

# SINGLE TENANT CORPORATE GUARANTEED

Absolute NNN Investment Opportunity

*Walgreens*  
W/ Drive-Thru Pharmacy



105 St Nazaire Road

**BROUSSARD** LOUISIANA

ACTUAL SITE





## PRESENTED BY



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# OFFERING SUMMARY



## OFFERING

Asking Price	\$5,162,000
Cap Rate	5.85%
Net Operating Income	\$302,004

## PROPERTY SPECIFICATIONS

Property Address	105 St Nazaire Rd, Broussard, LA 70518
Rentable Area	14,490 SF
Year Built	2009
Land Area	1.72 AC
Parcel Number	6133231
Tenant	Walgreens
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	11+ Years
Increases	None
Options	None
Rent Commencement	April 21 <sup>st</sup> , 2008
Lease Expiration	January 31 <sup>st</sup> , 2033

### More Than 11 Years Remaining | Corporate Guaranteed | Investment Grade Tenant (S&P: BBB)

- Walgreens has more than 11 years remaining on the initial lease term
- The lease is corporate guaranteed by Walgreens, Co., the second-largest pharmacy store with more than 9,000 locations
- Walgreens is an investment grade tenant (S&P: BBB)

### Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

### Signalized, Hard Corner Intersection | Walmart Outparcel | Drive-Thru Equipped | Excellent Visibility & Access

- Walgreens is located at the signalized, hard corner intersection of Highway 90 E and St. Nazaire Road, averaging a more than 40,000 vehicles passing by daily
- Strategically positioned as an outparcel to Walmart Supercenter with other nearby national/credit tenants such as The Home Depot, Albertsons, Starbucks, Dollar Tree, Dollar General, and more
- Strong tenant synergy significantly increases consumer draw to the immediate trade area and promotes crossover store exposure for Walgreens
- The asset benefits from excellent visibility via significant street frontage and multiple points of access, providing ease and convenience for customers

### Strong Demographics In 5-mile Trade Area

- Nearly 50,000 residents and over 32,000 employees support the trade area
- Healthy \$92,074 average household income

# RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Walgreens (Corporate Guaranty)	14,490	April 2008	January 2033	Current	-	\$25,167	\$2	\$302,004	\$21	Abs. NNN	None







2020 EST. POPULATION	
1 Mile	1,239
3 Miles	15,517
5 Miles	49,299
2020 AVG. HOUSEHOLD INCOME	
1 Mile	\$80,137
3 Miles	\$87,070
5 Miles	\$92,074
2020 EST. TOTAL EMPLOYEES	
1 Mile	3,523
3 Miles	13,844
5 Miles	32,356



# BRAND PROFILE



## WALGREENS

**walgreens.com**

**Company Type:** Subsidiary

**Locations:** 9,000+

**Parent:** Walgreens Boots Alliance

**2020 Employees:** 223,000

**2020 Revenue:** \$139.54 Billion

**2020 Net Income:** \$456 Million

**2020 Assets:** \$87.17 Billion

**2020 Equity:** \$20.64 Billion

**Credit Rating: S&P:** BBB

Walgreens is included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), a global leader in retail and wholesale pharmacy. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and well-being of every community in America. Operating more than 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 8 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with platforms bringing together physical and digital, supported by the latest technology to deliver high-quality products and services in local communities nationwide.



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TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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