



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Rite Aid

39155 Washington Street
Palm Desert, CA 92211

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Rite Aid Located at the Corner of Washington Street & Wildcat Drive in the Heart of Palm Desert, CA. This Property Has 6+ Years Remaining on the Base Term of the Lease and Features Rare 5% Increases at Each of the 6 x 5 Year Option Periods Providing a Hedge Against Inflation. The Building Includes a Double Lane Drive-Thru and Rite Aid Has Added a GNC Live Well Inside As Well. Rite Aid is the Third Largest Drugstore Chain in the Country Operating Over 2,500 Locations. This Asset Sits Strategically Across the Street From Sun City Palm Desert Active Adult Community With Over 5,000 Homes Providing a Built-In Customer Base For a Drug Store. It's Also Located Across From Eisenhower Health Center and a DaVita Dialysis Clinic Adding to the Existing Base. With Close Freeway Proximity, Strong Traffic Counts & an Affluent Trade Area, This Asset is Perfect For a 1031 Investor. This Deal Offers a Long-Term Secure Income Stream, Strong Yield With a Pandemic & Recession Resistant Tenant.

OFFERING SUMMARY

PRICE	\$7,250,000
CAP	7.25%
NOI	\$525,398
PRICE PER SF	\$419.75
GUARANTOR	Rite Aid Corporation, A Delaware Corporation

PROPERTY SUMMARY

ADDRESS	39155 Washington Street Palm Desert, CA 92211
COUNTY	Riverside
BUILDING AREA	17,272 SF
LAND AREA	1.79 AC
BUILT	2007

ACTUAL PROPERTY IMAGES



HIGHLIGHTS

BEST IN CLASS FEATURING STRONG YIELD

- 6+ Years Remaining on Base Term of the Lease
- Corporately Guaranteed Lease By Rite Aid Corporation (NYSE: RAD) - Over 2,500 Locations
- NN Lease Structure With Minimal Landlord Responsibilities
- Rare 5% Rental Increases at Each Option Period Provides Hedge Against Inflation
- Double Lane Drive-Thru Prototype Building and Features GNC Live Well
- Strong Initial Yield of 7.25% Increasing to 7.61% in Year 7

DAILY NEEDS & NECESSITY BASED TENANT

- Tenant Has Remained Open and Paying Rent Throughout the COVID-19 Pandemic
- Rite Aid is the Largest Drug Store Chain on the East Coast and the Third Largest Drugstore Chain in the Country
- Drug Stores Provide a "Daily Needs" For Consumers Making the Property Pandemic and Recession Resistant

DOMINANT LOCATION & BUILT IN CUSTOMER BASE

- Located Directly Across the Street From Sun City Palm Desert Active Adult Community Featuring Over 5,000 Homes Providing Built in Customer Base
- The Site Boasts Ample Parking and Two Ingress/Egress Points, Which Make the Property Easily Accessible to Nearby Traffic
- Close Freeway Proximity - Located Within One Block From Interstate 10
- Strong Traffic Counts - Over 145,596 Vehicles Per Day on Washington Street and Interstate 10
- Affluent Trade Area - Average Household Income Over \$103,163 Within a 3-Mile Radius
- Dense Population Base - Over 47,078 People Within a 3-Mile Radius
- Across From Eisenhower Health Center and the DaVita Dialysis Clinic Offering Additional Built in Customers
- Nearby Retailers and Businesses Include: DaVita Kidney Care, Bank of America, Taco Bell, Comfort Suites, Sherwin Williams, Del Taco, Stater Bros Markets and More

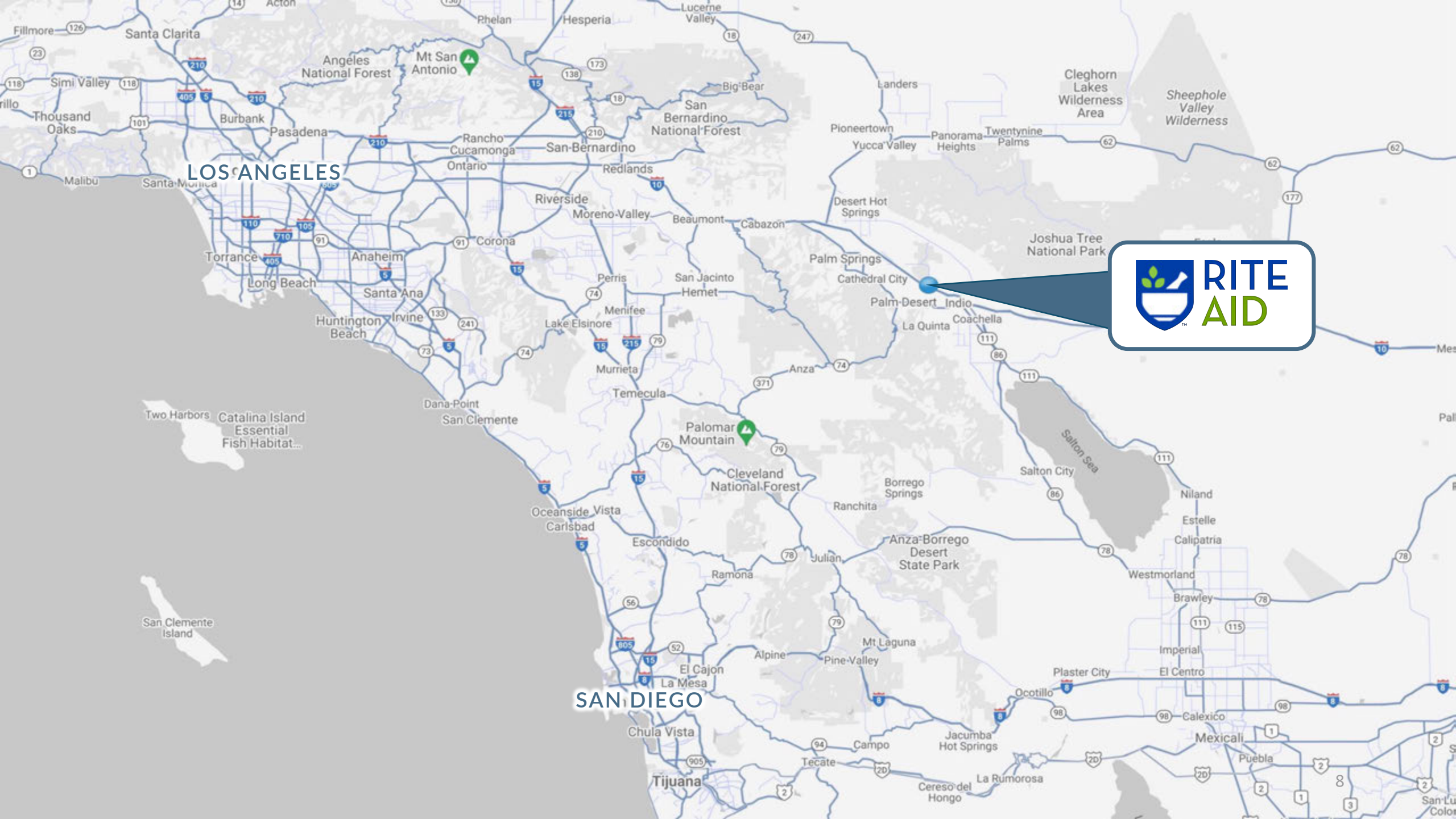


LEASE SUMMARY

TENANT	Rite Aid
PREMISES	A Building of Approximately 17,272 SF
LEASE COMMENCEMENT	November 7, 2007
LEASE EXPIRATION	January 31, 2028
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	5% at Option Periods
LEASE TYPE	Double Net (NN)
USE	Drugstore
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
17,272 SF	\$525,398	\$30.42





LOS ANGELES

SAN DIEGO





JW MARRIOTT

Ronald Reagan
Elementary School

David J
Gleason

ACME
MOVING & STORAGE

ALLIED UNIVERSAL

Sun-Tech
WINDOW TINTING

PEARPOINT

LifeStorage

Desert Car
Medics

U-HAUL

B-OK
Locksmiths

Desert
Shores

planIT
PRINT WORKS

MASTER SHIELD

purchase
green
Artificial Grass

The Management Trust
Commercial Management, Built Offshoots

RT'S
ROOF TILE
SPECIALTY

Vista
paint

fix

dvs

New Visions
Golf Cart Repair

iGolf
ValueGuide

Turn to the trade

BIMBO
Bakeries USA

Spectrum
Custom Design

Emser Tile

CSI

CED
GREENTECH

mi

Modat ITALY
FASHION FOR MEN

Apria
Healthcare

Parts Authority

SCHULTZ
OFF ROAD

SiteOne
LANDSCAPE SUPPLY

THE BROWN BAG
LANDSCAPING AND MORE

Davita
Kidney Care

EISENHOWER HEALTH

RITE
AID

TACO BELL

BANK OF AMERICA

6

Washington St

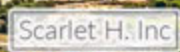
Sun City Palm Desert
Active Adult Community
Featuring Over 5,000 Homes



Washington St

Wildcat Dr

EISENHOWER HEALTH



 **RITE
AID**

Walgreens **STATER BROS.** markets
CHASE **1STBANK**

Sun City Palm Desert
Active Adult Community
Featuring Over 5,000 Homes

Comfort SUITES
TACO BELL **DEL TACO**
SHERWIN-WILLIAMS **Bank of America**

BURGER KING  **McDonald's**
POPEYES **Winchell's**
Diner Drive-In

Sonny Bono Memorial Fwy

Quick Lane
TIRE & AUTO CENTER

EoS FITNESS
LifeStorage
SHERWIN-WILLIAMS

True Value



WELLS FARGO 
LifeStorage

Carl's Jr. 
ExtraSpace Storage **Dunn Edwards PAINTS**

Washington St

GROCERYOUTLET
Bargain Market
Kentucky Fried Chicken **DQ**

Albertsons  **DOLLAR TREE**
 **CVS pharmacy**
 **Little Caesars**  **jiffy lube**

Ralphs **HomeGoods**
Walgreens **BIG O TIRES**
Jack in the box  **Wienerschnitzel**

PALM DESERT | RIVERSIDE COUNTY | CA

The City of Palm Desert is centrally located in the heart of the Coachella Valley in southeastern Riverside County in California. Known as the cultural and retail center of the desert communities, the city is only 125 miles east of Los Angeles and just 15 miles east of Palm Springs. The City of Palm Desert incorporated on November 26, 1973. The city comprises an area of approximately 26 square miles. The City of Palm Desert had a population of 52,530 as of July 1, 2021. In addition to permanent residents, approximately 20,000 seasonal residents make Palm Desert their home for three to six months each year. As a community where economic, environmental, social, and cultural development flourishes, Palm Desert is a much sought-after place to visit and reside.

Palm Desert is a thriving, fiscally sound community with a variety of first class amenities normally found in much larger cities. With over \$1.5 billion in retail and restaurant sales, the City of Palm Desert is the economic powerhouse of the Coachella Valley. From entry-level jobs to top management posts, from blue-collar tradesman to white-collar professional, Palm Desert's broad commercial base and growing population continue to create outstanding job opportunities. Key Industries include hospitality/tourism, service support, and retail trade. Noted for its extensive array of retail options, including the world-famous upscale shopping destination of El Paseo, Palm Desert is home to a variety of malls and retail centers including Westfield Palm Desert, Desert Crossing, The Gardens on El Paseo, and El Paseo Village. Major Employers include: JW Marriot-Desert Springs Resort & DS Villas, Universal Protection Services, Securitas-Security Service USA, Avida Caregivers and Organization of Legal Pro's.

Many visitors are drawn to the City of Palm Desert for its climate, desert beauty, sparkling resorts and world-class golfing, but business is drawn to the city for its growth. Palm Desert is the first city in Riverside County to create a public art program and is home to numerous cultural attractions including: the McCallum Theatre for the Performing Arts, a 1,127-seat theater that hosts a wide variety of A-list entertainers, touring theatrical productions and arts-related educational programs; the Living Desert Zoo and Gardens, a 1,200-acre facility containing a wide array of plants and animals from desert regions around the world; and the Palm Desert Art in Public Places program, a museum without walls, featuring more than 150 works of art on permanent display throughout the city. Augua Caliente Cultural Museum focuses on the Augua Caliente Band of the Cahuilla Indians. The Hopalong Cassidy Trail is popular for bicycle riding, hiking and horseback riding. The Coachella Valley features more than 100 golf courses including the popular Desert Willow Golf Resort located in Palm Desert. Visitors enjoy the scenic balloon flights.

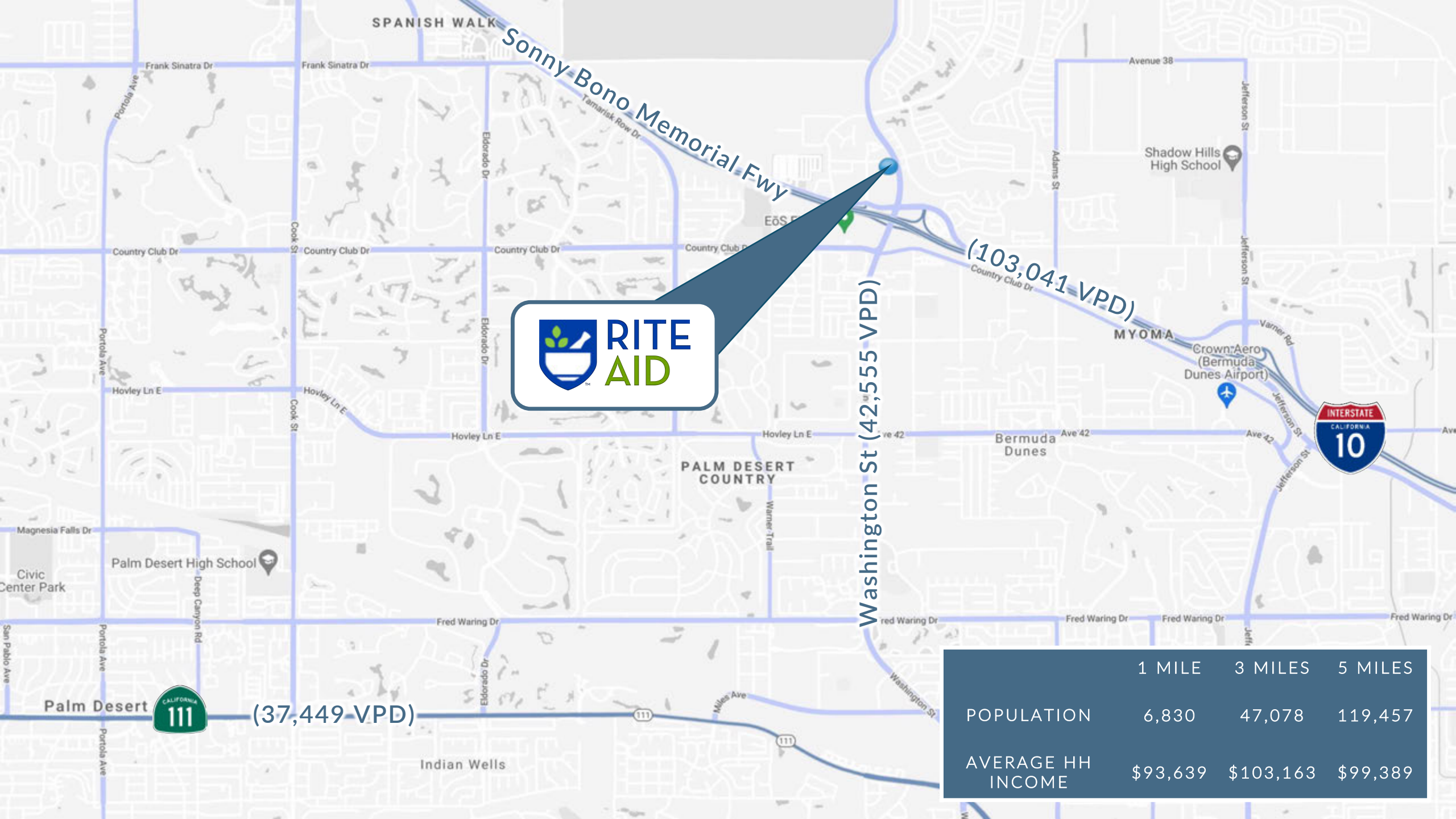


JW MARRIOT-DESERT SPRINGS RESORT



LIVING DESERT ZOO AND GARDENS





Washington St (42,555 VPD)

(103,041 VPD)

(37,449 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	6,830	47,078	119,457
AVERAGE HH INCOME	\$93,639	\$103,163	\$99,389

RITE AID

TENANT PROFILE

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. Rite Aid Corporation is on the front lines of delivering healthcare services and retail products to Americans 365 days a year. Our pharmacists are uniquely positioned to engage with customers and improve their health outcomes. We provide an array of whole being health products and services for the entire family. As the trusted, everyday care connector, Rite Aid drives lower healthcare costs through better coordination, stronger engagement, and personalized services that help you achieve whole health for life. Through Elixir, we provide pharmacy benefits and services to millions of members nationwide.

The company operates through two segments, Retail Pharmacy and Pharmacy Services. As of April 28, 2021, the company operated approximately 2,500 retail pharmacy locations in 17 states. Rite Aid Corporation was founded in 1962 and is headquartered in Camp Hill, Pennsylvania. The company ranked No. 150 in the 2020 Fortune 500 list of the largest United States corporations by total revenue. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S.



COMPANY TYPE
NYSE: RAD



FOUNDED
1962



OF LOCATIONS
2,500+



HEADQUARTERS
Camp Hill, PA



WEBSITE
riteaid.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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