

ABSOLUTE NNN INVESTMENT | +16 YEARS REMAINING  
FREESTANDING PAD WITH DRIVE-THRU



*Walgreens*

CAPITAL MARKETS | INVESTMENT PROPERTIES

918 E FOOTHILL BLVD,  
RIALTO, CA 92376

**CBRE**



## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2020 CBRE, Inc. All Rights Reserved.





# TABLE OF CONTENTS

01

## Executive Summary

The Offering  
Tenant Overview  
Property Description

---

02

## Market and Area Overview

Demographics  
Area Overview

## CONTACT US

### ALAN KRUEGER

Senior Vice President  
+1 909 418 2062  
alan.krueger@cbre.com  
Lic. 00880814

### VANESSA HADDAD

Associate  
+1 909 418 2143  
vanessa.haddad@cbre.com  
Lic. 01926324



# Walgreens





# 01 EXECUTIVE SUMMARY





# THE OFFERING

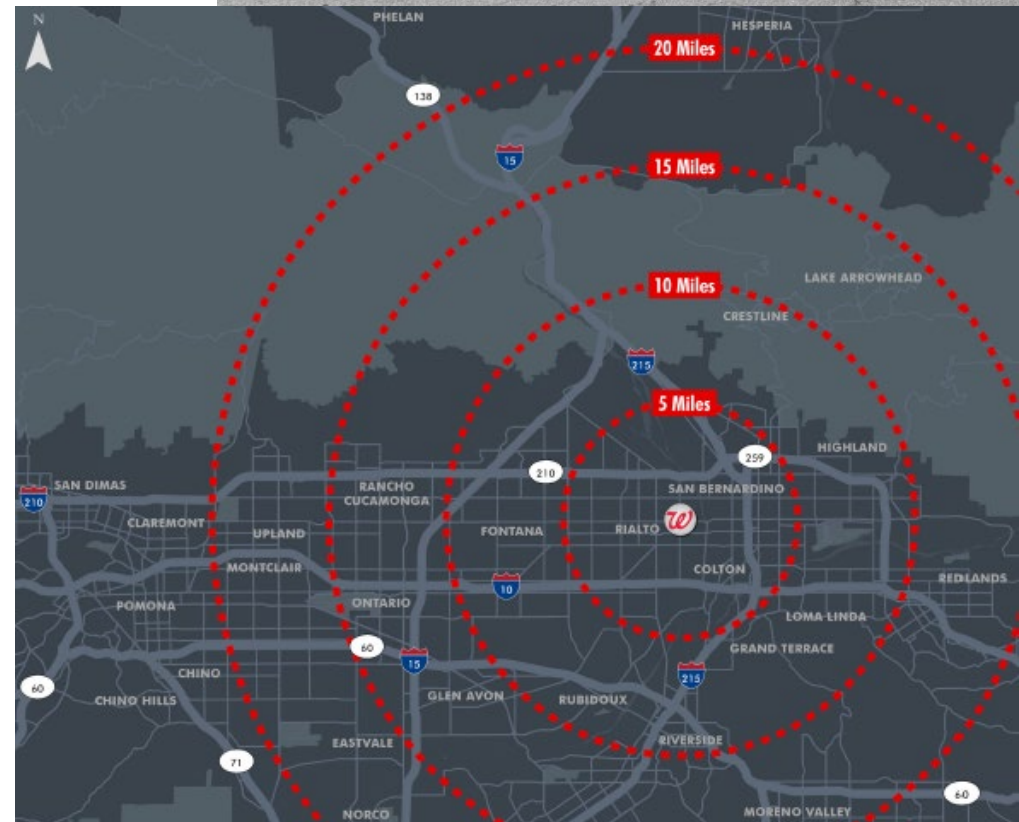
## EXECUTIVE SUMMARY

Offering Price	\$9,890,000
Cap Rate	4.85%
Remaining Term	16 years (Base Term Ends 12/2037)
Options	50 years of (5) year Options



- » Absolute NNN Lease
- » Drive-thru
- » Freestanding building
- » No Rent Holidays
- » 10% Increases every 10 years

# Walgreens











ABC Pharmacy



N Pepper Ave



Walgreens



U-HAUL



W Foothill Blvd

Lizz Salon  
Pet Salon  
B&R Moldings & Doors  
CPRA Cellphone  
T-Shirt Warehouse

D&S Shipping  
El Michoacano Restaurant  
Holliday's Barber Shop  
Capital City Tax Service  
Custom Fit Nutrition

U-HAUL

Walgreens

0 150 300 Feet

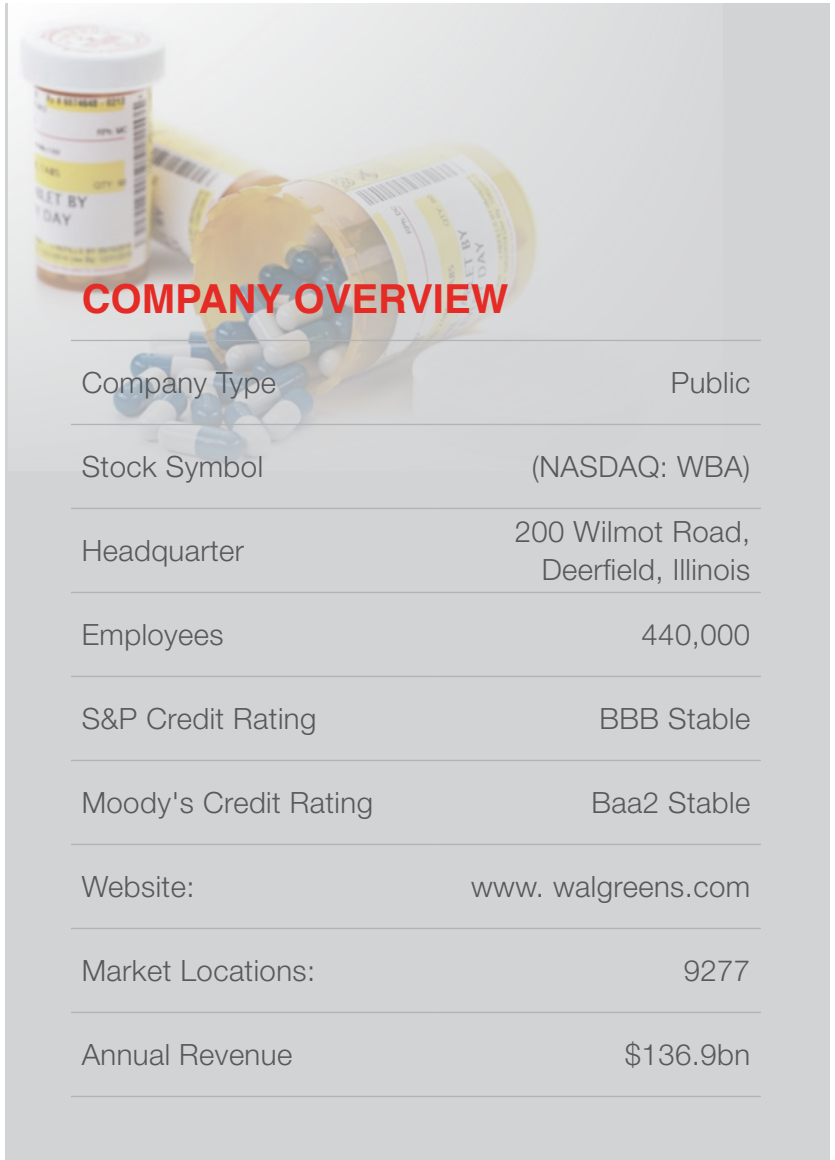


# TENANT PROFILE

## *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, 2019, the company operated 9,277 stores in the United States. 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.



COMPANY OVERVIEW	
Company Type	Public
Stock Symbol	(NASDAQ: WBA)
Headquarter	200 Wilmot Road, Deerfield, Illinois
Employees	440,000
S&P Credit Rating	BBB Stable
Moody's Credit Rating	Baa2 Stable
Website:	<a href="http://www.walgreens.com">www. walgreens.com</a>
Market Locations:	9277
Annual Revenue	\$136.9bn



# PROPERTY DESCRIPTION



## ADDRESS

918 E Foothill Blvd,  
Rialto, CA 92376



## APNs

0130-462-080000



## GLA

14,410 SF



## LOT SIZE

1.74 AC



## Zoned

General Commercial



# 02 MARKET & AREA OVERVIEW





# DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Population - Current Year Estimate	25,757	179,572	372,019
2025 Population - Five Year Projection	26,281	183,372	380,547
<b>AGE</b>			
2018 Median Age	29.90	29.10	29.40
<b>RACE AND ETHNICITY</b>			
White	11,946	76,466	160,497
Black or African American	2,938	21,087	39,795
Asian	486	4,148	9,554
American Indian or Alaska Native	278	2,102	4,646
Pacific Islander	150	677	1,250
Other Race	8,905	66,813	138,418
Two or More Races	1,054	8,281	17,859
Hispanic	20,075	141,196	286,053
White Non-Hispanic	2,025	11,688	32,844
<b>EDUCATION</b>			
High School Diploma	4,146	27,768	58,030
GED or Alternative Credential	530	3,940	8,476
Some College - No Degree	2,641	20,429	43,689
Associate's Degree	919	6,280	12,815
Bachelor's Degree	1,121	7,882	16,629
Graduate or Professional Degree	271	2,374	5,654
<b>HOUSEHOLDS</b>			
2020 Households - Current Year Estimate	6,564	44,637	95,300
<b>HOUSEHOLD INCOME</b>			
\$35,000-\$49,999	1,000	6,609	13,863
\$50,000-\$74,999	1,315	9,301	18,859
\$75,000-\$99,999	978	6,177	12,533
\$100,000-\$149,999	698	5,152	11,262
\$150,000-\$199,999	175	1,719	3,403
\$200,000 and Over	71	732	1,639
<b>AVERAGE HOUSEHOLD INCOME</b>			
2018 Average Household Income	\$59,842	\$63,592	\$62,337
2020 Per Capita Income	\$14,892	\$15,833	\$16,006



## RIALTO, CA

Rialto is a city in San Bernardino County and home to four major regional distribution centers: Staples Inc., which serves stores across the entire West Coast of the United States, Under Armour and Target in the northern region of the city. One of the United States' largest fireworks companies, Pyro Spectaculars, is also headquartered in Rialto.

Rialto has grown steadily over the past 50 years, with a current population of 104,113 and projected to grow over 3% by 2023.

## SAN BERNARDINO COUNTY

Located at the heart of Southern California, an economy of 23 million people, San Bernardino County is the largest county in the United States. Its vast borders stretch from the greater Los Angeles area to the Nevada border and the Colorado River encompassing a total area of 20,160 square miles.





The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated at the top of the class in growth for population, job creation, construction, and office space absorption over the last decade.

Well poised for extreme growth, San Bernardino County has the fifth largest population in California with a total population exceeding 2,100,000 people. San Bernardino County's population is expected to reach about 2.2 million by 2022. The county has added over half a million people in the past five years bringing its current population to 4.4 million.

San Bernardino offers a strategic west coast location, with vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity and employing an excess of 1 million people.

The fastest growing sectors in the region are projected to be healthcare and warehouse transportation. San Bernardino County is a major hub for logistics activity due to large ecommerce entities taking up millions of square feet of industrial warehouse space in and around Ontario International Airport.

## DEMOGRAPHICS

		Rialto	San Bernardino County
	2020 Est. Population	104,113	2,188,174
	2020 Proj. Population	106,569	2,264,033
	2020 Est. Household	26,202	653,047
	2020 Avg Household Income	\$70,254	\$81,334

Each year, millions visit the Inland Empire to take advantage of the glorious desert winter, attend the Riverside County Fair (300,000 attendees), the Balloon and Wine Festival (4,000 attendees), the Palm Springs International Film Festival (135,000 attendees), the Paribas Open (439,000 people) at the Indian Wells Tennis Center, and both the Coachella (125,000 people per day) and Stagecoach (75,000 people per day) mega-concerts.

Comprised of 24 cities, San Bernardino County encompasses more than two million residents with a workforce of nearly 900,000. Its assets include an innovation corridor of close to two dozen colleges and universities supporting a strong, diverse workforce along with an unparalleled collection of roadways, runways and railways that lead to regional, national and international business centers.

County Webite: [www.SBCountyAdvantage.com](http://www.SBCountyAdvantage.com).





# Walgreens

918 E FOOTHILL BLVD,  
RIALTO, CA 92376

## CONTACT US

### ALAN KRUEGER

Senior Vice President

+1 909 418 2062

alan.krueger@cbre.com

Lic. 00880814

### VANESSA HADDAD

Associate

+1 909 418 2143

vanessa.haddad@cbre.com

Lic. 01926324



© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

# CBRE