



Liquor Sales



700 S GAFFEY ST, SAN PEDRO, CA 90731
 (LOS ANGELES COUNTY NEAR LONG BEACH)

INVESTMENT HIGHLIGHTS

- ✓ VERY RARE RENT INCREASES throughout primary term and option periods.
- ✓ High traffic corner 70,000+ VPD !!!
- ✓ NNN CVS in San Pedro, CA.
- ✓ 1 Hr. Photo, Coinstar, Citibank ATM, and DRIVE-THRU PHARMACY
- ✓ Pharmacy open extended hours until 9:00pm Store Closes at 10:00pm
- ✓ Recession resistant including liquor sales!!!
- ✓ Stable Income guaranteed by CVS Corporation S&P Credit Rating of BBB (NYSE: CVS)

LemRx
Realty Advisors
 Drugstore & STNL Specialists

Dennis Havril
 925.497.6342
 925.263.2088
 deals@lemrx.com

Haley Nekota
 707.674.1711
 925.263.2088
 deals@lemrx.com

Dan Lem
 925.263.2088
 925.263.2088
 owner@lemrx.com



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PROPERTY PROFILE

LemRx is pleased to present a RARE investment opportunity to purchase a NNN CVS Health (NASDAQ: CVS) located right next to the beach at 700 S. Gaffey St, San Pedro, CA in Los Angeles County. This prime real estate has is located blocks from the beach. Situated on the corner of Gaffey Street, a major thoroughfare in the City of San Pedro. The Lease has an original 25 year term with rent with VERY RARE rent increases throughout the primary and option periods.

Lease Overview

Tenant:

CVS Health (NASDAQ: CVS)

Landlord Income:

CORPORATE GUARANTEE

Credit Rating:

INVESTMENT GRADE, BBB (S&P)

Lease Type: NNN No LL Responsibilities

Lease Term:

Original 25 year lease with 6 five-year options (approx. 11+ years remaining on primary term.)

Rent Commencement:

Approx. June 2006

Pricing

Price: \$ 15,500,000

Cap Rate: 4.40 %

Monthly Income: \$56,885

Current NOI: \$682,625

Building

Building SF approx: 14,472

Land Acreage approx: 1.14

Year completed: 2005

Rent Schedule –

Yr. 1-5 \$627,500

Yr. 6-10 \$635,000

Yr. 11-20 \$682,625

Yr. 21-25 \$733,822

Five Year Option Period Rents:

Option #

1) \$788,859 5) \$1,053,496

2) \$848,023 6) \$1,132,509

3) \$911,625 7) \$1,217,447

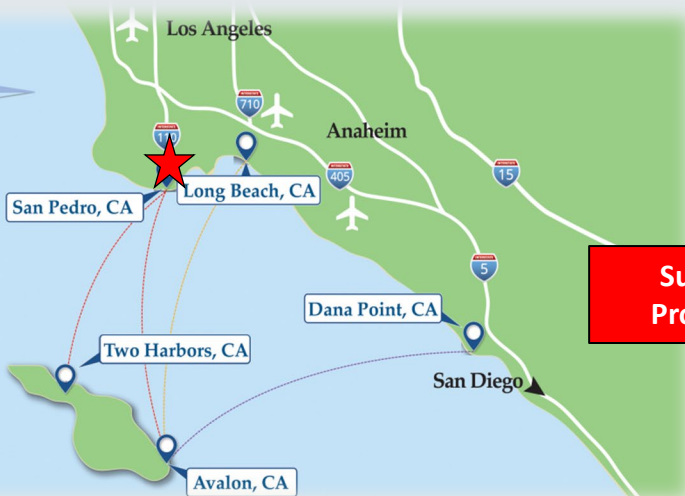
4) \$979,997 8) \$1,308,755

LOCATION OVERVIEW

San Pedro is a community within the city of Los Angeles, California that fronts the Pacific Ocean to the south and is bounded inland by Harbor city and Torrance on the North, Long Beach on the East and Rancho Palos Verdes on the West. Formerly a separate city, it consolidated with Los Angeles in 1909. The Port of Los Angeles, a major international seaport, is partially located within San Pedro. The district has grown from being dominated by the fishing industry to become primarily a working class community within the city of Los Angeles.

- ✓ San Pedro is 29 miles from Hollywood, 25 miles from Santa Monica and 20 miles from Huntington Beach.
- ✓ One in nine jobs in Southern California is connected to the trade moving through San Pedro's harbors. (about one million jobs)
- ✓ There are many museums, art stores, aquariums, beaches, and waterfront attractions that makes San Pedro a tourist attraction.

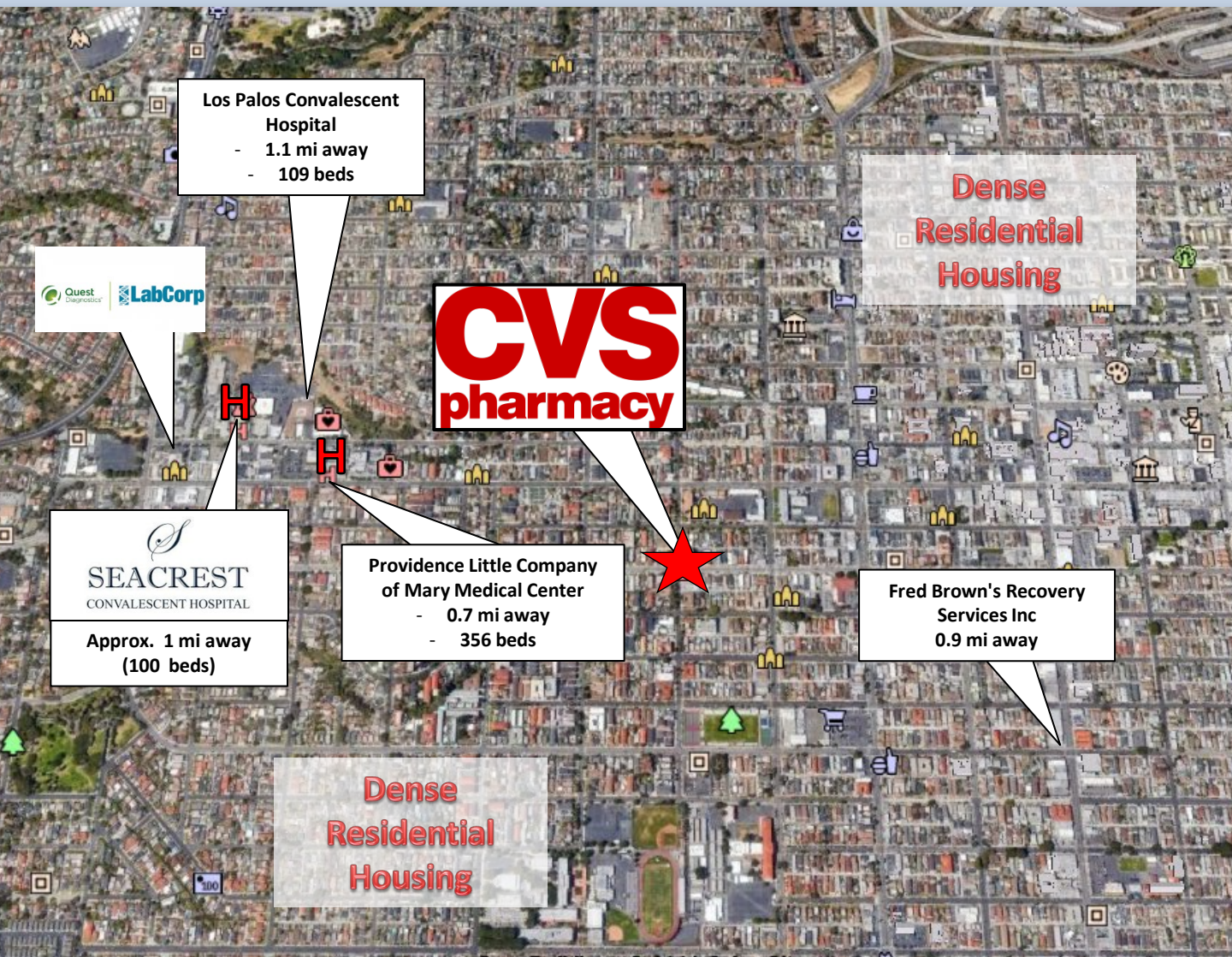
Demographics*	1 Mile	3 Miles	5 Miles
Total Population	40,260	103,528	210,911
Median Age	35.5	39.2	37.7
Average Household Income	\$61,557	\$94,658	\$92,260



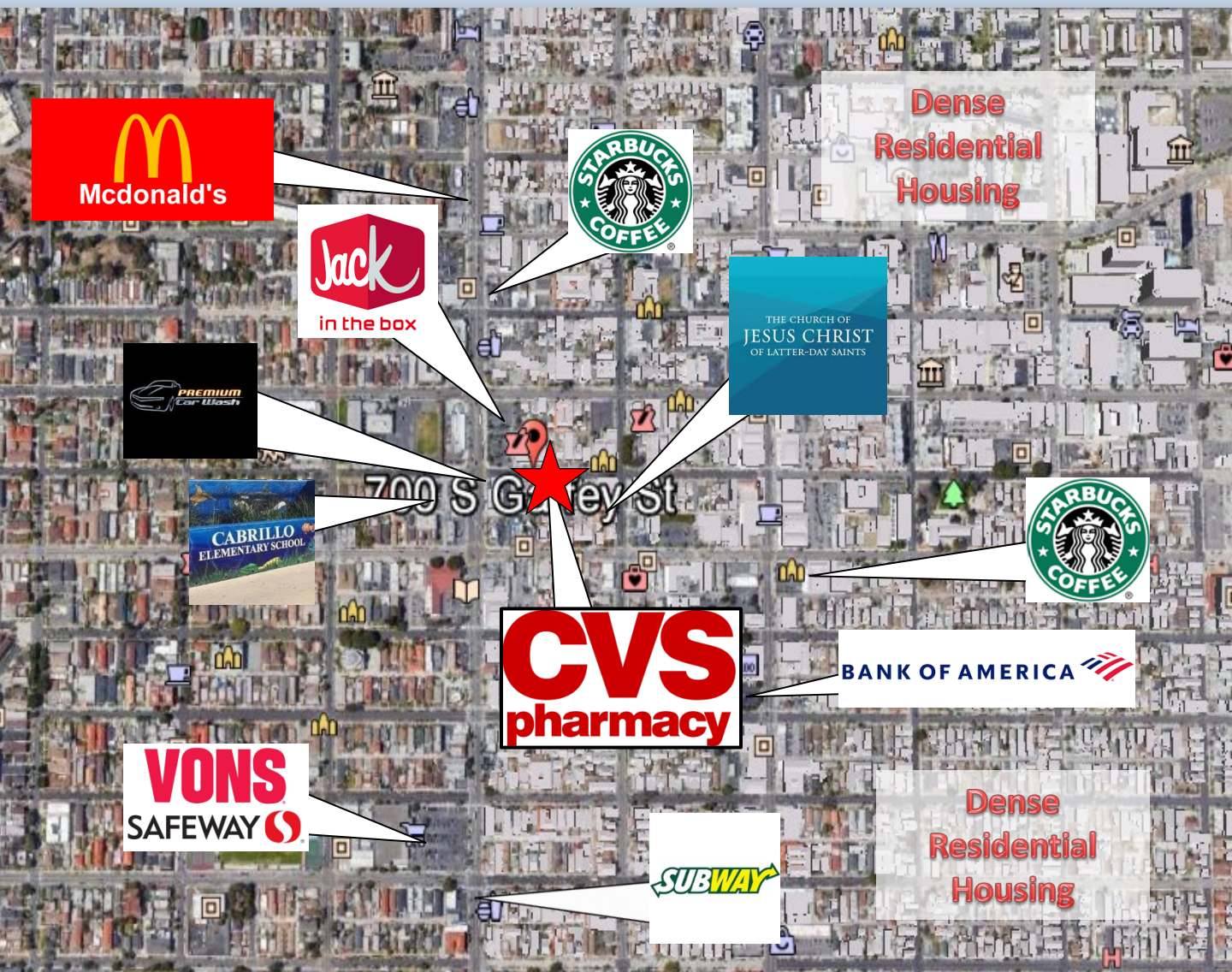
**Subject
Property**

Market Summary > CVS Health Corp
NYSE: CVS
58.84 USD +0.28 (0.48%) ↑
Closed: Aug 15, 6:52 PM EDT - Disclaimer
After Hours: \$8.75 -0.000 (0.10%)

AERIAL OVERVIEW NEAREST MEDICAL FACILITIES



3 - MILE AERIAL OVERVIEW



1 - MILE AERIAL OVERVIEW



IMMEDIATE SURROUNDING



ACTUAL STORE PHOTOS



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

Health Care Consumerism: Connecting Patients to More Affordable Care

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

2

Saving Patients Money on Prescription Drugs

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

3

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.

4

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:	https://cvshealth.com/

* [Forbes Click Here](#)



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[CLICK HERE TO MAKE AN OFFER](#)

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 415.385.7381
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