

Walgreens



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

WALGREENS
ABSOLUTE NNN LEASED OFFERING
7155 24TH STREET SACRAMENTO, CA

PRESENTED BY:

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INVESTMENT OVERVIEW



The subject property is a 14,490 SF building, leased to Walgreens (WBA) on an absolute NNN lease. The lease calls for zero landlord obligations. The asset is well located in Sacramento, California.

The site is well positioned on a major commercial thoroughfare and receives over 52,400 VPD along 24th Street and Florin Road. The site is located between both Interstate 5 and State Highway 99, the most highly trafficked thoroughfares in the county. The pharmacy is equipped with a double-lane drive-thru offering ease for customers. The property also benefits from its close proximity to downtown Sacramento. The site is located directly across from Florin Plaza and Florin Square. Neighboring tenants include Walmart Neighborhood Market, The Home Depot, Smart & Final, Dollar Tree, and more.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE	PRICE	\$6,260,000
ZERO LANDLORD OBLIGATIONS	CAP RATE	6.23%
100% FEE SIMPLE INTEREST	NET OPERATING INCOME	\$390,000
S&P RATED BBB INVESTMENT GRADE CREDIT	SQUARE FOOTAGE	14,490
CORPORATE GUARANTY - NASDAQ: WBA	LOT SIZE	1.17 AC
HEAVILY TRAFFICKED LOCATION	YEAR BUILT	2006
LOCATED ON A HARD CORNER AT A SIGNALIZED INTERSECTION		

OFFERING SPECIFICATIONS

FINANCIAL SUMMARY

WALGREENS • ABSOLUTE NNN LEASED OFFERING

7155 24TH STREET SACRAMENTO, CA

\$6,260,000 • 6.23%

SUMMARY

TENANT NAME	Walgreens
SQUARE FOOTAGE	14,490
TERM ENDS	12/31/2025
ANNUAL RENT	\$390,000
OPTIONS	Eight, Five-Year
INCREASES	Flat

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$390,000	6.23%

TENANT OVERVIEW



PUBLICLY TRADED
NASDAQ: WBA



9,500+ LOCATIONS



415,000+ EMPLOYEES

WALGREENS

Walgreen Company or simply Walgreens is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2018, the company operated 9,560 stores in all 50 states, the District of Columbia and the US territories of 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.

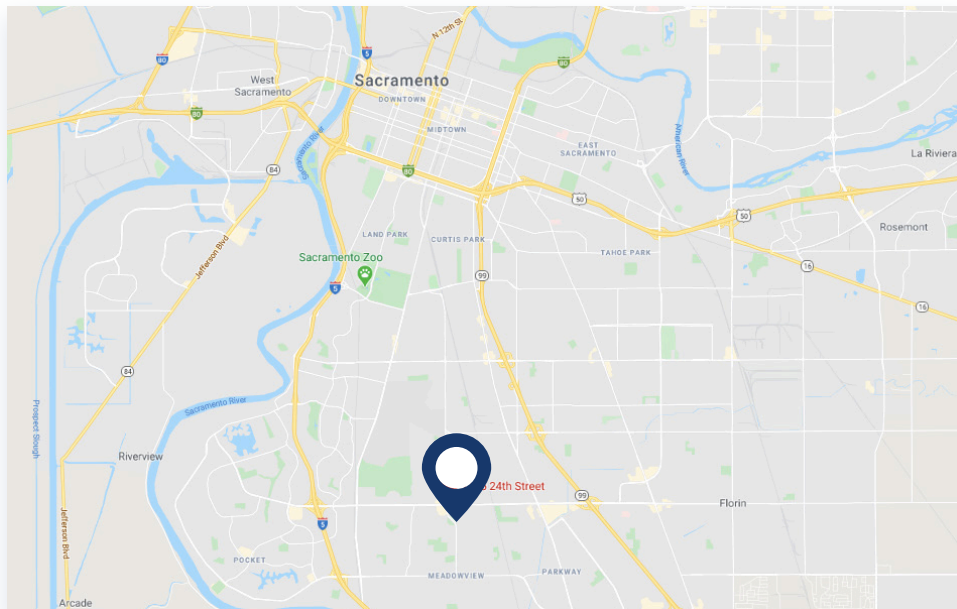
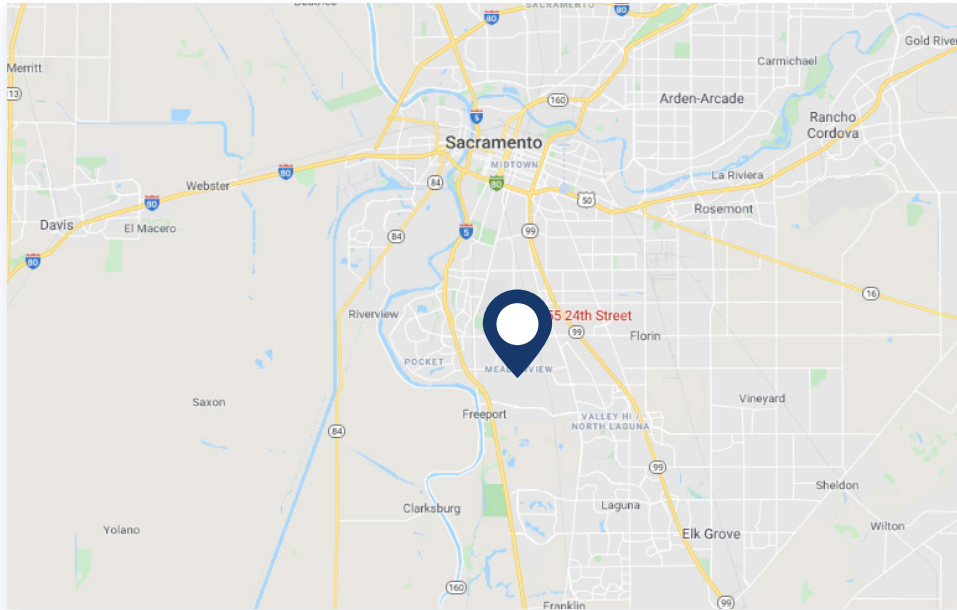
In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA

A typical Walgreens store is about 14,500 square feet with 11,000 square feet of sales area. They offer nearly 25,000 items for sale and typically staff between 25 and 30 people per store. On average, one store pulls in \$8.5 million in annual sales. Most stores include a pharmacy, photo lab, cosmetics counter, and a general merchandise area. Select stores in metropolitan Chicago, Florida, Atlanta, Kansas City, Nashville, Las Vegas, and St. Louis now include Walgreens TakeCare Health Clinics where certified (primarily nurse practitioners, and in some states, registered pharmacist) staff diagnose, treat, and prescribe for common illnesses and can also issue vaccinations and physicals in select locations. These clinics are open 7 days a week; including evenings and weekends with no appointments necessary and with acceptance of most major insurance plans. If a patient uses the TakeCare Clinic, their prescription is automatically processed through Walgreens' Intercom Plus Pharmacy System as a waiting prescription, so in most stores, the prescription is ready to be picked up in 15 to 20 minutes.

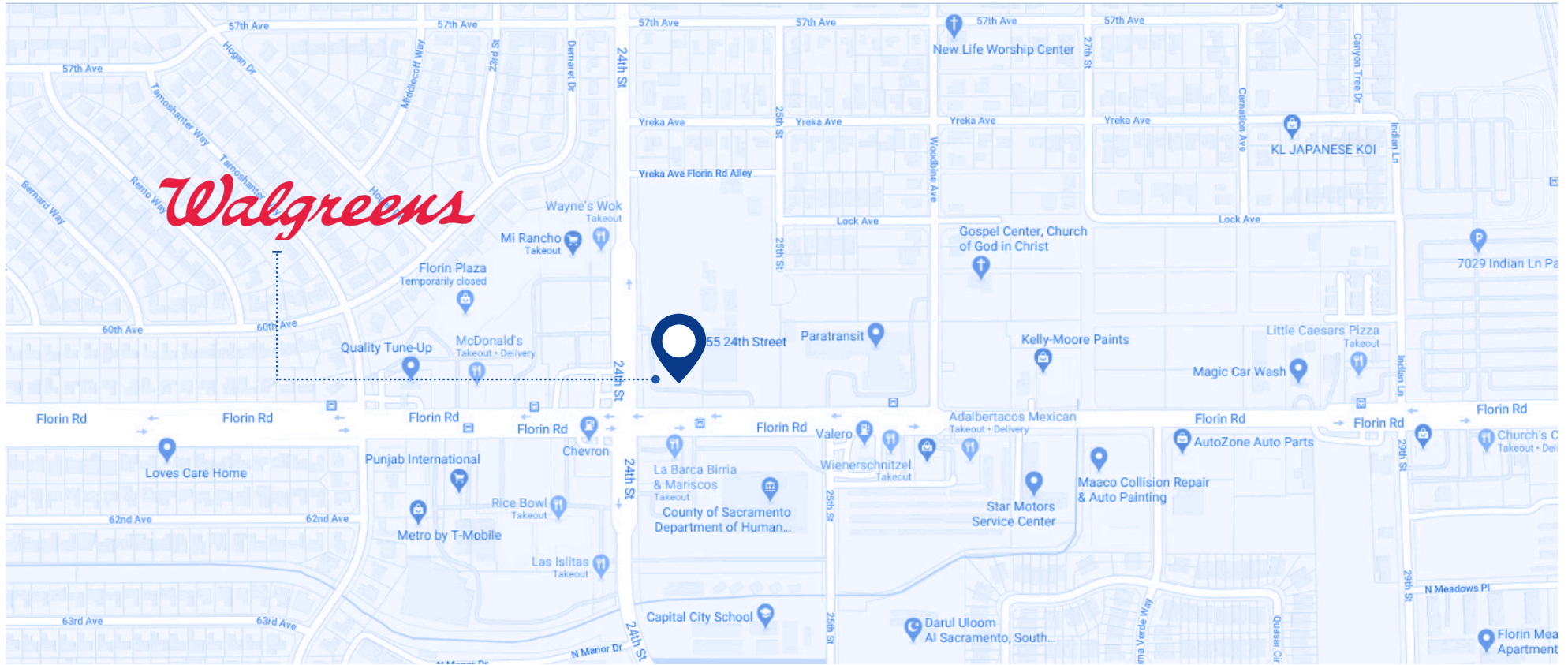
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	167,298	356,376	903,268
TOTAL HOUSEHOLDS	55,892	124,158	325,83
AVERAGE HOUSEHOLD INCOME	\$69,770	\$79,612	\$87,235
AVERAGE AGE	36.60	37.00	37.00

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	167,298	356,376	903,268
TOTAL HOUSEHOLDS	55,892	124,158	325,83
PERSONS PER HOUSEHOLD	3.00	2.80	2.70
AVERAGE HOUSEHOLD INCOME	\$69,770	\$79,612	\$87,235
AVERAGE HOUSE VALUE	\$337,984	\$358,046	\$372,305
AVERAGE AGE	36.60	37.00	37.00
WHITE	78,173	176,099	501,825
BLACK	29,855	56,291	119,537
AM. INDIAN & ALASKAN	3,400	6,891	15,729
ASIAN	40,718	86,126	190,756
HAWAIIAN & PACIFIC ISLAND	4,381	7,441	14,436
OTHER	10,772	23,529	60,984

SACRAMENTO, CA

Sacramento, capital of the U.S. state of California, lies at the confluence of the Sacramento River and American River. The district of Old Sacramento harkens back to the city’s Gold Rush era, with wooden sidewalks and wagon rides. One of several museums in Old Sacramento, the California State Railroad Museum depicts the construction of the Transcontinental Railroad, one of the country’s earliest technological feats.

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SACRAMENTO, CA



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