



Actual Site

OFFERING MEMORANDUM

Marcus & Millichap

Walgreens | Absolute Net Lease

Densely Populated Location | Excellent Visibility to 32k+ Vehicles Per Day

21211 Harper Avenue, St. Clair Shores (Detroit), MI 48080

ALVIN MANSOUR

(858) 373-3184

Alvin@TheMansourGroup.com

KEVIN MANSOUR

(858) 373-3187

Kevin@TheMansourGroup.com

PHIL SAMBAZIS

(858) 373-3174

Phil.Sambazis@marcusmillichap.com

STEVEN CHABEN

Michigan Broker of Record

License: 6502133659

Tenant Summary

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe.

TENANT / GUARANTOR ON LEASE

Walgreen, Co.

TENANT TRADE NAME

Walgreens

HEADQUARTERS

Deerfield, IL

LOCATIONS

8,175+

NYSE

WBA

walgreens.com



\$118 B

Total Revenue in Billion (2017)

**STANDARD
& POOR'S**

S&P Credit Rating: BBB

FORTUNE 500

Ranked # 17

FORTUNE **GLOBAL 500**

Ranked # 37

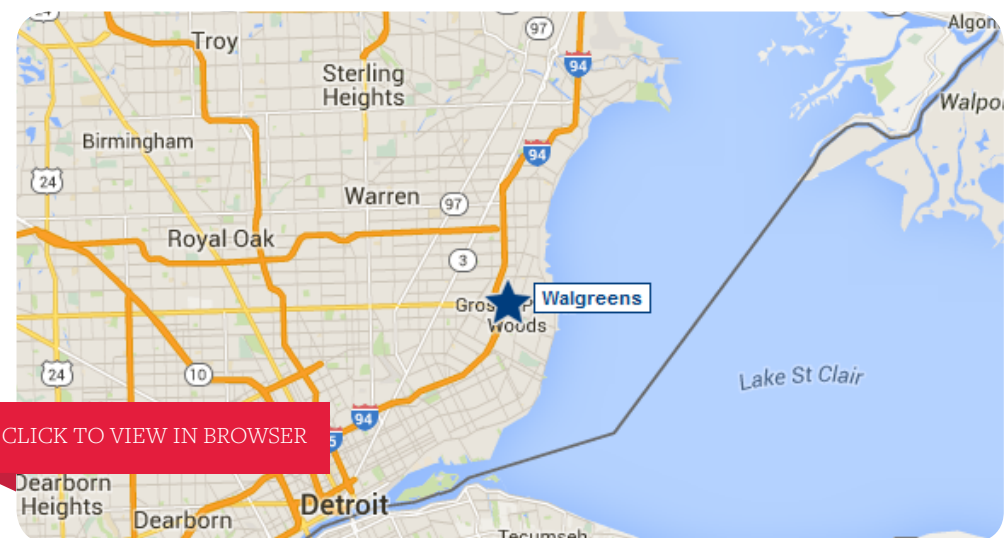


Walgreens Boots Alliance

Walgreens Boots Alliance (Nasdaq: WBA) 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.



Walgreens Boots Alliance

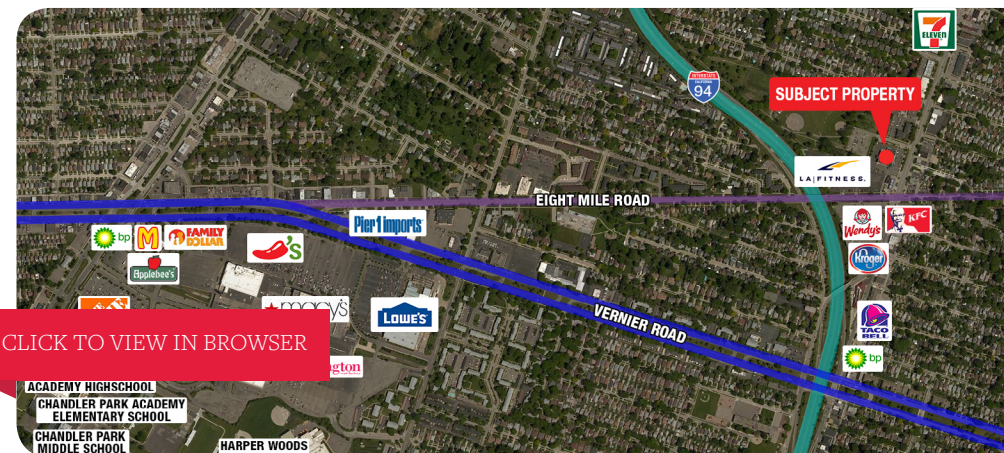


SITE SUMMARY

Price	\$5,887,097
Annual Rent	\$365,000 (\$24.63/SF)
CAP Rate	6.20%
Rentable Square Feet	14,820
Year Built	2005
Lot Size	1.457 Acres +/-
Rent Commencement Date	11/1/2005
Lease Type	Absolute Net

LOCATION HIGHLIGHTS

- Features Excellent Visibility and Easy Access with a Combined Traffic Counts Exceeding 32,000 Vehicles
- Just Off Interstate 94 - One of Detroit's Primary Thoroughfares
- Adjacent to LA Fitness and Across From Kroger
- Located Just East of Eastland Center Mall - 1.5 Million Square Foot Mall Anchored by Target, Macy's and Lowe's
- Dense Population - Over 300,000 People Reside Within a Five Mile Radius



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Income			
2018 Population	17,524	139,423	300,786
2018 Average Household Income	\$68,649	\$69,484	\$65,144

Confidentiality & Disclaimer

THE INFORMATION CONTAINED IN THE FOLLOWING MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM MARCUS & MILLICHAP AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF MARCUS & MILLICHAP. THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. MARCUS & MILLICHAP HAS NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROTECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTIVES OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE RELIABLE.

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.

Non-Endorsement Notice

MARCUS & MILLICHAP IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IDENTIFIED IN THIS MARKETING PACKAGE. THE PRESENCE OF ANY CORPORATION'S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID CORPORATION OF MARCUS AND MILLICHAP, ITS AFFILIATES OR SUBSIDIARIES, OR ANY AGENT, PRODUCT, SERVICE, OR COMMERCIAL LISTING OF MARCUS & MILLICHAP, AND IS SOLELY INCLUDED FOR THE PURPOSE OF PROVIDING TENANT LESSEE INFORMATION ABOUT LISTING TO PROSPECTIVE CUSTOMERS.

Thank You

ALVIN MANSOUR

(858) 373-3184

Alvin@TheMansourGroup.com

KEVIN MANSOUR

(858) 373-3187

Kevin@TheMansourGroup.com

PHIL SAMBAZIS

(858) 373-3174

Phil.Sambazis@marcusmillichap.com

STEVEN CHABEN

Michigan Broker of Record

License: 6502133659

General Questions?

[CLICK HERE TO EMAIL THE DEAL TEAM](#)

ALVIN MANSOUR

KEVIN MANSOUR

Lease Questions?

CHRIS TALIA

Chris.Talia@TheMansourGroup.com

Financing Questions?

CHAD O'CONNOR

Chad.OConnor@MarcusMillichap.com

(858) 373-3146