

PROPERTY TOUR



Subject Property Photograph

WALGREENS

TROPHY LOCATION

4935 Warner Avenue – Huntington Beach, CA 92649

Price: \$20,500,000

- ❖ Absolute Triple Net Walgreens in Orange County, California
- ❖ Over 20 Years Remaining of Lease Term with Extremely Rare 5% Escalations Every 5 Years
- ❖ Excellent Traffic Counts (49,000+ VPD) at Hard Corner, Signalized Intersection
- ❖ 24 Hour Store With Drive-Thru Prescription Window
- ❖ Average Household Income Within 3 Miles above \$112,521
- ❖ Over 100,000 People Within 3 Miles

This information has been obtained from sources deemed reliable, however EXP Realty Advisors, Inc. does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Walgreens



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