



## NON-ENDORSEMENT AND DISCLAIMER NOTICE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

WALGREENS  
San Leandro, CA  
ACT ID Z0010430

## NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

## EXECUTIVE SUMMARY

## OFFERING SUMMARY

Price	\$7,820,000
Net Operating Income	\$430,000
Capitalization Rate – Current	5.50%
Price / SF	\$572.89
Rent / SF	\$31.50
Lease Type	NNN
Gross Leasable Area	13,650 SF
Year Built / Renovated	2005 / 0
Lot Size	1.17 acre(s)

## FINANCING

Down Payment	All Cash
Net Cash Flow	5.50% / \$430,000
Cash on Cash Return	5.50%
Total Return	0.00% / \$430,000

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Aryzta US Holdings I Corp	9,500
International Paper	2,000
Social Services Dept	1,699
Shimmick Construction Co Inc	1,020
Eden Medical Center	968
Aidells Sausage	900
Trinet Hr Corporation	720
Honeywell	713
Safeway	705
Waste Management	696
Costco	630
Kaiser Permanente San	593

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	25,860	191,222	369,559
2017 Census Pop	24,087	176,783	338,402
2017 Estimate HH	10,081	64,091	124,392
2017 Census HH	9,388	60,081	115,484
Median HH Income	\$63,665	\$65,133	\$63,056
Per Capita Income	\$34,961	\$29,519	\$29,118
Average HH Income	\$89,313	\$87,537	\$85,786

\* # of Employees based on 5 mile radius



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer a NNN-leased, corporately guaranteed Walgreens in San Leandro, CA.

Built to suit with a drive-thru for Walgreens in 2005, the 13,650 Sq. ft. property is currently leased to Walgreen Co. under an absolute NNN lease with no landlord responsibilities. There are approximately 11 years of remaining term on the lease, with 50 years of renewal options.

The property benefits from being situated directly across from San Leandro High School with 2,700 students. It is also walking distance away from San Leandro Hospital and 3 elementary schools. It has a monument sign on E 14th Avenue, a major thoroughfare with over 11,000 cars of daily traffic. San Leandro is a major suburban town in the Bay Area of over 90,000 residents, with easy access to jobs in Oakland, San Francisco and Silicon Valley via highway 580. Located in one of the most desirable metro areas of the country, the property benefits from excellent demographics, with average household incomes in a 5-mile radius exceeding \$85,000.

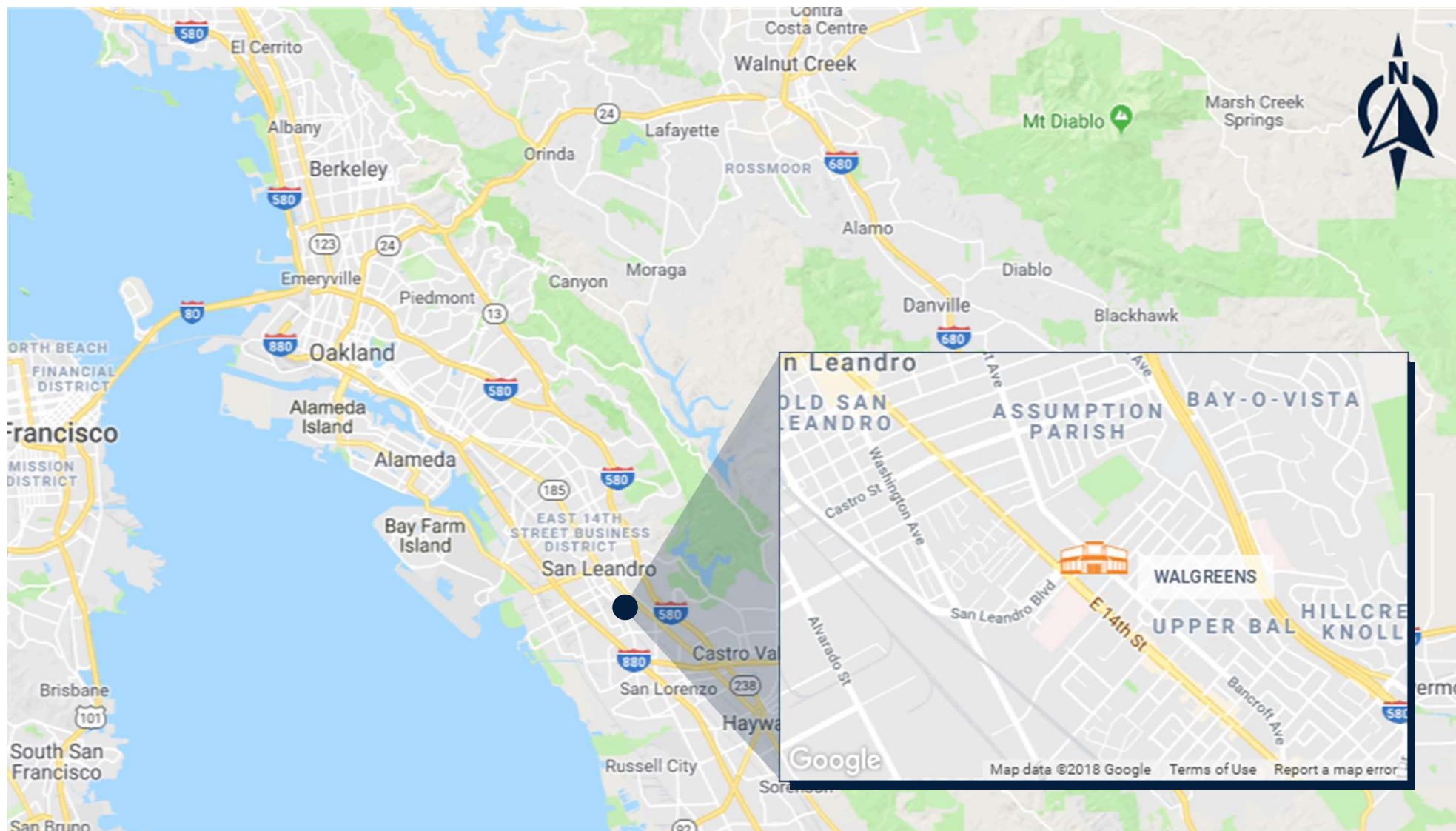
The Walgreens in San Leandro, CA is an asset in a prime Bay Area retail location, which offers investors stable and secure income stream at minimum landlord responsibilities.

## INVESTMENT HIGHLIGHTS

- Bay Area Infill Location
- Corporate Guarantee
- NNN Lease
- Strong Store Sales
- Great Location - close proximity to High School, Hospital
- Drive-Thru



1456 136th Ave, San Leandro, CA 94578





## PROPERTY SUMMARY

THE OFFERING	
Property	Walgreens
Property Address	1456 136th Avenue San Leandro, CA 94578
Price	\$7,820,000
Capitalization Rate	5.50%
Price/SF	\$572.89

PROPERTY DESCRIPTION	
Year Built / Renovated	2005
Gross Leasable Area	13,650 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	1.17 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Drug Store
Tenant	Walgreens
Rent Increases	N/A
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Commencement	8/1/2004
Lease Expiration	7/31/2029
Lease Term	25
Term Remaining on Lease (Years)	129.7
Renewal Options	50 years
Landlord Responsibility	None
Tenant Responsibility	N/A
Right of First Refusal/Offer	Yes

## ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$430,000

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$430,000	\$35,833	\$31.50	5.50%
Options	\$430,000	\$35,833	\$31.50	5.50%



## NOTES

## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,707  
debt and equity  
financings  
in 2017



National platform  
operating  
within the firm's  
brokerage offices



\$5.63 billion  
total national  
volume in 2017



Access to more  
capital sources  
than any other  
firm in the  
industry

## WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file

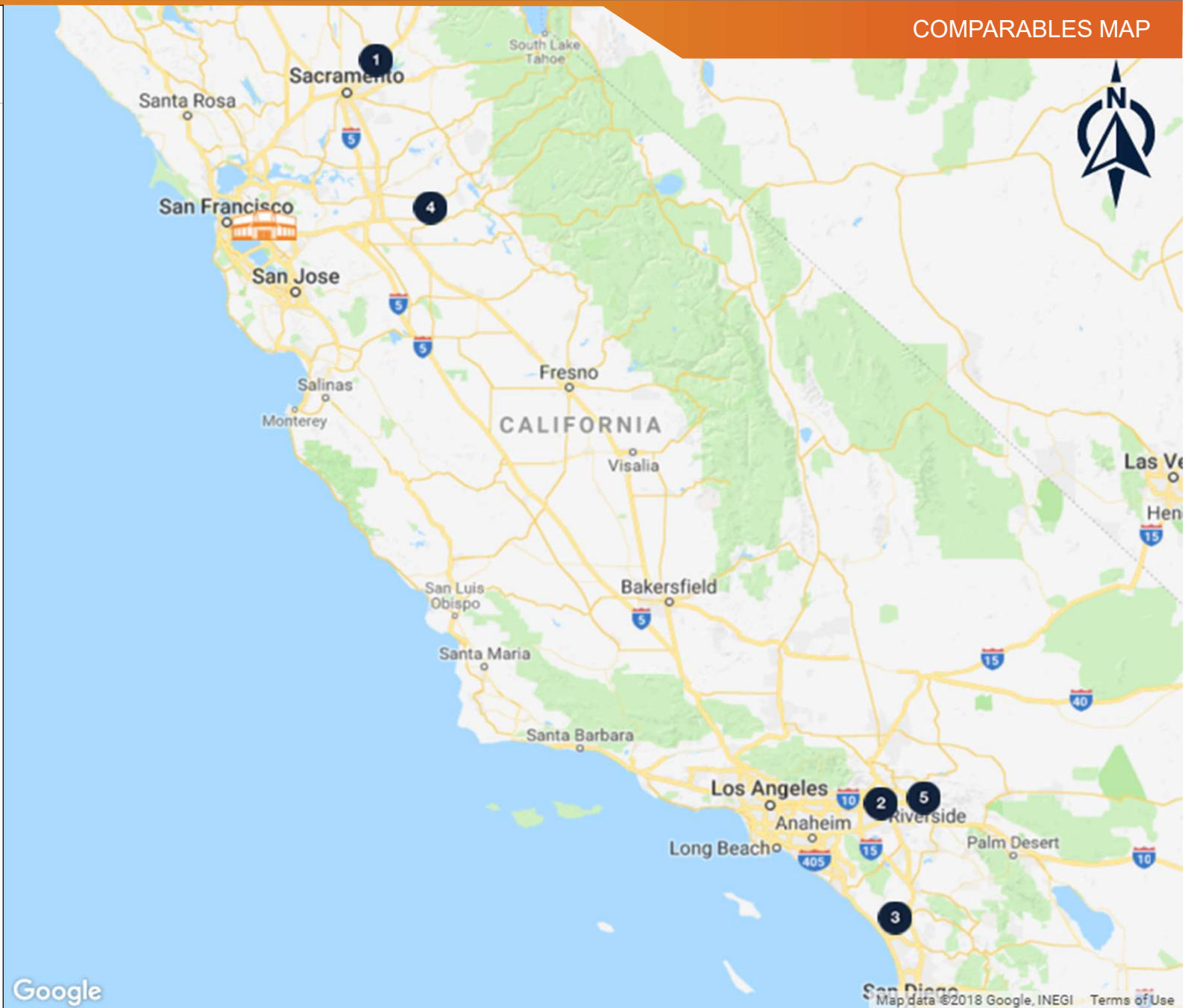


WALGREENS  
(SUBJECT)

- 1 Walgreens
- 2 Walgreens
- 3 Walgreens
- 4 Walgreens
- 5 Walgreens

● SALES COMPARABLES

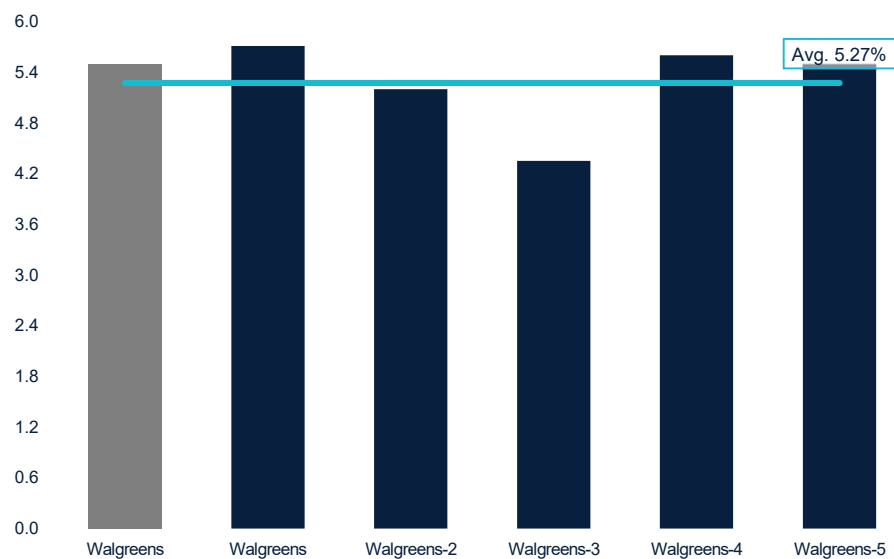
COMPARABLES MAP



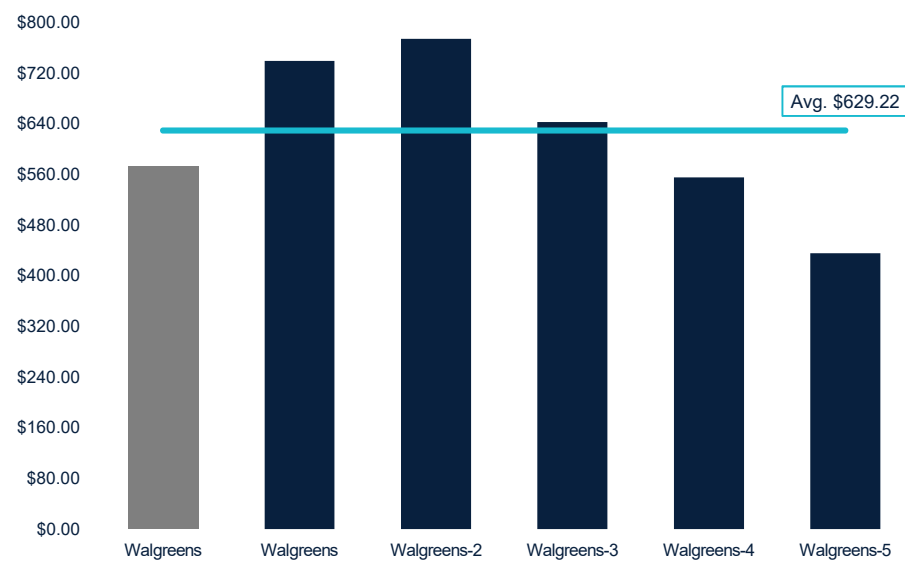
SALES COMPARABLES

SALES COMPS AVG

Average Cap Rate



Average Price Per Square Foot



## SALES COMPARABLES

## WALGREENS

1456 136th Ave, San Leandro, CA, 94578



## SUBJECT PROPERTY

Asking Price	\$7,820,000
Price/SF	\$572.89
CAP Rate	5.50%
GLA	13,650 SF
Lot Size	1.17 acre(s)
Year Built	2005
Lease Term Remaining	129.7 Years

## WALGREENS

6199 Sunrise Blvd, Citrus Heights, CA, 95610



Close Of Escrow	4/24/2018
Sales Price	\$10,950,000
Price/SF	\$738.87
CAP Rate	5.71%
GLA	14,820 SF
Lot Size	2.00 acre(s)
Year Built	2007
Lease Term Remaining	15 Years

## WALGREENS

6600 Magnolia Ave, Riverside, CA, 92506



Close Of Escrow	3/7/2018
Sales Price	\$9,910,000
Price/SF	\$773.98
CAP Rate	5.20%
GLA	12,804 SF
Lot Size	1.29 acre(s)
Year Built	2002
Lease Term Remaining	10 Years

## SALES COMPARABLES

## WALGREENS

4181 Oceanside Blvd, Oceanside, CA, 92056

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Close Of Escrow	12/14/2017
Sales Price	\$9,200,000
Price/SF	\$642.50
CAP Rate	4.35%
GLA	14,319 SF
Lot Size	1.19 acre(s)
Year Built	2011
Lease Term Remaining	12 Years

## WALGREENS

444 W F St, Oakdale, CA, 95361

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Close Of Escrow	2/7/2018
Sales Price	\$8,400,000
Price/SF	\$555.11
CAP Rate	5.60%
GLA	15,132 SF
Lot Size	1.22 acre(s)
Year Built	2010
Lease Term Remaining	17 Years

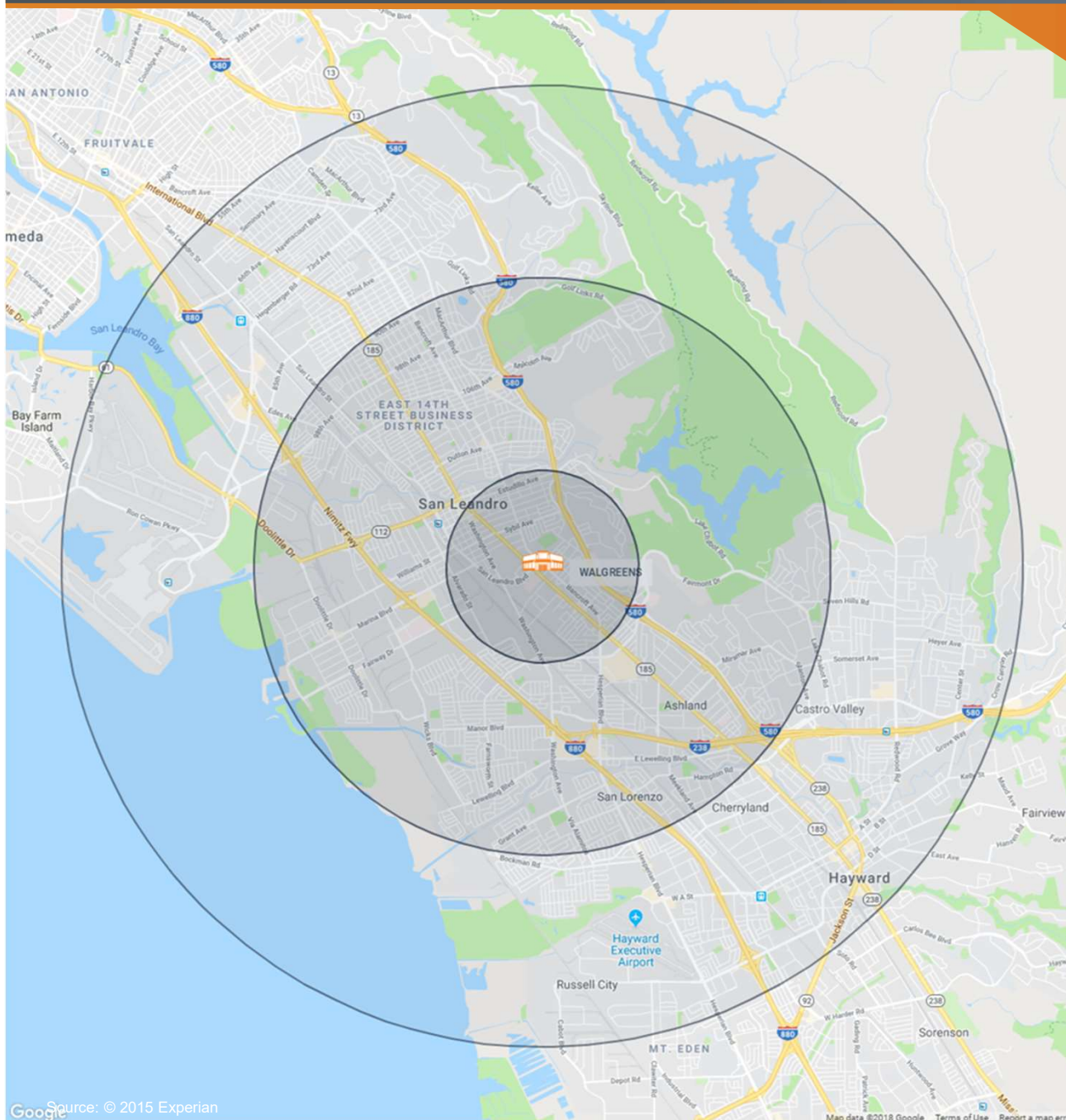
## WALGREENS

1186 Calimesa Blvd, Calimesa, CA, 92320

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Close Of Escrow	12/19/2017
Sales Price	\$6,456,000
Price/SF	\$435.63
CAP Rate	5.50%
GLA	14,820 SF
Lot Size	1.49 acre(s)
Year Built	2009



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Google

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CREATED ON MAY 29, 2018

	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2022 Projection	25,503	188,240	365,482
2017 Estimate	25,860	191,222	369,559
2010 Census	24,087	176,783	338,402
2000 Census	22,484	170,039	330,980
<b>INCOME</b>			
Average	\$89,313	\$87,537	\$85,786
Median	\$63,665	\$65,133	\$63,056
Per Capita	\$34,961	\$29,519	\$29,118
<b>HOUSEHOLDS</b>			
2022 Projection	10,218	65,246	126,661
2017 Estimate	10,081	64,091	124,392
2010 Census	9,388	60,081	115,484
2000 Census	9,533	60,211	115,632
<b>HOUSING</b>			
2017	\$452,718	\$444,523	\$445,756
<b>EMPLOYMENT</b>			
2017 Daytime Population	25,299	147,857	295,594
2017 Unemployment	4.82%	6.13%	6.82%
2017 Median Time Traveled	33	32	32
<b>RACE &amp; ETHNICITY</b>			
White	38.83%	34.42%	35.53%
Native American	0.85%	0.90%	1.13%
African American	13.85%	17.12%	19.41%
Asian/Pacific Islander	24.30%	23.84%	18.79%