



TROPHY WALGREENS | STRONG STORE SALES

21914 MERRICK BOULEVARD | JAMAICA (QUEENS), NY 11413

Offering Memorandum

Marcus & Millichap

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JAMAICA (QUEENS), NEW YORK

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A nighttime photograph of a city skyline with several skyscrapers, their lights reflecting in a body of water in the foreground. The image is dark, with the city lights providing the primary illumination.

EXECUTIVE SUMMARY

TROPHY WALGREENS

Marcus & Millichap

OFFERING HIGHLIGHTS

TROPHY WALGREENS | JAMAICA (QUEENS), NY

OFFERING PRICE
\$7,443,000

CAP RATE
5.75%

VITAL DATA	
Price	\$7,443,000
Cap Price	5.75%
Price / SF	\$535.28
Rent / SF	\$30.78
Net Operating Income	\$428,000
Gross Leasable Area	+/- 13,905-Square Feet
Year Built / Renovated	1999
Lot Size	1.00 Acres
Lease Type	Double Net

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SITUATED IN QUEENS, NY | NEW YORK MSA

- ▶ 2ND LARGEST BOROUGH IN NEW YORK | 2.2 MILLION RESIDENTS
- ▶ QUEENS COUNTY IS SECOND MOST POPULOUS IN UNITED STATES
- ▶ MOST DIVERSIFIED ECONOMY | HOME TO JFK AIRPORT AND LAGUARDIA
- ▶ JFK AIRPORT AND LAGUARDIA AMONG THE BUSIEST IN THE WORLD



INVESTMENT OVERVIEW

The Jonna Group of Marcus & Millichap is pleased to present the exclusive listing for a fee-simple, trophy Walgreens located in the Springfield Gardens neighborhood of Jamaica (Queens), New York. The subject property is 13,905-square feet and is situated on a one-acre parcel which is rare in this borough. Walgreens is operating on a double-net lease with minimal landlord responsibilities and recently exercised their first five-year option. Walgreens has been operating at this location for over 20 years and features exceptionally strong store sales.

The subject property is located on the busy Merrick Boulevard in the borough of Queens that sees over 20,000 vehicles per day and is heavily trafficked by neighborhood pedestrians, public transportation, and vehicles. Major national retailers in the immediate vicinity include: The Home Depot, 7-Eleven, Burger King, McDonald's, Dollar Tree, AutoZone, Stop & Shop, U-Haul, Bank of America, Chase Bank, KFC, Domino's Pizza and many more.

The subject site is located in one of the most dense demographics in the entire nation. It is the second-largest borough in the most populous city in the country and consists of over 2.2 million residents. It is located in the New York MSA, the largest in the United States with over 20.3 million people, seven million more than Los Angeles MSA at number two. Springfield Gardens is a neighborhood in the southeastern area of Queens, bounded to the north by St. Albans, to the east by Laurelton and Rosedale, to the south by John F. Kennedy International Airport, and to the west by Farmers Boulevard. Walgreens is located only minutes from JFK International Airport, the busiest international air passenger gateway into North America, the 21st-busiest airport in the entire world, and the sixth-busiest in the United States with over 61 million passengers annually. If Queens was an independent city, it would be the nation's fourth most populous after Los Angeles, Chicago and Brooklyn.

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INVESTMENT HIGHLIGHTS

- ▶ Fee-Simple Trophy Walgreens | Jamaica (Queens), New York
- ▶ Top Tier Sales | One of Best Performing Stores in Country
- ▶ Recently Extended Lease | Seven Five-Year Options Remaining
- ▶ 13,905-Square Feet on a Rare One-Acre Parcel in New York MSA
- ▶ Corporate Guarantee | Standard and Poor's BBB Rated | 9,277 Locations
- ▶ Highly Trafficked Merrick Boulevard | 20,000 VPD | Dense Foot Traffic
- ▶ Strong Demographics | Over One Million People in Five-Mile Radius
- ▶ Over 339,000 Households in Five-Mile Radius | 127,000 in Three-Mile Radius
- ▶ Queens Population Estimated at 2.2 Million Residents
- ▶ Located in Largest MSA in United States | 20.3 Million People
- ▶ Queens Would be the Nation's Fourth Most Populous City
- ▶ Minutes from John F. Kennedy Airport | Sixth Busiest Airport in America
- ▶ John F. Kennedy Airport Sees Over 61 Million Passengers Annually
- ▶ Strong Retailers in the Immediate Vicinity Include: The Home Depot, 7-Eleven, Burger King, McDonald's, Dollar Tree, AutoZone, Stop & Shop, Bank of America, Chase Bank, KFC and many more.



**BUSY MERRICK
BLVD IN QUEENS**



**STRONGEST
DEMOS IN US**



**NET LEASE
5 YEARS REMAINING**

Walgreens

TENANT SUMMARY

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services.

As of August 31, 2019, the company operated 9,277 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. Their goal is to help people across the world lead healthier and happier lives. Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care.



TENANT SUMMARY

Tenant	Walgreens Boots Alliance, Inc. (Parent Company).
Ownership	Public
Rating	Standard and Poor's BBB Rated
Tenant Type	Corporate
Website	www.walgreens.com
Headquarters	Deerfield, Illinois
Locations	550+
Employees	41,000+

PROPERTY SUMMARY

THE OFFERING	
Property	Walgreens
Property Address	21914 Merrick Blvd, Jamaica (Queens), NY
Price	\$7,443,000
Capitalization Rate	5.75%
Price/SF	\$535.28

PROPERTY DESCRIPTION	
Year Built / Renovated	1999
Gross Leasable Area	+/- 13,905-Square Feet
Zoning	Commercial
Type of Ownership	Double Net
Lot Size	1.00 Acres

ANNUALIZED OPERATING INFORMATION	
INCOME	
Net Operating Income	\$428,000

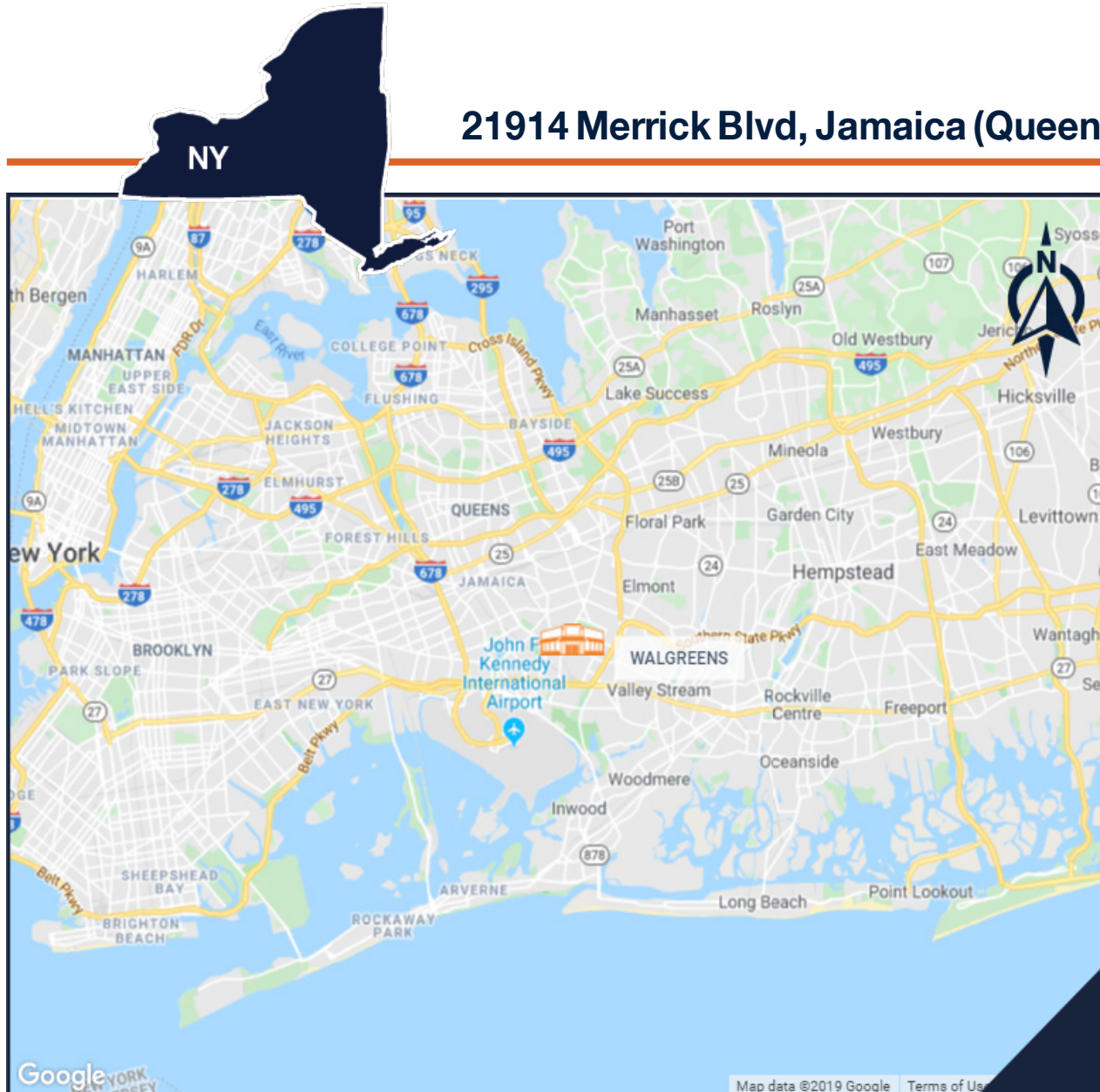
LEASE SUMMARY	
Property Subtype	Net Leased Drug Store
Tenant	Walgreens, Inc.
Rent Increases	None
Guarantor	Corporate Guarantee
Lease Type	Double Net
Rent Commencement	11/1/2001
Lease Expiration	6/30/2025
Lease Term	20
Term Remaining on Lease (Years)	5.5
Renewal Options	Eight Five-Year Options
Landlord Responsibility	Roof/Structure
Tenant Responsibility	All Other Expenses

LEASE SUMMARY				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$428,000	\$35,666	\$30.78	5.75%

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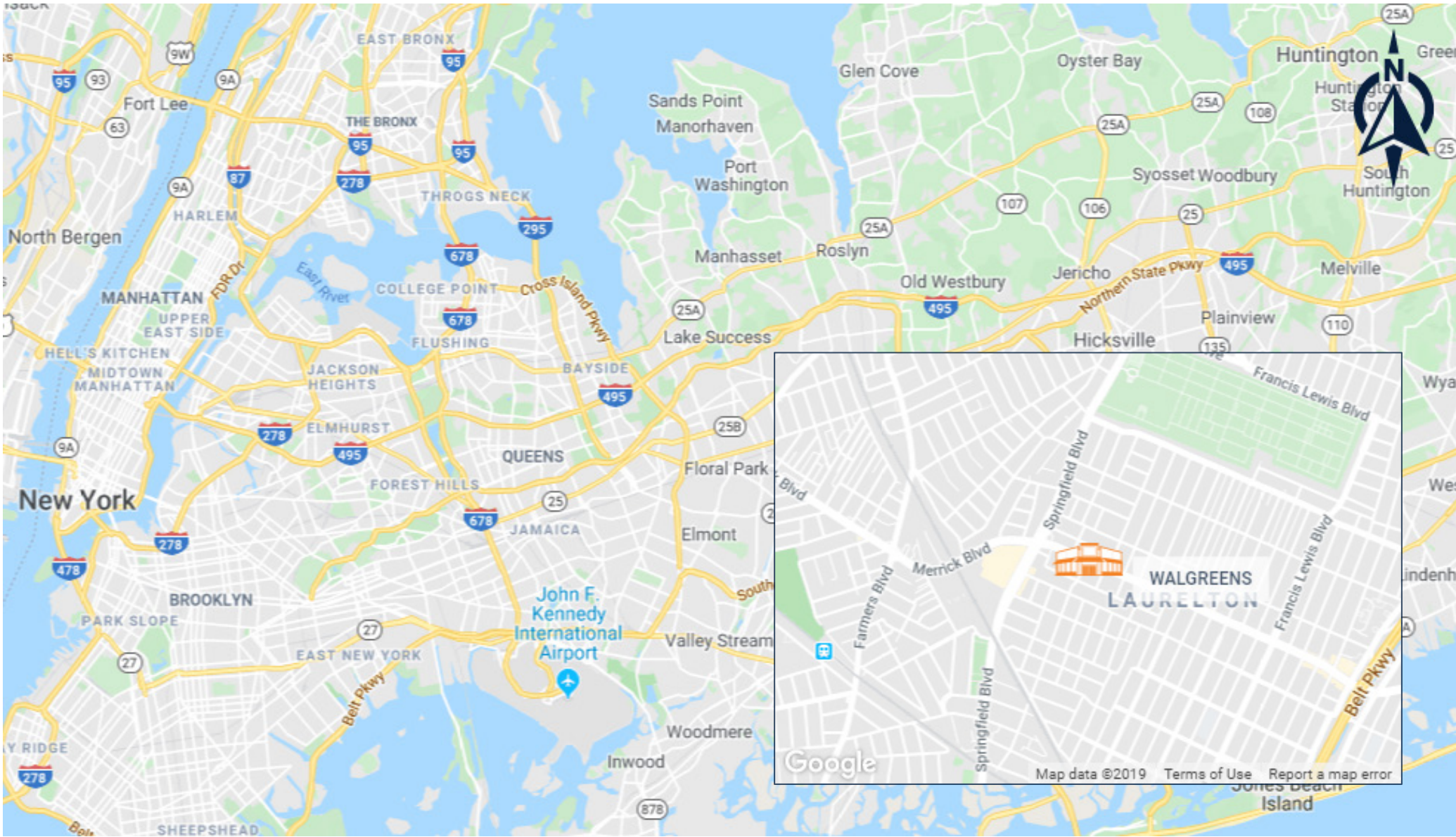
LOCATION OVERVIEW

21914 Merrick Blvd, Jamaica (Queens), NY 11413



LOCAL MAP

21914 Merrick Blvd, Jamaica, NY 11413

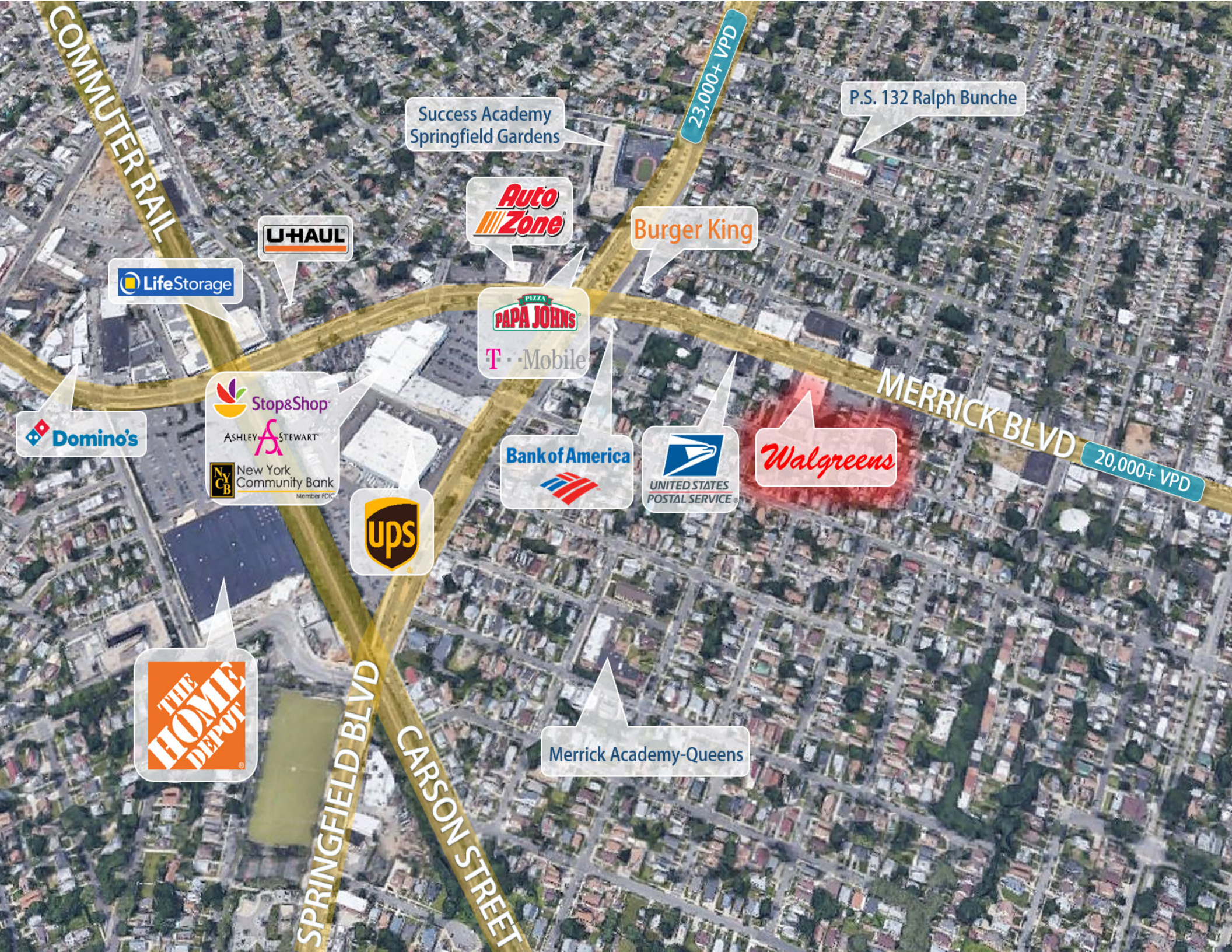




ONE ACRE

An aerial photograph of a city block. A yellow rectangular outline highlights a specific area, labeled 'ONE ACRE'. This area includes a large white building with 'Walgreens' written vertically on its side, a parking lot with several cars, and some greenery. A red rectangular outline highlights a smaller area at the bottom of the yellow-outlined area, also labeled 'Walgreens'. The surrounding area includes other buildings, streets, and parking lots.

Walgreens



COMMUTER RAIL

23,000+ VPD

Success Academy
Springfield Gardens

P.S. 132 Ralph Bunche

U-HAUL

Auto
Zone

Burger King

LifeStorage

PIZZA
PAPA JOHN'S
T-Mobile

MERRICK BLVD

20,000+ VPD

Domino's

Stop & Shop
ASHLEY STEWART
New York Community Bank
Member FDIC

Bank of America

UNITED STATES
POSTAL SERVICE

Walgreens

ups

THE
HOME
DEPOT

SPRINGFIELD BLVD

CARSON STREET

Merrick Academy-Queens

MARKET OVERVIEW

QUEENS OVERVIEW

Queens is one of New York City's five boroughs. The Bronx is located to the Northwest, Manhattan is to the west, Brooklyn is to the southwest and Nassau County is to the east. Queens is divided into 68 diverse neighborhoods in 14 community districts. Lower housing costs helps to attract many residents who commute into Manhattan for jobs. Over the next five years, the number of households in Queens is projected to grow by 10,400, generating the need for additional housing and services.



METRO HIGHLIGHTS



TRANSPORTATION NETWORK

The borough has a well-developed transportation infrastructure and access to many East River crossings.



DIVERSE LOCAL ECONOMY

A large number of businesses operate in Queens, representing a variety of industries and securing a stable economy.



STRONG HEALTHCARE INDUSTRY PRESENCE

Healthcare and social assistance occupations account for a significant percentage of employment in Queens.



ECONOMY

- Retail sales in Queens routinely outperform the U.S. on average, making a major contribution to New York City's economy.
- Once a haven for manufacturers, the economy is now more service oriented. The education and health services and the trade, transportation and utilities sectors are the largest employment sectors, supported by extensive transportation infrastructure.
- The La Guardia and JFK airports are important economic drivers, contributing billions of dollars to the economy each year.

DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	47,998	398,035	1,024,235
■ 2018 Estimate			
Total Population	49,457	407,339	1,041,584
■ 2010 Census			
Total Population	48,416	391,833	1,001,305
■ 2000 Census			
Total Population	50,557	396,648	1,002,090
■ Current Daytime Population			
2018 Estimate	31,173	302,178	822,741
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	15,827	127,635	341,489
■ 2018 Estimate			
Total Households	15,946	127,141	339,530
Average (Mean) Household Size	3.07	3.14	3.00
■ 2010 Census			
Total Households	15,542	121,995	324,600
■ 2000 Census			
Total Households	16,206	123,422	327,790
■ Occupied Units			
2023 Projection	15,827	127,635	341,489
2018 Estimate	16,448	131,921	348,499
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	14.88%	13.91%	16.51%
\$100,000 - \$149,000	21.14%	19.83%	19.06%
\$75,000 - \$99,999	17.65%	15.91%	14.19%
\$50,000 - \$74,999	16.82%	17.24%	17.13%
\$35,000 - \$49,999	11.15%	10.93%	10.58%
Under \$35,000	18.36%	22.16%	22.55%
Average Household Income	\$95,788	\$93,079	\$99,971
Median Household Income	\$79,979	\$74,492	\$74,633
Per Capita Income	\$30,911	\$29,196	\$32,747

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$79,133	\$76,237	\$77,633
■ Consumer Expenditure Top 10 Categories			
Housing	\$22,001	\$21,380	\$21,735
Shelter	\$14,195	\$13,830	\$14,015
Transportation	\$13,721	\$13,038	\$12,987
Personal Insurance and Pensions	\$7,437	\$7,223	\$7,595
Food	\$7,037	\$6,902	\$7,301
Cash Contributions	\$4,979	\$4,461	\$4,046
Utilities	\$4,197	\$4,022	\$4,005
Health Care	\$3,952	\$3,805	\$4,078
Education	\$2,635	\$2,445	\$2,313
Entertainment	\$2,551	\$2,538	\$2,756
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	49,457	407,339	1,041,584
Under 20	23.45%	24.55%	24.27%
20 to 34 Years	19.71%	21.05%	20.76%
35 to 39 Years	5.77%	6.05%	6.30%
40 to 49 Years	13.76%	13.40%	13.28%
50 to 64 Years	21.33%	20.71%	20.93%
Age 65+	15.99%	14.23%	14.46%
Median Age	40.91	38.63	38.93
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	34,456	277,760	717,422
Elementary (0-8)	2.79%	4.82%	5.87%
Some High School (9-11)	8.80%	8.53%	7.83%
High School Graduate (12)	29.69%	29.97%	27.88%
Some College (13-15)	22.50%	20.58%	17.37%
Associate Degree Only	10.13%	9.14%	8.31%
Bachelors Degree Only	15.51%	16.30%	19.07%
Graduate Degree	9.18%	8.78%	11.51%

DEMOGRAPHICS SUMMARY



Population

In 2018, the population in your selected geography is 1,041,584. The population has changed by 3.94% since 2000. It is estimated that the population in your area will be 1,024,235.00 five years from now, which represents a change of -1.67% from the current year. The current population is 47.60% male and 52.40% female. The median age of the population in your area is 38.93, compare this to the US average which is 37.95. The population density in your area is 13,240.08 people per square mile.



Households

There are currently 339,530 households in your selected geography. The number of households has changed by 3.58% since 2000. It is estimated that the number of households in your area will be 341,489 five years from now, which represents a change of 0.58% from the current year. The average household size in your area is 3.00 persons.



Income

In 2018, the median household income for your selected geography is \$74,633, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 43.70% since 2000. It is estimated that the median household income in your area will be \$84,337 five years from now, which represents a change of 13.00% from the current year.

The current year per capita income in your area is \$32,747, compare this to the US average, which is \$32,356. The current year average household income in your area is \$99,971, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 29.64% White, 35.33% Black, 0.10% Native American and 18.75% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 18.28% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$419,737 in 2018, compare this to the US average of \$201,842. In 2000, there were 201,506 owner occupied housing units in your area and there were 126,284 renter occupied housing units in your area. The median rent at the time was \$731.



Employment

In 2018, there are 265,535 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.55% of employees are employed in white-collar occupations in this geography, and 36.59% are employed in blue-collar occupations. In 2018, unemployment in this area is 5.14%. In 2000, the average time traveled to work was 49.00 minutes.

DEMOGRAPHICS



1,041,584

POPULATION IN 5-MILE RADIUS



\$99,971

AVERAGE HOUSEHOLD INCOME
IN 5-MILE RADIUS



339,530

TOTAL HOUSEHOLDS
IN 5-MILE RADIUS

- ◆ OVER **21 MILLION** RESIDENTS IN METRO ◆
- ◆ **BILLIONS IN** DIRECT ECONOMIC VALUE ◆

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