

CBRE

OFFERING MEMORANDUM



RITE AID

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TENANT OVERVIEW

RITE AID | LITTLETON, NH





Rite Aid is one of the nation's leading drugstore chains with fiscal 2019 annual revenues of \$21.6 billion. The company operates retail drugstores which sell prescription drugs, as well as front-end products including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, convenience foods, greeting cards, and seasonal merchandise. As of third quarter 2020, Rite Aid operated approximately 2,550 stores in 19 states.

RITE AID CORPORATE OVERVIEW

TENANT TRADE NAME:	Rite Aid
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/RAD
TENANT:	Corporate
CREDIT RATING:	CCC+ (Standard & Poor's)
LOCATIONS:	-/+2,550
REVENUE:	\$21.6 Billion (2019)
CORPORATE HEADQUARTERS:	Camp Hill, PA

RITE AID 'STORE OF THE FUTURE' OPENS IN LITTLETON

By John Koziol Union Leader Correspondent | October 13, 2020

Erikka Clark, pharmacy manager at the Rite Aid in Littleton, stands Tuesday in the newly renovated space at the store, which marked its grand opening as a Right Aid “Store of the Future.”

Rite Aid chose the North Country town of Littleton as one of the first two locations of its “Stores of the Future.” In a pilot program that may eventually influence how all of the chain’s nearly 2,500 stores nationwide look and operate, the company on Tuesday marked the grand opening in Littleton and Etters, PA. In total, Rite Aid will study nine “Stores of the Future,” which Rite Aid COO Jim Peters said are ground-up revitalizations of existing stores. Peters said Littleton and its fellow “stores of the future” will be aimed at female Gen Xers and Millennials between 25 and 49 who take care of themselves, their parents, growing children and pets. “We want this to be a destination that resonates with her, and her family members,” Peters said of the Rite Aid customer base.

Based in Camp Hill, PA, Rite Aid has 1,066 associates at 60 stores in New Hampshire, including on Meadow Street in Littleton. “We are a company in a dynamic change. We’re in a turnaround,” said Peters. With the “stores of the future,” the company wants to “go very deep into the communities we serve and to provide people with a fresh experience, a set of merchandise and services that contributes to someone’s whole-being health,” Peters said.

According to Rite Aid, the pharmacist will be at the physical center of the space as well as “a wider selection of better-for-you products and alternative-wellness therapies.” Daniel Urie, writing in the March 17 edition of Pennlive.com, said Rite Aid will spend \$700 million over the next two years on changes that include, among other things, a new corporate logo, new merchandise, “re-engineering how the entire pharmacy team works, changing workspace, hiring more technicians and digital updates.”

[Read More](#)

FINANCIAL OVERVIEW

RITE AID | LITTLETON, NH





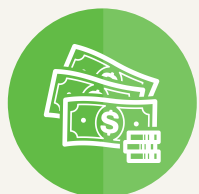
LIST PRICE

\$3,650,028



CAP RATE

7.25%



TOTAL NOI

\$264,627

PROPERTY HIGHLIGHTS

ESTABLISHED & SUCCESSFUL STORE

Rite Aid has successfully operating at this location since 1998 and recently extended their lease for another 10yrs, illustrating their commitment to this location

RITE AID'S NEWEST PROTOTYPE "STORE OF THE FUTURE" REMODEL

The subject property is only the second Rite Aid location in the country to be newly renovated and re-branded into the tenant's "Store of the Future" in which the pharmacist is located at the physical center of the space as well as a wider selection of better-for-you products and alternative-wellness therapies

COMPLETELY PASSIVE OWNERSHIP

The long-term NNN lease offers the landlord a totally passive ownership experience with zero responsibilities for management or expenses at the site

MAIN RETAIL CORRIDOR

The subject property is surrounded by national tenants including Walmart, Lowe's, Home Depot, McDonald's, TJMaxx, Walgreens, Harbor Freight Tools, Cumberland Farms, Burger King, Dunkin and Tractor Supply to name a few

TOURIST DESTINATION

Littleton is less than 25 miles from Mt. Washington, The highest peak in the northeastern U.S., a tourist destination known for world-renowned hiking and dramatic weather.

CLOSE PROXIMITY TO REGIONAL HOSPITAL

Located just 3 miles from Littleton Regional Hospital, a 25-bed hospital with an emergency room and numerous inpatient and outpatient services

INTERSTATE INTERCHANGE LOCATION

Ideally located just 0.5 miles from the interchange of Hwy. 302 and Interstate 93, one of the main north/south commuter corridors in the state of New Hampshire

STRONG REAL ESTATE FUNDAMENTALS

The subject property is offered at a low price point, with a low rent per square foot and is situated on a large 2.2-acre parcel with drive-thru which allows for numerous redevelopment opportunities in the future if necessary

GROWING POPULATION DENSITY

Overall population has increased in the Littleton submarket and over the last 5 years and is projected to continue through 2025

EXCELLENT ACCESS & VISIBILITY

Located on Meadow St (Hwy 302), the main throughway in Littleton with two access points, a drive-thru as well as shared access with the adjacent Littleton Eye Care Center

FINANCIAL OVERVIEW



PRICE: **\$3,650,028**

CAP RATE: **7.25%**

YEAR BUILT: 1997

BUILDING SQUARE FOOTAGE: 12,696

LOT SIZE: 2.295 Acres

TYPE OF OWNERSHIP: Fee Simple

TENANT: Rite Aid

GUARANTEE: Corporate Guarantee

LEASE TYPE: NNN

INITIAL LEASE TERM: 22 Years
(32 Years with Extension)

ROOF AND STRUCTURE: Tenant Responsible

LEASE COMMENCEMENT: 5/21/1998

LEASE EXPIRATION: 5/31/2030

TERM REMAINING ON LEASE: 9.5 Years

OPTIONS: N/A

INCREASES: N/A

ROFR: Yes - 20 days

PROPERTY ADDRESS:
136 MEADOW ST | LITTLETON, NH

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
CURRENT - 5/31/2030	\$264,627.24	\$22,052.27
NET OPERATING INCOME:		\$264,627.24

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this Rite Aid property located on Meadow Street in Littleton, New Hampshire. Rite Aid has been successfully operating at this location since 1998 and recently extended their lease for another 10 years, illustrating their commitment to this site. This is only the second Rite Aid location in the country to be newly renovated and re-branded into the tenant's "Store of the Future" in which the pharmacist is located at the physical center of the space as well as a wider selection of better-for-you products and alternative-wellness therapies. This a fee simple triple net lease with zero landlord responsibilities or expenses and is corporately guaranteed by Rite Aid.

This 12,696 square foot Rite Aid sits on a large 2.2 acre parcel on Meadow St (Hwy 302), the main thoroughway in Littleton with two access points, a drive-thru as well as shared access with the adjacent Littleton Eye Care Center. The property is also located just 0.5 miles from the interchange of Hwy 302 and Interstate 93, one of the main north/south commuter corridors in the state of New Hampshire. Additional surrounding national tenants including Walmart, Lowe's, Home Depot, McDonald's, TJMaxx, Walgreens, Harbor Freight Tools, Cumberland Farms, Burger King, Dunkin and Tractor Supply to name a few. Rite Aid is also situated just 3 miles from Littleton Regional Hospital, a 25 bed hospital with an emergency room and numerous inpatient and outpatient services. There are 5,571 people within 3 miles of the site, 7,094 people within 5 miles and 17,210 people within 10 miles. This long-term NNN lease offers the landlord a totally passive ownership experience with zero responsibilities for management or expenses at the site.

"IT WILL BE A COMPLETELY DIFFERENT EXPERIENCE THAN ANY OTHER RETAIL PHARMACY IN THE MARKET."

— Jim Peters, Rite Aid Chief Operating Officer
On Rite Aid's Store of the Future



PROPERTY SUMMARY

RITE AID | LITTLETON, NH



PROPERTY
PHOTOS



DUNKIN'



Passumpsic Bank

**LITTLETON
EYE CARE
CENTER**



SUPER SHOES

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

MEADOW ST - 2,900 V.P.D.



INTERSTATE 93 - 11,000 V.P.D.



Walgreens



INDUSTRIAL PARK RD

GRANITE STATE TRUCK CENTER

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

MEADOW ST - 2,900 V.P.D.



LITTLETON EYE CARE CENTER

REGIONAL MAP



LOCATION OVERVIEW

This freestanding Rite Aid Pharmacy is located on Meadow St/Rt 10, the main thoroughway and retail corridor in Littleton, New Hampshire. The property boasts a double drive-thru facility, two means of ingress/egress and ample parking. Rite Aid sits adjacent to Harbor Freight Tools, and surrounded by numerous local businesses, motels, and residences. There are 5,571 people within 3 miles of the site, 7,094 people within 5 miles and 17,210 people within 10 miles. Rite Aid is also just 0.6 miles from the on/off ramps of Interstate 93 with traffic counts exceeding 11,000 vehicles per day. It's also just 3 miles from Littleton Regional Hospital, a 25 bed hospital with an emergency room and numerous inpatient and outpatient services.

Littleton is a town in Grafton County, New Hampshire. It is situated at the northern edge of the White Mountains, and bounded on the northwest by the Connecticut River. It's been named one of the best places to live in America, and its downtown has won big accolades as well.



SUBJECT AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILES	10 MILES
2010 POPULATION	5,476	6,912	16,735
2020 POPULATION	5,571	7,094	17,210
PROJECTED POPULATION (2025)	5,639	7,197	17,404
HISTORICAL ANNUAL GROWTH			
2010-2020	0.17%	0.25%	0.27%
PROJECTED ANNUAL GROWTH			
2020-2025	0.24%	0.29%	0.22%
HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2010 HOUSEHOLDS	2,481	3,100	7,351
2020 HOUSEHOLDS	2,542	3,207	7,636
PROJECTED HOUSEHOLDS (2024)	2,578	3,261	7,746
HISTORICAL ANNUAL GROWTH			
2010-2020	0.24%	0.33%	0.37%
PROJECTED ANNUAL GROWTH			
2020-2025	0.28%	0.33%	0.29%
HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
2020 AVERAGE	\$64,000	\$67,285	\$71,449
2020 MEDIAN	\$46,846	\$49,853	\$53,450

POPULATION BY RACE

	3 MILE	5 MILES	10 MILES
WHITE POPULATION	94.8%	95.2%	95.6%
AFRICAN AMERICAN POPULATION	0.8%	0.7%	0.5%
ASIAN POPULATION	1.2%	1.2%	1.0%
PACIFIC ISLANDER POPULATION	0.3%	0.3%	0.4%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.8%	0.7%	0.7%
TWO OR MORE RACES POPULATION	2.0%	1.9%	1.8%

HISPANIC OR LATINO POPULATION BY ORIGIN

	3 MILE	5 MILES	10 MILES
HISPANIC OR LATINO	3.3%	3.1%	2.5%
WHITE NON-HISPANIC	93.2%	93.5%	94.3%

2020 AGE BY GENDER

	3 MILE	5 MILES	10 MILES
MEDIAN AGE			
MALE/FEMALE	45.0/47.4	45.8/48.0	48.1/49.9

TRAFFIC COUNTS

MEADOW ST	I-93
2,900	11,000

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