

Marcus Millichap

PATEL YOZWIAK GROUP

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Marcus & Millichap



# Walgreens

10686 University Ave. NW, Minneapolis, MN 55448

### PRESENTED BY

### Dan Yozwiak

First Vice President, Investments
Patel Yozwiak Group
Columbus Office
Office (614) 360-9036
dan.yozwiak@marcusmillichap.com

License: OH: SAL.2008003600

### Nathan Coe

First Vice President, Investments
The Hatcher Group
Columbus Office
Office (614) 360-9801
nathan.coe@marcusmillichap.com
OH: SAL.2015003418

### **Darpan Patel**

First Vice President, Investments
Patel Yozwiak Group
Tampa Office
Office (513) 878-7723

darpan.patel@marcusmillichap.com License: OH: SAL 2012000748

### Joe Sparano

Associate
Patel Yozwiak Group
Columbus Office
Office (614) 360-9047

joe.sparano@marcusmillichap.com License: OH: SAL.2017002204

Steve Chaben Broker of Record Lic #: 6502387903

# Marcus & Millichap

OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM

#### Tenant Name

# Walgreens

Walgreens Boots Alliance, Inc., together with its subsidiaries, operates a network of drugstores in the United States. It provides consumer goods and services, pharmacy, and health and wellness services through drugstores, as well as through mail, and by telephone and online. The company provides specialty pharmacy services and sells prescription and non-prescription drugs; and general merchandise, including convenience and fresh foods, household items, personal care, photofinishing and candy, and beauty care. In addition, the company manages in-store convenient care clinics (Healthcare Clinics). It operates over 9,500 locations in 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. The company also manages approximately 400 Healthcare Clinics and provider practice locations.

2020 Sales Volume

\$72B

**Credit Rating** 

S&P: BBB

Ownership

**Public** 

Number of Locations:

9,500+



# Walgreens

10686 University Ave. NW, Minneapolis, MN

**OFFERING PRICE** 

\$2,500,000

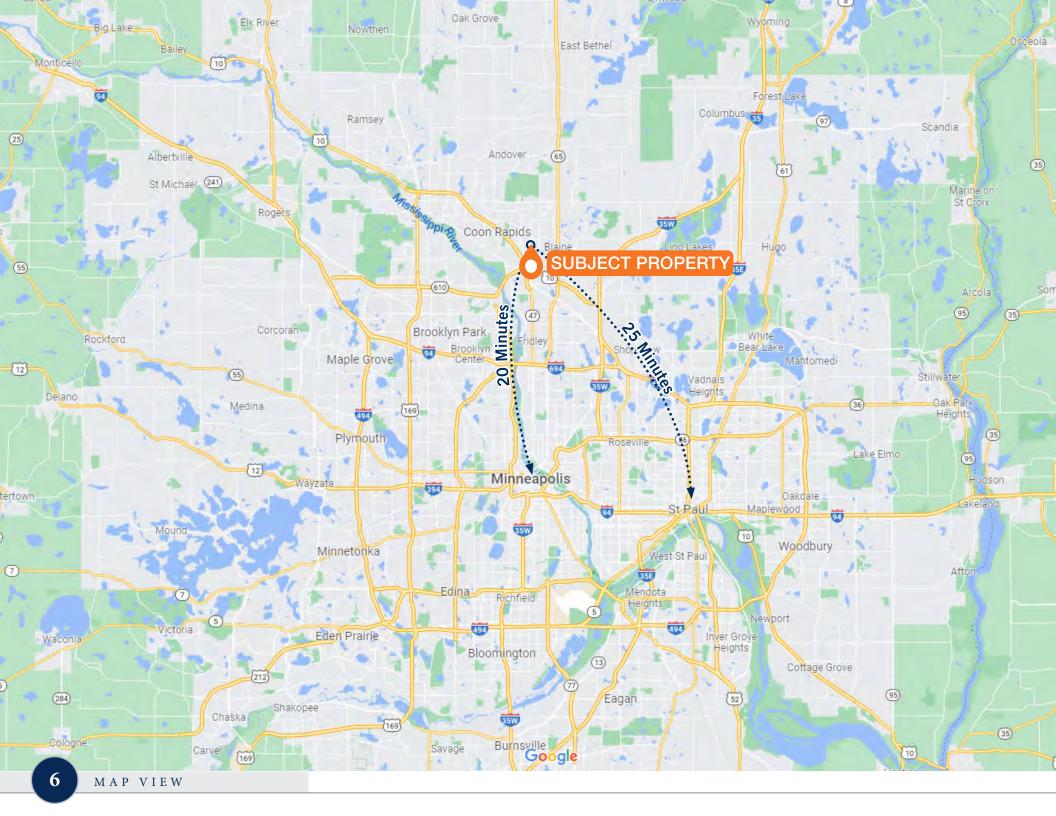
CAP RATE

5.71%

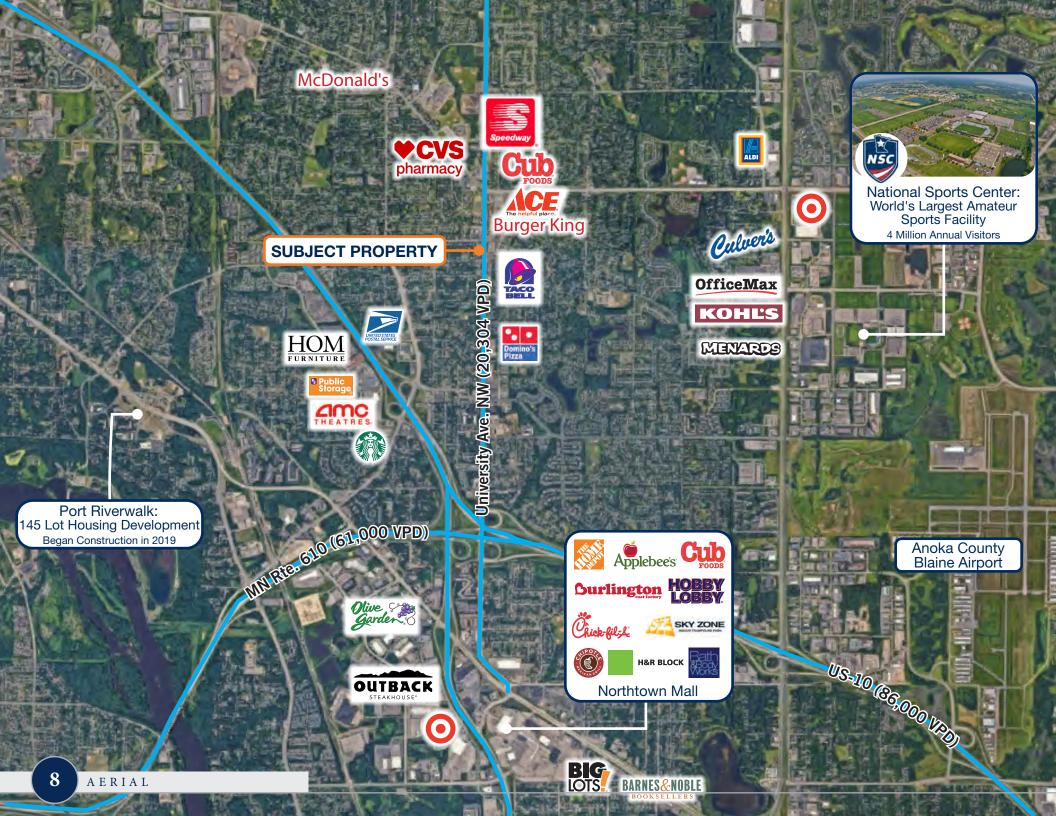
**GROSS LEASABLE AREA** 

13,133 SF

- ▶ Absolute Net Lease with Just Over Seven Years Remaining | Zero Landlord Responsibilities
- ▶ Excellent Store Sales with a Strong Commitment to Location with Over 35-Years of Occupancy
- ► Six, Five-Year Renewal Options
- ► Corporate Guarantee I (NYSE: WBA) with S&P "BBB/Stable" Investment-Grade Credit
- ▶ Walgreens is #19 on Fortune 500 | \$139 Billion in Revenue (FY 2020)
- ► Hard Corner Location at the Signalized Intersection of Egret Blvd. NW and University Ave. NW Which Sees Over 25,000 VPD
- ▶ 38 Percent Median Household Income Growth Since 2000 within Five Miles with 15 Percent Projected Growth by 2026
- ▶ Nearly 190,000 Residents and Over 162,000 Employees within Five Miles
- ▶ 20 Minutes North of Downtown Minneapolis and 25 Minutes NW of Downtown St. Paul | Top Two Most Populous Cites in Minnesota

















# PRICING DETAILS // 10686 University Ave. NW, Minneapolis, MN

THE OFFERING		
Property		Walgreens
Property Address	10686 University Ave. N	W, Minneapolis, MN
LIST PRICE		
LIST FINIOL		
Price	Cap Rate	Price/SF
\$2,500,000	5.71%	\$190.36

PROPERTY DESCRIPTION	
Year Built	1994
Gross Leasable Area	13,133 SF
Type of Ownership	Fee Simple
Lot Size	+/- 1.39 Acres
Occupancy	Single Tenant
Parking	65 Spaces
Zoning	Commercial

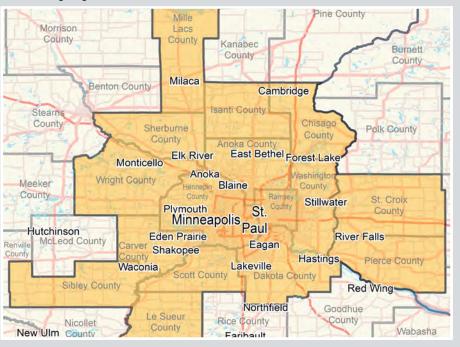


TENANT	Walgreens				
GUARANTOR	Corporate				
ORIGINAL LEASE TERM	20 Years				
LEASE COMMENCEMENT	7/10/1993				
LEASE EXPIRATION	4/30/2029				
LEASE TYPE	Absolute Net				
GLA	13,133 SF	_			
RENT ESCALATIONS	Term	\$/SF	Monthly	Annual	Increase
	Current - 04/30/2029	\$10.88	\$11,908	\$142,897	-
RENEWAL OPTIONS	Six, 5-Year Options				
LANDLORD REPAIRS & MAINTENANCE	None				
TENANT REPAIRS & MAINTENANCE	AII				
RIGHT OF FIRST REFUSAL	Yes, Within 28 Days				

# MARKET OVERVIEW // Minneapolis Metro Area

#### **MINNEAPOLIS METRO OVERVIEW:**

The Minneapolis-St. Paul metro is a hub for corporate headquarters, consisting of 16 counties, 14 in the southeastern portion of central Minnesota and two in western Wisconsin. The metro has a population of roughly 3.6 million people and covers 6,364 square miles. Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota and St. Croix rivers. The Twin Cities of Minneapolis and St. Paul straddle the Mississippi River. The Twin Cities metro area encompasses the seven core counties of the region, the most populous being Hennepin County with more than 1.2 million residents. Minneapolis is the most populated city in the state with almost 413,000 citizens, followed by St. Paul, the capital city, which has approximately 302,000 people.



### **MINNEAPOLIS METRO HIGHLIGHTS:**



#### DIVERSE ECONOMIC BASE

The metro's economy includes food production and delivery, information technology, biomedical technology, retail, finance, and logistics.



#### ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's high quality of living, skilled and growing labor force, as well as the strong work ethic.



#### ABUNDANCE OF HIGHER EDUCATION

More than 20 colleges and universities are located throughout the metro, producing a highly educated pool of workers.

### **ECONOMY HIGHLIGHTS:**

- The metro's diverse economic base includes 16 Fortune 500 companies such as Target, UnitedHealth Group, 3M, Ameriprise Financial, Ecolab, U.S. Bancorp and General Mills.
- A strong manufacturing sector encompasses both traditional and high-tech manufacturing.
- Medical institutions including the University of Minnesota and the Mayo Clinic underpin a growing biomedical research and development sector.
- Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District, which services Minnesota, the Dakotas, Montana and portions of Michigan and Wisconsin.

#### MINNEAPOLIS METRO DEMOGRAPHICS









# MARKET OVERVIEW // Coon Rapids, MN



Coon Rapids is a northern suburb of Minneapolis, and is the largest city in Anoka County, Minnesota, United States. It is the thirteenth largest city in Minnesota and the seventh largest Twin Cities suburb.

While commercial traffic on the Mississippi River once passed through Coon Rapids - steamboats could reach as far north as St. Cloud under certain conditions - the construction of the Coon Rapids Dam marked the city as the northern terminus of the navigable portion of the river. U.S. Highway 10 and Minnesota State Highways 47 and 610 are three of the main routes in the city.

Coon Rapids Riverdale Station is served by the Northstar Commuter Rail line connecting the northwest suburbs and downtown Minneapolis; the line opened in November 2009.

Coon Rapids is home to the headquarters of medical device manufacturer RMS Company, healthcare and housing provider, Mary T, Inc., furniture retailer HOM Furniture, and printers/publishers John Roberts

Company and ECM Publishers.

The city is home to Anoka-Ramsey Community College, which offers a wide variety of 2- and 4-year programs. The college awarded 754 Associate degrees in 2013



### Marcus & Millichap Patel yozwiak group

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	12,439	77,390	194,791
2020 Estimate			
Total Population	12,233	76,121	189,242
2010 Census			
Total Population	11,665	72,555	176,412
2000 Census			
Total Population	11,603	67,581	157,676
Daytime Population			
2020 Estimate	8,661	69,420	162,116
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	4,645	30,825	73,221
2020 Estimate			
Total Households	4,523	30,051	70,631
Average (Mean) Household Size	2.7	2.5	2.7
2010 Census			
Total Households	4,240	28,213	65,057
2000 Census			
Total Households	4,146	25,235	56,401
Occupied Units			
2025 Projection	4,689	31,280	74,428
2020 Estimate	4,564	30,487	71,738
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$150,000 or More	5.2%	10.1%	15.0%
\$100,000-\$149,999	21.4%	20.6%	23.0%
\$75,000-\$99,999	19.7%	18.1%	17.7%
\$50,000-\$74,999	21.3%	20.0%	18.1%
\$35,000-\$49,999	12.7%	12.7%	10.6%
Under \$35,000	19.7%	18.4%	15.6%
Average Household Income	\$77,129	\$86,801	\$100,777
Median Household Income	\$70,188	\$73,479	\$82,841
Per Capita Income	\$28,554	\$34,349	\$37,661

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$66,942	\$67,905	\$72,474
Consumer Expenditure Top 10 Categories			
Housing	\$19,478	\$19,877	\$21,203
Transportation	\$12,917	\$13,055	\$13,776
Food	\$8,041	\$8,151	\$8,630
Personal Insurance and Pensions	\$7,887	\$8,148	\$8,920
Healthcare	\$5,742	\$5,710	\$5,971
Entertainment	\$4,184	\$4,191	\$4,480
Cash Contributions	\$2,143	\$2,150	\$2,393
Apparel	\$2,003	\$2,025	\$2,176
Gifts	\$1,913	\$1,942	\$2,171
Education	\$1,359	\$1,396	\$1,576
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	12,233	76,121	189,242
Under 20	25.0%	25.1%	26.7%
20 to 34 Years	20.4%	20.5%	19.2%
35 to 39 Years	7.4%	7.6%	7.4%
40 to 49 Years	12.1%	12.0%	12.7%
50 to 64 Years	19.5%	20.0%	20.3%
Age 65+	15.6%	14.9%	13.8%
Median Age	38.0	37.8	37.7
Population 25+ by Education Level			
2020 Estimate Population Age 25+	8,463	52,817	128,433
Elementary (0-8)	2.9%	2.3%	2.4%
Some High School (9-11)	5.2%	4.0%	3.6%
High School Graduate (12)	34.4%	30.9%	26.9%
Some College (13-15)	26.4%	24.5%	23.2%
Associate Degree Only	12.3%	12.3%	12.3%
Bachelor's Degree Only	14.4%	18.2%	21.8%
Graduate Degree	4.4%	7.8%	9.8%



# Marcus & Millichap PATEL YOZWIAK GROUP

### PRESENTED BY

#### Dan Yozwiak

First Vice President Investments
Columbus Office
Office (614) 360-9036
Dan. Yozwiak@marcusmillichap.com
License: OH SAL.2008003600

#### Nathan Coe

First Vice President Investments
Columbus Office
Office (614) 360-9801
nathan.coe@marcusmillichap.com
OH: SAL.2015003418

### Darpan Patel

First Vice President Investments
Tampa Office
Office (513) 878-7723
Darpan.Patel@marcusmillichap.com
License: OH SAL.2012000748

### Joe Sparano

Associate
Patel Yozwiak Group
Columbus Office
Office (614) 360-9047
joe.sparano@marcusmillichap.com
License: OH: SAL.2017002204

Steve Chaben Broker of Record Lic #: 6502387903

