

Walgreens

1195 GRANBY RD | CHICOPEE, MA



OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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Walgreens

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3

INVESTMENT HIGHLIGHTS

4

FINANCIAL OVERVIEW

8

TENANT PROFILE

9

AREA OVERVIEW

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease:** Zero landlord responsibilities.
- **Long Term Lease:** Walgreens has over 12 years of lease term remaining on the initial term
- **Prototype Walgreens Store Format:** Prototype Walgreens building with a drive-thru pharmacy located at a signalized intersection.
- **Corporate Backed Lease:** Lease is fully backed by Walgreen Co. WBA is included in FORTUNE's 2020 list of the World's Most Admired Companies, ranked first in the food and drugstore category. This is the 27th consecutive year that WBA or its predecessor company, Walgreen Co., has been named to the list.

Walgreens and COVID-19

- As of Friday, Jan. 29, Walgreens has administered more than 1.5 million COVID-19 vaccinations across long-term care facilities, including skilled nursing and assisted living facilities, and other vulnerable populations identified as part of state and local jurisdiction distribution plans.
- Walgreens has prioritized its efforts on improving access to COVID-19 testing in underserved communities, with more than 70 percent of Walgreens testing sites currently located in areas where the CDC has identified as socially vulnerable.

Walgreens Boots speeds up investment in VillageMD

On January 6, 2021, Walgreens announced it will accelerate its investment in VillageMD to support the opening 600-700 Village Medical at Walgreens primary care clinics over the next four years, with the goal of building hundreds more later.

- "Walgreens is focused on creating the pharmacy of the future, providing a broad and meaningful range of high-quality, affordable healthcare services to our patients and customers," said Stefano Pessina, executive vice chairman and CEO, Walgreens Boots Alliance. "Through these conveniently located clinics at our neighborhood stores, we will uniquely integrate the pharmacist as a critical member of VillageMD's multi-disciplinary care team to provide patients with personalized and coordinated care."
- "Together with Walgreens, we remain steadfast in our commitment to providing accessible, coordinated primary care in more communities nationwide," said Tim Barry, chairman and CEO at VillageMD. "Village Medical at Walgreens offers a full continuum of care to meet patients' needs with a physician-led team of experienced providers. Our high-tech, high-touch model delivers exceptional and personal care to more patients at a time when coordinated primary care is most critical."



EXECUTIVE OVERVIEW

TENANT	Walgreens
PROPERTY ADDRESS	1195 Granby Rd
CITY	Chicopee
STATE	MA
ZIP	01020
COUNTY	Hampden
GLA (SF)	±14,614 SF
Lot (SF)	±57,771 SF
Lot (AC)	±1.326 SF
Year Built	2008
APN	CHIC-000395-000000-000010
Parking Spaces	57
Parking Ratio (per 1,000)	±3.90

SALE PRICE

CAP RATE	6.50%
SALE PRICE	\$7,231,000

DEBT QUOTE

Jesse Lillard
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LTV:65% RATE: 3.65% AMORTIZATION: 30 Years

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LEASE SUMMARY

STORE NUMBER	11688
TYPE OF OWNERSHIP	Fee simple
LEASE GUARANTOR	Walgreen Co.
LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	75 Years
LEASE COMMENCEMENT DATE	11/8/07
RENT COMMENCEMENT DATE	6/30/08
LEASE EXPIRATION DATE	6/30/33
TERM REMAINING	±12.25 Years

OPTIONS

Tenant shall have the right and option, at Tenant's election, to terminate the Lease the last day of the 300th month of the Term, or effective as of the last day of any month thereafter. If Tenant exercises such option, Tenant shall send notice to Landlord, at least 12 months prior to the date this Lease.

ANNUALIZED OPERATING DATA

LEASE COMMENCE	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP
Current	\$470,000.04	\$39,166.67	\$32.16	6.50%
Options	\$470,000.04	\$39,166.67	\$32.16	6.50%





U-HAUL®

Trinity Health



MONTGOMERY ST

GRANBY RD
± 14,400 VPD

Walgreens

TOWNHOUSE COURT
APARTMENTS

CHICOPEE MARKETPLACE
SHOPPING MALL



Walgreens





TENANT PROFILE

COMPANY NAME

Walgreens

OWNERSHIP

Public

WEBSITE

www.Walgreens.com

INDUSTRY

Drug Store

HEADQUARTERS

Deerfield, IL

Walgreens

WALGREENS OVERVIEW

The nation's #1 drugstore chain, Walgreens, operates close to 9,277 stores in all 50 US states, the District of Columbia, the Virgin Islands and Puerto Rico. Prescription drugs are the focus of the company as they account for close to two-thirds of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics and groceries. Most locations offer drive-through pharmacies and one-hour photo processing, which separates them from competition. Recently, Walgreen Co. fully acquired Alliance Boots, Europe's leading drug wholesaler, to create Walgreens Boots Alliance, of which it is a subsidiary.

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

Walgreens focuses on customer need and satisfaction. For example, the curbside pick-up service stemmed from the needs of working mothers who don't have the time to go into the store and shop. Creating loyalty amongst patrons is a priority for the company as it keeps them coming back and spending money.



9,277+

Locations



1901

Year Founded

CHICOPEE, MA

Chicopee is a city located on the Connecticut River in Hampden County, Massachusetts. It is part of the Springfield, Massachusetts Metropolitan Statistical Area. The city is made up of several neighborhoods, the result of the city's origin as a collection of villages in the northern-most part of Springfield, which it seceded from in 1848. These villages are now represented by the neighborhoods of Aldenville, Willimansett, Chicopee Center (Cabotville), Chicopee Falls, and Fairview.

Today the city is home to a variety of specialty manufacturers, as well as Westover Air Reserve Base, the largest Air Force Reserve Base of the United States. Chicopee today goes by the nickname the "Crossroads of New England" as part of a business-development marketing campaign, one that West Springfield also uses. The name reflects the city's location among a number of metropolitan areas and its transportation network. Four interstate highways run through its boundaries, including I-90, I-91, I-291, and I-391, as well as state routes such as Route 33, 116, and 141.



\$68,890

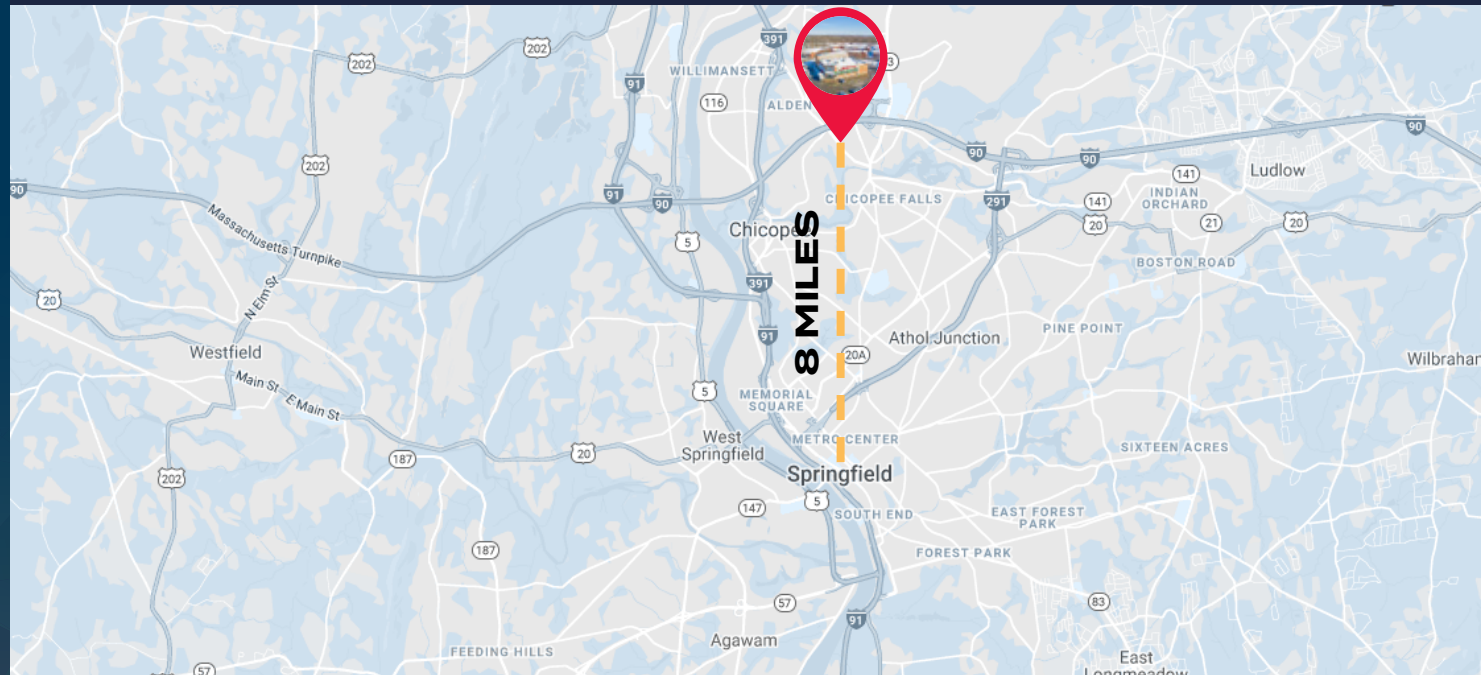
1 MI AVG HH INCOME

87,274

3 MI POPULATION

37,297

3 MI HOUSEHOLDS





SPRINGFIELD, MA

Springfield is a city in the state of Massachusetts, and the seat of Hampden County. Springfield sits on the eastern bank of the Connecticut River near its confluence with three rivers: the western Westfield River, the eastern Chicopee River, and the eastern Mill River. As of 2019, the estimated population was 153,606, making it the third-largest city in Massachusetts, the fourth-most populous city in New England after Boston, Worcester, and Providence.

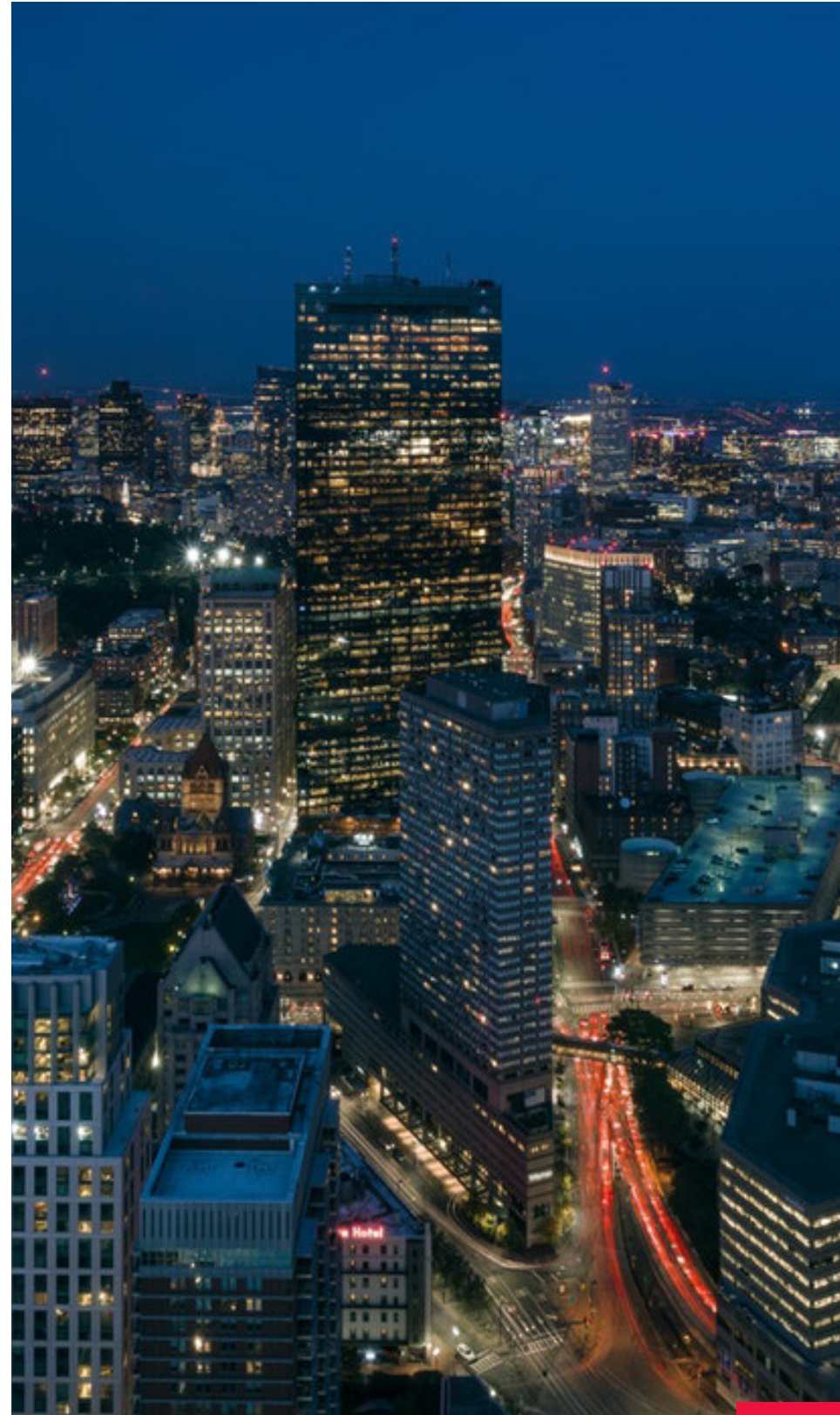
Today the city is the largest in western New England, and the urban, economic, and media capital of Massachusetts' section of the Connecticut River Valley, colloquially known as the Pioneer Valley. Springfield has several nicknames—"The City of Firsts", due to the many innovations developed there, such as the first American dictionary, the first American gas-powered automobile, and the first machining lathe for interchangeable parts; "The City of Homes", due to its Victorian residential architecture; and "Hoop City".

Springfield's vicinity to both Boston and New York City lends it a location well suited for distribution, and has played a significant role in its economy. For this reason in the early 20th century it was the largest producer in New England of commercially produced cakes and pastries, and among the largest in bread— an estimated 1.4 million loaves of bread and 14 million breakfast rolls are produced in the city on a weekly basis.

ECONOMY

The city of Springfield is the economic center of Western Massachusetts. It features the Pioneer Valley's largest concentration of retail, manufacturing, entertainment, banking, legal, and medical groups. Springfield is home to the Commonwealth of Massachusetts' largest Fortune 100 company, MassMutual Financial Group. It is also home to the world's largest producer of handguns, Smith & Wesson, founded in 1852. It is home to Merriam Webster, the first and most widely read American-English dictionary, founded in 1806. It also serves as the headquarters of the professional American Hockey League, the NHL's minor league, Peter Pan Bus, and Big Y Supermarkets, among other businesses.

Springfield is also home to the Commonwealth of Massachusetts' third largest employer, Baystate Health, with over 10,000 employees. Baystate is the western campus of Tufts University School of Medicine. Baystate Health is in the midst of a \$300 million addition; nicknamed "The Hospital of the Future", it is the largest construction project in New England. In addition to Baystate, Springfield features two other nationally ranked hospitals; Mercy Medical, run by The Sisters of Providence, and Shriners Hospital for Children.



CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **1195 Granby Rd, Chicopee, MA** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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