



## OFFERING MEMORANDUM

**AMERICAN VALUE REALTY**

Smart Investing

**WALGREENS**

2730 BROADWAY  
LORAIN, OH 44052  
CLEVELAND MSA

*Walgreens*



## DISCLAIMER AND CONFIDENTIALITY

The information contained in this Offering Memorandum ("OM") was furnished by the Owner or obtained from sources we believe to be reliable. We have no reason to doubt the accuracy of this information, however, neither American Value Realty nor the Owner make any representation or warranty, express or implied as to the accuracy or completeness of the information contained in this OM or that the economic benefits projected herein will be obtained in fact. All offers to purchase should be based upon independent investigations, analysis, appraisal and evaluation of all facts, circumstances and material deemed to be relevant by the Purchaser.

Any and all features, matters and other information contained in the retailer aerial photographs and property drawing are for illustrative marketing purposes only, are subject to modification without notice, , are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements or as to the identity or nature of any occupants thereof.

This OM is furnished solely for the purpose of considering the purchase of the Property by the recipient. This OM is a solicitation of interest only and is not an offer to sell the Property. The Owner shall have no legal commitment or obligation to any entity reviewing the OM or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner.

EXCLUSIVE AGENT:

**Christopher Rink, CCIM**

Managing Director

[crink@americanvaluerealty.com](mailto:crink@americanvaluerealty.com)

858-414-6161 (M) 512-309-0020 (D)

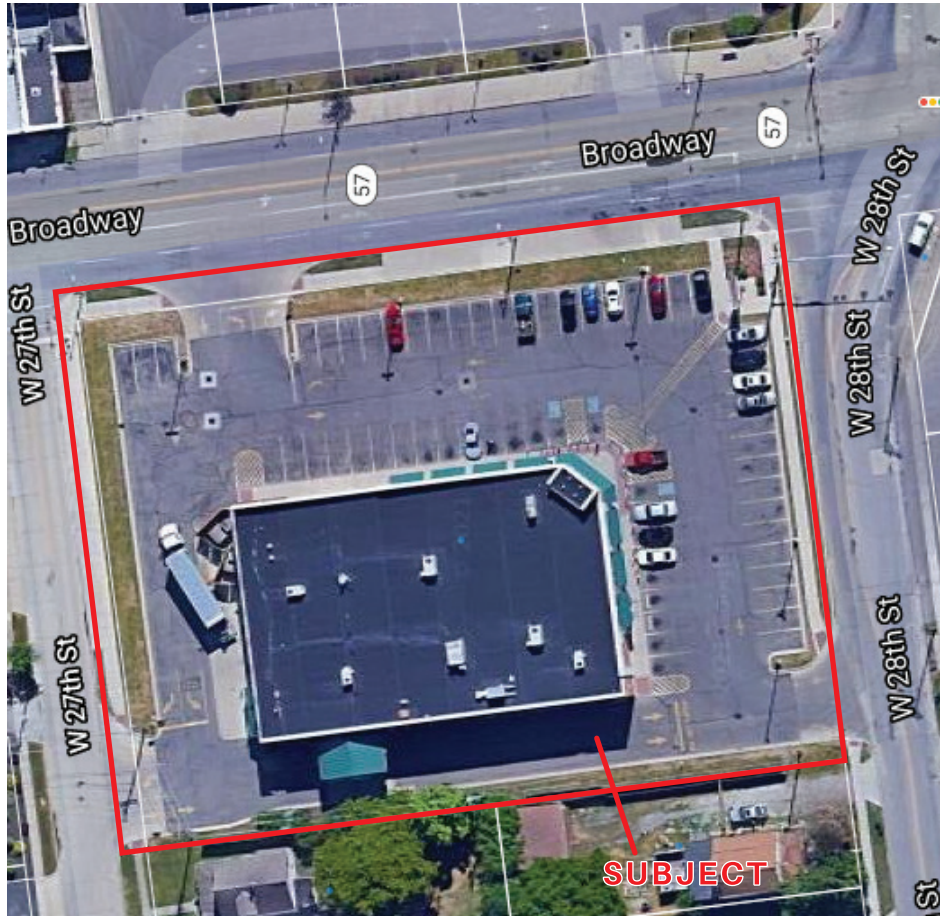
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**AMERICAN VALUE REALTY**

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## OFFERING SUMMARY

Address :	2730 Broadway Lorain, OH 44052 Cleveland MSA
Price :	\$ 5,713,000
Annual Rent :	\$ 328,500
Cap Rate :	5.75 %
Building :	14,550 SF
Land :	1.43 ac
Sale Interest :	Fee Simple (Building + Land)



## INVESTMENT HIGHLIGHTS



### Investment Grade Tenant (S&P BBB)



### Absolute Triple Net Lease

Walgreens operates under a passive absolute NNN lease with zero landlord responsibilities.



### Essential Retailer

As an essential retailer, Walgreens remained open and operating throughout COVID-19 and paid rent in full each month.



### Corner Location

The property is located at a signalized hard corner intersection.



### Long Term Stability

Walgreens has been operating 2730 Broadway since 2006 and has over 10 years of lease term remaining.

## LEASE SUMMARY

Tenant :	Walgreens
Address :	2730 Broadway Lorain, OH 44052 Cleveland MSA
Lease Guarantor :	Corporate
Building :	14,550 SF
Land :	1.43 ac
Lease Type :	Absolute Net Net Net
Annual Rent :	\$ 328,500
Lease Term :	
Lease Start :	9/18/2006
Lease End :	9/30/2031
Remaining Term :	10.4 years
Option Periods :	50 x 1 year
Rent Increases :	None
Taxes and Insurance :	Tenant Responsible
Maintenance :	Tenant Responsible
Roof and Structure :	Tenant Responsible
Landlord Responsibility :	None, absolute triple net
Right of First Refusal :	10 business days





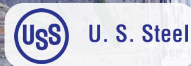
LAKE ERIE

N Leavitt Rd

58



Tower Blvd



57



Broadway



# TENANT OVERVIEW

## COMPANY PROFILE

Company	Walgreens Boots Alliance
Credit Rating	BBB
Stock Symbol	Nasdaq "WBA"
Business Use	Drug Store
Worldwide Locations	21,000+
U.S. Locations	9,500+
Total Assets	\$ 67.6 Billion ± (FY 2020)
Total Revenue	\$ 139.5 Billion ± (FY 2020)
Net Income	\$ 20.4 Billion ± (FY 2020)
Countries Served	11
Employees	450,000+
Headquarters	Deerfield, IL
Website	www.walgreensbootsalliance.com



**\$ 139.5 B**

Annual Revenue

**FORTUNE  
GLOBAL  
500**

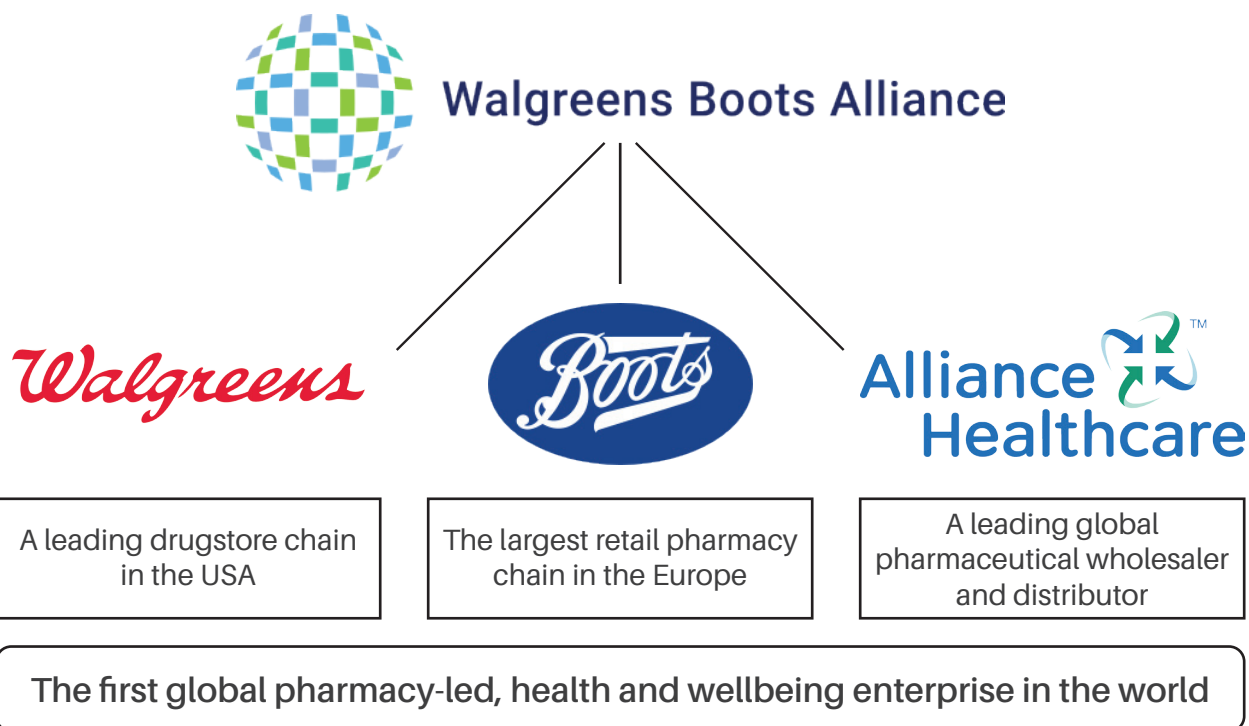
Ranked #16

**STANDARD  
& POOR'S**

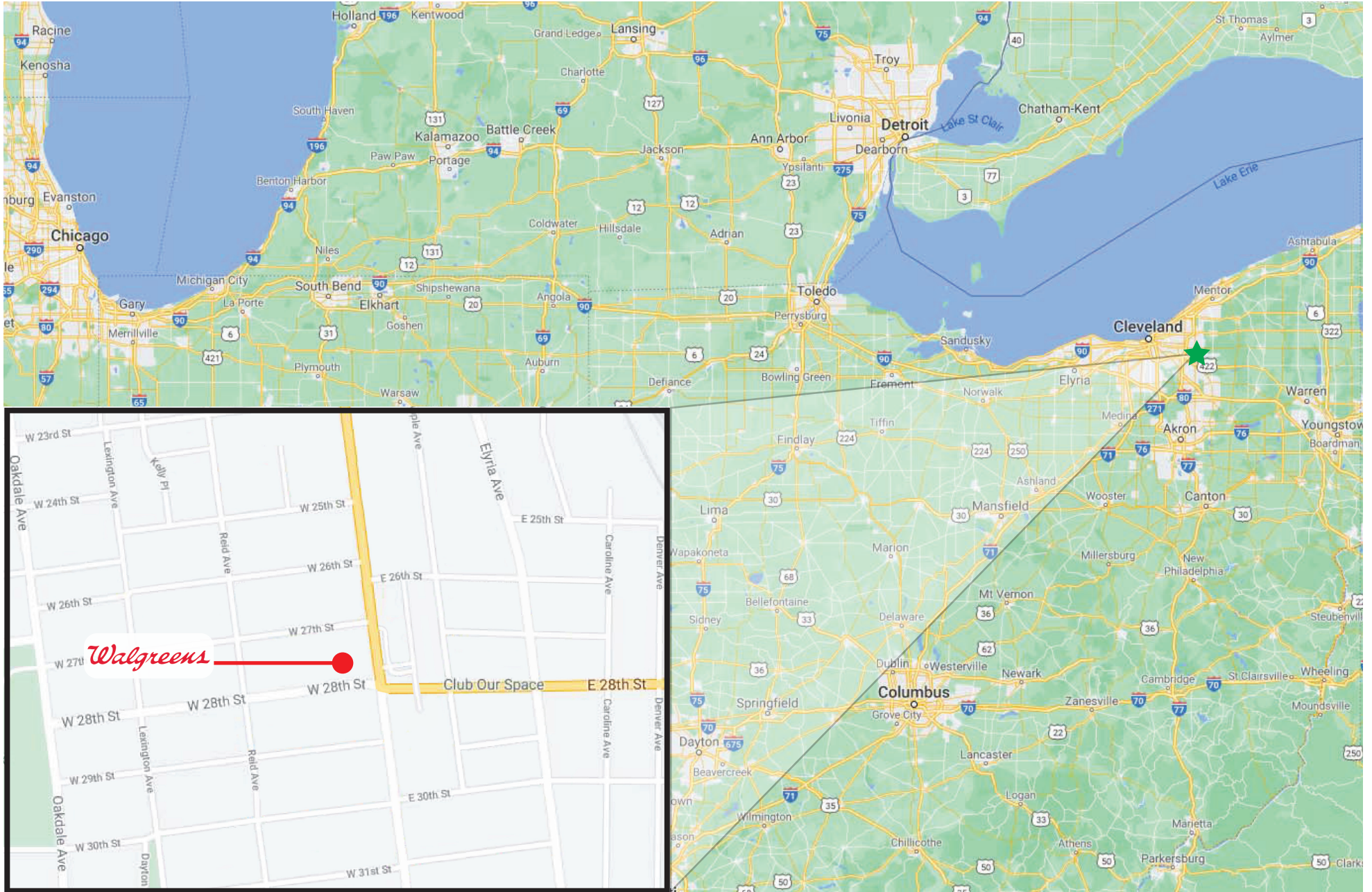
S&P Credit Rating: "BBB"

Walgreens Boots Alliance ("WBA") is an Illinois-based retail pharmacy and wholesale pharmaceutical multinational and the parent company of such drugstore chains as Walgreens and Boots. It is the first pharmacy led health and wellness enterprise in the world. WBA is the largest retail pharmacy, health and daily living desitination across the U.S. and Europe. The company's size, scale and expertise will help position it to expand the supply of, and address the rising cost of, prescriptions drugs in the U.S. and worldwide.

The company is ranked #16 in Fortune Global 500 and is included in Fortune's 2021 list of the World's Most Admired Companies (ranked first in the food and drugstore category). This is the 28<sup>th</sup> consecutive year that WBA has been named to the list. The company's Walgreens division employs over 225,000 workers and operates more than 9,500 drugstores in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.



2730 BROADWAY, LORAIN , OH 44052



DEMOGRAPHICS

2730 BROADWAY, LORAIN, OH 44052



Population

1 mile    3 miles    5 miles

2020 Population	9,655	64,718	109,038
2025 Population	9,690	65,441	111,043
2020-2025 Annual Growth Rate	0.07 %	0.22 %	0.37 %
2020 Median Age	35.3	38.6	40.6



Households

2020 Total Households	3,608	25,800	42,708
2025 Total Households	3,647	26,764	45,512
2020-2025 Annual Growth Rate	0.14 %	0.31 %	0.45 %



Households Income

2020 Average Household Income	\$ 46,703	\$ 52,169	\$ 62,189
2025 Average Household Income	\$ 50,499	\$ 56,236	\$ 66,789



109,038 K

2020 5-Mile  
Population



\$ 62,189

2020 5-Mile  
Avg. Household Income

