



***Exclusively Listed Investment Offering***

**3925 N River Rd. Oceanside, CA 92058**

- ✓ Original 25 year lease with approx. 10+ years left on a primary term.
- ✓ Plus 6 five year options with approx. 10% rental increase in each option period.
- ✓ Drive thru pharmacy.
- ✓ No rent holiday.
- ✓ Stable Income guaranteed by CVS Corporate S&P Credit Rating of BBB (NASDAQ: CVS).

**CVS**  
**pharmacy**

**\$7,513,000**

**4.80 % Cap**

**LemRx**  
**Realty Advisors**  
*Drugstore & STNL Specialists*

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3925 N River Rd. Oceanside, CA 92058

## Investment Summary

*LemRx Realty Advisors*, as exclusive agent for the Seller, is pleased to present the opportunity to purchase a NN CVS Health (NASDAQ: CVS) located at *3925 N River Rd. Oceanside, CA 92058*. This prime real estate has a high barriers to entry and is located at the hard signalized intersection of N River Rd and Douglas Dr. in Oceanside, CA. The Lease has an original 25 year term and Tenant's right to extend with 6 five-year options.

### Lease Overview

**Tenant:**

CVS Health (NASDAQ: CVS)

**Landlord Income:**

CORPORATE GUARANTEE

**Credit Rating:**

INVESTMENT GRADE, BBB (S&P)

**Lease Type:** NN Landlord responsible for roof and structure. However new roof estimate with warranty available and Tenant pays for insurance to cover structure.

**Lease Term:**

Original 25 year lease with 6 five-year options (10+ years remaining on primary term.)

**Lease Commencement Date:**

November 2003

### Pricing

**Price:** \$ 7,513,000

**Cap Rate:** 4.80 %

**Monthly Income:** \$30,052

**Annual Income:** \$360,623

**1<sup>st</sup> Option:** \$ 387,670

**2<sup>nd</sup> Option:** \$ 416,745

**3<sup>rd</sup> Option:** \$ 448,001

**4<sup>th</sup> Option:** \$ 481,601

**5<sup>th</sup> Option:** \$ 517,721

**6<sup>th</sup> Option:** \$ 556,550

### Building

**Building SF approx:** 14,884

**Land Acreage approx:** 1.45

**Rent/SF approx:** \$24.23

**Year Built:** 2003

## Location Overview

*Oceanside* is a coastal city located on California's South Coast. It is the third-largest city in San Diego County, California. It is known for palm-dotted Harbor Beach and nearby Oceanside Harbor, with its marina and shops. To the south, the long Oceanside Pier juts into the Pacific Ocean. The California Surf Museum traces the sport's history with a surfboard collection and exhibits on famous surfers. Sculptures, paintings, and drawings from the region are on display at the Oceanside Museum of Art.

Oceanside, CA has a population of 173,920 people with a median age of 36.8 and a median household income of \$58,949. Between 2015 and 2016 the population of Oceanside, CA grew from 173,050 to 173,829, a .45% increase and its median household income grew from \$57,703 to \$58,949, a 2.16% increase.

The economy of Oceanside, CA employs 78,353 people. The economy of Oceanside, CA is specialized in Utilities, Agriculture, Forestry, Fishing, Hunting, and Arts, Entertainment and Recreation. The largest industries in Oceanside, CA are retail trade, Healthcare & Social Assistance, and Manufacturing, and the highest paying industries are Utilities, Management of Companies & Enterprises, and Professional , Scientific, Tech Services.

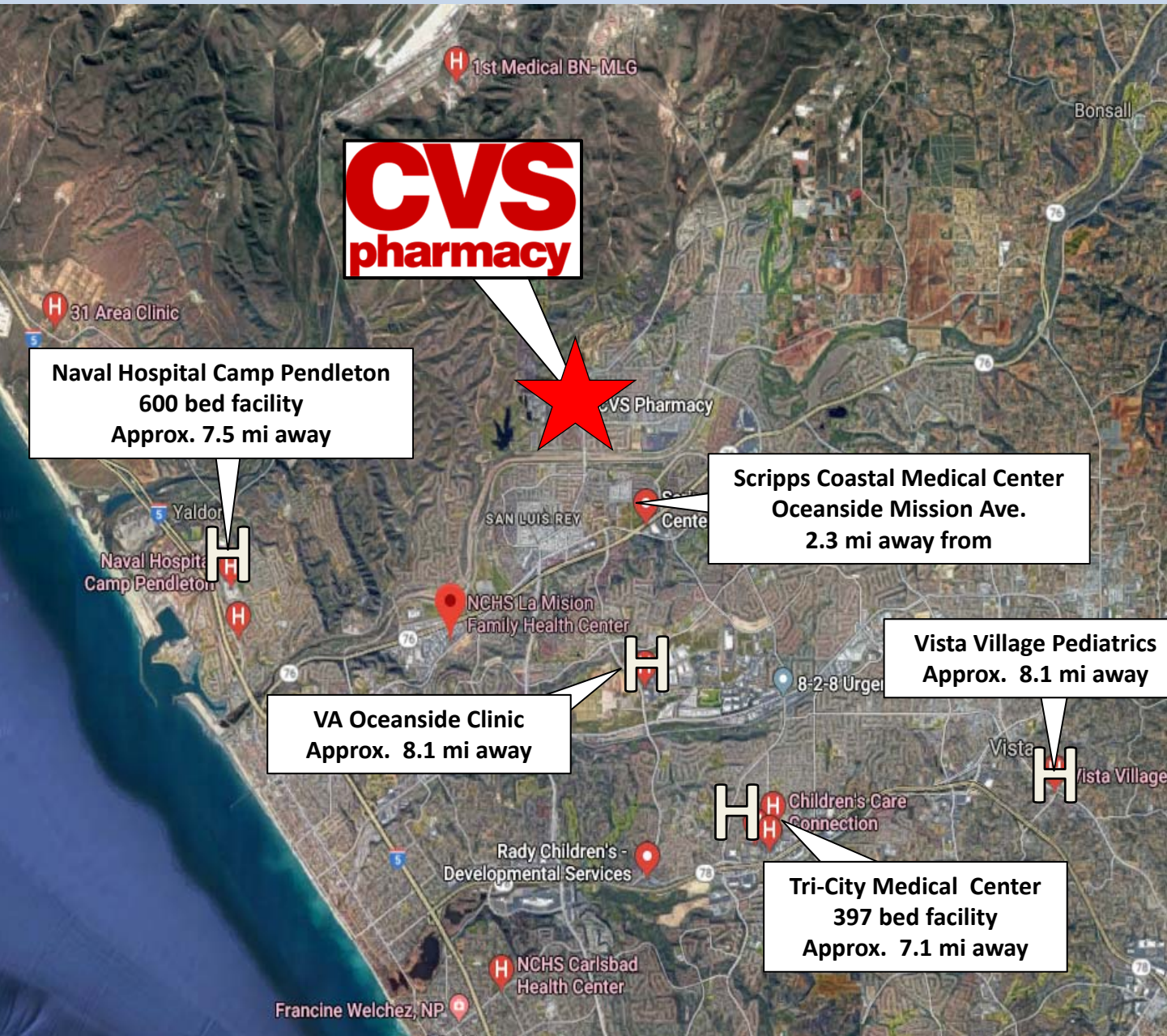
Demographics*	
Total Population	173,829
Median Age	36.8
Average Household Income	\$58,000
Median Property Value	\$384,100

\* Demographics found at Data USA:  
Oceanside, CA [Click here.](#)





## Aerial Overview Nearest Medical Facilities





## 5- mile Aerial Overview





## 3- mile Aerial Overview





## Immediate Surrounding



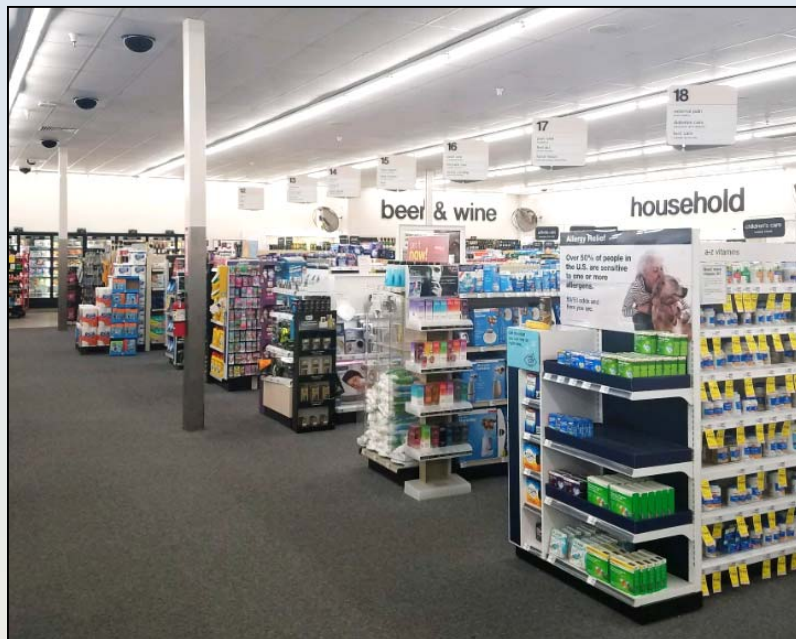
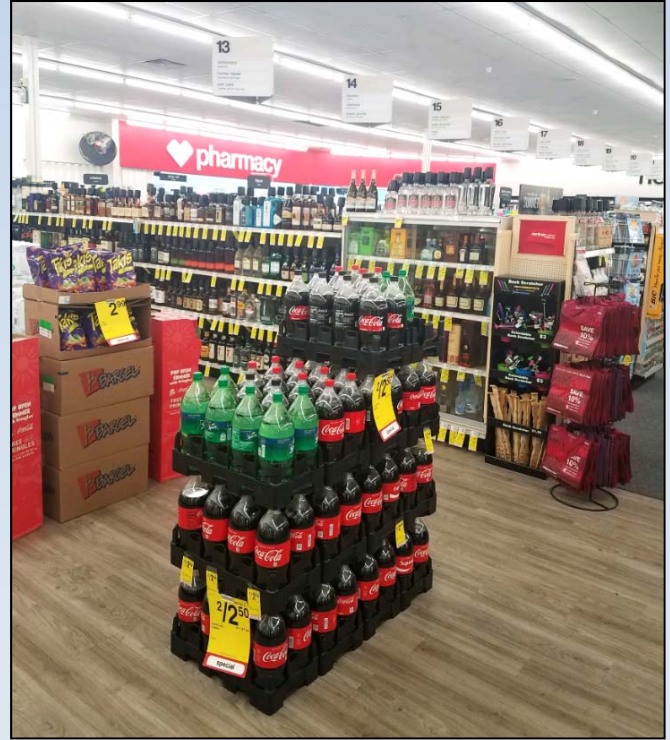
## Actual Store Photos – Rx Drive Thru Pharmacy

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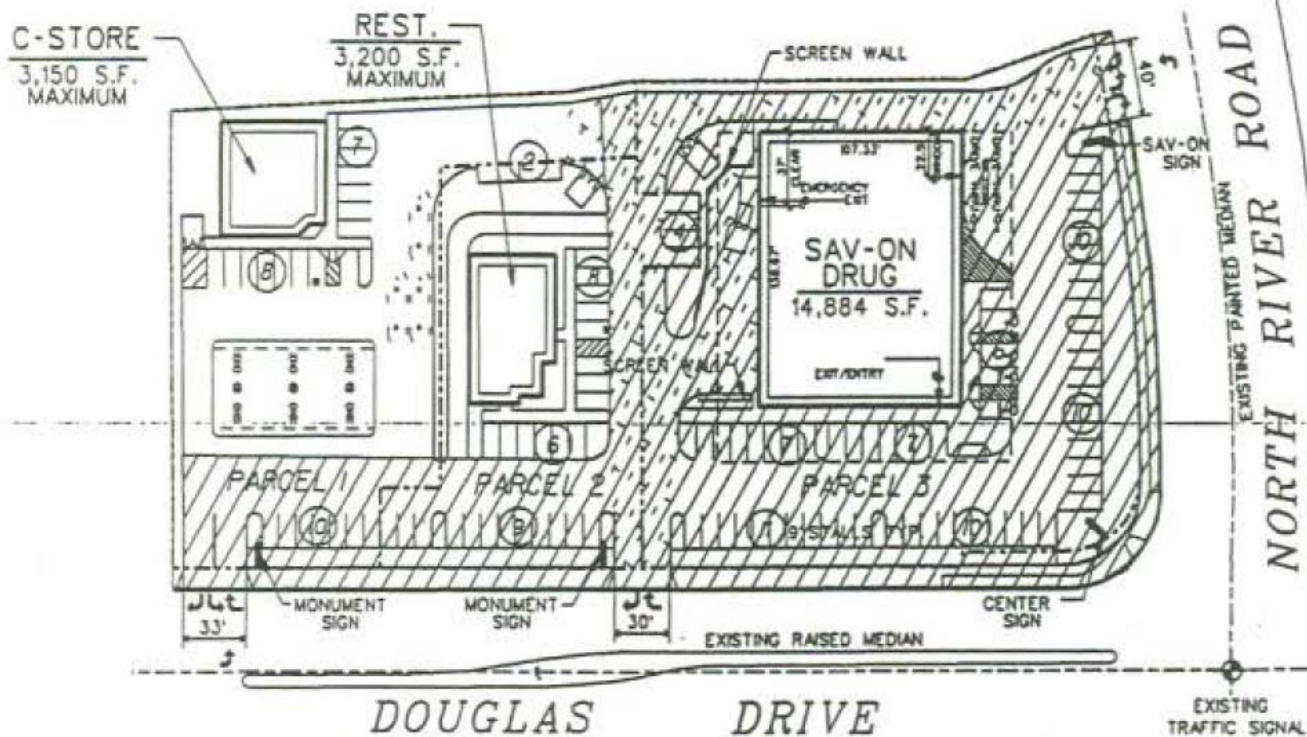




## Actual Interior Store Photos



## Site Plan





## Tenant Overview

**CVS Health** (NASDAQ: CVS) is a pharmacy company with more than 9,800 retail pharmacies and more than 1,100 walk-in clinics. CVS is also a pharmacy benefit manager (PGM) with more than 94 million plan members, a dedicated senior pharmacy care business serving more than 1 million patients per year, expanding specialty pharmacy services for patients who require treatment for rare or complex conditions, and a leading stand alone Medicare Part D prescription drug plan. This unique integrated model increases access to quality care, deliver better health outcome and lowers overall health care costs.

1

2

3

4

### Health Care Consumerism: Connecting Patients to More Affordable Care

We're committed to helping patients access the medicines and care they need.

### Saving Patients Money on Prescription Drugs

Comprehensive approach improves visibility into drug costs from the point of prescribing to the pharmacy counter.

### Introducing the CVS Beauty Mark

We're making a commitment to use authentic beauty imagery in our stores, our websites and for our marketing materials and social media.

### CVS Health to Acquire Aetna

Combination to Provide Consumers with a Better Experience, Reduced Costs and Improved Access to Health Care Experts in Homes and Communities Across the Country

#### TENANT PROFILE

Guarantor:	CVS Health
Ownership:	Public
Stock Symbol (NASDAQ):	CVS
Credit Rating (S&P):	BBB
Business:	Drug Retail
Founded	1892
Chief Executive Officer	Larry Merlo
Locations:	9,800
Annual Revenue:	\$ 185.94 Billion (as of June 2018)*
Net Worth:	\$ 65.5 Billion (as of June 2018)*
Headquarters:	Woonsocket, RI
Website:	<a href="https://cvshealth.com/">https://cvshealth.com/</a>

\* [Forbes Click Here](#)



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