

# CVS PHARMACY



Marcus & Millichap

OFFERING MEMORANDUM  
Exclusive Net-Lease Offering



820 North Vermilion  
Street, Danville, IL

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

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# Investment Highlights

PRICE: \$4,222,222 | CAP: 4.50% | RENT: \$190,000



## About the Investment

- ✓ Long-Term, Absolute Triple-Net (NNN) Lease with 20+ Years Remaining on the Lease
- ✓ CVS Corporate Guaranty | Investment Grade Credit | "BBB" S&P Credit Rating
- ✓ Long Term Occupancy | The Tenant Has Been at This Location For Over 20+ Years and Just Extended the Lease by 20 Years | Strong Commitment to this Site
- ✓ Ten (10), Five (5)-Year Tenant Renewal Options

## About the Location

- ✓ Dense Urban Infill | Ross Dress for Less, Burlington, Planet Fitness, McDonald's, Wendy's, Taco Bell, Walgreens, and Many More
- ✓ Immediate Access to Healthcare | Less Than One Mile From OSF Sacred Heart Medical Center | 174 Staffed Beds
- ✓ Strong Academic Presence | Four Schools Within a Three-Mile Radius | Combined Enrollment is Greater Than 2,800 Students
- ✓ Highly Trafficked Area | More Than 26,500 Vehicles Per Day Along North Vermilion Street
- ✓ Strong Real Estate Fundamentals | Located Less Than Three Miles From Village Mall

## ✓ About the Tenant / Brand

- ✓ CVS Pharmacy is the Largest Pharmacy Chain in the United States with Over 9,900 and has the Highest Prescription Revenue
- ✓ CVS Pharmacy Also Provides Healthcare Services Through its More Than 1,100 MinuteClinic Medical Clinics as well as Their Diabetes Care Centers
- ✓ CVS is the #4 Company on the Fortune 500 with Current Revenues of More Than \$285 Billion
- ✓ CVS Pharmacy Fills More Than 1.9 Billion Prescriptions Every Year





# Financial Analysis

PRICE: \$4,222,222 | CAP: 4.50% | RENT: \$190,000



## PROPERTY DESCRIPTION

Property	CVS Pharmacy
Property Address	820 North Vermilion Street
City, State ZIP	Danville, IL 61832
Year Built / Renovated	1999
Building Size (SF)	+/- 10,000 SF (Estimate)
Lot Size (Acres)	+/- 2.00 Acres (Estimate)
Type of Ownership	Fee Simple

## THE OFFERING

Purchase Price	\$4,222,222
CAP Rate	4.50%
Annual Rent	\$190,000

## LEASE SUMMARY

Property Type	Net-Leased Pharmacy
Guarantor	CVS Health Corporation
Lease Commencement	July 1, 1999
Lease Expiration	January 31, 2043
Lease Term Remaining	20.75 Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	5.00% Increase at the Start of the First & Second Tenant Renewal Period
Options to Renew	Ten (10), Five (5)-Year Options

## RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
<b>February 1, 2023 – January 31, 2042</b>	<b>\$190,000</b>	<b>\$15,833.33</b>
First Option Period	\$199,500	\$16,625.00
Option Periods Two - Ten	\$209,475	\$17,456.25

## INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a CVS Pharmacy located at 820 North Vermilion Street in Danville, IL.

This CVS is subject to a long-term, absolute triple-net (NNN) lease that was recently extended by 20+ years. Starting on February 1, 2023, the rent will be \$190,000 per year. From there, the rent is scheduled to increase by 5.00% at the start of the first and second option periods. The lease calls for a total of ten (10), five (5)-year tenant renewal options.



# Tenant Overview



CVS Pharmacy is a subsidiary of the American retail and Health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company CVS Health was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,900 as of 2019) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 4th largest U.S. corporation according to Fortune 500 in 2021 with revenues of more than \$285 billion. CVS/pharmacy's leading competitor Walgreens Boots Alliance is ranked 16th.



Representative Photo



Representative Photo



CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS/pharmacy and Long Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.



Representative Photo

MinuteClinics are staffed by nurse practitioners and physician assistants who specialize in family health care, and are trained to diagnose, treat, and write prescriptions for minor acute illnesses such as strep throat and ear, eye, sinus, bladder, skin, and lung infections. Vaccinations, such as influenza, tetanus-pertussis, pneumovax, and Hepatitis A & B are available at all locations.





# Location Overview

820 North Vermilion Street, Danville, IL 61832



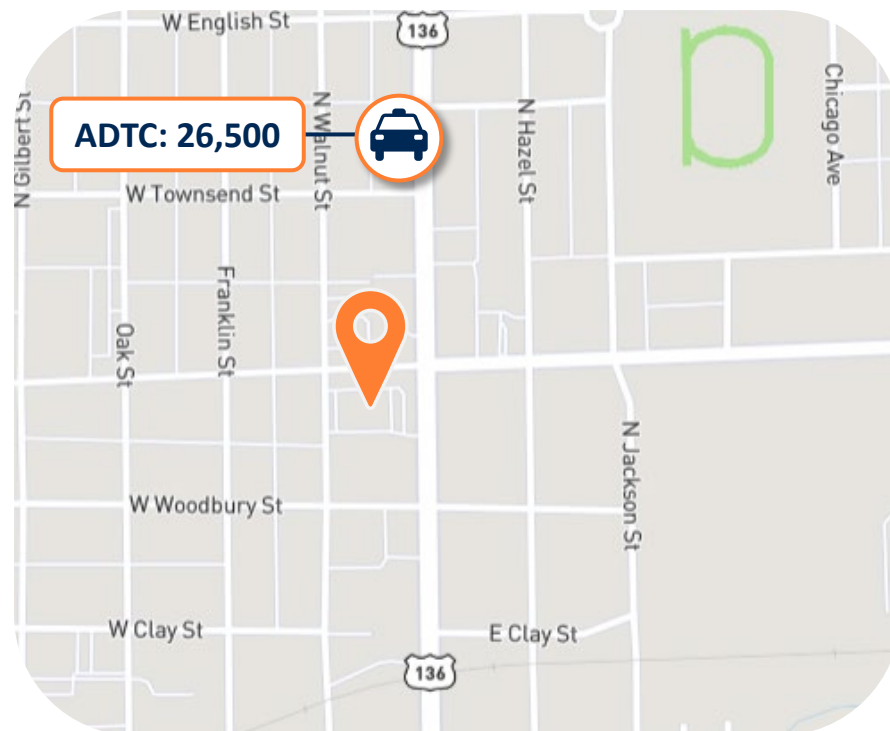
This CVS Pharmacy is strategically located at 820 North Vermilion Street in Danville, Illinois. The subject property sits at the hard intersection of North Vermilion Street and East Fairchild Street. North Vermilion Street boasts an average daily traffic count of 26,500 vehicles. There are more than 34,000 individuals residing within a three-mile radius of this property and more than 44,000 within a five-mile-radius.

The subject property is well-positioned in a dense urban infill, benefiting from its proximity to major national and local retailers, medical facilities, schools, and other points of interest. Major national retailers within immediate proximity to the subject property include Ross Dress for Less, Burlington, Planet Fitness, McDonald's, Wendy's, Taco Bell, Walgreens, and many more. Additionally, the subject property is located less than three miles from the Village Mall. The Village Mall is a massive 545,000 square foot mall. Additionally, the subject investment property benefits from its immediate access to healthcare. OSF Sacred Heart Medical Center is located less than one mile away. The state-of-the-art facility has 174 staffed beds. Furthermore there are four schools within a three-mile radius. The schools have a combined enrollment greater than 2,800 students.

Located on the eastern border of Illinois, Danville is the county seat of Vermilion County. Danville is home to Danville Area Community College and Lakeview College of Nursing. The City of Danville maintains 17 parks, including Harrison Park Golf Course and Espenschied Park. Danville was an important coal mining area and some of the first open-pit mining techniques were practiced there. The former mines were converted into lakes, creating fishing and recreation opportunities at parks such as Kickapoo State Recreation Area and Kennekuk Cove County Park. The city benefits from its role as the county seat of Vermilion county. The Vermilion County economy is a diverse mix of local entrepreneurs, services, national and international manufacturers, transportation and distribution specialists, as well as a growing population of regional back office data centers.

## HIGHLIGHTS

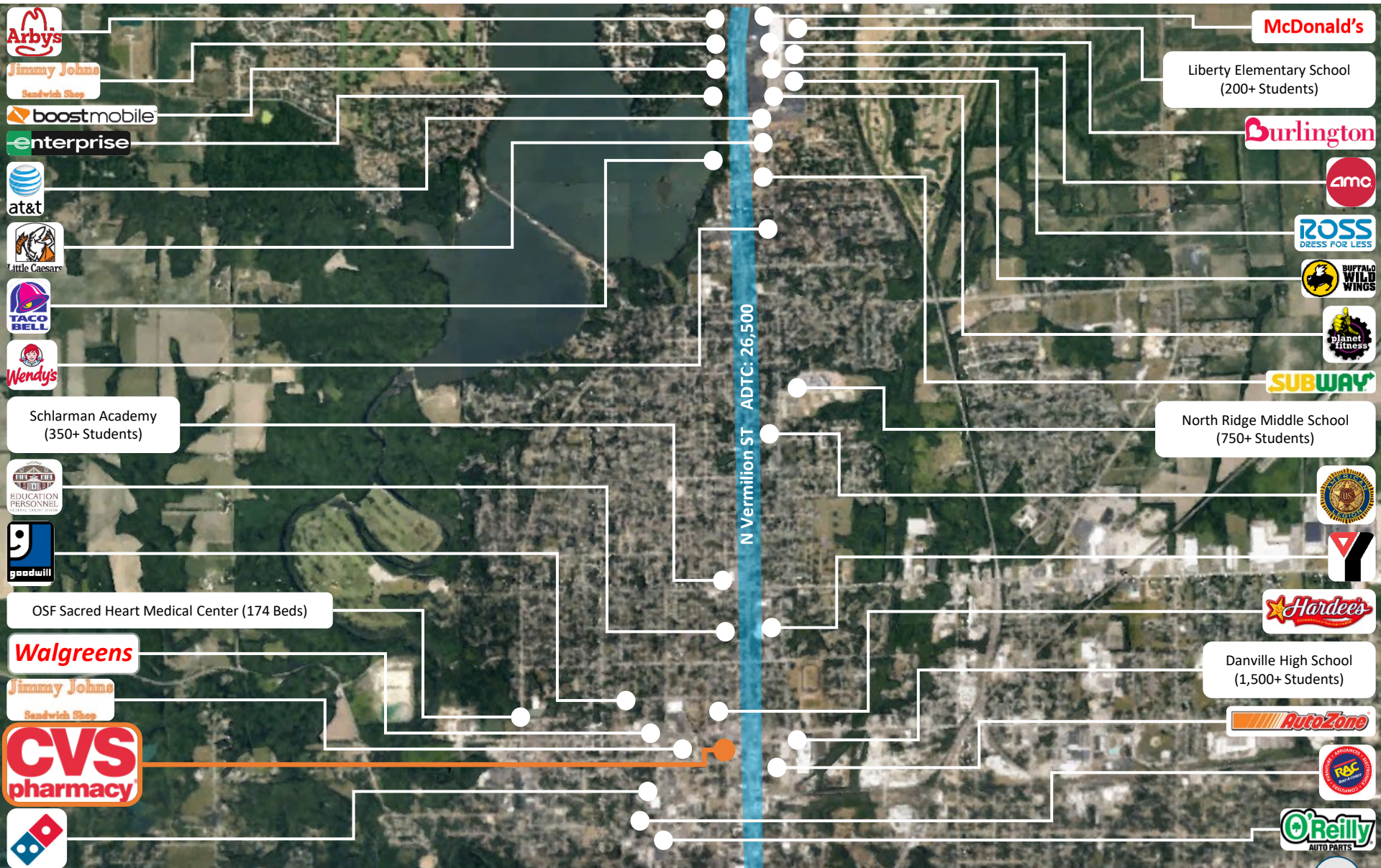
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# Surrounding Area

820 North Vermilion Street, Danville, IL 61832







# Property Photos

820 North Vermilion Street, Danville, IL 61832







# Surrounding Property Photos

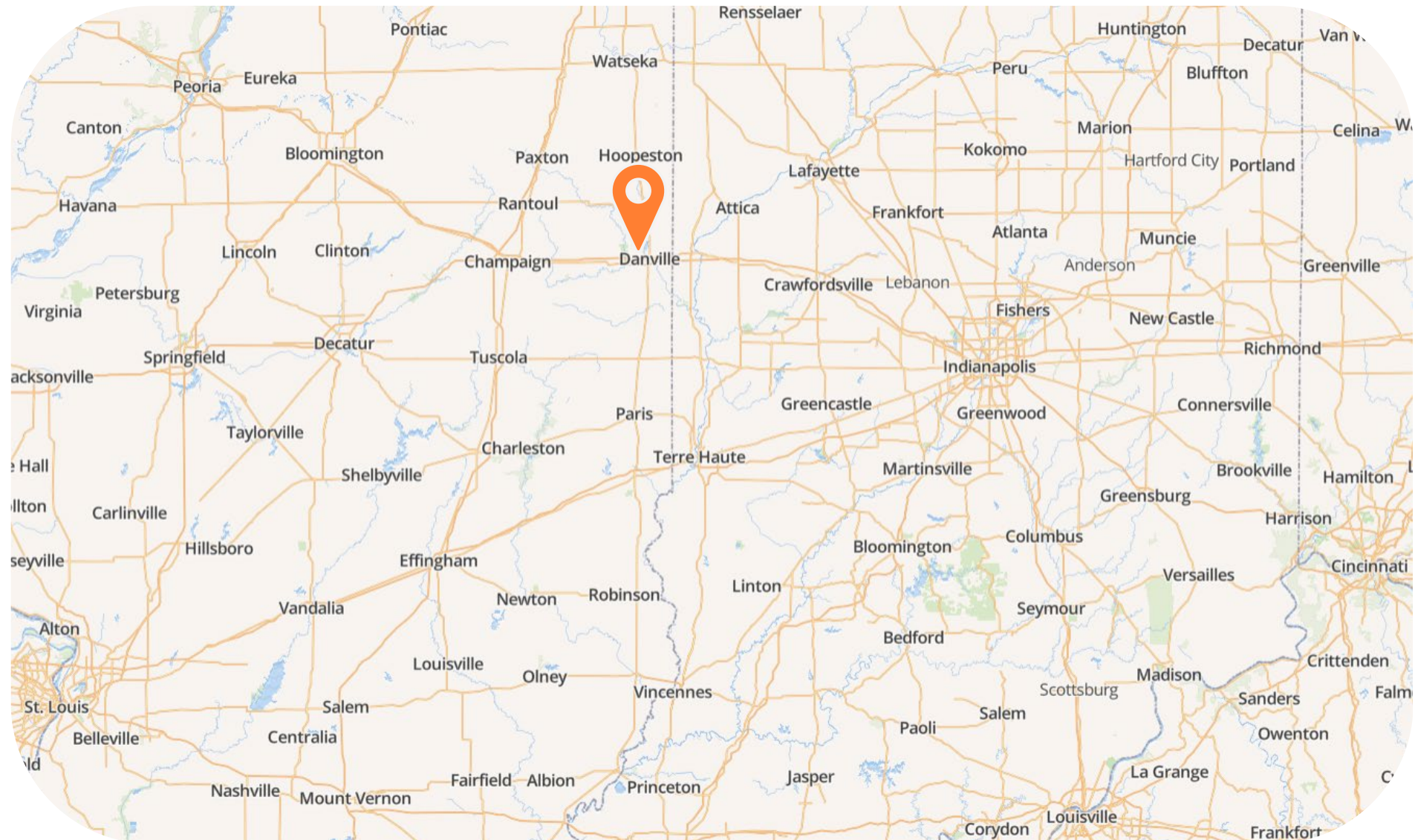






# Local Map

820 North Vermilion Street, Danville, IL 61832

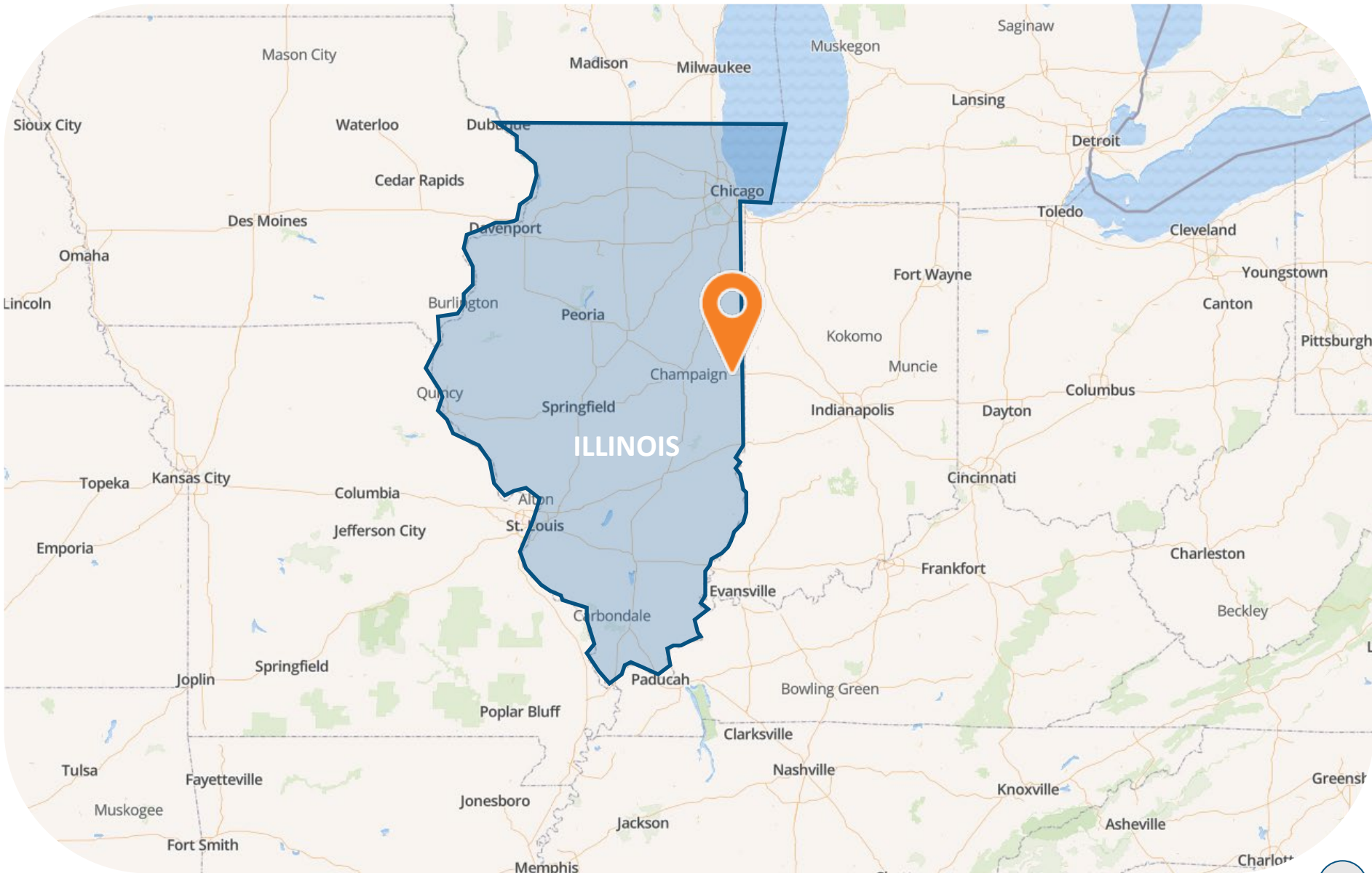






# Regional Map

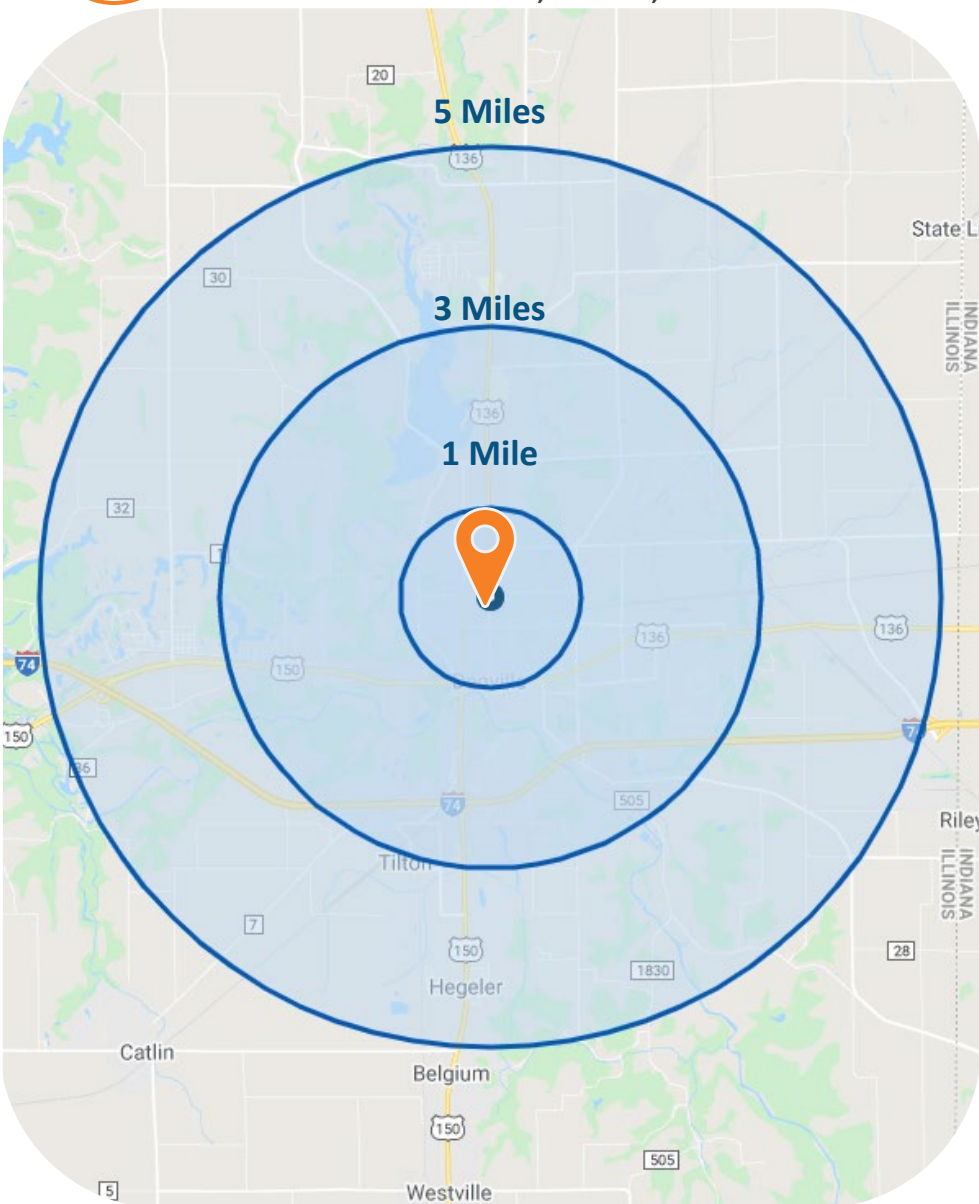
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# Demographics

820 North Vermilion Street, Danville, IL 61832



**1 Mile 3 Miles 5 Miles**

## Population Trends:

2010 Population	8,015	36,672	45,835
2020 Population	7,337	33,797	42,341
2025 Population Projection	7,099	32,753	41,055

## Population by Race (2020):

White	4,479	22,677	30,053
Black	2,417	9,240	10,081
American Indian/Alaskan Native	37	149	187
Asian	69	444	570
Hawaiian & Pacific Islander	3	17	21
Two or More Races	333	1,271	1,430
Hispanic Origin	585	2,385	2,774

## Household Trends:

2010 Households	3,323	14,614	18,205
2020 Households	3,046	13,399	16,708
2025 Household Projection	2,946	12,960	16,164
Growth 2010 - 2020	-0.10%	-0.10%	-0.10%
Growth 2020 - 2025	-0.70%	-0.70%	-0.70%
Owner Occupied	1,573	7,852	10,253
Renter Occupied	1,373	5,108	5,911

## Average Household Income (2020):

**\$44,494 \$53,661 \$56,008**

## Households by Household Income (2020):

<\$25,000	1,114	4,076	4,746
\$25,000 - \$50,000	1,008	4,384	5,438
\$50,000 - \$75,000	445	2,161	2,734
\$75,000 - \$100,000	234	1,107	1,503
\$100,000 - \$125,000	154	961	1,351
\$125,000 - \$150,000	37	208	259
\$150,000 - \$200,000	14	149	214
\$200,000+	41	355	463

## Median Household Income (2020):

**\$31,858 \$36,992 \$38,525**





Marcus & Millichap

**EXCLUSIVE NET LEASE OFFERING**

IL BROKER OF RECORD  
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