

## OFFERING MEMORANDUM

# Walgreens

KANSAS CITY  
MISSOURI

In Close Proximity to  
Research Medical Center

NNN  
NNN DEAL  
THE SINGLE TENANT RESOURCE

Marcus & Millichap





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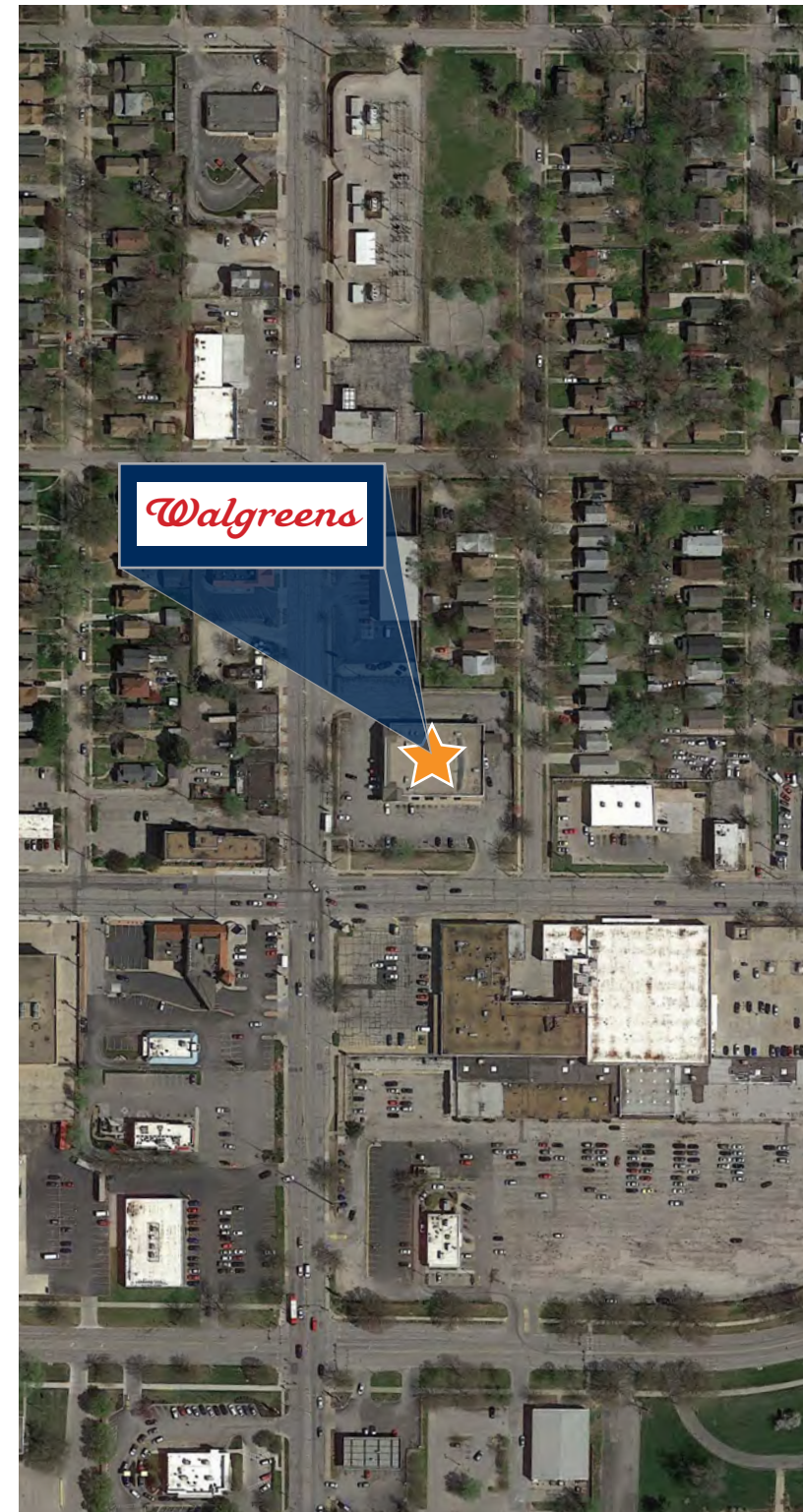
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Walgreens

DRIVE THRU PHARMACY

10-0" CLEARANCE

↑  
PARK

↑  
DRIVE THRU



# INVESTMENT SUMMARY

1100 E 63RD ST., KANSAS CITY, MISSOURI 64110

**PRICE: \$3,424,658**

**CAP: 7.30%**

**RENT: \$250,000**

OVERVIEW	
Price	\$3,424,658
Gross Leasable Area (GLA)	13,905 SF
Lot Size (approx.)	1.50 Acres
Net Operating Income	\$250,000
CAP Rate	7.30%
Year Built / Renovated	1999

LEASE ABSTRACT	
Lease Type	NN
Lease Term	25 Years
Lease Term Remaining	5.5 Years
Lease Start	12/11/1999
Lease Expiration	12/31/2024
Renewal Options	8x5
Increase	% Rents
Landlord Obligation	Roof & Structure

ANNUALIZED OPERATING DATA	
Lease Term	Annual Rent
Current Term	\$250,000







# INVESTMENT HIGHLIGHTS

This Walgreens is located on the northeast corner of Troost Ave and E 63rd St. It occupies a corner lot and is right next to an O'Reilly Auto Parts. The nearest national drugstore is a CVS Pharmacy, which is 1.1 miles away. The nearest Walgreens is located 2 miles north. Across the street on the corner of E Meyer Blvd and Troost Ave, there are various national fast-food chains such as Wendy's, McDonald's, and Popeyes Louisiana Kitchen. The nearest hospital is the Research Medical Center, which is 1.1 miles away.



**Located near the areas  
largest Medical Center,  
Research Medical Center**



**The site benefits from  
excellent visibility with over  
32,990 vehicles passing in  
front of the site daily**



**Strong barriers to entry -  
densely populated**









# INVESTMENT HIGHLIGHTS

- ◆ Tenant's strong desire to remain at this location is emphasized by their having recently exercised their 1st option.
- ◆ Strong barriers to entry with dense population exceeding 229,894.
- ◆ Site benefits from a double drive-thru.
- ◆ Located just a few blocks from the University of Missouri-Kansas City.
- ◆ Located near two major medical campuses.



**235,131**  
TOTAL  
POPULATION  
WITHIN 5-MILE  
RADIUS



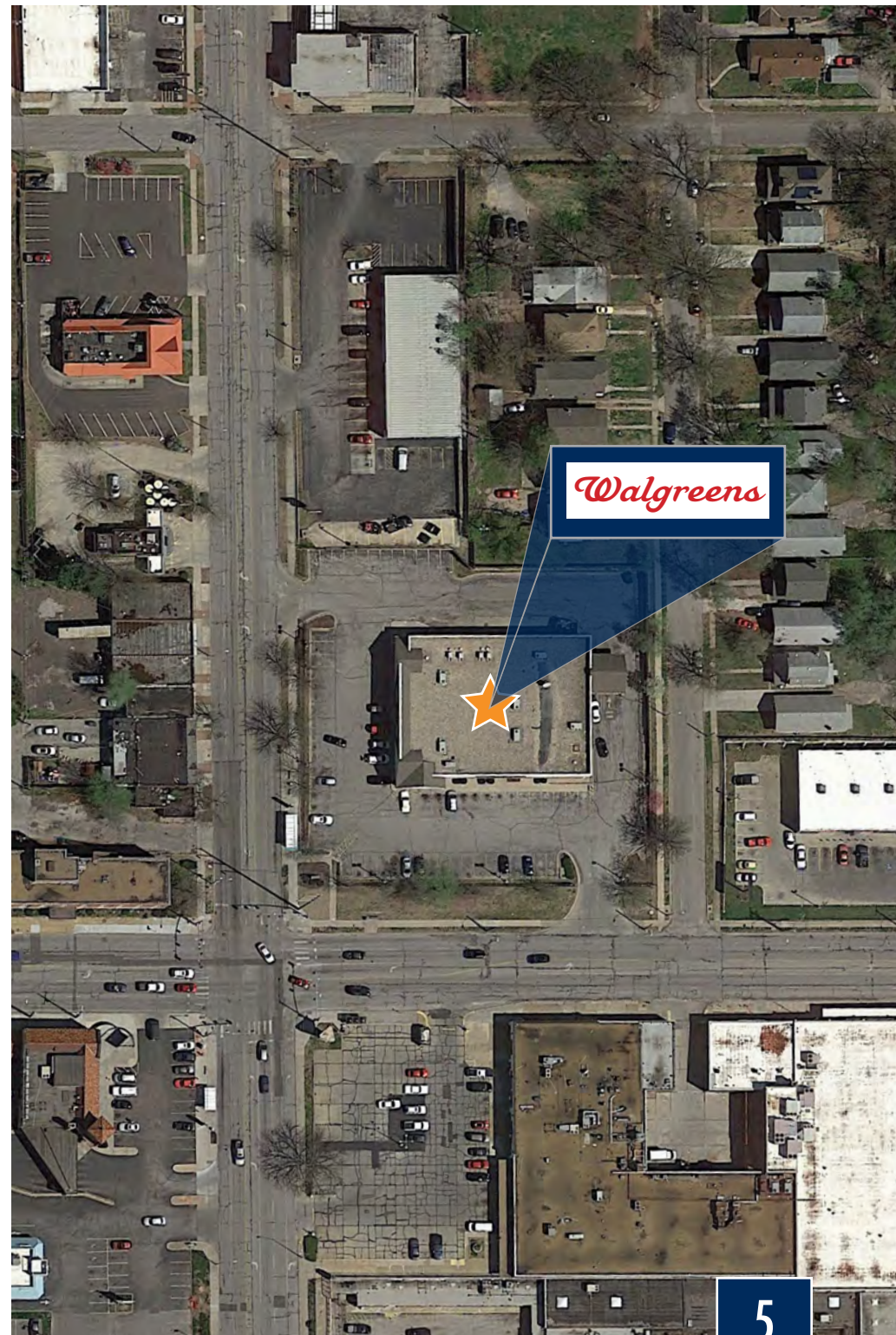
**\$77,222**  
AVERAGE  
HOUSEHOLD  
INCOME WITHIN  
7-MILE RADIUS



**13,190 VPD** - E 63 STREET  
**19,800 VPD** - TROOST AVE

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## TENANT SUMMARY

### WALGREENS

Walgreens Boots Alliance, Inc. operates as a pharmacy led health and well being company. The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, convenience foods, and more through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services; and manages in-store clinics under the brand Healthcare Clinic. As of August 31, 2016, this segment operated over 13,700 retail stores under the Walgreens and Duane Reade brands in the United States; 7 specialty pharmacy locations; managed approximately 400 Healthcare Clinics. The Retail Pharmacy International segment sells prescription drugs; and health, beauty, toiletry, and other consumer products through its pharmacy led health and beauty stores, as well as through boots.com and BootsWebMD.com. The Boots segment operated 4,673 retail stores under the No. 7, Boots Pharmaceuticals, Botanics, Liz Earle, Soap & Glory, and only at Boots brand names in the United Kingdom, Mexico, Chile, Thailand, Norway, the Republic of Ireland, the Netherlands, and Lithuania; and 636 optical practices in the United Kingdom. Walgreens Boots Alliance, Inc. was founded in 1901 and is based in Deerfield, Illinois.

### RANKINGS

- ◆ Ranked #19 Fortune 500
- ◆ Ranked #177 Forbes Global 2000
- ◆ Standard & Poor's Rated BBB





# WALGREENS



## DEERFIELD, IL

HEADQUARTERS

CORPORATE

GUARANTOR

13,700 +/-

LOCATIONS

PUBLIC

OWNERSHIP

WALGREENS BOOTS  
ALLIANCE, INC.

Tenant Trade Name

\$103.44(BIL)

REVENUE

\$30.86(BIL)

ANNUAL SALES

WWW.WALGREENS.COM

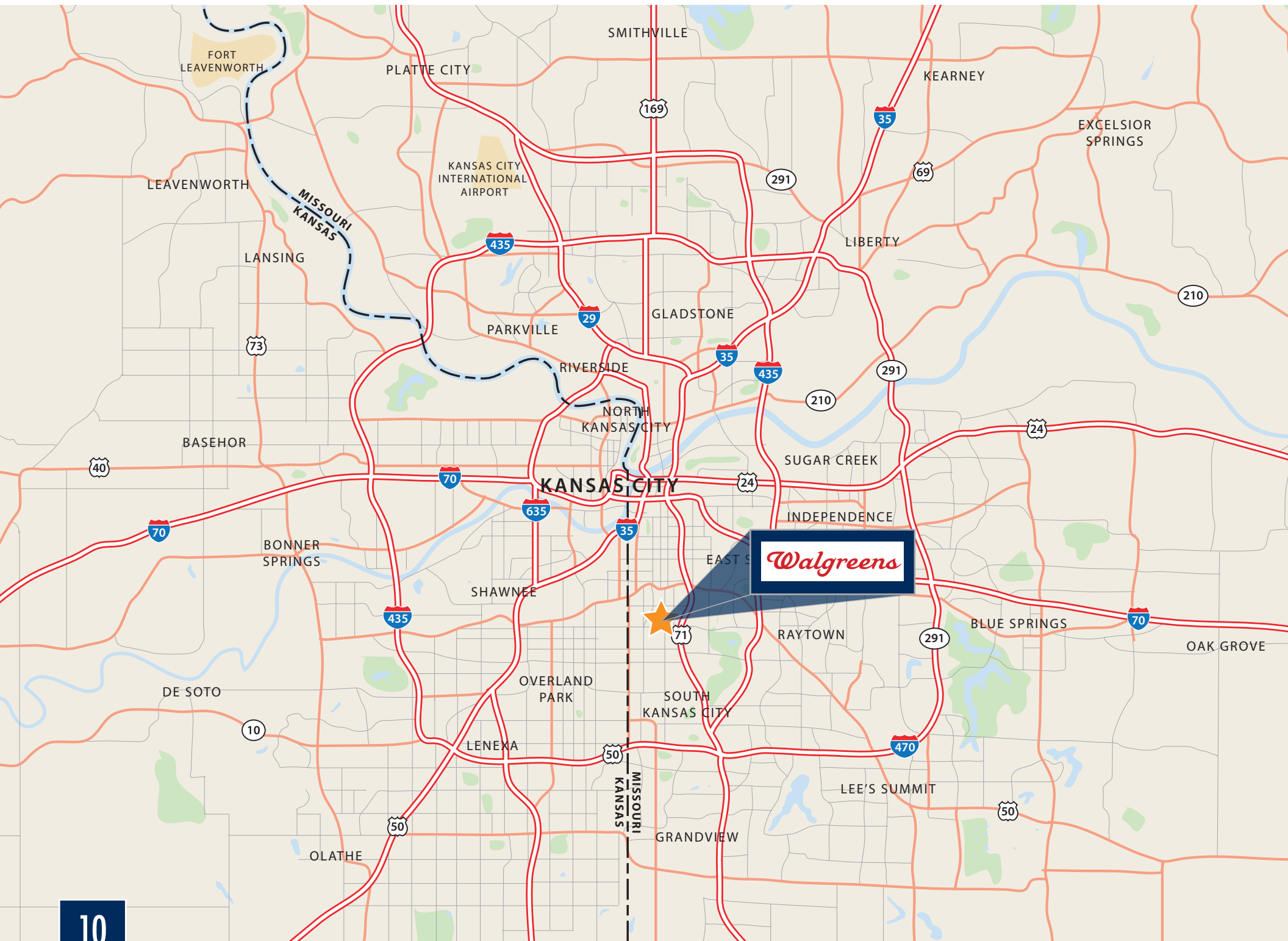
WEBSITE



# SITE PLAN

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*Walgreens*



# LOCATION OVERVIEW

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## KANSAS CITY, MISSOURI

Kansas City is a vibrant city on Missouri's western edge. It has transformed the image of the Midwest with its diverse population and excitement around every corner. The I-435 and I-70 highway runs through Kansas City, connecting it to other parts of Missouri. It has various museums, an exciting city life, and is the perfect place to grow a family and business.

There is something around every corner in Kansas City. Baseball season brings the whole city together. The Kansas City Royals spark energy and excitement, as crowds of blue T-shirts with hot dogs in one hand cheer from the bleachers. Baseball season aside, there is always something to do. Throughout the warmer months, Farmer's Markets, Beer Festivals, Art Festivals, outdoor concerts, and much more fill the streets. The world famous, Arthur Bryant's Barbeque, is an amazing BBQ spot the Kansas City keeps close to heart. It is celebrated for its slow-smoked ribs and brisket, placing Kansas City on the map for its smoked meats.

Some of America's most prized museums are in Kansas City. The United States Congress designated Kansas City's own National WWI Museum and Memorial the official museum of World War I. It is a leading institution which has the largest set of WWI artifacts in the U.S. The Nelson-Atkins Museum of Art in Kansas City is another popular museum. It has an art collection spanning 5,000 years in neoclassical and modern art, as well as a gorgeous sculpture garden.

Although Kansas City is very industrial, there are rolling hills 30 minutes away to escape from the busy city life. This gives residents the opportunity to enjoy the peace and quiet of country life along with the energy and excitement of a major city. Longview Lake, a 903-acre freshwater reserve in Kansas City, is another great way to get away from the buzzing city. The lake extends throughout Missouri's different counties and makes for an exciting day of power boating, water skiing, or relaxing with a boat ride. Whether you are just visiting or looking to grow a business, Kansas City's various attractions and bright city life make a wonderful place, for all intentions.







#### MAJOR EMPLOYERS: KANSAS CITY, MO

Public School System	32,477
State/County/ City Government	21,080
Federal Government	18,774
Cerner Corp.	14,000
HCA Midwest Health System	9,934
The University of Kansas Hospital	9,810
Saint Luke's Health System	8,020
Ford Motor Co. Kansas City Assembly Plant	7,030
Children's Mercy	7,096
Sprint Corp.	6,000

## LOCATION HIGHLIGHTS

### KANSAS CITY, MISSOURI

HOME TO THE NATIONAL WWI MUSEUM & MEMORIAL



Located at the  
cross roads of  
Kansas and Missouri,  
right along the border



Surrounded by two major  
medical campuses



University of Missouri-  
Kansas City is just  
north of the site



Located along Route 71  
which dissects  
Kansas City, joining the  
I-435 and the I-70







# DEMOGRAPHICS / KANSAS CITY, MO



## 235,131

Total Population Within 5-Mile Radius



## \$77,222

Average Household Income  
Within 5-Mile Radius



## \$48,640

Median Household Income  
Within 5-Mile Radius



## 107,017

Total Households in 5-Mile Radius



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POPULATION	1 MILE	3 MILES	5 MILES
2022 Projection			
Total Population	13,651	102,463	230,159
2017 Estimate			
Total Population	13,899	104,602	235,131
2010 Census			
Total Population	13,601	102,156	227,785
2000 Census			
Total Population	14,798	113,100	252,152
Current Daytime Population			
2017 Estimate	15,899	125,873	298,227
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2022 Projection			
Total Households	6,033	46,523	105,828
2017 Estimate			
Total Households	6,070	46,991	107,017
Average (Mean) Household Size	2.28	2.17	2.16
2010 Census			
Total Households	6,002	46,195	103,861
2000 Census			
Total Households	6,307	49,979	112,421
Occupied Units			
2022 Projection	6,033	46,523	105,828
2017 Estimate	6,735	55,091	124,657
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2017 Estimate			
\$150,000 or More	11.00%	12.50%	10.06%
\$100,000 - \$149,000	13.90%	10.90%	11.19%
\$75,000 - \$99,999	15.81%	10.95%	10.74%
\$50,000 - \$74,999	17.90%	15.87%	16.93%
\$35,000 - \$49,999	11.98%	12.71%	13.43%
Under \$35,000	29.42%	37.08%	37.64%
Average Household Income	\$81,846	\$85,271	\$77,222
Median Household Income	\$62,390	\$50,309	\$48,640
Per Capita Income	\$36,054	\$38,582	\$35,335

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$72,979	\$64,531	\$62,079
Consumer Expenditure Top 10 Categories			
Housing	\$18,105	\$16,126	\$15,574
Transportation	\$13,446	\$11,655	\$11,066
Shelter	\$9,590	\$8,691	\$8,456
Food	\$7,227	\$6,417	\$6,220
Personal Insurance and Pensions	\$6,591	\$5,754	\$5,611
Health Care	\$5,394	\$4,628	\$4,420
Utilities	\$3,710	\$3,467	\$3,452
Household Furnishings and Equipment	\$2,824	\$2,243	\$2,023
Entertainment	\$2,609	\$2,330	\$2,275
Apparel	\$2,145	\$1,794	\$1,672

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2017 Estimate Total Population	13,899	104,602	235,131
Under 20	23.25%	22.81%	22.93%
20 to 34 Years	22.54%	24.87%	24.85%
35 to 39 Years	7.40%	6.86%	6.92%
40 to 49 Years	12.39%	11.46%	11.42%
50 to 64 Years	21.07%	19.95%	19.69%
Age 65+	13.34%	14.02%	14.20%
Median Age	37.76	36.57	36.49
Population 25+ by Education Level			
2017 Estimate Population Age 25+	9,839	73,401	165,332
Elementary (0-8)	1.36%	1.41%	2.05%
Some High School (9-11)	7.41%	7.24%	7.11%
High School Graduate (12)	19.20%	21.63%	22.39%
Some College (13-15)	16.64%	18.72%	20.20%
Associate Degree Only	5.54%	5.29%	5.59%
Bachelors Degree Only	27.79%	24.36%	24.27%
Graduate Degree	21.69%	20.86%	17.78%



*Walgreens*

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**KANSAS CITY  
MISSOURI**

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**Lior Regenstreif**

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