

OFFERING MEMORANDUM

Walgreens



PORTLAND
OREGON

Walgreens Sublet to Food Depot
Walgreens Guarantee

Marcus & Millichap
NNN DEAL GROUP



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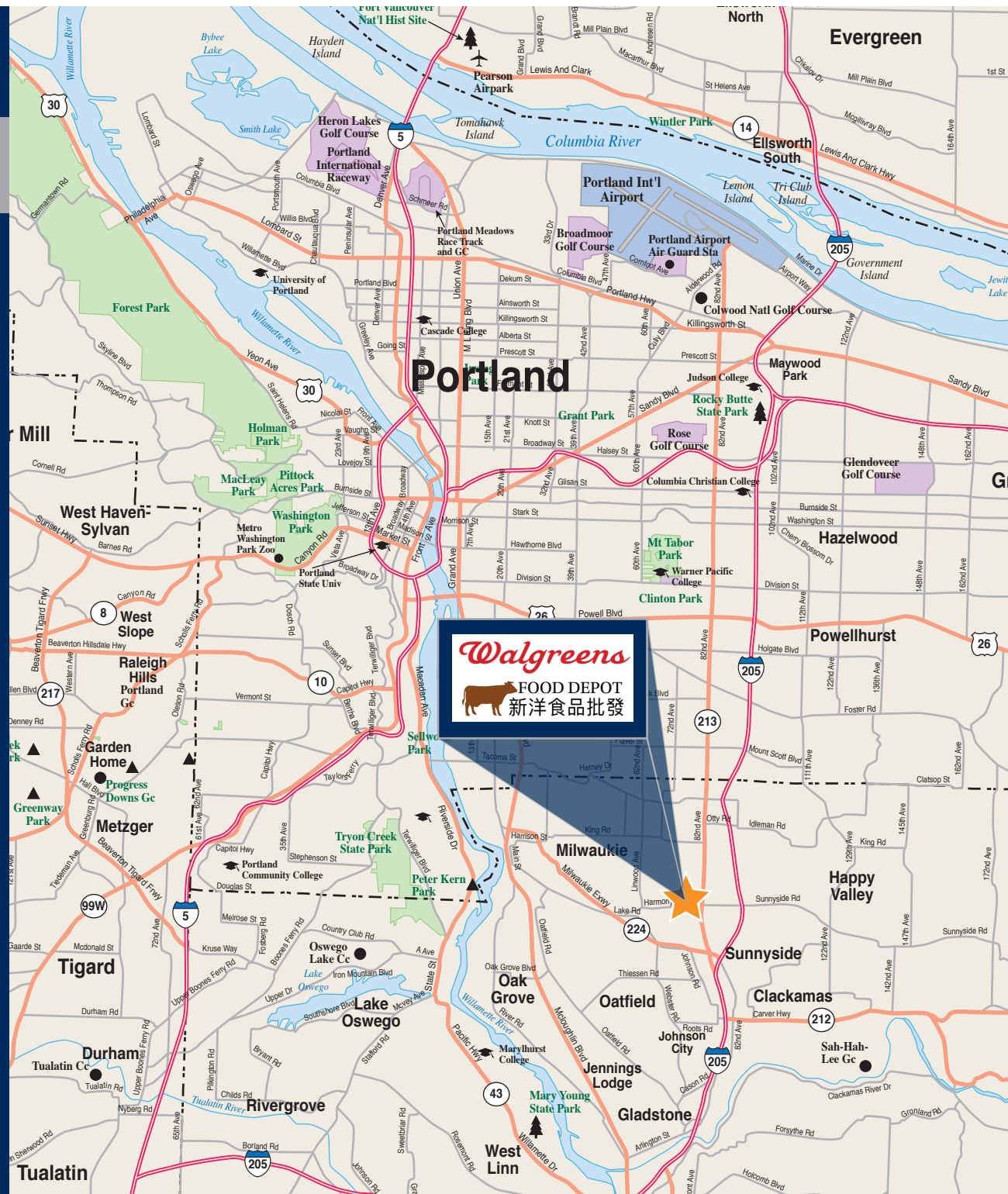
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FOOD DEPOT

新洋食品批發

FOOD DEPOT

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FOOD DEPOT



EXIT

12405

Monday - Saturday
9AM - 6PM
Sunday
9AM - 5PM

INVESTMENT SUMMARY

12405 SE 82ND AVE, PORTLAND, OR 97086

PRICE: \$5,976,300

CAP: 8.45% / 12.21% ROI*

RENT: \$505,000

OVERVIEW

Price	\$5,976,300
Gross Leasable Area (GLA)	15,855 SF
Lot Size (approx.)	1.69 Acres
Net Operating Income	\$505,000
CAP Rate	8.45%
Year Built	2003

LEASE ABSTRACT

Lease Type	NNN
Lease Term	25 Years
Lease Start	4/16/2003
Lease Expiration	4/30/2028
Landlord Obligation	None At All

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent
Current Term	\$505,000

IN PLACE ASSUMABLE FINANCING

Interest Rate	4.83%
Amortization	25 Years
Loan Start Date	5/1/2004
Loan Matures	6/2024
Down Payment	\$1,746,300 (29.2%)
Debt Service	\$291,732
Cash On Cash after Debt Service	\$213,268 (12.21%)
Seller to pay Assumption Fee	TBD

* 12.21% Return on Investment, after debt service.



INVESTMENT HIGHLIGHTS

Walgreens on a 25 year true NNN lease, has sublet this location to Cash & Carry, dba Food Depot. Walgreens remains the guarantor of the lease through the end of the base term of the 25 year lease. There is 7.8 years remaining on the base term of the lease with Walgreens which is co-terminous with Food Depot (4/30/2028). There are no options in the Food Depot lease.

The immediate market area is built-up with intensive commercial/retail development west of the Interstate 205/SE Sunnyside Road interchange. Development includes restaurant pad buildings, retail strip centers, office buildings, neighborhood shopping centers, a community shopping center and a regional shopping center (Clackamas Town Center).

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Surrounded by intensive market area build up (retail and commercial developments)



Secure investment with Walgreens backed lease, and essential retailer food provider servicing the area



Strong population density with more than 266,439 residents in the immediate area

MAJOR EMPLOYERS PORTLAND, OREGON

Intel Corporation	20,600
Providence Health & Services	18,885
Oregon Health & Science University	17,556
Nike Inc	12,000
Legacy Health System	11,404
Kaiser Foundation Health Plan of NW	11,243
Fred Meyer	9,777
City of Portland	7,376
Portland Public Schools	6,500
Beaverton School District	5,458



INVESTMENT HIGHLIGHTS

- ◆ 7.6 years remaining on the base term of a Walgreens guaranteed 25 year NNN lease.
- ◆ Offering a 12.21% cash on cash return after debt service, with a 70% LTV loan assumption.
- ◆ Landlord to pay loan assumption fees.
- ◆ Strong traffic counts and high visibility.
- ◆ Strong barriers to entry.



316,373
 TOTAL
 POPULATION
 WITHIN 5-MILE
 RADIUS



\$93,460
 AVERAGE
 HOUSEHOLD
 INCOME WITHIN
 5-MILE RADIUS



30,200 VPD - SE 82ND AVE
20,100 VPD - SE SUNNYSIDE RD





Logos: Michaels, Pier 1 Imports, MATTRESS FIRM, SUBWAY, jiffy lube, Shell

Logos: Walmart, DOLLAR TREE, Burlington, Carl's Jr., AutoZone, WinCo FOODS, L A B O Y, Little Caesars, SALLY BEANS, BURGER KING, cricket wireless, TJ-maxx

Logos: Public Storage, Ashley HOMESTORE, Wendy's, usbank

Logos: DAVID'S BRIDAL, Chevron, TACO BELL, Denny's

Logos: macy's, DSW, Panera, California Pizza Kitchen, KREI, CG CLAIMJUMPER, DQ, McDonald's

Logos: Clackamas Community College

Logos: Walgreens, FOOD DEPOT, 新洋食品批發

North Clackamas Aquatic Park

Intermountain Wood Flooring

Logos: KAISER PERMANENTE

Supervalu Warehouse

Unified Grocers Inc

Core-Mark International Inc

Logos: Target, KOHL'S, Chick-fil-A, RED ROBIN, CVS pharmacy, PETCO, Olive Garden, verizon, HOBBY LOBBY, NORDSTROM rack

Bob's Red Mill Natural Foods - Headquarters

Logos: Lowe's

Logos: 7 ELEVEN

Logos: CARmax

Logos: Guitar Center

Logos: DISCOUNT TIME CO INC

Logos: COSTCO WHOLESALE

TENANT SUMMARY

WALGREENS

Walgreens Boots Alliance, Inc. is the largest pharmacy led health and well-being company throughout the U.S. and Europe. The company was founded in 1901 and is headquartered in Deerfield, Illinois. Walgreens Boots Alliance and its various equity method investments have a presence in over 25 countries and employ over 385,000 people.

The company operates through three segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. The Retail Pharmacy USA segment sells prescription drugs and an assortment of general merchandise, convenience foods, and more through its retail drugstores and convenient care clinics. It also provides specialty pharmacy services and manages in-store clinics under the brand Healthcare Clinic. As of August 31, 2016, this segment operated over 13,700 retail stores under the Walgreens and Duane Reade brands in the United States. This segment also operated 7 specialty pharmacy locations and managed approximately 400 Healthcare Clinics. The Retail Pharmacy International segment sells prescription drugs; and health, beauty, toiletry, and other consumer products through its pharmacy led health and beauty stores. The Boots segment operated 4,673 retail stores in various countries, and 636 optical practices in the United Kingdom.

Walgreens Boots Alliance is one of the largest wholesale and distribution networks. It has over 390 distribution centers that deliver to over 230,000 pharmacies, doctors, health centers, and hospitals in more than 20 countries.

RANKINGS

- ◆ Ranked #19 Fortune 500
- ◆ Ranked #177 Forbes Global 2000
- ◆ Standard & Poor's Rated BBB





WALGREENS



DEERFIELD, IL

HEADQUARTERS

CORPORATE

GUARANTOR

13,700 +/-

LOCATIONS

PUBLIC

OWNERSHIP

WALGREENS BOOTS
ALLIANCE, INC.

TENANT TRADE NAME

\$103.44(BIL)

REVENUE

\$30.86(BIL)

ANNUAL SALES

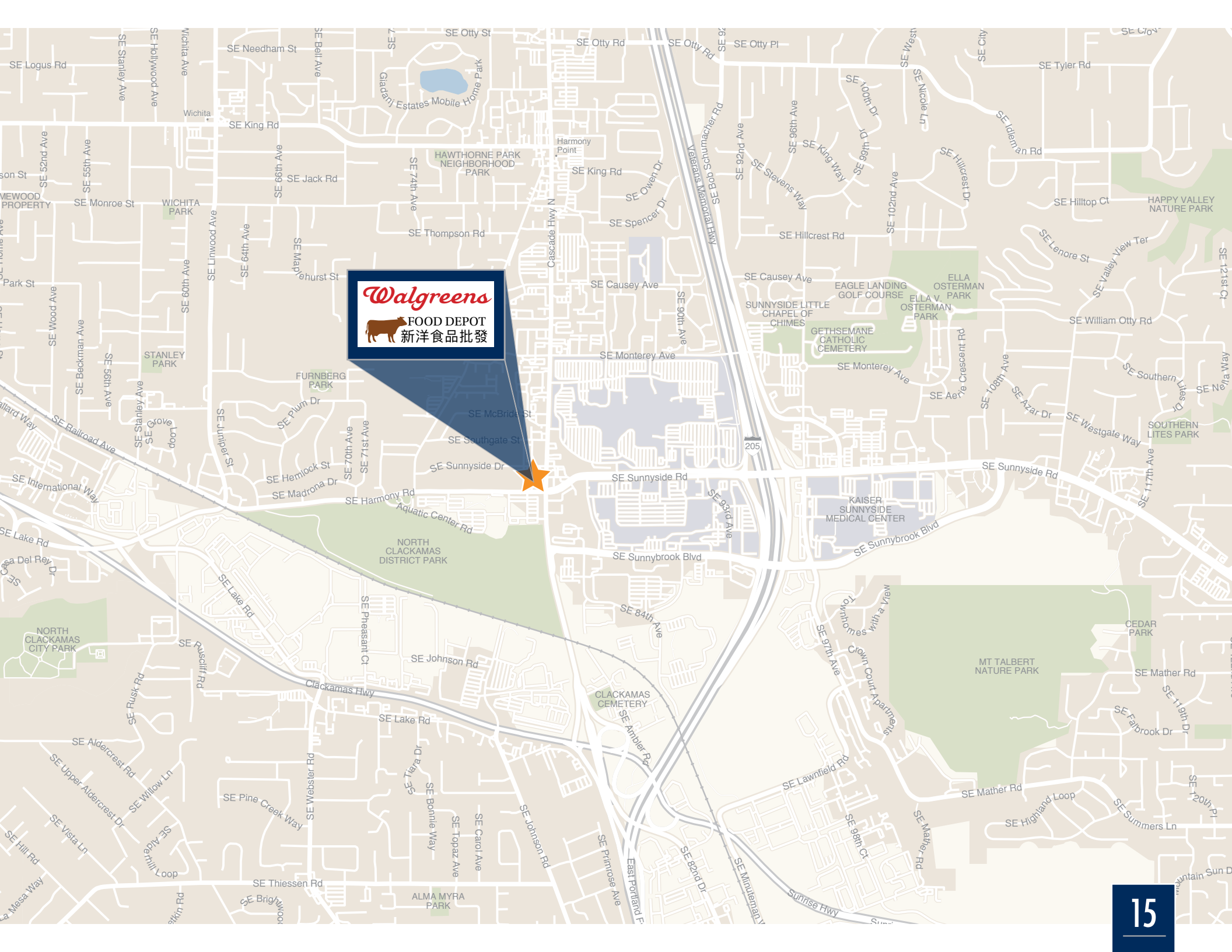
WWW.WALGREENS.COM

WEBSITE

SITE PLAN







Walgreens
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新洋食品批發



LOCATION OVERVIEW

PORTLAND, OREGON

Portland is Oregon's largest city and continues to attract 8.6 million tourist and generates \$5.3 billion in direct spending from visitors, each year. Portland is the county seat of Multnomah County, which is part of the Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area. Although Multnomah County is amongst the smallest counties in the area, it is the most populous. The Interstate 5 runs north-south, connecting Portland to Salem, Eugene, Medford, and many other major cities. The Interstate 235 connects Portland to cities throughout Oregon and Washington, making travel to nearby areas very easy and accessible.

AWARDS & RANKINGS: Portland was ranked #5 in the list of Metro Areas with Fastest Rising Income 2020, which grew 24.8% from \$56,706 to \$70,747. Portland was also ranked #6 in Sperling's Best Cities for Families with Young Children. This is due to the city's low rate of poverty among families with children and high air quality. By launching the "Portland Air Toxics Solutions" program in 1999, the city went from having poor air quality to one of the best city's air qualities in the country. Portland has also been ranked #1 on Sperling's List of Best Cities for Seniors. This was ranked based on data collected from the the Bureau of Labor Statistics, the American Medical Association, the Environmental Protection Agency, the Centers for Disease Control and Prevention, and much more.

Portland's outdoor landscapes are truly a sight to see. Forest Park, amongst the most popular attractions for tourists, is equipped with 70 miles of trails all within Portland city limits. Forest Park is one of

the largest urban forests in the United States and covers 5,156 acres, creating the perfect place for runners, equestrians and hikers. The Japanese Garden in Portland should definitely be on every visitor's list. This garden has beautiful ponds, trees, and bridges that bring tranquility to any visitor's life. The Pittock Mansion, originally built in 1914, was once a private home for Oregonian publisher Henry Pittock and his wife. The mansion has 46 rooms and is modeled after Victorian and French Renaissance architecture. It became part of the National Register of Historic Places in 1974 and open for the public to visit. Washington Square and Pioneer Place are amongst the most shopping popular destinations in the city and maintain Portland's reputation as being a hip and exciting city.

Portland experienced the greatest growth from 2018 to 2019 out of all cities in Oregon and is continuously increasing in number of residents. With Portland's highly coveted tourist attractions and constant increase in population, the city has continued to remain a well-recognized city in the U.S. The Prosper Portland's Strategic Plan, set up by Portland's community members, focuses on economic development and ensuring a strong future for the city. The program supports business growth and wealth creation in priority populations and works on the five-year implementation of the Neighborhood Economic Development (NED) Strategy. This helps ensure strength to support Portland's population growth for decades to come. Whether you are in Portland embarking on your next business venture or simply visiting, the city's friendly atmosphere and strong economy make it the perfect place to meet everyone's needs.

GREAT PRICE EVERY DAY

奶茶 13 杯裝

Tea Fruit 3 cup

\$3.49

Hong Kong Style Milk Tea

新到 - 香港風味奶茶

Original Flavor 原味

Tao Flavour 草莓

Strawberry Flavour 草莓

White Peach 白桃

\$3.49 / pack

\$5.99 / 2 pack

Mix and Match

抹茶雙拼
Matcha Mix 2
\$2.49
Special

10

Noodle/Vermicelli
Rice

麵類 粉麵 大米

12

Chinese Tea
& Soup

中國茶 湯

DEMOGRAPHICS / PORTLAND, OR

 **316,373**

Total Population Within 5-Mile Radius



\$93,460

Average Household Income
Within 5-Mile Radius



\$68,654

Median Household Income
Within 5-Mile Radius



125,766

Total Households in 5-Mile Radius



32.56%

From 2000

Walgreens
FOOD DEPOT
新洋食品批發

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	12,355	123,447	316,373
2019A Estimate	11,907	118,875	299,593
Growth 2019A - 2024	3.77%	3.85%	5.60%
2000 Census	9,932	99,047	240,674
2010 Census	11,020	109,933	271,029
Growth 2000 - 2010	10.95%	10.99%	12.61%

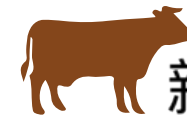
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2024 Projections	5,421	49,221	125,766
2019A Estimate	5,177	47,120	118,679
Growth 2019A - 2024	4.72%	4.46%	5.97%
2000 Census	4,233	38,815	94,874
2010 Census	4,707	43,135	106,505
Growth 2000 - 2010	11.20%	11.13%	12.26%

HOUSEHOLDS BY INCOME (2019A Est.)	1 MILES	3 MILES	5 MILES
\$200,000 or More	3.11%	5.03%	6.64%
\$150,000 - \$199,999	3.27%	5.99%	6.31%
\$100,000 - \$149,999	12.69%	16.53%	16.97%
\$75,000 - \$99,999	12.77%	15.63%	15.53%
\$50,000 - \$74,999	15.93%	19.47%	18.57%
\$35,000 - \$49,999	15.68%	12.87%	11.81%
\$25,000 - \$34,999	13.38%	8.18%	7.72%
\$15,000 - \$24,999	11.90%	8.15%	7.55%
\$10,000 - \$14,999	4.10%	3.32%	3.32%
Under \$9,999	7.17%	4.82%	5.60%
2019A Est. Average Household Income	\$66,776	\$86,499	\$93,460
2019A Est. Median Household Income	\$48,034	\$66,162	\$68,654
2019A Est. Per Capita Income	\$29,206	\$34,441	\$37,267

POPULATION PROFILE	1 MILES	3 MILES	5 MILES
2019A Estimated Population by Age	11,907	118,875	299,593
Under 4	7.8%	6.0%	5.9%
5 to 14 Years	11.0%	11.8%	11.9%
15 to 17 Years	2.9%	3.5%	3.5%
18 to 19 Years	1.8%	2.0%	2.3%
20 to 24 Years	7.5%	5.9%	5.7%
25 to 29 Years	10.1%	7.6%	7.3%
30 to 34 Years	9.0%	7.8%	7.9%
35 to 39 Years	7.5%	7.6%	8.0%
40 to 49 Years	11.4%	13.4%	14.0%
50 to 59 Years	10.3%	13.1%	12.7%
60 to 64 Years	5.1%	6.3%	6.1%
65 to 69 Years	4.1%	5.2%	5.2%
70 to 74 Years	3.4%	3.7%	3.6%
Age 75+	7.9%	6.0%	6.0%
2019A Median Age	34.9	38.5	38.5
2019A Population 25 + by Education Level	8,215	84,062	212,000
Elementary (0-8)	2.46%	1.68%	2.29%
Some High School (9-11)	8.73%	6.46%	5.90%
High School Graduate (12)	30.45%	25.05%	21.70%
Some College (13-15)	24.55%	28.20%	25.20%
Associates Degree Only	9.87%	9.80%	8.92%
Bachelors Degree Only	15.21%	18.85%	22.29%
Graduate Degree	7.48%	9.13%	12.63%



Walgreens



FOOD DEPOT
新洋食品批發

PORTLAND
OREGON

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