

***Rarely Available Trophy Property/Generational Asset,  
High Traffic Corner, San Francisco, CA  
Newly Renovated NNN CVS – S&P Credit (BBB+)***

**CVS**  
pharmacy



**Sunset District**  
(Median house price \$1.6 million.  
Click [HERE](#) for more info.)





Actual Store

# 1900 19<sup>th</sup> Avenue, San Francisco, CA 94116

- ✓ Original 15 year lease with approx. 10+ years left on a primary term with 6 – 5 year options to extend with 10% rent increases on each option
- ✓ Newly renovated 2017 (Extremely high barriers to entry. Permits/construction total 5+ years!)
- ✓ Dense infill location with Median Home Price of \$1,600,000 (article link [here](#))
- ✓ Over \$133,000 Average Household Income
- ✓ Minute Clinic !!!
- ✓ Rare Rooftop Parking plus additional parking in lot across from main entrance (land included in sale)
- ✓ Located on Hard Corner with Approx. 80,000 VPD
- ✓ Stable Income guaranteed by CVS Corporate S&P Credit Rating of BBB (NASDAQ: CVS).



**\$18,000,000**

**3.74% Cap**





1900 19<sup>th</sup> Ave. San Francisco, CA 94116

## Investment Summary

**LemRx Realty Advisors**, as exclusive agent for the Seller, is pleased to present the opportunity to purchase a NNN CVS Health (NASDAQ: CVS) located at **1900 19<sup>th</sup> Ave. San Francisco, CA 94116**. This prime real estate has a high barriers to entry and is located at the hard signalized intersection of 19<sup>th</sup> Avenue (Hwy 1) and Ortega Street (80,000 VPD). The Lease has an original 15 year lease with 10+ years left on primary term and Tenant's right to extend with 5 five-year options with **10% rent increases on each option.**

### Lease Overview

**Tenant:**

CVS Health (NASDAQ: CVS)

**Landlord Income:**

CORPORATE GUARANTEE

**Credit Rating:**

INVESTMENT GRADE, BBB (S&P)

**Lease Type:**

NNN - Tenant is responsible for taxes, insurance, CAM, parking and roof

**Lease Term:**

15 years (approx. 10+ years remaining)

**Lease Commencement Date:**

December 30<sup>th</sup> 2015

### Pricing

Price: \$18,000,000

Cap Rate: 3.74%

Monthly Income: \$56,097

Annual Income: \$ 673,167

5 (5 – Year) Options

1<sup>st</sup> Option: \$ 777,150

2<sup>nd</sup> Option: \$ 854,865

3<sup>rd</sup> Option: \$ 940,352

4<sup>th</sup> Option: \$ 1,034,387

5<sup>th</sup> Option: \$ 1,137,825

### Building

Building SF approx: 17,920 SF

Land Acreage approx: 0.47 Acres

Rent/SF approx: \$3.13

Year Built: 1930's / Completely

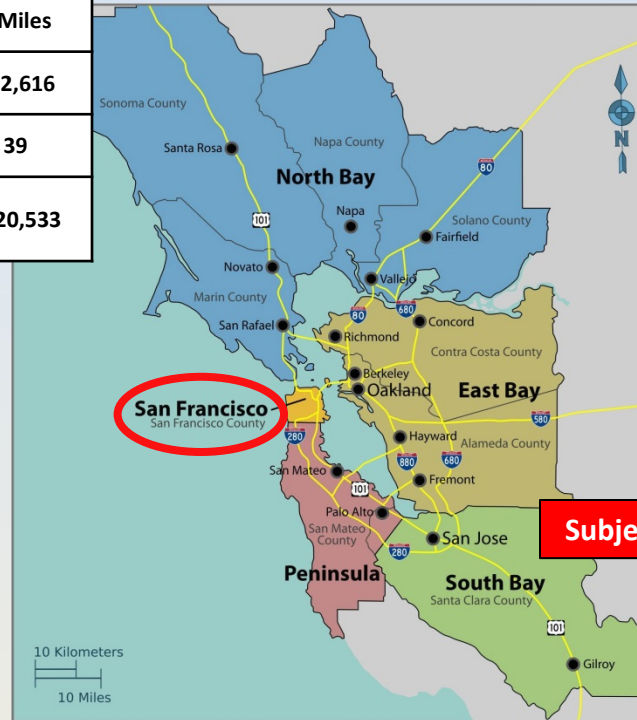
renovated 2017 / 2018

## Property Overview

This extremely rare asset is situated in San Francisco's hottest real estate market known as the Sunset / Parkside District. The property is located on 19<sup>th</sup> Avenue (Highway 1) which is the main highway along California's coastline that stretches through Golden Gate Park and over the Golden Gate Bridge averaging 80,000 VPD. In addition the immediate surrounding of the Sunset District area has an average house hold income of \$133,905 which is higher than the average income of Santa Clara County / Silicon Valley ( The wealthiest county in the United States). The property is accessible to the 411,000 people who live within 3 miles via Ortega Street and has rooftop parking (32 spaces) as well as additional parking directly across the street.

Demographics*	1 Mile	3 Miles	5 Miles
Total Population	62,051	411,636	912,616
Median Age	41	39.2	39
Average Household Income	\$133,905	\$133,779	\$120,533

- Strong barriers to entry by city and surrounding area promotes beneficial supply/demand curve in favor of retail owners.
- By limiting overall development, existing retail benefits from high occupancy levels and higher rental rates.
- High Growth Trade Area (8.5 % over the next 5 years within a 1-mile radius.



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

## Location Overview

If the Bay Area were a country, it would have the 19<sup>th</sup> largest economy in the world. The economy of the San Francisco Bay area 's metro is the strongest in the United States and is sometimes referred to as “defying gravity” because of it’s ability to remain economically strong even in recessions and economic crisis.

Known as the tech giant of the world the San Francisco Bay Are is home to companies like Apple, Google, Tesla, Facebook, LinkedIn, Uber, and Lyft. It is the fastest growing tech market in the United States with an overall growth of 17.5% in the last two years.

Although the tech industry plays a huge role in San Francisco’s revenue it’s not the only industry that contributes to San Francisco’s growing economy. San Francisco is located in between London and Tokyo making it the center of global trade. Through its 9 ports and three airports the San Francisco Bay Area handles 30% of West Coast trade.

- ✓ The biggest industries in San Francisco are technology, tourism, trade and healthcare.
- ✓ San Francisco has seen the job market increase by 1.3% over the last year. Future job growth over the next ten years is predicted to increase by 39.1% which is higher than the US average of 33.5%.
- ✓ Over 10,000 employees within a 1 mile radius.
- ✓ San Francisco International Airport is the countries ninth largest and worlds fourteenth largest airport.





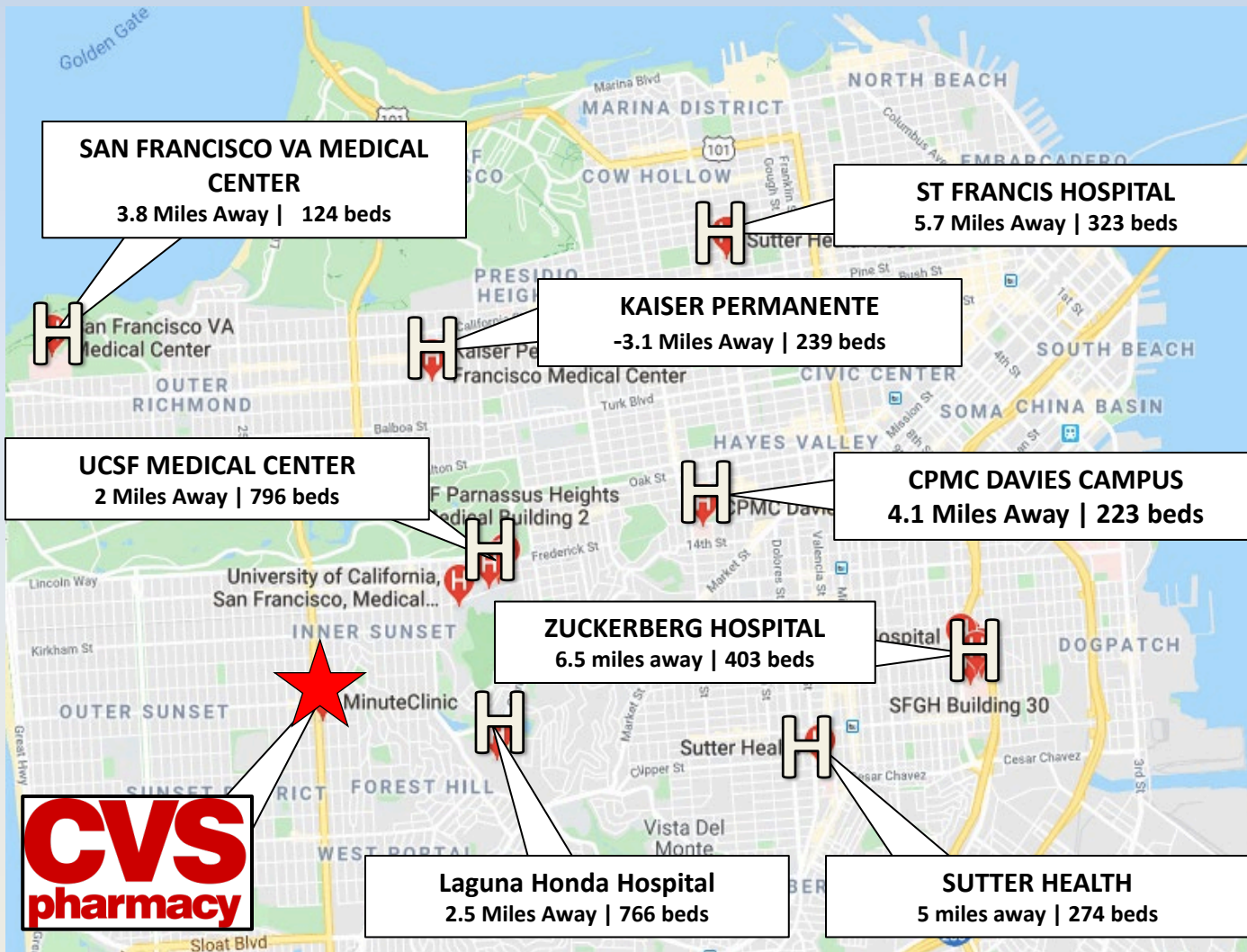
## Location Overview Continued...

Tourism is a huge contributing factor to San Francisco's economy supporting 82,538 local jobs. In 2018 tourism in San Francisco set a record and is expected to continue growing. The number of visitors to the city grew to 25.8 million, 1.2% more than the previous year and spending rose 2.3% to \$10 billion. The San Francisco International airport also had a record high of 57.8 million passengers increasing by 3.1% of the previous year. Some of the most popular tourist attractions of San Francisco include Pier 39, The Golden Gate Bridge, Union Square, Fisherman's Warf, Chinatown, Alcatraz Island, Golden Gate Park, Cable Cars, Palace of Fine Arts, and world famous museums.





## Aerial Overview Nearest Medical Facilities





## Aerial Overview





### 3 – mile Aerial Overview





## Immediate Surrounding







1900 19<sup>th</sup> Ave. San Francisco, CA 94116

## Actual Store Exterior Photos





## Actual Store Interior Photos



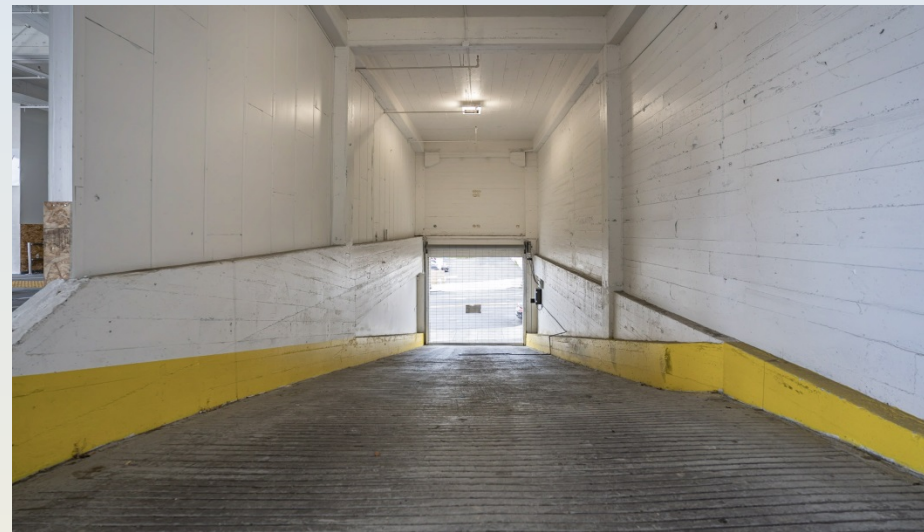


## Pharmacy Store Photos





## Parking Structure Photos





## Site Plan







1900 19<sup>th</sup> Ave. San Francisco, CA 94116

## Site Plan



The information above has been obtained from sources deemed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Investor is responsible to confirm the accuracy and completeness of the information using Investor's own experts.



## 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:	<a href="https://cvshealth.com/">https://cvshealth.com/</a>

\* [Forbes Click Here](#)





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