



JDS Real Estate Services, Inc.  
MN Lic. # 40407966

SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Walgreens  
21495 141st Ave N  
Rogers, MN 55374



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W A L G R E E N S

# INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 14,560 SF Walgreens Located at 21495 141st Ave N in Rogers, MN. This Corporate Guaranteed Triple Net (NNN) Lease Has 9 Years Remaining, Providing For a Secure Long-Term Investment Opportunity In One of the Fastest Growing and Most Stable Markets In Minnesota.

## OFFERING SUMMARY

PRICE	\$4,640,000
CAP	6.25%
NOI	\$290,000
PRICE PER SF	\$318.68
GUARANTOR	Walgreen Co.

## PROPERTY SUMMARY

ADDRESS	21495 141st Avenue N Rogers, MN 55374
COUNTY	Hennepin
BUILDING AREA	14,560 SF
LAND AREA	1.72 AC
BUILT	2003



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- 9 Years Remaining on a 25 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Strong Demographics - Over 37,800 People With an Average Household Income of \$122,191 Live Within a 5-Mile Radius
- Limited Competition in the Market
- Highly Visible and Highly Trafficked Site Sitting on a Hard Corner of Main St (41,951 VPD) and 141st Ave N (12,866 VPD)
- Rogers is a Well-Located Suburb of Minneapolis That Has Experienced Over 30% Growth Over the Last 9 Years
- Percentage Rent Clause Creating an Upside Opportunity
- Bloomberg Business Week Named Rogers the “Best Place to Raise Kids in Minnesota”
- Strong Corporate Guarantee: Walgreens Corporation is the Guarantor on the Lease and is Considered an Investment Grade Tenant By the S&P Metrix
- Walgreens is the Global Leader in Retail and Wholesale Pharmacy
- Neighboring Tenant's Include: Anytime Fitness, O'Reilly Auto Parts, Starbucks, Wells Fargo, Dollar Tree, Target, Kohl's and More





# LEASE SUMMARY

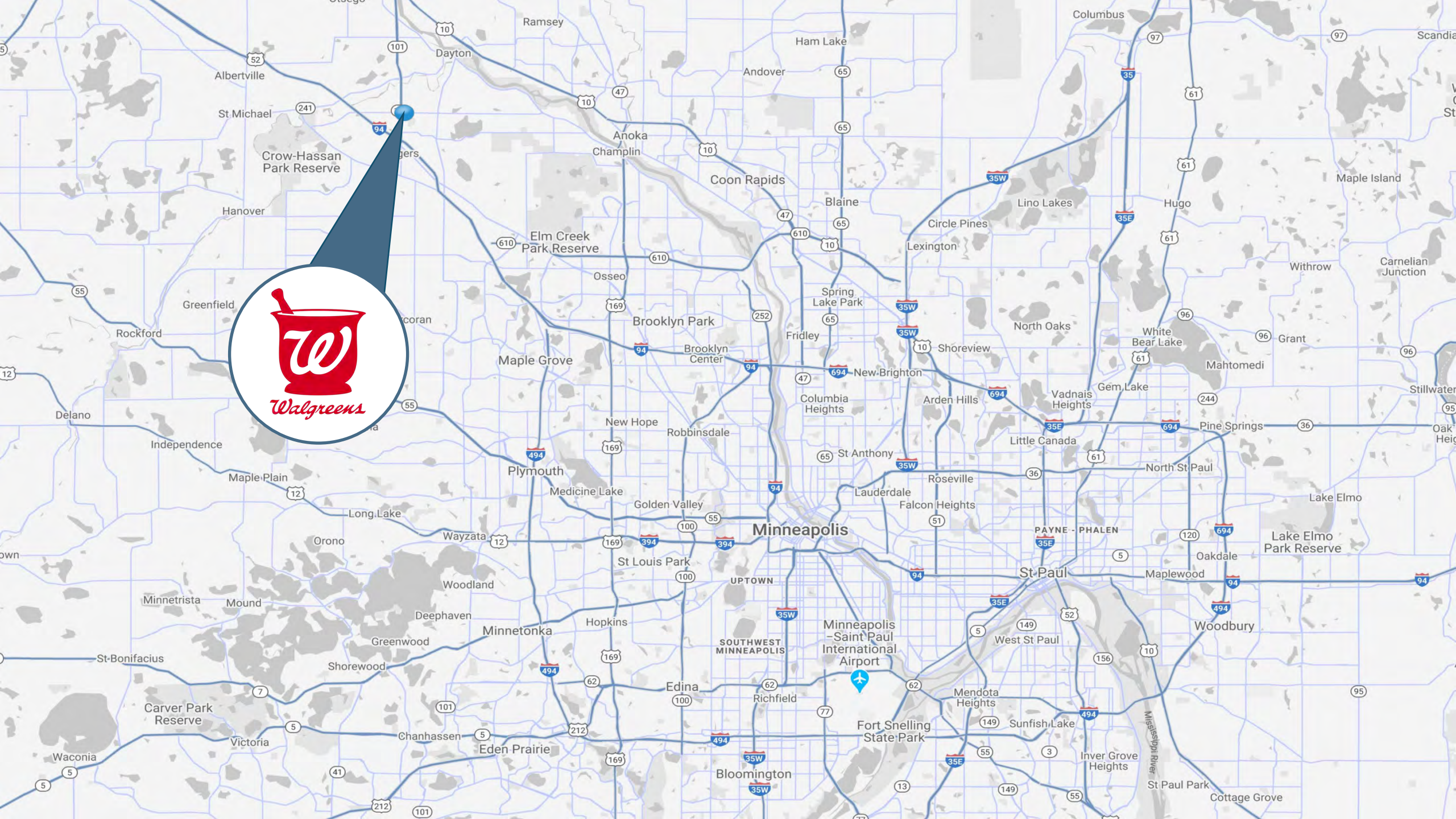
TENANT	Walgreens
PREMISES	A Building of Approximately 14,560 SF
LEASE COMMENCEMENT	April 1, 2004
LEASE EXPIRATION	March 31, 2029
LEASE TERM	~9 Years Remaining
RENEWAL OPTIONS	10 x 5 Years
RENT INCREASES	None
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Retail Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	15 Days

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
14,560 SF	\$290,000	\$19.92













O'Reilly  
AUTO PARTS

LafargeHolcim

ANYTIME  
FITNESS

J&A GLASS INC.

Quilted  
Treasures

EnDiSys

NORTHERN  
DEWATERING, INC.

FERGUSON

MICHEL'S

TURBINEPROS

REROCK  
TRANSECHER TRUST

BELLPro

ULTIMATE  
GOLF CARTS

MIDWEST  
STEEL AND ALUMINUM

FOREFRONT  
DERMATOLOGY

TRUSTONE  
FINANCIAL

DAVANNI'S  
LEGENDARY PIZZA  
ORIGINAL HOT HOAGIES  
LOCAL SINCE 1989

DR  
DECHET SALES INC.

NEW  
HORIZON  
ACADEMY

Main St

141st Ave N

Rogers Dr



Walgreens

FREEWAY MOTORS







141st Ave N



Main St



FANTASTIC SAM'S



KOHL'S

TARGET



Great Clips



NORTHERN  
TOOL + EQUIPMENT







## ROGERS | HENNEPIN COUNTY | MINNESOTA

Rogers is a city in Hennepin County in Minnesota. The city's 2018 estimate population was 13,154 residents. The city is a northwest suburb of the Minneapolis–Saint Paul metropolitan area. Located on either side of Interstate 94, with Minnesota State Highway 101 running north, Rogers has been teeming with growth for the past 20 years. Rogers is 24 miles to the north of Minneapolis, the 46th largest city in the United States with a metro population of 3.6 million people. The city is the 16th largest metropolitan area in the United States.

Due to the city's close proximity, Minneapolis' economy affects Rogers's. The economy of Minneapolis today is based in commerce, finance, rail and trucking services, health care, and industry. Smaller components are in publishing, milling, food processing, graphic arts, insurance, education, and high technology. Industry produces metal and automotive products, chemical and agricultural products, electronics, computers, precision medical instruments and devices, plastics, and machinery. Five Fortune 500 corporations make their headquarters within the city limits of Minneapolis: Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial and Thrivent Financial. Foreign companies with U.S. offices in Minneapolis include Accenture, Bellisio Foods, Canadian Pacific, Coloplast, RBC, and Voya Financial. In its 2018 survey for expatriate executives, *The Economist* ranked Minneapolis the third-most expensive city in North America and 26th in the world.

Minneapolis is only about a 25-minute drive from Rogers, making it the perfect city to spend the day. Minneapolis is home to the Mall of America, which is a giant 4-level mall with hundreds of stores, plus restaurants, a theme park, cinema and aquarium. The city also includes the Institute of Art, the Minnehaha Park, the Mill City Museum, and the Walker Art Center. The Minnehaha Park includes opportunities for cycling, walking and seasonal wading pools which are big draws to these cascading falls in a namesake park. The Mill City Museum includes the history of the flour industry told through interactive exhibits in the rebuilt ruins of an old mill. The Minneapolis Institute of Art includes 5,000-year span of fine and decorative arts on display from a mummy to paintings by European masters. Minneapolis is filled with numerous shopping activities and unique dining options as well.



MALL OF AMERICA



ROGERS, MN





	3 MILES	5 MILES	10 MILES
POPULATION	17,932	37,825	247,772
AVERAGE HH INCOME	\$137,704	\$122,191	\$113,937



# TENANT PROFILE



Walgreens Boots Alliance



Walgreens Boots Alliance (NASDAQ: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, its convenient retail locations, digital platforms and health and beauty products. The company has more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling.

Including equity method investments, WBA has a presence in more than 25 countries, employs more than 440,000 people and has more than 18,750 stores as of August 31, 2019.

WBA's purpose is to help people across the world lead healthier and happier lives. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. The company's businesses have been recognized for their Corporate Social Responsibility. Walgreens was named to FORTUNE magazine's 2019 Companies that Change the World list and Boots UK was recognized as Responsible Business of the Year 2019-2020 by Business in the Community.

WBA is included in FORTUNE's 2020 list of the World's Most Admired Companies, ranked first in the food and drugstore category. This is the 27th consecutive year that WBA or its predecessor company, Walgreen Co., has been named to the list.

More company information is available at [www.walgreensbootsalliance.com](http://www.walgreensbootsalliance.com).



COMPANY TYPE  
NASDAQ: WBA



FOUNDED  
1901



# OF LOCATIONS  
18,750+



HEADQUARTERS  
Deerfield, IL



WEBSITE  
[walgreens.com](http://walgreens.com)



# CONFIDENTIALITY AGREEMENT

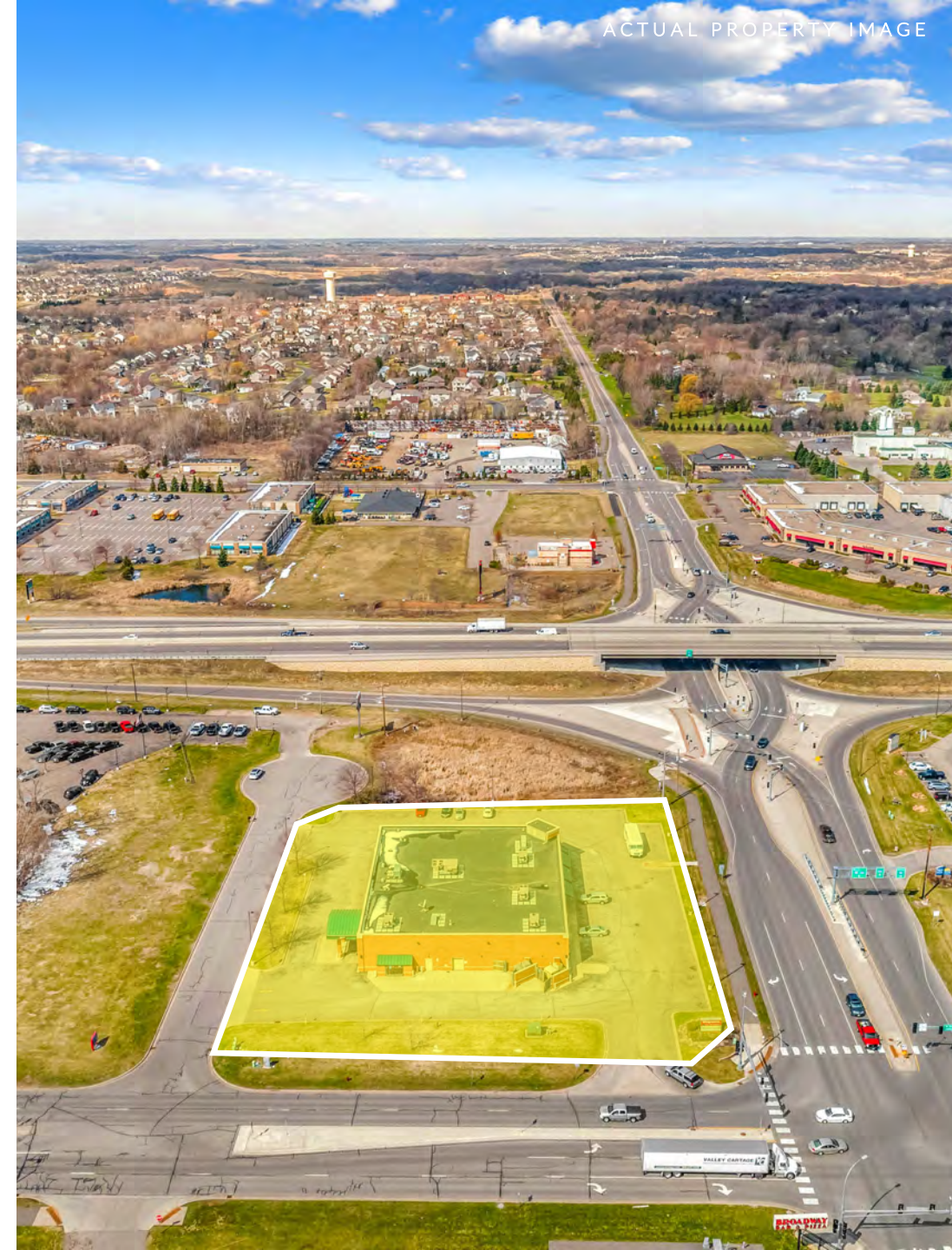
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected 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 prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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