

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

Walgreens

W/ Drive-Thru Pharmacy



2024 85th Avenue N | Brooklyn Park, Minnesota

MINNEAPOLIS MSA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

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Brand Profile

PROPERTY PHOTO



INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, investment grade (S&P: BBB), freestanding, Walgreens investment property located in Brooklyn Park, Minnesota (Minneapolis MSA). The tenant, Walgreen Co., recently extended their lease early demonstrating their commitment to the site. The lease currently has a new 15 year fixed initial term with 10 (5-year) options to extend. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. The site is a proven performer with reported sales consistently in the top 5% of all stores in Minnesota. Walgreens, one of the nation's largest drugstore chains, operates more than 9,200 locations in the United States.

Walgreens is strategically located near the signalized, hard corner intersection of 85th Avenue N and State Highway 252, averaging a combined 74,600 vehicles passing by daily. The building is complete with a drive-thru pharmacy, providing ease and convenience for customers. The property is ideally situated adjacent to Festival Foods, one of the only big-box grocers in the immediate trade area, thereby increasing consumer traffic and promoting crossover shopping for the site. Other nearby national/credit tenants include Walmart Supercenter, The Home Depot, Target, Sam's Club, Menards, Aldi, LA Fitness, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. In addition, the asset is surrounded by several apartment complexes including The Fairways (198 units), Riverview (254 units), and Villa Del Coronado (192 units), providing a direct residential consumer base from which to draw. The 5-mile trade area is supported by more than 250,000 residents and 109,000 daytime employees. Residents within 1 mile of the subject property boast an affluent average household income of \$109,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$6,340,000
Net Operating Income	\$348,700
Cap Rate	5.50%
Guaranty	Lease Signature is Corporate
Tenant	Walgreen Co.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes - Contact Agent for Details

PROPERTY SPECIFICATIONS

Rentable Area	14,560 SF
Land Area	5.64 Acres
Property Address	2024 85th Avenue N Brooklyn Park, Minnesota 55444
Year Built	2004
Parcel Number	14-119-21-43-0046
Ownership	Fee Simple (Land & Building)



Extended Lease Early | Corporate Signed | Investment Grade Tenant (S&P: BBB)

- The lease signature is corporate
- Walgreen Co. (S&P: BBB) recently extended their lease early, approximately 15 years remaining in their initial term with 10 (5-year) options to extend
- Walgreens, one of the nations largest drugstore chains, operates more than 9,200 locations in the United States

Signalized, Hard Corner Intersection | Excellent Visibility | Drive-Thru Equipped

- Located near the signalized, hard corner intersection of 85th Ave N and State Hwy 252, averaging a combined 74,600 vehicles passing by daily
- The building is complete with a drive-thru pharmacy, providing ease and convenience for customers
- Excellent visibility via significant street frontage and a monument sign

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- Nearby apartment complexes include The Fairways (198 units), Riverview (254 units), and Villa Del Coronado (192 units), providing a direct residential consumer base from which to draw
- Over 250,000 residents and 109,000 employees support the trade area
- Residents within 1 mile of the subject property boast an affluent average household income of \$109,000

PROPERTY OVERVIEW



Location



Brooklyn Park, Minnesota
Hennepin County
Minneapolis MSA

Parking



There are approximately 71 parking spaces on the owned parcel.
The parking ratio is approximately 4.88 stalls per 1,000 SF of leasable area.

Access



Edinbrook Parkway: 1 Access Point

Parcel



Parcel Number: 14-119-21-43-0046
Acres: 5.64
Square Feet: 245,678 SF

Traffic Counts



85th Avenue N: 18,600 Vehicles Per Day
Edinbrook Parkway: 6,700 Vehicles Per Day
State Highway 252: 56,000 Vehicles Per Day
State Highway 610: 79,000 Vehicles Per Day

Construction



Year Built: 2004

Improvements

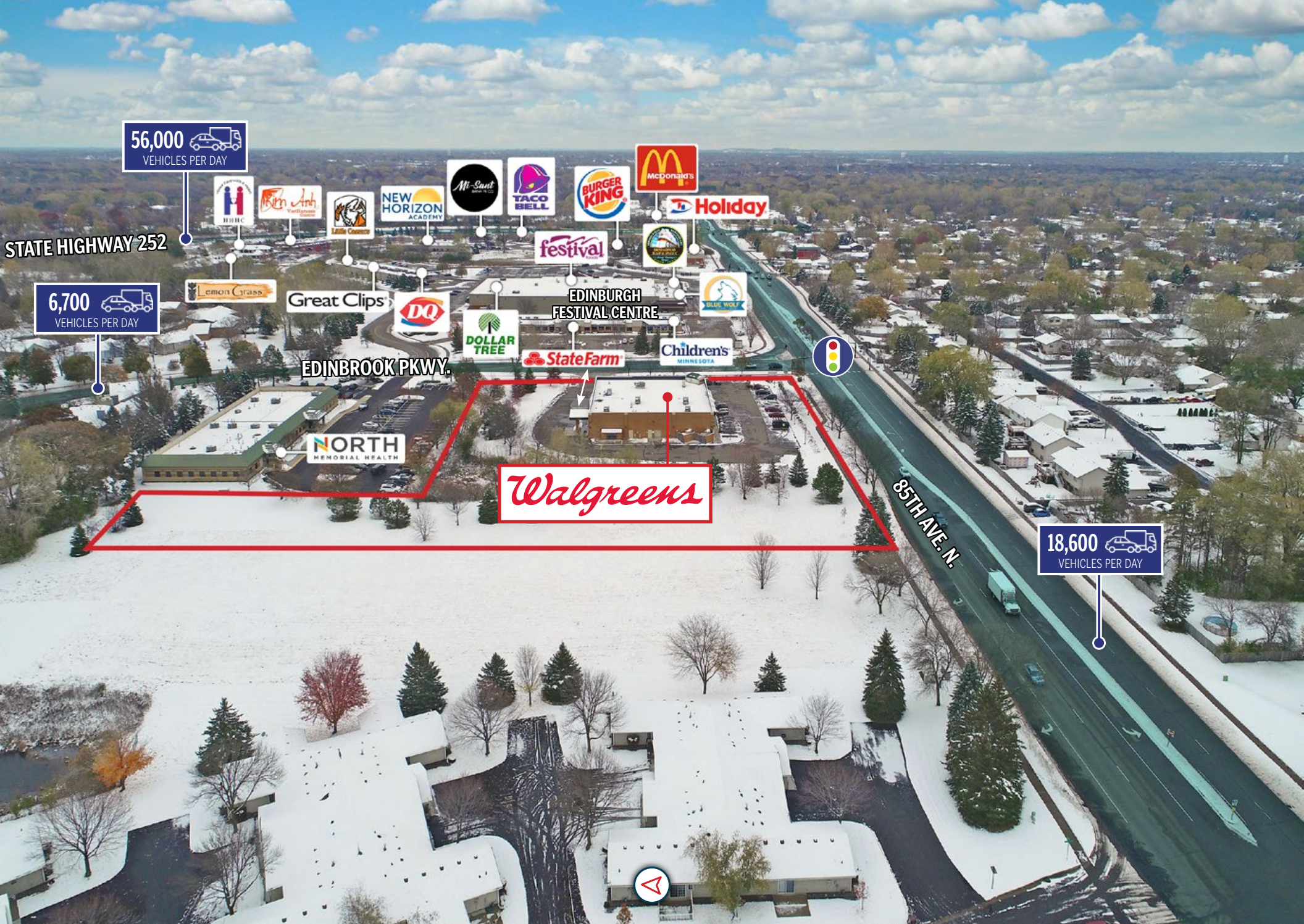


There is approximately 14,560 SF of existing building area

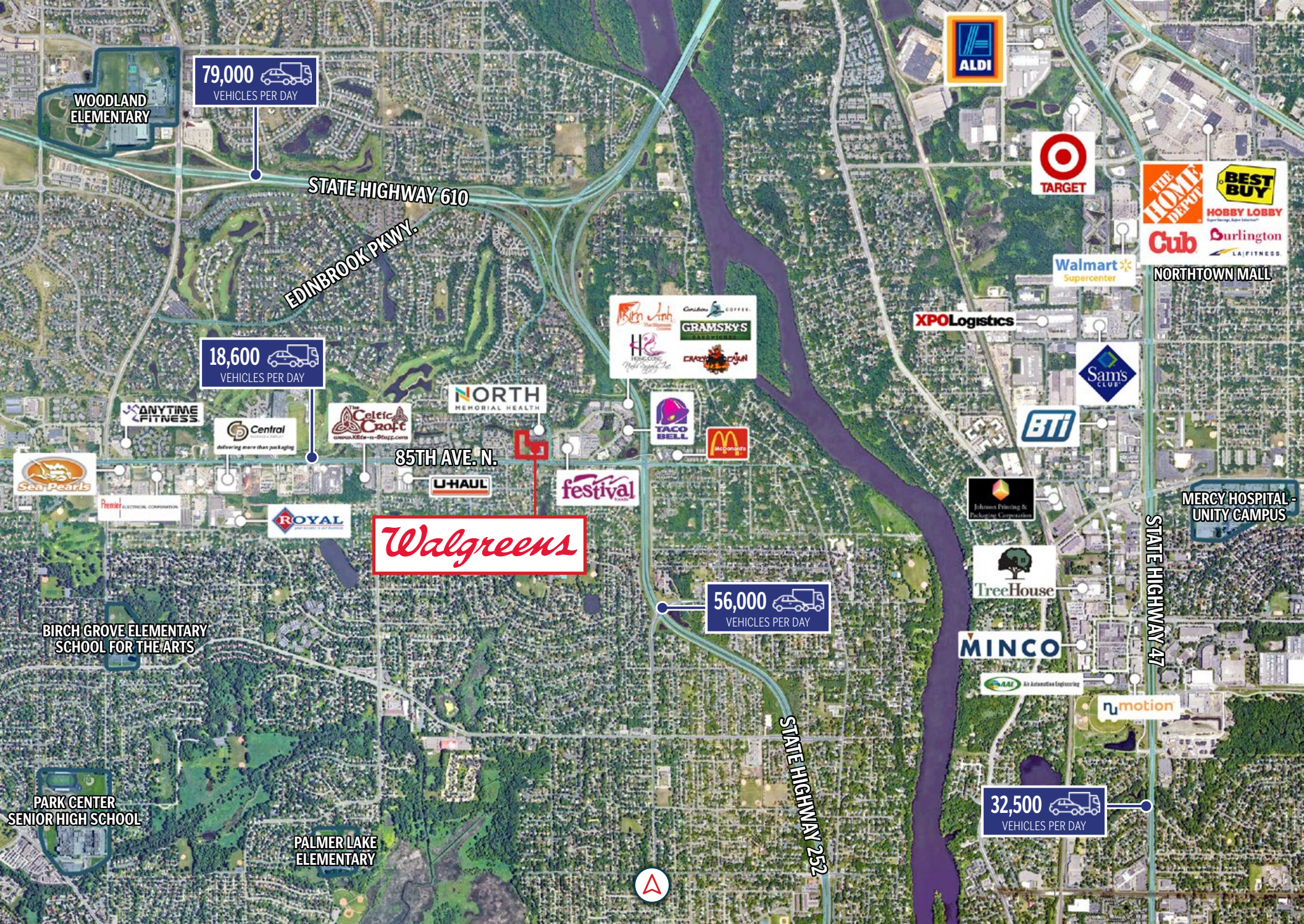
Zoning

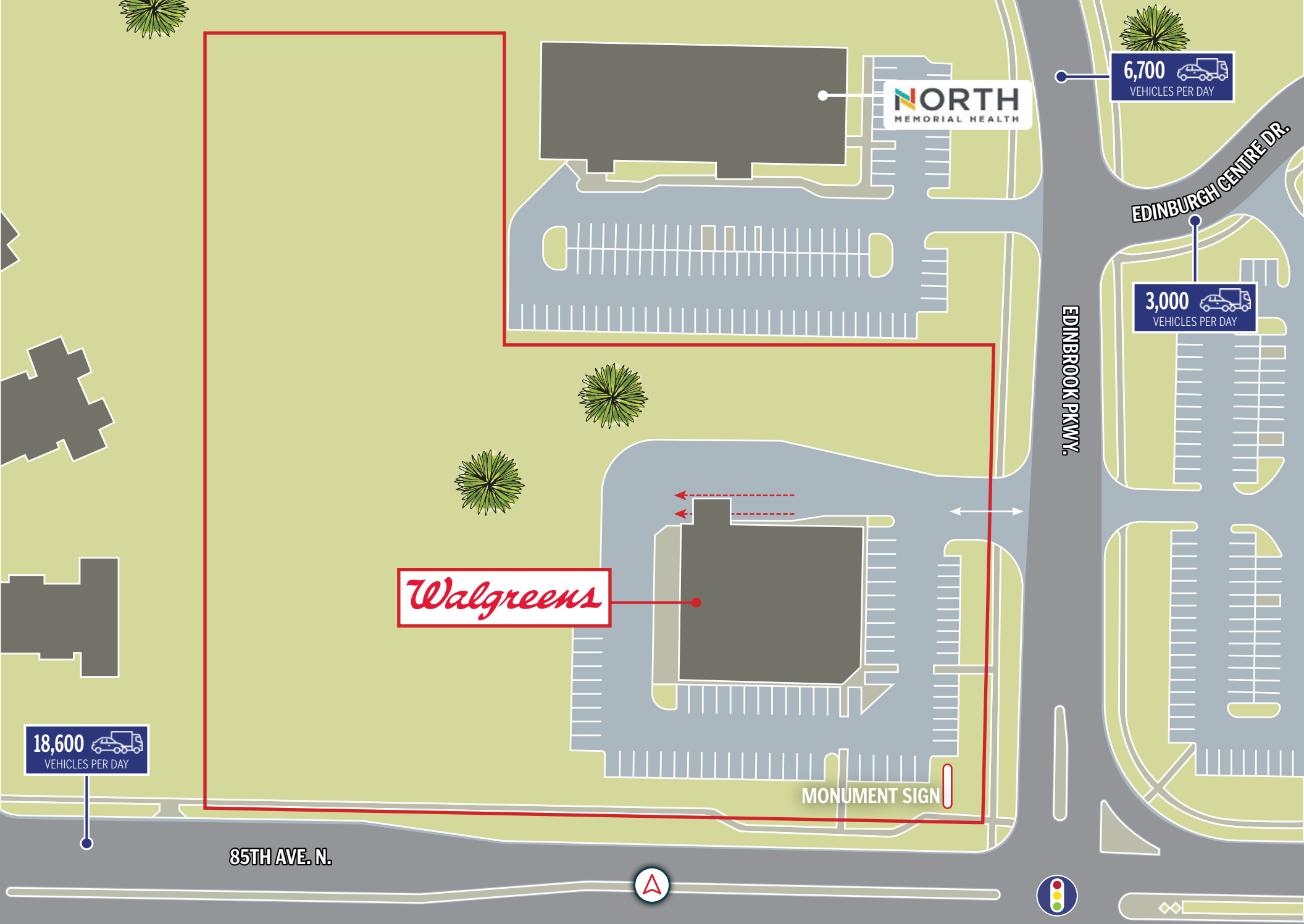


PCDD - Planned Community Development District

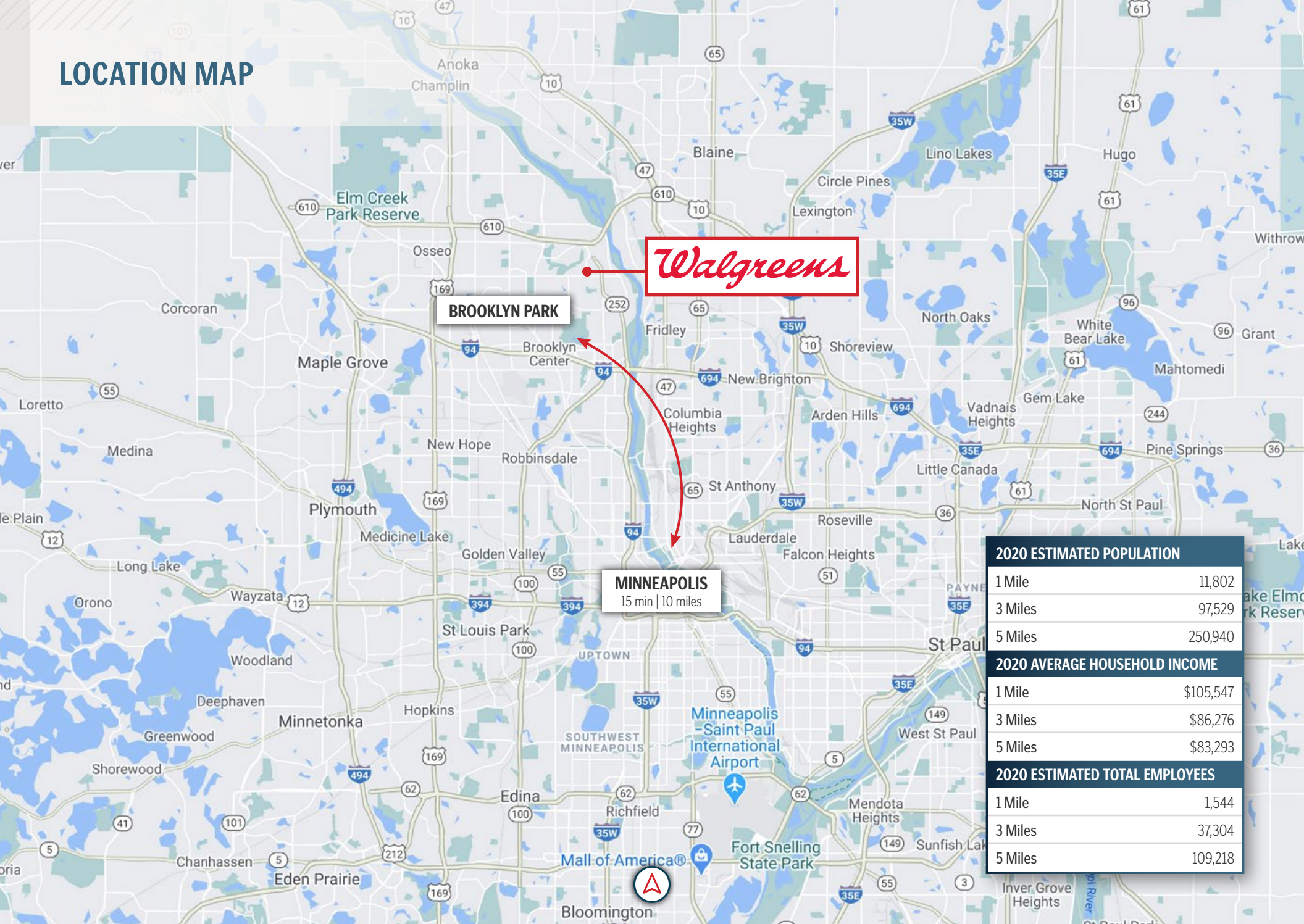








LOCATION MAP



2020 ESTIMATED POPULATION	
1 Mile	11,802
3 Miles	97,529
5 Miles	250,940
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$105,547
3 Miles	\$86,276
5 Miles	\$83,293
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,544
3 Miles	37,304
5 Miles	109,218



BROOKLYN PARK, MINNESOTA

Brooklyn Park, Minnesota is 9 miles NW of Minneapolis, Minnesota. The city is situated along the banks of the Mississippi River in Hennepin County and is regarded as a suburb of Minneapolis. Rivers and streams flow through the city. Lakes and ponds are featured in the area's landscape. The City of Brooklyn Park is the 6th largest city in Minnesota with a population of 83,440 as of July 1, 2020.

It's a former agricultural community. Major employers include Caterpillar Paving Products, Egan McKay, Medical Arts Press, Unisource Worldwide, Modern Manufacturing and Engineering, PDL, Biopharma and Medtronic. Education and health services are major employers. A growing population, convenient access to the Twin Cities metropolitan area, and available commercial and industrial space all contribute to Brooklyn Park's opportunities and advantages.

Brooklyn Park Historical Farm offers an insight into the lives of settlers during the early days. It includes a farmhouse, a barn, a variety of farm animals, a windmill, historic farm equipment and other items of interest. Other notable attractions in the area include Children's Arts Festival, Apple Fest, Tater Daze, Arts in the Park, Concerts in the Park, Rose Galleries, Underwater Adventures, American Wings Air Museum and Science Museum of Minnesota. The city includes an extensive park and trail system and a notable community activity center. Residents and visitors enjoy the Grand Rios indoor water park. The Brunswick Zone is a family style entertainment facility. There are a vast number of lakes in the region that provide opportunities for a variety of outdoor activities. The nearby Minneapolis Chain of Lakes are popular for canoeing.



MINNEAPOLIS, MINNESOTA

Minneapolis is the largest and most-populous city in the U.S. state of Minnesota and the seat of Hennepin County, the state's most-populous county. As of 2019, Minneapolis has an estimated population of 429,606, making it the 46th-largest city in the United States, the 8th-largest in the Midwestern United States, and the second-most densely populated large city in the region behind Chicago. Minneapolis and its neighbor Saint Paul make up the Twin Cities, with Minneapolis being the larger of the two. The Twin Cities metro and their surrounding suburbs contain about 3.64 million people, making it the third-largest economic and population center in the Midwest and the 16th-largest metropolitan area in the United States.

Minneapolis lies on both banks of the Mississippi River, just north of the river's confluence with the Minnesota River, and adjoins Saint Paul, the state's capital. The city is abundantly rich in water, with 13 lakes, wetlands, the Mississippi River, creeks and waterfalls; many connected by parkways in the Chain of Lakes and the Grand Rounds National Scenic Byway. Due in part to its high degree of accessibility, the city is often ranked as having one of the best park systems in the United States. Minneapolis was once the world's flour milling capital and a hub for timber. The city and surrounding region is the primary business center between Chicago and Seattle, as well as the largest urban population area between the two cities. Minneapolis is home to five Fortune 500 companies, and the Twin Cities are the fifth-largest hub of major corporate headquarters in the United States.

The history and economic growth of Minneapolis are tied to water, the city's defining physical characteristic, which was brought to the region during the last ice age 10,000 years ago. Ice blocks deposited in valleys by retreating glaciers created the lakes of Minneapolis. Fed by a receding glacier and Lake Agassiz, torrents of water from a glacial river cut the Mississippi riverbed and created the river's only waterfall, Saint Anthony Falls, important to the early settlers of Minneapolis.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	11,802	97,529	250,940
2025 Projected Population	12,078	100,377	258,932
2010 Census Population	11,183	90,864	232,986
Projected Annual Growth 2020 to 2025	0.46%	0.58%	0.63%
Historical Annual Growth 2010 to 2020	0.54%	0.73%	0.74%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	3,947	34,692	93,335
2025 Projected Households	4,020	35,516	95,932
2010 Census Households	3,788	32,948	87,793
Projected Annual Growth 2020 to 2025	0.37%	0.47%	0.55%
Historical Annual Growth 2010 to 2020	0.41%	0.54%	0.61%
RACE & ETHNICITY			
2020 Estimated White	54.97%	50.73%	60.66%
2020 Estimated Black or African American	21.56%	25.88%	20.51%
2020 Estimated Asian or Pacific Islander	17.39%	15.85%	11.59%
2020 Estimated American Indian or Native Alaskan	0.36%	0.60%	0.77%
2020 Estimated Other Races	2.00%	3.44%	3.75%
2020 Estimated Hispanic	4.41%	6.54%	7.37%
INCOME			
2020 Estimated Average Household Income	\$105,547	\$86,276	\$83,293
2020 Estimated Median Household Income	\$85,727	\$68,655	\$66,303
2020 Estimated Per Capita Income	\$35,184	\$30,464	\$30,983
DAYTIME POPULATION			
2020 Estimated Total Businesses	178	2,328	6,845
2020 Estimated Total Employees	1,544	37,304	109,218



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Walgreen Co.	14,560	8/1/2004	12/31/2035	Current	-	\$29,058	\$2.00	\$348,700	\$23.95	Absolute NNN	10 (5-Year)

(Corporate Signed)

¹Tenant has a 15-day Right of First Refusal

FINANCIAL INFORMATION

Price	\$6,340,000
Net Operating Income	\$348,700
Cap Rate	5.50%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

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For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



WALGREENS

walgreens.com

Company Type: Subsidiary

Parent: Walgreens Boots Alliance

2019 Employees: 232,000

2019 Revenue: \$136.87 Billion

2019 Net Income: \$3.98 Billion

2019 Assets: \$67.60 Billion

2019 Equity: \$23.51 Billion

Credit Rating: S&P: BBB

Walgreens, one of the nation's largest drugstore chains, is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail and wholesale pharmacy. Walgreens is proud to be a neighborhood health, beauty and retail destination supporting communities across the country, and was named to FORTUNE magazine's 2019 Companies that Change the World list. Approximately 8 million customers interact with Walgreens in stores and online each day. As of August 31, 2019, Walgreens operates 9,277 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. Walgreens also provides specialty pharmacy and mail services and offers in-store clinics and other health care services throughout the United States. Walgreens Boots Alliance is the parent company of Walgreens.



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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
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25+

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#1

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

2K+

RETAIL
TRANSACTIONS
company-wide
in 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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