

Walgreens



*Actual Site Photo



OFFERING
MEMORANDUM

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

PRESENTED BY:

Jeff Gates

DIRECTOR

PHONE **415.231.5231**

EMAIL **jgates@thekasegroup.com**

DRE **#01768554**

Robert Palu

INVESTMENT ADVISOR

PHONE **650.766.6086**

EMAIL **rpalu@thekasegroup.com**

DRE **#01878663**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

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	\$6,200,000
ZERO LANDLORD OBLIGATIONS	CAP RATE	6.29%
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

\$6,200,000 • 6.29%

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	6.29%

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.

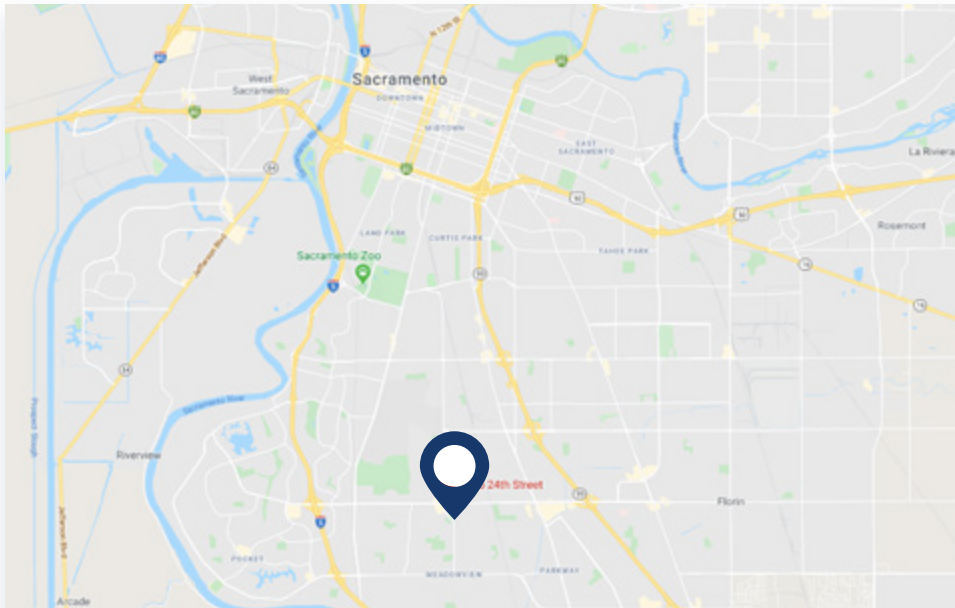
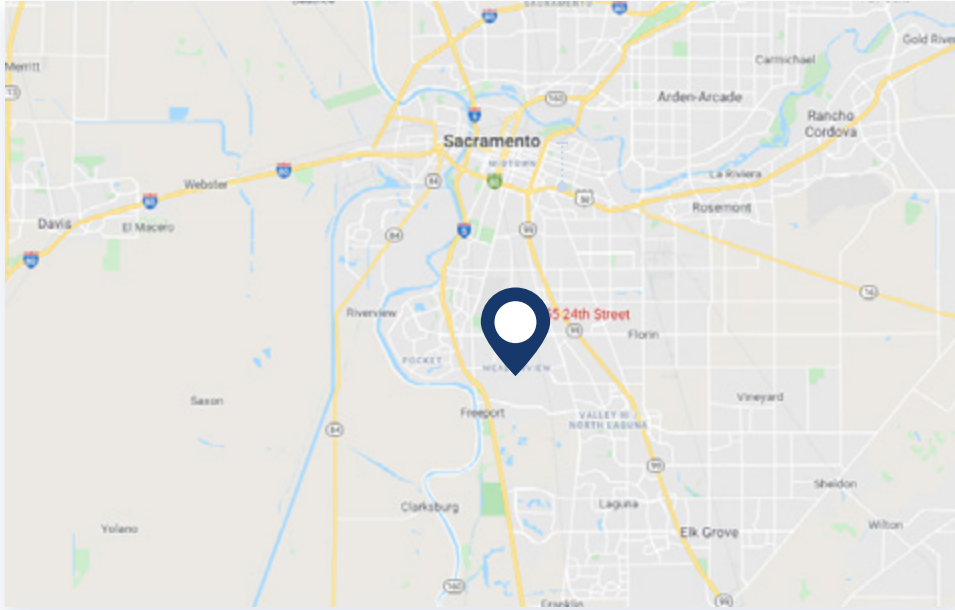
In 2014 the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became 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.

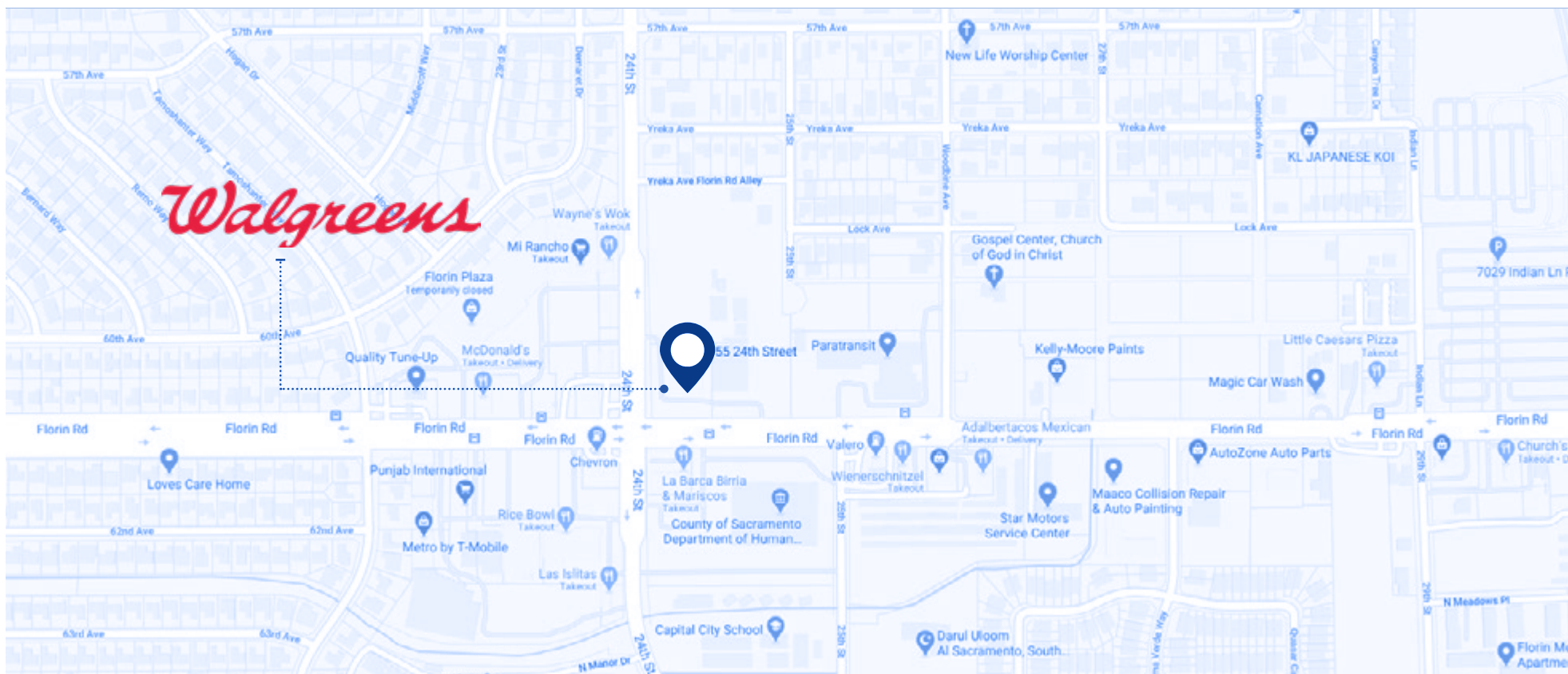
LOCATION AERIAL



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.

Walgreens

SACRAMENTO, CA



The Kase Group

OFFERING MEMORANDUM

WALGREENS

ABSOLUTE NNN LEASED OFFERING

7155 24TH STREET SACRAMENTO, CA

Jeff Gates

DIRECTOR

PHONE 415.231.5231
EMAIL jgates@thekasegroup.com
DRE #01768554

Robert Palu

INVESTMENT SALES

PHONE 650.766.6086
EMAIL rpalu@thekasegroup.com
DRE #01878663