOFACIAL SURGERY | MOUNTAIN LAKE PLASTIC SURGERY | USDA | University of Vermont MEDICAL CENTER | vernal BIOSCIENCES | Morgan Stanley

- MEDICAL, OFFICE, FLEX SPACE
- VERMONT INFORMATION PROCESSING HEADQUARTERS

**MANUFACTURING FACILITIES**

Twincraft Skincare | PRECI | Agilent

**COMMUNITY COLLEGE OF VERMONT**

CCV COMMUNITY COLLEGE OF VERMONT

**UNIVERSITY OF VERMONT**

The UNIVERSITY of VERMONT | University of Vermont Children's Hospital | University of Vermont MEDICAL CENTER

- 13,943 STUDENTS | 5,303 EMPLOYEES
- MAIN MEDICAL CENTER | 562 BEDS

**CHAMPLAIN COLLEGE**

CHAMPLAIN COLLEGE

- 1,691 STUDENTS

**CORPORATE HEADQUARTERS**

Dealer.com by Cox Automotive

**SUBJECT PROPERTY**

CVS pharmacy

**MANUFACTURING, LAB FACILITIES**

SCHMILK CHOCOLATE | Kria Botanicals

**UNIVERSITY MALL**

university mall

- VERMONT'S ONLY ENCLOSED MALL
- 75+ SHOPS & RESTAURANTS

**MEADOWS INDUSTRIAL PARK**

Fab-Tech, Inc. | FoodScience | BIOFIELD TUNING | Red House

**CAMP JOHNSON**

VERMONT ARMY NATIONAL GUARD HEADQUARTERS & TRAINING FACILITY

**FANNY ALLEN CAMPUS**

University of Vermont MEDICAL CENTER

**SAINT MICHAEL'S COLLEGE**

SAINT MICHAEL'S COLLEGE

- 1,100+ STUDENTS

**MANUFACTURING, DISTRIBUTION, FLEX SPACE**

AGH Fulfillment | FritoLay | WHITE CAP

**SEMICONDUCTOR MANUFACTURING FACILITY**

GlobalFoundries

- TOP 5 LARGEST SEMICONDUCTOR MANUFACTURER WORLDWIDE
- OFFICES, MANUFACTURING PLANT, RESEARCH & DEVELOPMENT FACILITY
- EXCLUSIVE CHIP PROVIDER FOR GENERAL MOTORS
- PLANNED \$1.5B EXPANSION
- VERMONT'S LARGEST PRIVATE EMPLOYER
- 2,800+ EMPLOYEES & CONTRACTORS

**BURLINGTON INTERNATIONAL AIRPORT**

- JOINT-USE CIVIL-MILITARY AIRPORT
- VERMONT'S BUSIEST AIRPORT
- 1.3M+ ANNUAL PASSENGERS
- \$145M+ IN CURRENT & PLANNED INVESTMENTS

**INDUSTRIAL, DISTRIBUTION, FLEX SPACE**

VERMONT | SINGER | KITTREDGE | VELEN | American International Distribution Corporation | EVERGREEN FAMILY HEALTH GROUP | ASTENJOHNSON | Burlington Free Press | us ecology | casella | 89 NORTH | maximus | TROWEL TRADES SUPPLY INC.

**INDUSTRIAL, DISTRIBUTION, FLEX SPACE**

UNITED STATES POSTAL SERVICE | VERMONT SYSTEMS | KEURIG GREEN MOUNTAIN | Ehrlich | GARDENERS SUPPLY COMPANY



# AERIAL PHOTO



**LABORATORY FACILITIES**  
The UNIVERSITY of VERMONT  
VERMONT DEPARTMENT OF HEALTH

**WINOOSKI HIGH SCHOOL**  
197 STUDENTS

**COSTCO**  
WHOLESALE

**Hampton**  
Inn

**Quality**  
INN

**6**

**McDonald's**

**Starbucks**  
**Great Clips**  
**T Mobile**

**SUBJECT PROPERTY**  
**CVS**  
pharmacy

ACTUAL LOCATION

# REFERENCE MAP & DEMOGRAPHICS

