

NEWLY RENOVATED  
SMALL FORMAT STORE  
NNN Investment Opportunity

*Walgreens*  
W/ Drive-Thru Pharmacy



909 VETERANS BOULEVARD  
**DEL RIO TEXAS**

ARTIST RENDERING

 **SRS**  
NATIONAL NET LEASE GROUP





EXCLUSIVELY MARKETING BY

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## INVESTMENT SUMMARY

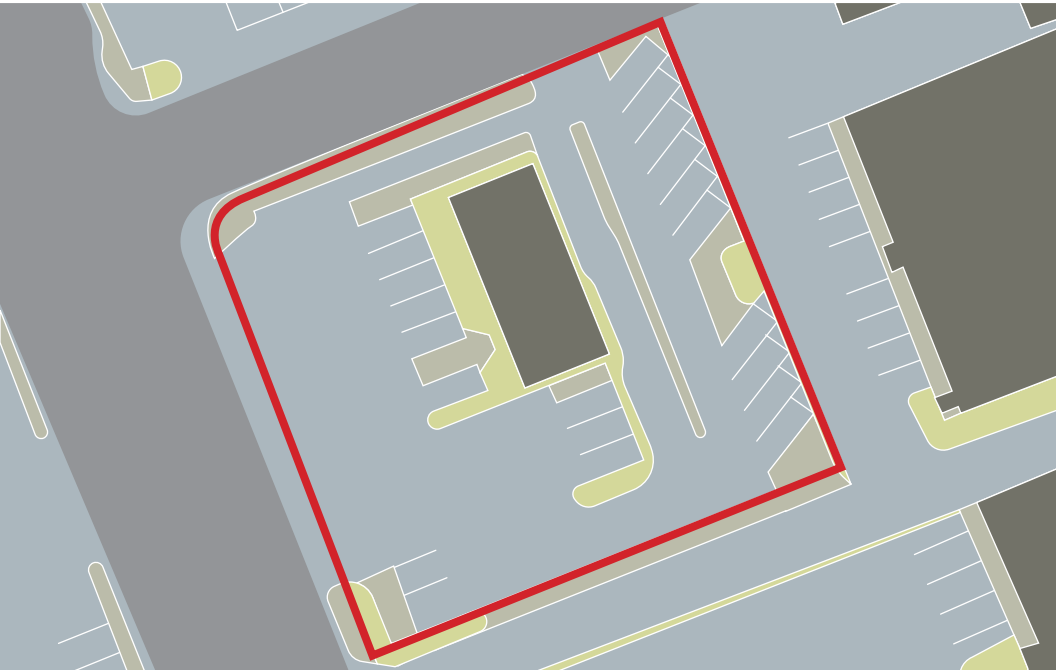


SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate guaranteed, freestanding, Walgreens investment property located in Del Rio, Texas. The tenant, Walgreens Co. (S&P: BBB), recently executed a brand new 5-year lease with 7 (5-year) options to extend. The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is NNN with landlord responsibilities limited to roof replacement, parking lot replacement, and repairs/replacement of structure. Current ownership is in the process of replacing the roof, limiting future capital expenditures required by a new investor. The building features one of Walgreens latest prototypes, a small format store that strives to maximize customer care and convenience. The property is slated to open in summer 2020.

The subject property is strategically located at the corner of Veterans Blvd./U.S. Highway 90 and E. 8th St., with a combined 23,000 vehicles passing by daily. The asset benefits from excellent visibility via a large pylon sign, making it easily identifiable to passing cars. In addition, the property features multiple points on ingress/egress, providing ease and convenience for customers. Veterans Blvd./U.S. Highway 90 is a primary north/south retail thoroughfare serving the city of Del Rio, with a variety of national/credit tenants including Walmart Supercenter, The Home Depot, Dollar Tree, McDonald's, CVS, and more. Additionally, the property is just 1.5 miles southwest of Interstate 239 (14,500 VPD), a major commuter highway traveling throughout Del Rio. Moreover, the property is located just 8 miles west of Laughlin Air Force Base, the busiest United States Air Force pilot training complex in the world. The 5-mile trade area is supported by a population of nearly 45,000 residents with an average household income of \$58,000.



## OFFERING SUMMARY



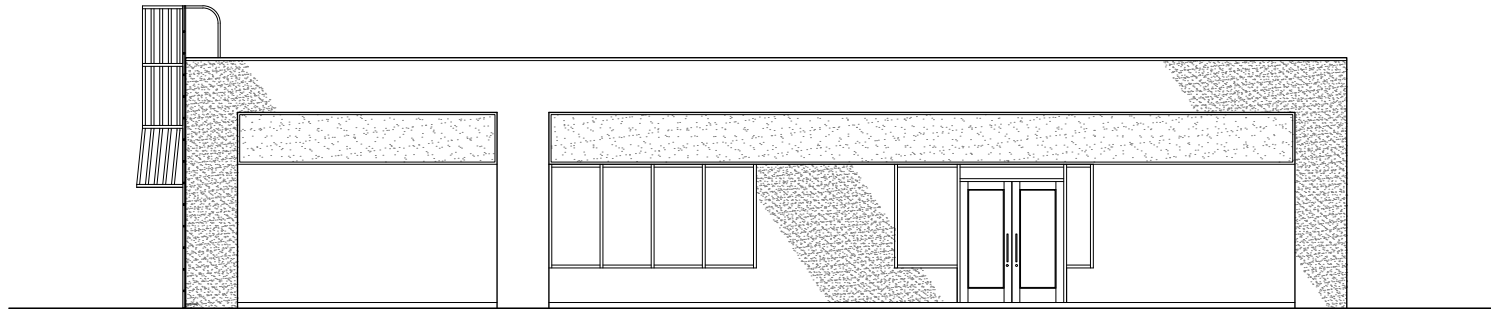
Parcel Map

### Offering

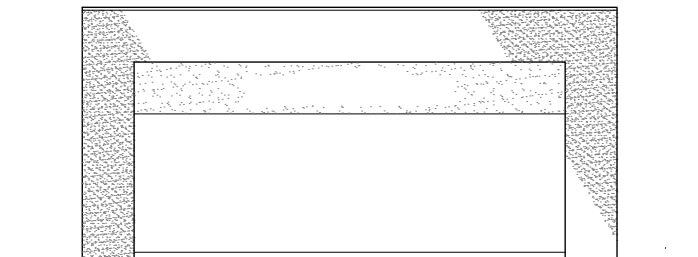
PRICING	\$892,000
NET OPERATING INCOME	\$57,960
CAP RATE	6.50%
GUARANTY	Corporate
TENANT	Walgreens Co.
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof Replacement, Parking Lot Replacement, and Repairs & Replacement of Structure

### Property Specifications

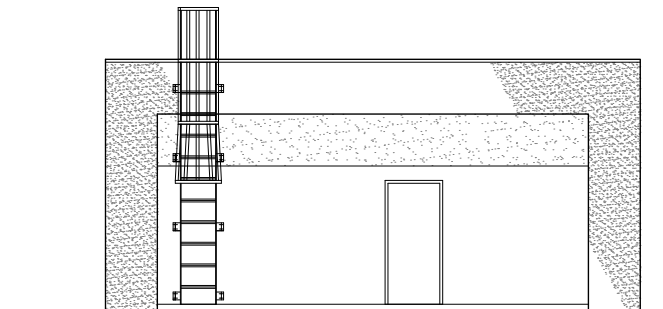
RENTABLE AREA	1,900 SF
LAND AREA	0.49 Acres
PROPERTY ADDRESS	909 Veterans Boulevard Del Rio, TX 78840
YEAR BUILT	2020
PARCEL NUMBER	26094
OWNERSHIP	Fee Simple (Land & Building)



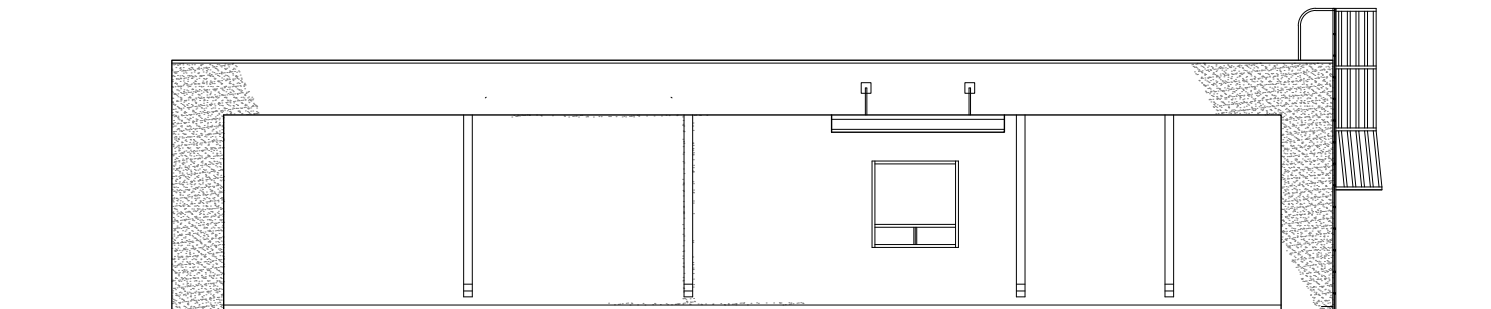
**WEST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**





### **New 5-Year Lease | Corporate Guaranteed | Investment Grade Tenant (S&P: BBB) | Rare Rental Increases | 2020 Roof Replacement**

- Brand new 5-year lease with 7 (5-year) option periods to extend
- Walgreens Co. corporate guaranteed lease (S&P Investment Grade: BBB)
- Scheduled 10% rental increases at the beginning of each option period
- Current ownership is in the process of replacing the roof prior to occupancy, reducing required capital expenditures for a new investor

### **Newly Renovated | New Walgreens Prototype**

- New small format store that offers full pharmacy and limited front-end retail
- Designed to maximize customer care and convenience
- Features drive-thru pharmacy, providing convenience for consumers
- Slated to open in summer 2020

### **NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant reimburses for CAM, taxes, insurance
- Landlord responsibilities limited to roof replacement, parking lot replacement, and repairs/replacement of structure

### **Veterans Blvd. | Excellent Visibility & Access | Nearby National Credit Tenants | Interstate 239**

- The subject property is strategically located at the corner of Veterans Blvd./U.S. Highway 90 and E. 8th St., with a combined 23,000 vehicles passing by daily
- The property features multiple points on ingress/egress, providing ease and convenience for customers
- Nearby national/credit tenants such as Walmart Supercenter, The Home Depot, Dollar Tree, McDonald's, CVS, and more
- Del Rio is also home to Laughlin Air Force Base, the busiest United States Air Force pilot training complex in the world
- The property is just 1.5 miles southwest of Interstate 239 (14,500 VPD), a major commuter highway traveling throughout Del Rio

### **Strong Demographics in 5-Mile Trade Area**

- More than 45,000 residents and 14,000 employees support the trade area
- \$58,000 average household income

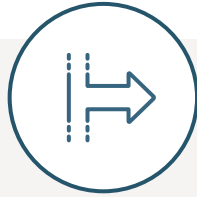


## PROPERTY OVERVIEW



### Location

Located in  
Del Rio, TX  
Val Verde County



### Access

Veterans Boulevard/  
U.S. Highway 90  
2 Access Points

E. 8th Street  
1 Access Point



### Traffic Counts

Veterans Boulevard/  
U.S. Highway 90  
23,000 Cars Per Day

E. Gibbs Street/  
State Highway 239  
14,500 Cars Per Day



### Improvements

There is approximately 1,900 SF  
of existing building area



### Parking

There are approximately  
30 parking spaces  
on the owned parcel.  
The parking ratio is  
approximately 15.79 stalls  
per 1,000 SF of leasable area.



### Parcel

Parcel Number: 26094  
Acres: 0.49  
Square Feet: 21,344 SF



### Year Built

2020



### Zoning

Miscellaneous Commercial





23,000  
CARS PER DAY



Repurposed For A Purpose  
Thrift Store

E. 8TH ST.

Walgreens

VETERANS BLVD./U.S. HIGHWAY 90

Brick House

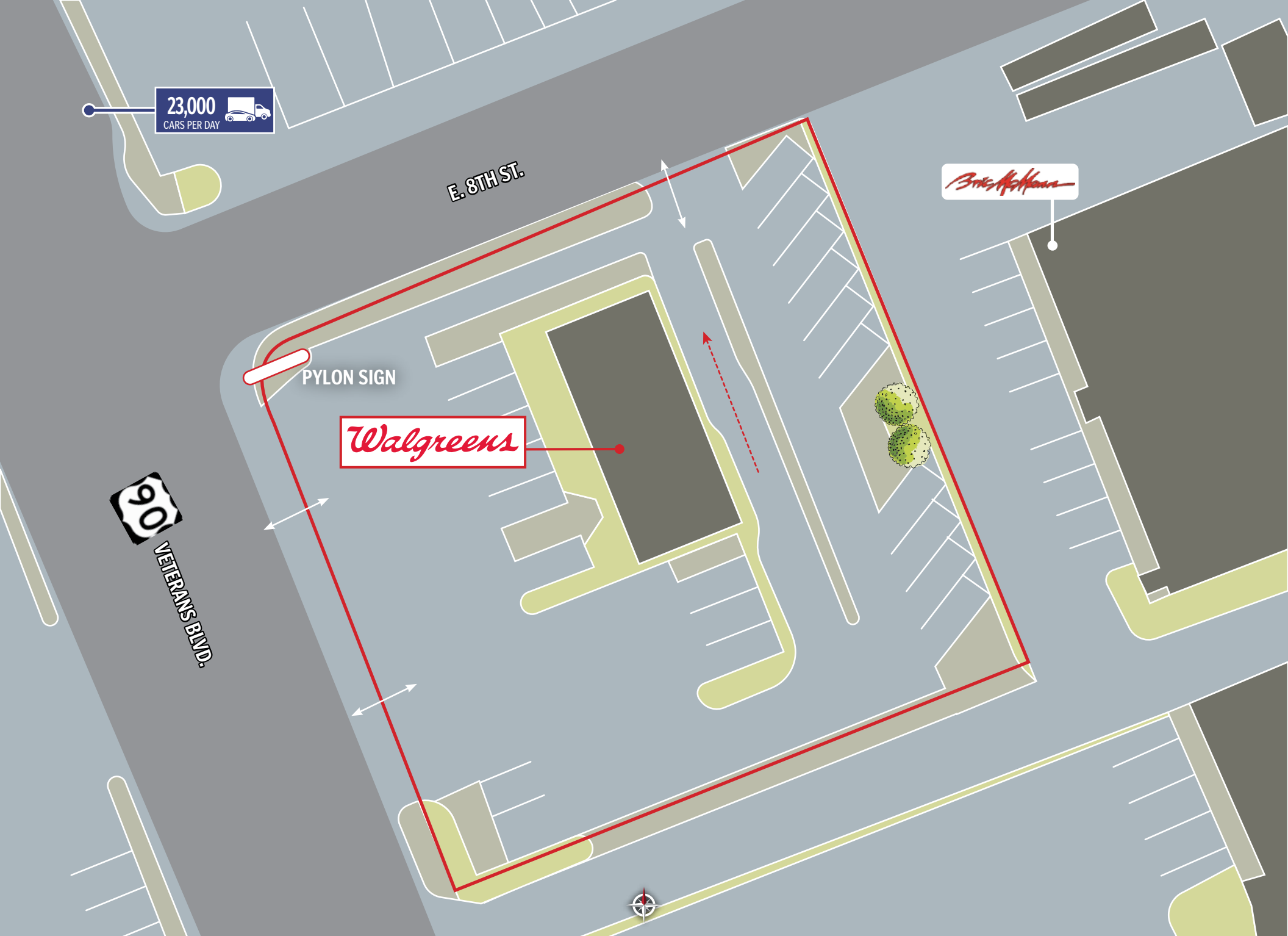
bel  
FURNITURE

E. 7TH ST.



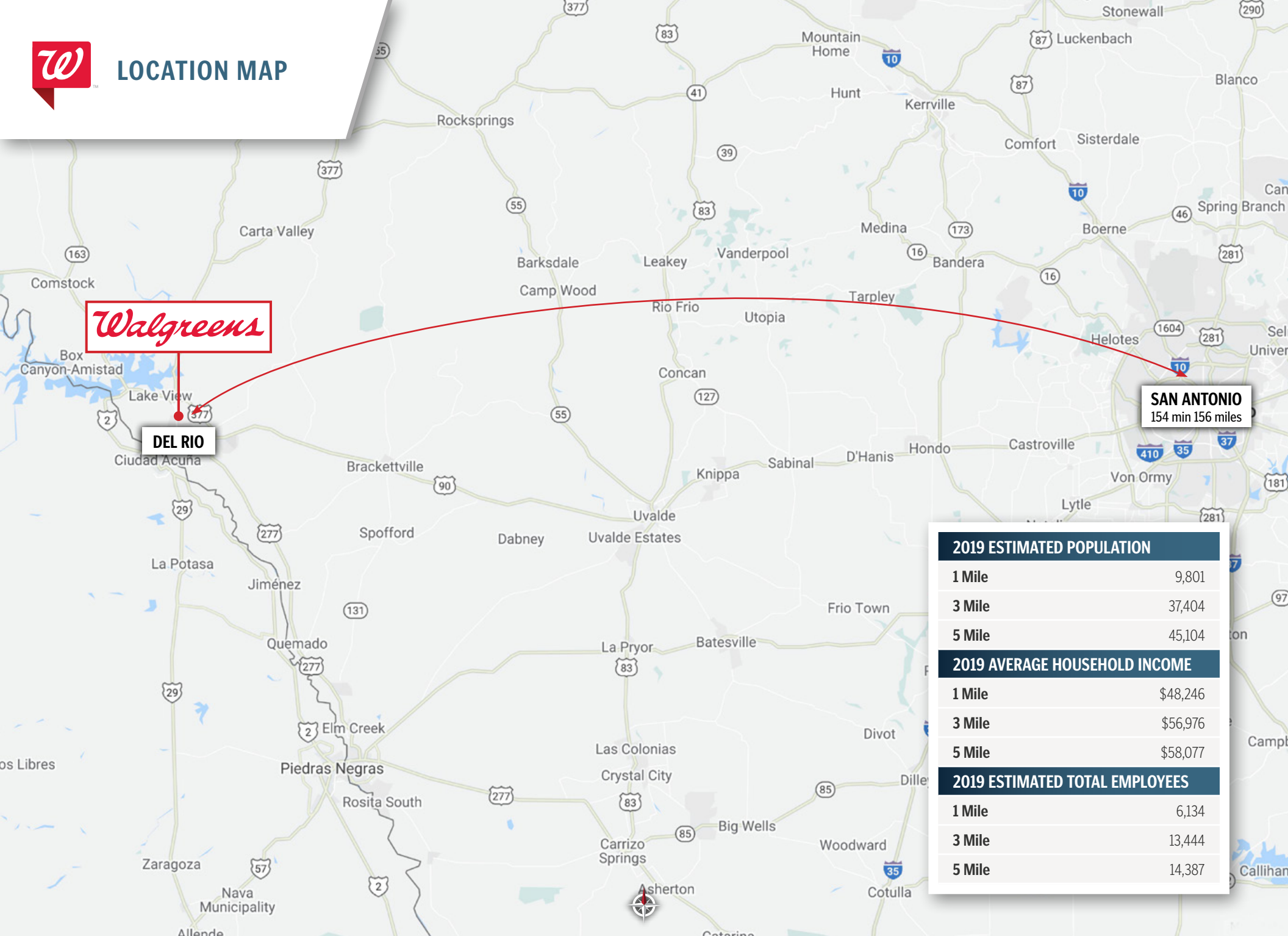








## LOCATION MAP



### 2019 ESTIMATED POPULATION

1 Mile	9,801
3 Mile	37,404
5 Mile	45,104

### 2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$48,246
3 Mile	\$56,976
5 Mile	\$58,077

### 2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	6,134
3 Mile	13,444
5 Mile	14,387





## AREA OVERVIEW



### Del Rio, Texas

Del Rio is a city in and the county seat of Val Verde County, Texas. The City of Del Rio had a population of 36,513 as of July 1, 2019. Del Rio is connected with Ciudad Acuna via the Lake Amistad Dam International Crossing and Del Río – Ciudad Acuna International Bridge. Del Rio is also home to Laughlin Air Force Base, the busiest United States Air Force pilot training complex in the world. It is proudly among the first pilot training wings in the world. With more than 300 students graduating each year, it is also one of the most active schools.

The City continues to build and strengthen its economy not only by expanding existing businesses, but also by working to attract new businesses and industries to the City. The primary goal is to assist businesses both small and large in developing and enhancing working relationships among economic development practitioners throughout the city. By supporting the growth of the existing business core and marketing its competitive advantages to attract new businesses, the City will continue to modernize its economy.

During stay in Del Rio, leisure hours can be spent at Roosevelt Park, Moore Park, Buena Vista Park, Uco Park, Star Park, and Oaklawn Memorial Park. The Whitehead Memorial Museum, Seminole Canyon State Historical Park, and Devils River State Natural Area are worth visiting. You can also plan a day trip to Lake Amistad National Recreation Area. In addition, the Recreation Department of Del Rio organizes several special events and programs throughout the year.

Lake Amistad provides year-round, water-based recreation opportunities, including boating, fishing, swimming, scuba diving and water-skiing, as well as other recreational opportunities for picnicking, camping, and hunting. The area is rich in archeology and rock art, and contains a wide variety of plant and animal life. Del Rio is home to the George Paul Memorial Bullriding, which is the oldest stand-alone bull riding event in the world.

Del Rio International Airport serves the city. United Express operating regional jet aircraft on behalf of United Airlines had provided daily nonstop service between Del Rio and Houston Intercontinental Airport. The airport currently has no scheduled passenger air service. The nearest airport with scheduled air service is the San Antonio International Airport.



## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	9,801	37,404	45,104
2024 Projected Population	9,720	37,790	45,886
2010 Census Population	10,047	36,809	43,645
2019 Estimated Households	3,312	12,395	14,221
2024 Projected Households	3,289	12,535	14,470
2010 Census Households	3,391	12,164	13,752
2019 Estimated White	77.55%	80.98%	81.89%
2019 Estimated Black or African American	1.23%	1.66%	1.65%
2019 Estimated Asian or Pacific Islander	0.65%	0.81%	0.75%
2019 Estimated American Indian or Native Alaskan	0.69%	0.68%	0.69%
2019 Estimated Other Races	12.13%	11.41%	11.33%
2019 Estimated Hispanic	90.99%	86.32%	86.17%
2019 Estimated Average Household Income	\$48,246	\$56,976	\$58,077
2019 Estimated Median Household Income	\$36,327	\$41,004	\$41,862
2019 Estimated Per Capita Income	\$16,260	\$18,969	\$18,765
2019 Estimated Total Businesses	588	1,216	1,298
2019 Estimated Total Employees	6,134	13,444	14,387







## RENT ROLL

TENANT NAME	SQUARE FEET	Lease Term		Rental Rates							
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Walgreens Co.	1,920	Sept-2020	Oct-2025	Year 1	-	\$4,830	\$2.52	\$57,960	\$30.19	NNN	7 (5-Year)
(Corporate Guaranty)		(est.)	(est.)	10% Increase at Beg. of Each Option							

<sup>1</sup>Tenant pays a 10% admin on CAM (excludes taxes, insurance, and utilities)

<sup>2</sup>Tenant's share of Operating Expenses for the first full calendar year shall not exceed \$7,560

### FINANCIAL INFORMATION

Price	\$892,000
Net Operating Income	\$57,960
Cap Rate	6.50%
Lease Type	NNN

### PROPERTY SPECIFICATIONS

Year Built	2020
Rentable Area	1,920 SF
Land Area	0.49 Acres
Address	909 Veterans Boulevard Del Rio, TX 78840



## For financing options and loan quotes:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).



## BRAND PROFILE



### Walgreens walgreens.com

Walgreens (walgreens.com), one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global pharmacy-led, health and wellbeing enterprise. Approximately 8 million customers interact with Walgreens in stores and online each day, using the most convenient, multichannel access to consumer goods and services and trusted, cost-effective pharmacy, health and wellness services and advice. As of August 31, 2018, Walgreens operates 9,560 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, along with its omnichannel business, Walgreens.com. Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

**Walgreens**

PARENT

**Walgreens Boots Alliance**

COMPANY TYPE

**Subsidiary**

2019 EMPLOYEES

**232,000**

2019 REVENUE

**\$136.87 B**

2019 NET INCOME

**\$3.98 B**

2019 ASSETS

**\$67.60 B**

2019 EQUITY

**\$23.51 B**

CREDIT RATING

**S&P: BBB**





# SRS

NATIONAL NET LEASE GROUP

# Walgreens

24-HR. PHARMACY

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**2100+**

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

**485**

**PROPERTIES  
SOLD**  
in 2019  
NNLG

**\$1.5B**

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

ARTIST RENDERING

**SRSRE.COM/NNLG**