




**\$7,583,333** 

**6.00%** 

**Walgreens Corporate Lease  
Subleased to Dollar Tree, Inc** 

**Long-Term Absolute  
NNN Lease** 

**Essential Service,  
Recession-Proof  
Retail Tenant** 



## **Walgreens (Subleased to Dollar Tree)** Thornton (Denver), CO

**Walgreens Boots Alliance (NASDAQ: WBA)** is the first global pharmacy-led, health and wellbeing enterprise in the world. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

**Dollar Tree Stores, Inc. (NASDAQ: DLTR)**, formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 200 company and operates 15,288 stores throughout 48 states and five Canadian provinces, supported by a coast-to-coast logistics network. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. Dollar Tree plans to open 550 new store locations in 2020.

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