

Walgreens

Extremely Rare "24 hour" Store

Huntington Beach, CA



Exclusively Listed Investment Offering

- ✓ Absolute NNN Walgreens in Huntington Beach, CA.
- ✓ High traffic location with average household income over \$112,000 within 1 mi radius.
- ✓ Excellent Traffic Counts (45,000+ VPD) at hard corner, signalized intersection.
- ✓ 24 hour store with double drive thru pharmacy.
- ✓ Stable Income guaranteed by Walgreens Corporate S&P Credit Rating of BBB (NASDAQ: WBA).

\$ 13,293,988

4.25% Cap Rate

LemRx
Realty Advisors
Drugstore & STNL Specialists

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19001 Brookhurst St, Huntington Beach, CA 92646

Investment Summary

LemRx Realty Advisors, as exclusive agent for the Seller, is pleased to present the opportunity to purchase a NNN Walgreens (NASDAQ: WBA) located at **19001 Brookhurst St, Huntington Beach (Orange County), California 92646**. This prime real estate has a high income demographic, high barriers to entry, and is located at the hard signalized intersection of Garfield Ave and Brookhurst St. in Huntington Beach, CA. The Lease is NNN with a 75 year term and Tenant’s right to terminate in 25 years then each 5 years thereafter (NOTE: this is “better” than a 25 year lease with options to extend as Landlord will not have to “chase” the Tenant for an extension assuming Tenant wishes to continue).

Lease Overview

Tenant:

WALGREENS BOOTS ALLIANCE (NASDAQ: WBA)

Landlord Income:

CORPORATE GUARANTEE

Credit Rating:

INVESTMENT GRADE, BBB (S&P)

Lease Type:

NNN

Lease Term:

75 YEARS with Tenant’s right to terminate after 25 years (May 2032 or approx. 14 ½ years left) and then each 5 years thereafter.

Rent Commencement Date:

May 2007

Pricing

Price: \$13,293,988

Cap Rate: 4.25%

Monthly Income: \$47,083*

Annual Income: \$564,996

Building

Building SF approx: 11,951

Land Acreage approx: 1.20

Rent/SF approx: \$47.28

Year Built: 2007

** Percentage rent is approx. 2% of gross sales (excl. food and prescriptions) plus .5% of food and prescriptions, except 3rd party prescriptions. If based on this calculation the percentage rent is “higher” than the base rent, then the Landlord will get overage above the base rent.*

Location Overview

Huntington Beach is a seaside city in Orange County in Southern California. The population is 200,652 during the 2016 census, making it the most populous beach city in Orange County and the seventh most populous city in the Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area. It is bordered by Bolsa Chica Basin State Marine Conservation Area on the west, the Pacific Ocean on the southwest, by Seal Beach on the northwest, by Westminster on the north, by Fountain Valley on the northeast, by Costa Mesa on the east, and by Newport Beach on the southeast.

With miles of pristine beaches, ideal weather, a welcoming attitude, and a wide variety of entertainment options, Huntington Beach draws over 11 million visitors to the city each year. Huntington Beach has consistently received recognition for being one of the best vacation spots in the U.S.

- ✓ “Number One Family Surf Beach in the U.S.” – Dr. Stephen “Dr. Beach” Leatherman.
- ✓ “One of the Top Five Destinations for Teenagers and Their Parents” – the New York Post .
- ✓ “One of the Top Five Permanent Vacation Spots in the United States of America” – Location Inc. (one of the largest neighborhood-matching databases).

Demographics*	1 mi	3 mi	5 mi
Total Population (2017)	22,931	193,469	562,670
Total Households (2017)	8,339	70,743	184,969
Average household income (2017)	\$112,539	\$105,000	\$100,670

* Demographics found at
Huntington Beach Gov
[Click here.](#)



3- mile Aerial Overview – Nearby Hospitals



1- mile Aerial Overview





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Actual Store Photos – Immediate Surroundings



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Actual Store Photos – Double Drive Thru Pharmacy



Double Drive Thru



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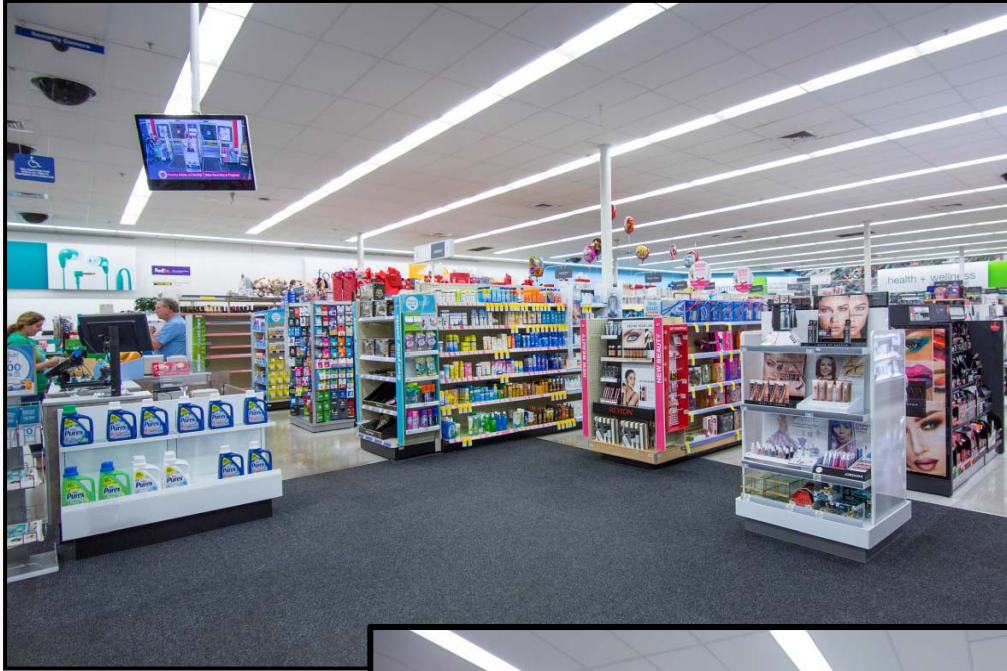
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NOTE -

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Interior Store Photos





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Tenant Overview

Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The company's heritage of trusted health care services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 385,000 people. The company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, **has more than 13,200 stores in 11 countries** as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390 distribution centers delivering to more than 230,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance ranks No. 1 in the Food and Drug Stores industry of Fortune magazine's 2017 list of the World's Most Admired Companies. This is the 24th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., have been named to the list.

[Click here for more info](#)

TENANT PROFILE	
Guarantor:	Walgreens Boots Alliance, Inc.
Ownership:	Public
Stock Symbol (NASDAQ):	WBA
Credit Rating (S&P):	BBB
Business:	Retail Pharmacy
Locations:	13,200 (8,100 stores in US)
Annual Revenue:	\$ 116.08 Billion (as of May 2017)*
Net Worth:	\$ 89 Billion (as of May 2017)*
Headquarters:	Deerfield, IL
Website:	www.walgreensbootsalliance.com

* [Forbes Click Here](#)

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