

# Walgreens

## Single Tenant Net Lease

Located in an affluent suburb of Chicago

3 E Golf Road | Arlington Heights, IL | 60005



Colliers





## PROPERTY OVERVIEW

Colliers National Net Lease Group is pleased to offer to qualified investors, the unique opportunity to purchase a fee simple, Corporate Guaranteed, Net Lease Walgreens in Arlington Heights, IL. This property sits at the signalized corner of Golf Road and Arlington Heights Road in a dense retail corridor with surrounding tenants that include; Aldi, Lowe's, Starbucks and the International Plaza Shopping Center. The adjacent Chase Bank branch has exceptional deposits indicating high consumer traffic to the area. This truly unique offering provides investors an opportunity to obtain a free standing Corporate Guaranteed asset in an affluent suburb of Chicago.

## INVESTMENT HIGHLIGHTS

- Single Tenant Net Lease Walgreens
- Property Sits at Highly Trafficked Signalized Intersection
- Located in an affluent suburb of Chicago
- Store Sales Well Above National Average

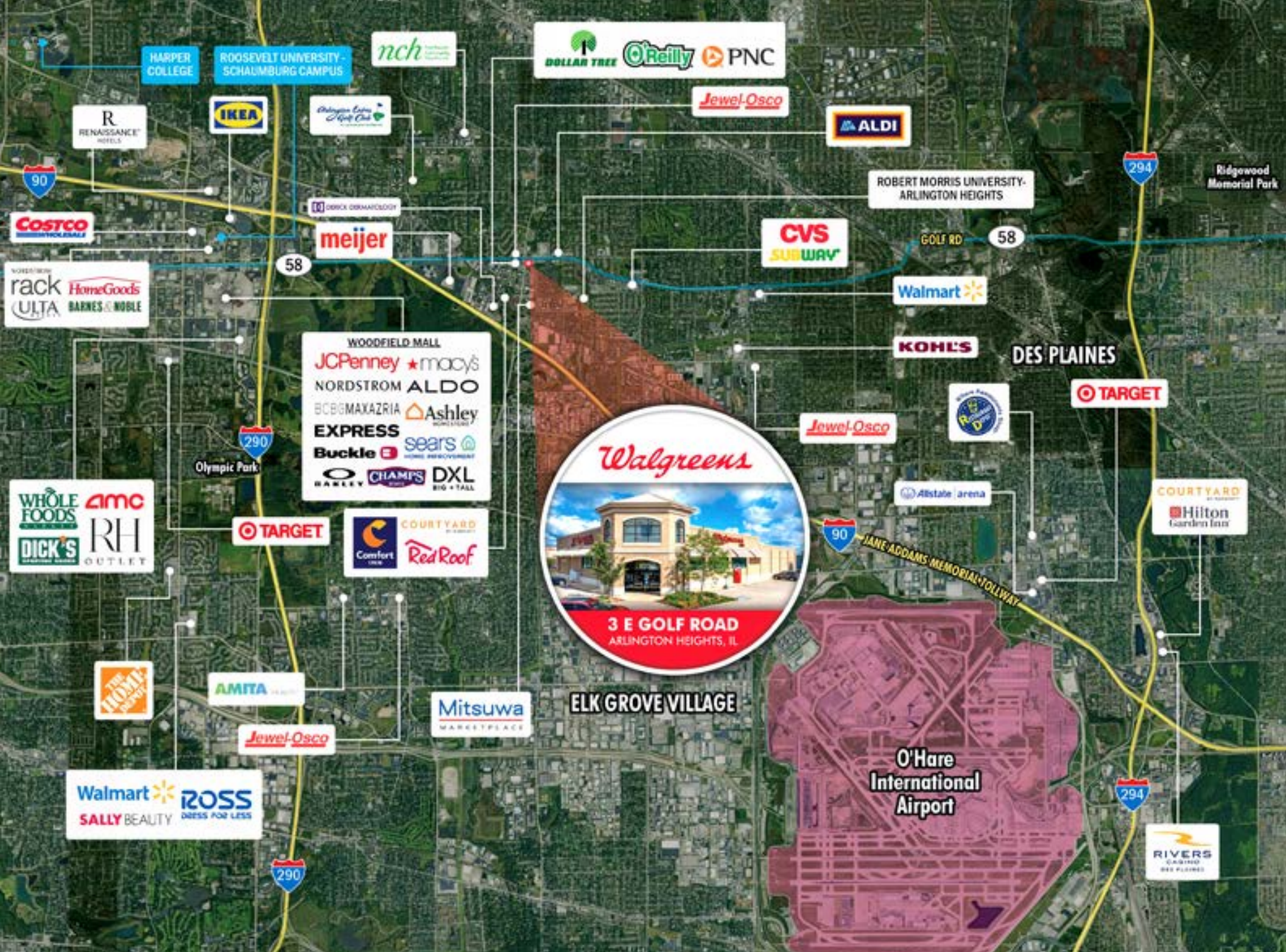
*Walgreens*



PARCEL DETAILS	
APN	08-16-201-024
Building Size	14,725 SF
Land Size	50,094 SF (1.15 Acres)



PRICING DETAILS	
List Price	\$5,888,000
CAP Rate	6.3%
Annual Rent	\$368,000
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	Walgreens
Lease Start	November 1, 2000
Lease Expiration	November 30, 2025
Lease Term	25 Years
Term Remaining On Lease	4 Years
Base Rent	\$368,000
Rental Adjustments	-
Option Periods	Multiple (5) Year option Periods
Lease Type	NN Lease
Roof & Structure	Landlord Responsible





## TENANT OVERVIEW

Walgreen Co. is the second-largest pharmacy store chain in the U.S., operating some 9,560 mostly freestanding Walgreens stores in all 50 US states, the District of Columbia, the Virgin Islands, and Puerto Rico. But it’s the brand face of Walgreens Boots Alliance, a company with a worldwide reach. For the US subsidiary, prescription drugs account for about 70% of sales; the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries. Most Walgreens stores offer drive-through pharmacies and one-hour photo processing. Walgreen acquired the Swiss-based Alliance Boots to form Walgreens Boots Alliance in 2014.

### WALGREENS BOOTS ALLIANCE

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise.

- Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe.
- Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25 countries and employ more than 385,000 people.



COMPANY OVERVIEW		
Type	Subsidiary - Walgreens Boots Alliance	
Industry	Food & Drug Stores	
Revenue	\$139,537M	
Headquarters	Deerfield, Illinois	
Locations	9,560 Nationally	
Employees	277,000	
Website	www.walgreens.com	



 **2nd Largest**  
Pharmacy Store  
Chain in U.S.

 **9,560**  
Walgreens  
Pharmacies

 Walgreens Boot Alliance  
Ranked  
**16th**  
in Fortune Global 500

 Rated  
**BBB**  
by **S&P**  
Investment Grade  
Credit





## Village of Arlington Heights

Arlington Heights is a municipality in Cook and Lake Counties in Illinois. A suburb of Chicago, it lies about 25 miles northwest of the city's downtown. The population was 75,634 at the 2017 census. It is the most populous community in the United States that is incorporated as a “village”, and is the 13th most populous municipality in Illinois.

Arlington Heights is known for Arlington Park Race Track, home of the Arlington Million, a Breeders’ Cup qualifying event; it also hosted the Breeders’ Cup World Thoroughbred Championships in 2002. The village is also home to the Arlington Heights Memorial Library, which has one of the largest collections of books in the state.

Arlington Heights is an attractive destination for homebuyers, shoppers, businesses and visitors with its dynamic economy, award-winning schools, library, park district, a highly acclaimed Northwest Community Hospital.



## Arlington Heights

### Economy

Arlington Heights has experienced a recent boom in development of condos, restaurants and other businesses in the Central Business District or downtown area of Arlington Heights, with restaurants experiencing the greatest overall success. Some of the most popular restaurants include Javier’s Sabor Mexicano, Peggy Kinanes, Mago Grill, TTOWA Korean Bistro, Shakou, La Tasca and Francescas. Although land and space is now limited in Arlington Heights, business and community development along with community design are key concerns. The Village of Arlington Heights is also instrumental in business, residential and community development. The community is served by many fine hotels.

BYD Company, a Chinese technology firm, has a sales office in Arlington Heights.

### Top employers:

#	Employer	# of Employees
1	Arlington International Racecourse	4,500
2	Northwest Community Healthcare	3,600
3	Arlington Heights High School District #214	1,700
4	Clearbrook	1,500
5	Lutheran Home	800
6	Paddock Publications	500
7	Alexian Brothers Health System	500
8	Clearbrook	450
9	Kroeschell Inc.	450
10	Village of Arlington Heights	450



**Arlington Heights offers businesses a prime location, transportation infrastructure, skilled workforce, livability, strong sense of community, and a dynamic, diverse economy.**





### Ideal Location

Location is the reason Arlington Heights has become Chicago's largest northwest suburb and why 4,000 companies call this community home. Arlington Heights is easily accessible by land, air and commuter rail: minutes off four major expressways, just eight miles northwest of O'Hare International Airport and only 45 minutes from downtown Chicago. Regular stops at Arlington Heights' two Metra train stations get business commuters to downtown Chicago in 33 minutes during rush hour. The proposed Star Line transit system will have a future station in Arlington Heights.

- **Area:** 16 Square Miles
- **County:** Cook
- **Government:** Council-Manager
- **Population:** 75,634 (2017 Census Estimate)
- **Income:** \$103,988 average household income (2015 Census Estimate)
- \$87,790 median household income (2017 Census Estimate)
- \$42,725 per capita income (2015 Census Estimate)
- **Housing:** 31,769 housing units (2015 Estimate)  
75% owner-occupied  
25% renter-occupied
- **Employment:** 43, 304 jobs (UI-Covered Employment)
- **Office Development:** 5 million square feet including major office complexes and headquarters
- **Industrial/Flex Development:** 5.6 million square feet with three industrial corridors
- **Retail Development:** 5.1 million square feet including 40 shopping centers \$1.27 billion (Retail Sales 2017)
- **Entertainment:** Metropolis Performing Arts Centre; Arlington International Racecourse, and CMX Cinemas
- **Lodging:** Nine national chain Hotels and Motels Nearly 1,700 rooms
- **Restaurants:** Approximately 200 Establishments







Population	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	13,403	106,572	254,522
Projected Population (2025)	13,149	104,972	250,851
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	5,454	42,439	102,549
Projected Households (2025)	5,358	41,893	101,270

**POPULATION DENSITY**  
**106,572+ RESIDENTS**  
**WITHIN 3-MILE RADIUS**

Daytime Population  
people per block group

- 5,000 or more
- 3,500 to 5,000
- 2,000 to 3,500
- 1,000 to 2,000
- 500 to 1,000
- Fewer than 500



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2020)	\$100,052	\$112,470	\$114,768
Median Household Income (2020)	\$76,140	\$83,718	\$86,941
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2020)	915	5,742	14,020
Total # of Employees (2020)	12,889	92,756	244,882

**HOUSEHOLD INCOME**  
**\$112,470 AHHI**  
**WITHIN 3-MILE RADIUS**

Average Household Income  
by block group

- \$150,000 or more
- \$125,000 to \$150,000
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than \$50,000





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