

WALGREENS

7877 EAST SNYDER ROAD, TUCSON, ARIZONA

NEW 5 YEAR LEASE EXTENSION



OFFERING MEMORANDUM

Marcus & Millichap



TUCSON MALL
JCPenney ★ macy's
KREI Dillard's H&M
The Container Store

LA PALOMA
COUNTRY CLUB

VENTANA CANYON
GOLF & RACQUET CLUB

Bashas' CHASE WELLS FARGO
Starbucks Domino's
Tuesday Morning

Walgreens

SPROUTS FARMERS MARKET ACE Hardware
BEST BUY petco
Holiday Inn Express LA FITNESS
Jack in the Box Starbucks Walmart OfficeMax

TRADER JOE'S
RoadHouse CINEMAS Panera BREAD
BED BATH & BEYOND OUTBACK STEAKHOUSE
PET SMART CHIPOTLE
fry's FIRST WATCH THE DAYTIME CAFE

Tucson
Medical
Center

COSTCO WHOLESALE
TARGET
Albertsons Carls Jr.
Chick-fil-A

SAFEWAY O'Reilly AUTO PARTS
goodwill ROSATI'S PIZZAS
ACE Hardware eegees
ANYTIME FITNESS
DOLLAR TREE

THE UNIVERSITY
OF ARIZONA
44,800 STUDENTS



DOWNTOWN
TUCSON

REID PARK

Walmart Supercenter ROSS STORES, INC.
THE HOME DEPOT TARGET
CENTURY THEATRES
Marshalls JCPenney
Office DEPOT Burlington

PARK PLACE MALL
macy's Dillard's
ULTA BEAUTY Total Wine & MORE
CENTURY FOREVER 21
THEATRES. AMERICAN EAGLE

DSW DESIGNER SHOE WAREHOUSE SKECHERS
THE HOME DEPOT PET SMART
FLOOR DECOR LA BOY
sears Ashley HOMESTORE
KOHL'S

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Executive Summary

7877 East Snyder Road, Tucson, AZ 85750

FINANCIAL SUMMARY

Price	\$2,923,000
Cap Rate	6.50%
Building Size	15,120 SF
Net Cash Flow	6.50% \$190,000
Year Built	2001
Lot Size	2 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreen Co.
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	May 26, 2001
Lease Expiration Date	May 31, 2026
Lease Term Remaining	5 Years
Option Periods	10, 5 Year Options Remaining

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 5/31/2026	\$190,000	6.50%

Base Rent	\$190,000
Net Operating Income	\$190,000
Total Return	6.50% \$190,000



← VENTANA CANYON
GOLF & RACQUET CLUB


THREE CANYON
COFFEE, DEES, FINE CHOC, BAKING & DESIG

 **PAXIS Institute**
an international prevention science company

Nico's Mexican Food

 **sabino veterinary care**

SABINO CANYON APARTMENT HOMES
188 UNITS

 **CIRCLE K**

 **THE HIDDEN grill**
Monthly Freshness Menu
Double Twist Hair Studio

AZP
arizona pizza company

 **cpes**  **Novelles**
Commercial Real Estate, Inc.

11,000 CPD
N SABINO CANYON RD

 **Sabino Canyon Self Storage**

BION CROSSFIT & PERSONAL TRAINING

Walgreens

2,500 CPD
E SNYDER RD

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with Walgreens**
- » New 5 Year Lease Extension
- » **105,058 Residents within a 5-Mile Radius - Growing Tucson Trade Area**
- » Signalized Hard Corner Location - Visible to 13,500+ Cars/Day at the Intersection of East Snyder Road and North Sabino Canyon Road
- » **Site Sits on Large 2-Acre Lot**
- » 10 Minutes South of Ventana Canyon Golf & Racquet Club
- » **Affluent Trade Area - Average Household Income Exceeds \$134,000 within 3 Miles**
- » 15 Minutes from Tucson Medical Center (600+ Beds)
- » **Strong Daytime Population - 112,260 Employees in Surrounding Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	8,224	35,381	105,927
2020 Estimate	8,159	35,047	105,058
Growth 2020 – 2025	0.80%	0.95%	0.83%

Households

2025 Projection	3,868	16,372	50,086
2020 Estimate	3,807	16,078	49,295
Growth 2020 – 2025	1.61%	1.83%	1.60%

Income

2020 Est. Average Household Income	\$122,883	\$134,136	\$102,287
2020 Est. Median Household Income	\$84,004	\$88,293	\$66,353
2020 Est. Per Capita Income	\$57,401	\$61,568	\$48,237



Tenant Overview



Walgreens

Walgreens Boots Alliance

Parent Company

Deerfield, Illinois

Headquarters

9,277+

Locations

1901

Founded

walgreens.com

Website

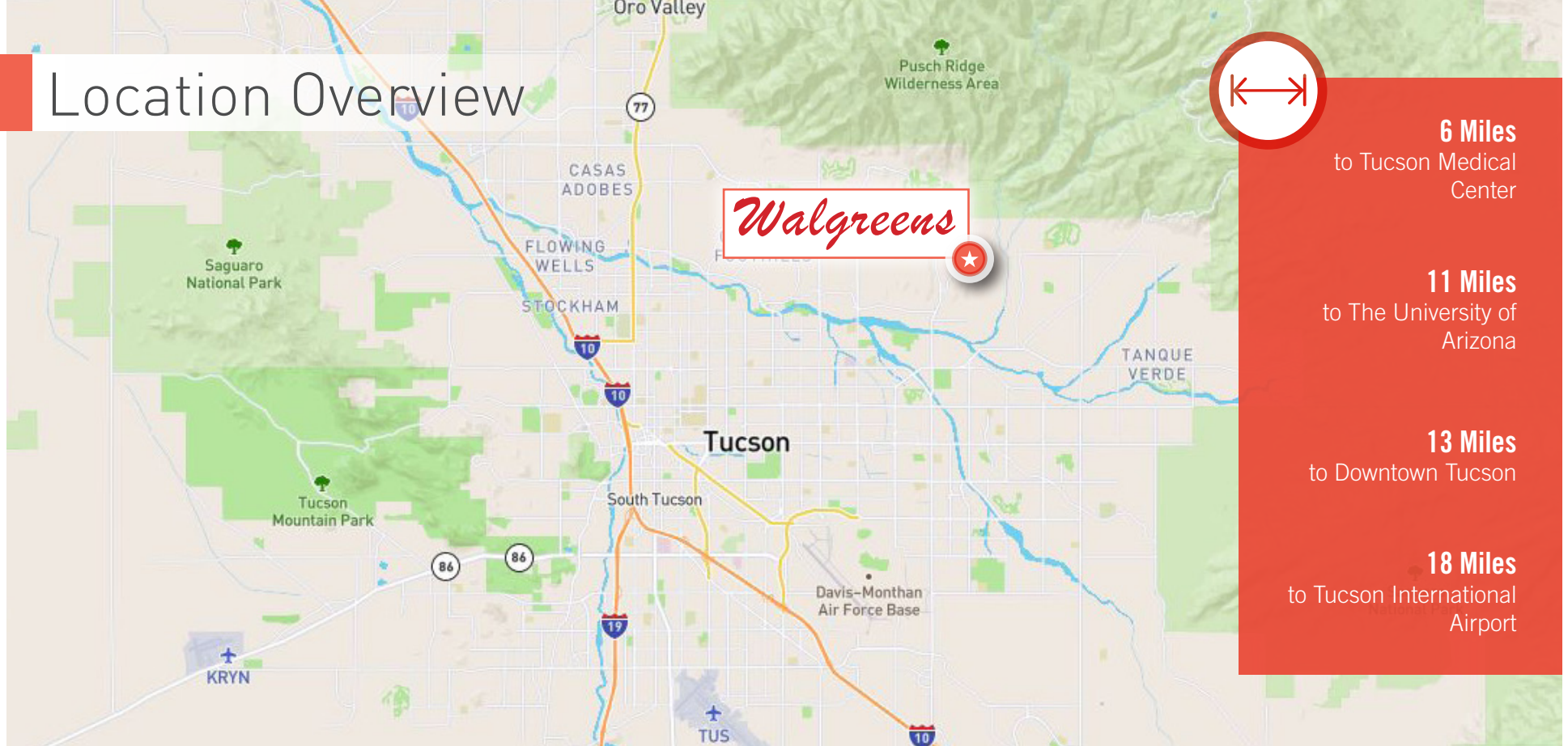
Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of August 31, 2019, the company operated 9,277 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. Their goal is to help people across the world lead healthier and happier lives. Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care.

Property Photos



Location Overview



Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently.

The University of Arizona is an integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,800 students and 11,000 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world. Tucson International Airport (TUS) serves as an international port of entry and offers non-stop service to Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Seattle, Salt Lake City, Denver, Minneapolis, Milwaukee, Chicago, Atlanta, Houston, Dallas and Albuquerque.

[exclusively listed by]

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