

OFFERING MEMORANDUM

# Walgreens

WALGREENS BOOTS ALLIANCE, INC  
CORPORATE GUARANTEE  
NASDAQ: WBA

1225 UNION BLVD  
SAINT LOUIS, MO

**\$3,685,741 | 7.00% CAP**

**NNN**  
Retail Investment Group



ACTUAL BUILDING





## EXCLUSIVELY LISTED BY

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WALGREENS | ST LOUIS, MO

## EXECUTIVE SUMMARY

**\$3,685,741**

PRICE

**7.00%**

CAP

**\$258,000**

NOI

LOCATION

1225 Union Blvd  
Saint Louis, MO 63113

LEASE TYPE

NN - Landlord is Limited to Roof  
and Structure

LEASE  
EXPIRATION

January 31, 2029

LESSEE

Walgreens

GUARANTOR

Walgreens Boots Alliance, Inc  
NASDAQ: WBA

OPTIONS

8x5 Year Options to Extend

INCREASES

Flat

LAND SIZE

±2.01 Acres

BUILDING SIZE

±15,141 Square Feet

YEAR BUILT

1998

ROFR

Yes - 30 Days





ACTUAL BUILDING

WALGREENS | ST LOUIS, MO

## PROPERTY HIGHLIGHTS

- Corporate guaranteed lease from Walgreens Boots Alliance, Inc (NASDAQ: WBA)
- 7+ years remaining on the lease with 8x5 year options to extend
- Large hard corner location with three access points and a drive-thru
- New development across the street
- Total traffic counts of over 37,500 including Union Boulevard and Page Boulevard
- Walgreens has been in place since 1998
- Nearby tenants include Save A Lot, Harold's Chop Suey, St. Louis Public Library, Elite Market & Grill and more
- Minimal landlord responsibilities - roof and structure

Retail Investment Group

480.429.4580 | retail1031.com



## TENANT PROFILE

*Walgreens*



**+9,000  
Locations**



**+225,000  
Employees**



**±50 States  
in the U.S.**



**±287.6M  
Prescriptions  
Filled in 2020**

Walgreens is the second-largest pharmacy store chain in the United States. The chain specializes in health and wellness products and prescription medications through its pharmacies. Founded in Chicago in 1901, the company now operates more than 9,000 locations in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. Most locations include a pharmacy, photo lab, cosmetics counter, and a general merchandise area; and select stores include onsite health clinics that offer treatment for common illnesses as well as vaccine administration and physicals.

Walgreens is a subsidiary of Walgreens Boots Alliance, Inc., the result of a merger between Walgreen Company and Switzerland-based Alliance Boots. Walgreens Boots Alliance, Inc., operates Walgreens and Duane Reade stores in the U.S., and Boots stores in Europe and Asia.

















WALGREENS | ST LOUIS, MO

## AREA OVERVIEW

St. Louis is a major city in Missouri along the Mississippi River. Its iconic, 630-ft. Gateway Arch, built in the 1960s, honors the early 19th-century explorations of Lewis and Clark and America's westward expansion in general. Replica paddlewheelers ply the river, offering views of the arch. The Soulard district is home to barbecue restaurants and clubs playing blues music.

St. Louis is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the St. Louis MSA is the 21st-largest in the nation with a population of 2,820,253.

### POPULATION



**±2,820,253 RESIDENTS**  
WITHIN ST LOUIS MSA (2020)



## 2021 POPULATION



	1 Mile	3 Miles	5 Miles
Est Population	22,660	145,878	348,667
Median Age	36.8	34.2	36.1



PREScription DRUG SPENDING OF  
**±\$53,011,611**  
WITHIN 5-MILES

## 2021 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Avg Household Income	\$67,990	\$67,256	\$73,092
Med Household Income	\$43,581	\$41,009	\$49,042



2021 POPULATION OF  
**±348,667 RESIDENTS**  
WITHIN 5-MILES

## 2021 HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
Est Households	9,912	60,746	151,290
Avg HH Size	2.2	2.2	2.2



Page Blvd @ Arlington Ave NW ±18,948 VPD  
Union Blvd @ Minerva Ave SW ±17,929 VPD

Costar 2018/2020



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