

FOR SALE

WALGREENS | 7398 N LINDBERGH BLVD | HAZELWOOD, MO 63042



Representative Image



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DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tiburon Realty Advisors has not verified, and will not verify, any of the information contained herein, nor has Tiburon Realty Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





EXECUTIVE SUMMARY

Tiburon Realty Advisors is pleased to exclusively offer for sale a Walgreens pharmacy located in Hazelwood, MO. This property is being offered for sale free & clear of existing debt. The price of the property is \$7,999,350. Hazelwood is a busy residential suburb of St. Louis and is located about 30 minutes northwest of downtown. St. Louis is the second largest city in Missouri (behind Kansas City) and its metro area is the largest in the State.

The subject property is leased to Walgreens under an absolute triple net lease which is 100% guaranteed by Walgreen Company. There are no Landlord responsibilities whatsoever. The lease has just under 11 years remaining of firm term and the tenant's first option to terminate is September 30, 2031. Such termination requires 6 months written notice. Each lease renewal option is for a period of five years.



Property Price: \$7,999,350. This is a 6.15% cap rate on NOI of \$491,960.



Freeway Proximity: The subject is less than a half-mile from I-270, the major interstate running through north St. Louis.



Surrounding Retail: The property is within 1/4 mile of Quiktrip, McDonald's, Starbucks, Taco Bell, Holiday Inn Express, PNC Bank and Dollar General.



High Traffic Count: The corner of N. Lindbergh Blvd. & Elm Grove Ave. has a traffic count of 52,000 vehicles/day.

A large, stylized red Walgreens logo is visible in the upper left. Below it, a blue banner contains the text 'INVESTMENT HIGHLIGHTS'. The background of the slide features a photograph of a Walgreens store interior, showing a staircase with purple handrails and a person in a blue uniform.

INVESTMENT HIGHLIGHTS



EXCELLENT TENANT CREDIT

Walgreens Boots Alliance is one of the most desirable tenants in the retail investment world and currently holds an investment grade BBB/Stable rating by Standard & Poor's. For the fiscal year ended August 31, 2020, the company reported a record high \$139.5 billion in revenue and \$456 million in net income.



STRONG LOCAL DEMAND DRIVERS

The Property has a hard corner location and is situated directly off Interstate 270. This location enables it to capture the 140,000+ VPD that travel along the interstate as well as the 50,000+ vehicles that travel along N. Lindbergh Blvd each day. The property is also surrounded by four hotels with over 380 rooms within a half mile.



DESIRABLE LEASE STRUCTURE

The lease is absolute NNN with zero landlord responsibilities making this a prime opportunity for both private and institutional investors seeking a passive investment. There are termination options every five years following base term expiration (exercised with six months prior notice). This format is much preferred versus serial one-year options.



FREE AND CLEAR OF EXISTING FINANCING

The Property will be transferred free and clear of debt. Investors will be able to capitalize on today's attractive debt markets and secure highly aggressive and favorable financing. Numerous floating and fixed rate financing options will be accretive to investment yield expectations.

The image shows a close-up of the Walgreen logo, which is rendered in a large, red, three-dimensional script font. It is mounted on a white panel that is part of a building's exterior facade. The building has a modern design with horizontal metallic slats or louvers above and below the sign.

ABOUT THE PROPERTY



Price:	\$7,999,350
Address:	7398 N. Lindbergh Boulevard, Hazelwood, MO 63042
County:	St. Louis County
Rentable Area:	14,820 SF
Land Area:	1.50 ac.
Year Built:	2006
Parking:	58 surface spots
Access:	There are two access points, one from N. Lindbergh Blvd. and the other from Elm Grove Ave.
Zoning:	C-2 General Commercial District
Ownership:	Fee simple (land & building)
Guaranty:	Walgreen Co./ Walgreens Boots Alliance
Tenant:	Walgreen Co.







Ford
PARAMOUNT BANK
NISSAN
enterprise
HYUNDAI
Mercy+

Concentra
BRINGING FAMILIES TOGETHER
Parker's

St. John's Church
STARBUCKS COFFEE
CHINA KITCHEN
FAMILY DOLLAR
ITO'S

PNC BANK

Lindbergh Blvd.

W

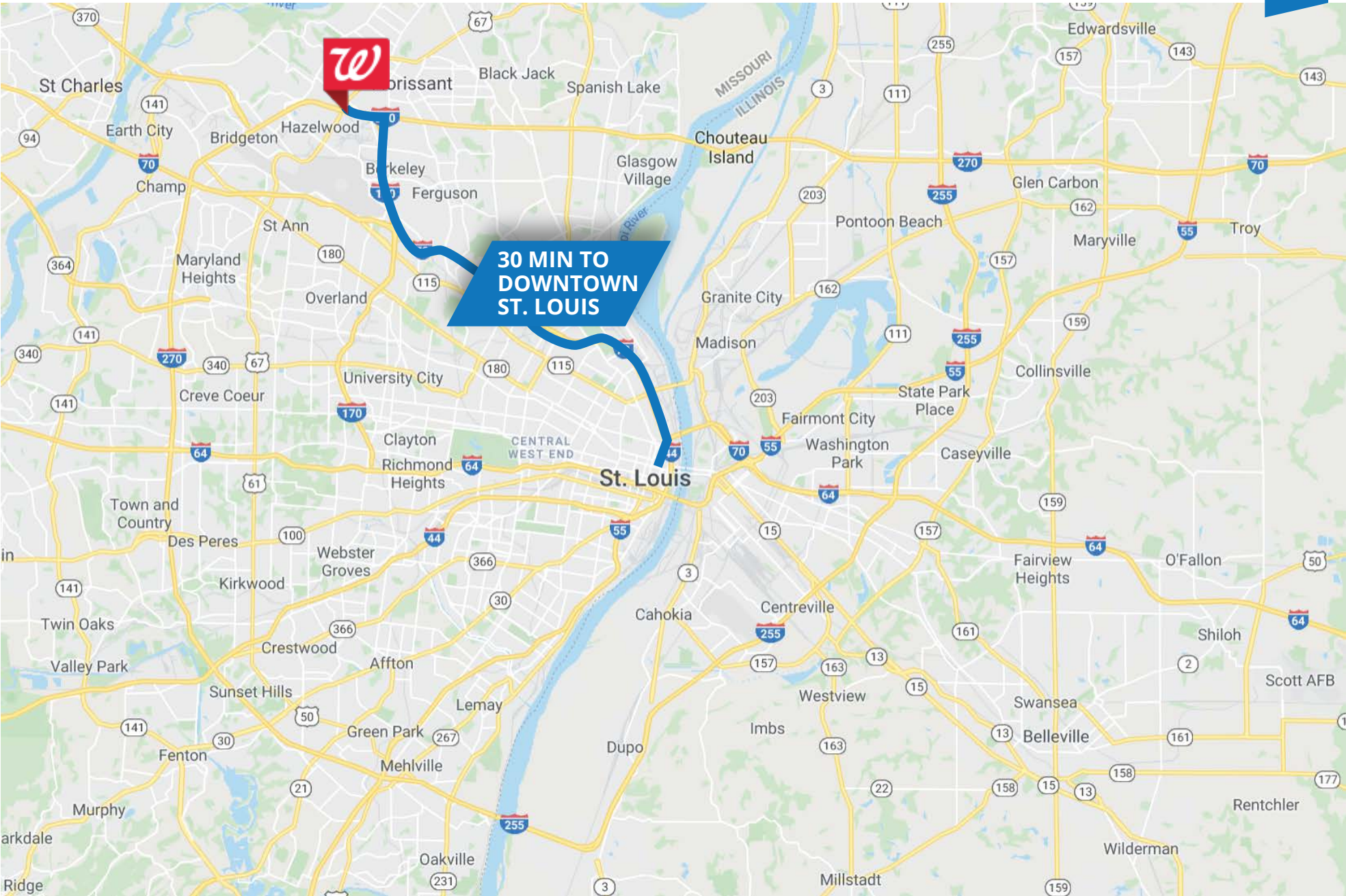
QT

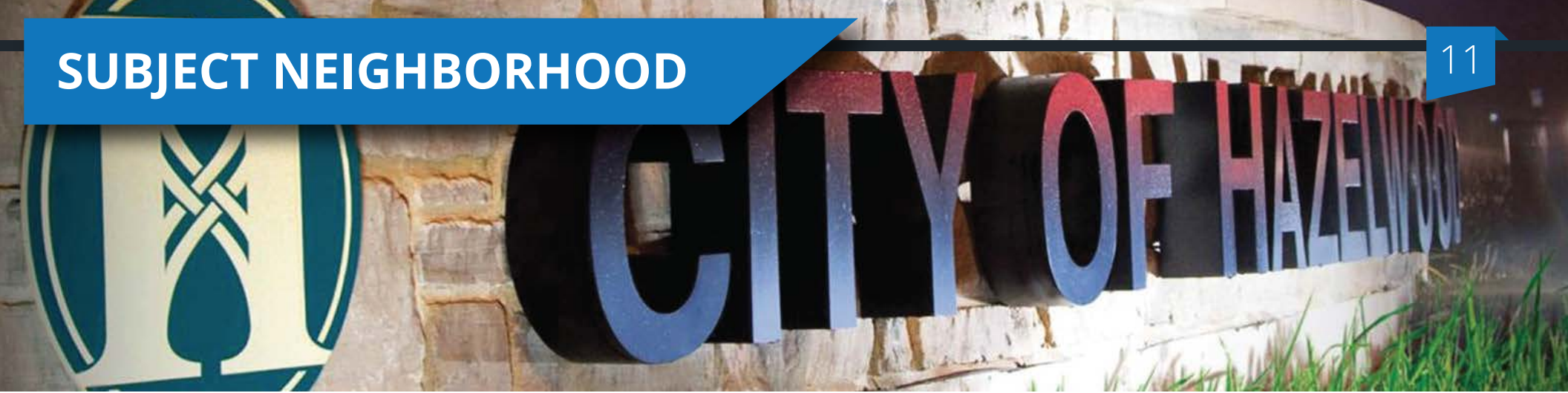
McDonald's

Elm Grove Ln

Taylor Rd.

InTown SUITES
Comfort
Jack in the box
TOYOTA
LAQUINTA INNS & SUITES





The subject property is located at 7398 N. Lindbergh Boulevard in Hazelwood, MO. Hazelwood is approximately 13 miles from downtown St. Louis. Based on 2017 U.S. Census Bureau estimates, the city has a population of about 25,505. The city serves as a bedroom community with residential subdivisions which offer a variety of housing options and vibrant neighborhoods, as well as a highly accredited public school district.

Due to its location along Interstate 270 between Interstate 170 and Missouri 370, as well as adjacency to St. Louis-Lambert International Airport, Hazelwood is a major regional hub for manufacturing, distribution and office facilities. The city is home to a substantial workforce with 17,063 jobs as of 2015.

Hazelwood is known as a world-class business center on the cutting edge of advanced technology. Not only does it proudly host corporations such as IBM and Boeing, but Hazelwood has also taken the lead in forging partnerships with alternative energy companies like Confluence Solar that specialize in producing silicon chips for solar panels with nanotechnology. In addition, the city of Hazelwood is home to several international companies including Aesculap (Germany), GKN Aerospace (UK), bioMerieux (France) and Matrix Packaging (Canada). Hazelwood is also home to the headquarters of Mallinckrodt Pharmaceuticals, a company first founded over 150 years ago, which now focuses on autoimmune diseases, immunotherapy, analgesics and gastrointestinal products.

LEASE SUMMARY

Tenant:	Walgreen Company
Annual Rent:	\$491,960 (\$33.20/SF)
Rent Commencement:	October 1, 2006
Lease Expiration:	September 30, 2031
Base Lease Term:	25 years
Base Term Remaining:	10.5+ years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Renewal Options:	Ten 5-year options
Building Size:	14,860 SF
Lot Size:	1.50 ac.



Walgreens (S&P: BBB) headquartered in Deerfield, IL, is the second largest drugstore chain in the U.S., with more than 9,000 stores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. In addition, the company operates more than 400 in-store and worksite health and wellness centers that offer immunizations, prevention and wellness programs, as well as treatments for minor injuries, illnesses and skin conditions, which managing and monitoring ongoing health conditions.

Walgreens provides consumer goods, pharmacy and wellness services through its retail drugstores, direct mail, telephone and online platforms. The company sells prescription and non-prescription drugs and general merchandise including household products, convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions.



On a 30-day adjusted basis in fiscal year 2020, Walgreens filled 287.6 million prescriptions (including immunizations). With stores located within five miles of approximately 78 percent of Americans, and through popular online offerings and its award-winning mobile app, Walgreens interacts with 8 million customers per day.

Traded on the NASDAQ under the ticker “WBA,” Walgreens reported annual revenues of \$139.5 billion and net income of \$456 million for fiscal year 2020.



WALGREENS CORPORATE SUMMARY

Type:	Public (NASDAQ: WBA)
Industry:	Drug, Health & Beauty Stores
Locations:	9,021
Employees:	225,000+
Revenue:	\$139.5 billion (FY 2020)
Corporate Headquarters:	Deerfield, IL
Credit Rating:	S&P: BBB; Moody's Baa2



ABOUT ST. LOUIS

St. Louis is the second-largest city in Missouri and is located in the east central part of the state along the Mississippi River. French traders founded the city in 1764 as a fur-trading post and in 1800 it became part of the U.S. in connection with the Louisiana Purchase. St. Louis prospered during the early part of the 19th century as a commercial center for fur trade; it continued to grow as a major transportation hub with the development of steamboat traffic and the later expansion of the railroads in the 1850's. The world-famous Louisiana Purchase Exposition was held there in 1904.

Like many Midwestern cities, St. Louis' population peaked around the middle of the 20th century. The city had little room left within its boundaries and subsequent growth occurred in suburbs of St. Louis County, which the city could not annex. While the city's population ebbed, the 1965 construction of the Arch and 1966 construction of Busch Memorial Stadium helped promote the revitalization of the central business district. A lengthy downtown building boom followed, characterized by construction of the Cervantes Convention Center, rehab of Union Station and creation of the new St. Louis Center.

Today the city's economy relies on manufacturing and highly developed industries including automobiles, aircraft and space technology, metal fabrication, beer production, steelmaking, chemicals, food processing, and storage & distribution. St. Louis remains a major transportation and distribution center. The city is the second largest inland port in the country and is a major part of the Inland Waterway System. It is the northernmost point on the Mississippi that remains ice-free all year; major cargoes include grain, coal, petroleum products, and chemicals. St. Louis is also one of the country's largest rail centers and has an international airport and an extensive network of interstate highways. The city is the headquarters for several major corporations, including 10 Fortune 500 companies, such as Express Scripts and Edward Jones. Services such as health care, finance and banking, telecommunications, airline operations, and education, are major contributors to the economy.

DEMOGRAPHICS

2019 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,594	79,237	183,056
Households	4,948	32,069	73,288
Families	2,960	20,331	46,829
Average Household Size	2.33	2.45	2.47
Owner Occupied Housing Units	2,889	21,057	47,151
Renter Occupied Housing Units	2,059	11,012	26,138
Median Age	37.8	38.0	38.9
Median Household Income	\$50,077	\$54,178	\$53,009
Average Household Income	\$60,418	\$66,940	\$66,536

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,579	79,402	183,537
Households	4,931	32,086	73,347
Families	2,933	20,243	46,644
Average Household Size	2.34	2.45	2.47
Owner Occupied Housing Units	2,912	21,325	47,859
Renter Occupied Housing Units	2,019	10,760	25,488
Median Age	38.5	38.7	39.7
Median Household Income	\$55,401	\$61,377	\$59,765
Average Household Income	\$71,659	\$79,259	\$78,500

