

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



*Walgreens*

CAPITAL MARKETS | INVESTMENT PROPERTIES

918 E FOOTHILL BLVD,  
RIALTO, CA 92376

**CBRE**

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

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# TABLE OF CONTENTS

## 01

### Executive Summary

The Offering  
Tenant Overview  
Property Description

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## 02

### Market and Area Overview

Demographics  
Area Overview

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# Walgreens



# 01 EXECUTIVE SUMMARY



# THE OFFERING

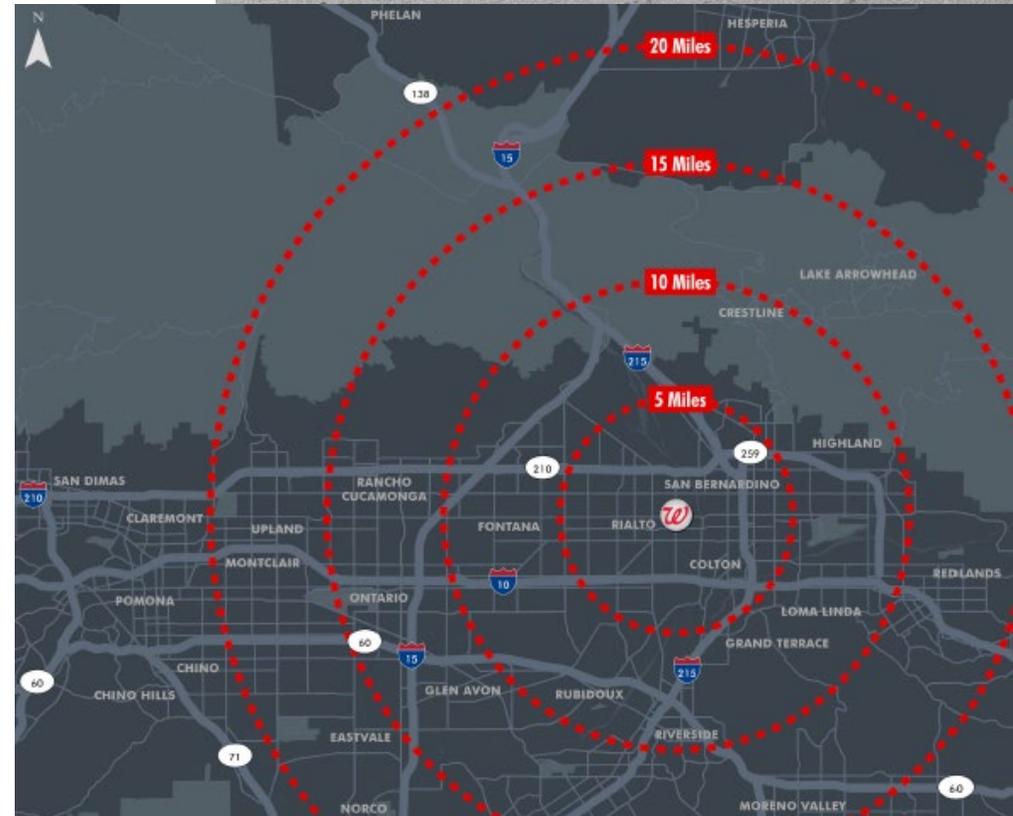
## EXECUTIVE SUMMARY

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



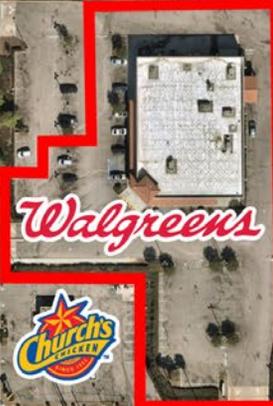




ABC Pharmacy



N Pepper Ave



Walgreens



U-HAUL



WIGWAM MOTEL

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



# 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

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