

Walgreens

WORCESTER | MA

HORVATH
& TREMBLAY

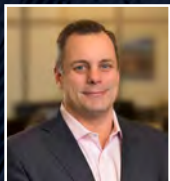


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SINGLE TENANT NET LEASE OPPORTUNITY

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DISCLAIMER

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INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, absolute triple-net leased Walgreens located at 99 Stafford Street in Worcester, Massachusetts (the "Property"). Walgreens has been at the Property since its construction in 2007 and has more than 10+ years remaining on an absolute triple-net lease with ten (10), 5-year renewal options.

The Property is situated on a highly visible corner parcel at the signalized intersection of Heard Street and Stafford Street, the area's primary commercial corridor. Walgreens benefits from outstanding visibility and frontage with two points of access and is located across the street from the Webster Square Plaza, anchored by Shaw's the area's primary grocery store. Additionally, Walgreens is strategically located 1.2-miles from Clark University which is home to The Property is extremely well located in the heavily trafficked southwest side of Worcester less than 2-miles from Interstate 290.

- **LONG TERM LEASE:** Walgreens has 10+ years remaining on their primary lease followed by ten (10), 5-year renewal options.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Walgreens lease is absolute triple net and requires zero management responsibilities making it an attractive fee simple investment for the passive real estate investor.
- **INVESTMENT GRADE CREDIT:** The lease is fully guaranteed by Walgreens corporate credit. Walgreens parent, Walgreens Boot Alliance (NYSE: WBA), is a publicly traded company and reported 2020 sales of \$139.5 billion, up 2% year-over-year. The company holds an investment grade credit rating of BBB (S&P) and Baa2 (Moody's).
- **STRATEGIC RETAIL LOCATION:** The Property is situated on a highly visible corner parcel at the signalized intersection of Heard Street and Stafford Street, the area's primary commercial corridor. Walgreens benefits from outstanding visibility and frontage with two points of access and is located across the street from the Webster Square Plaza, anchored by Shaw's the area's primary grocery store. Additionally, Walgreens is strategically located in the heavily trafficked southwest side of Worcester 1.2-miles from Clark University and less than 2-miles from Interstate 290.
- **RETAIL TRADE AREA:** Additional national retailers drawing traffic to the trade area include Shaw's, Price Chopper, Planet Fitness, Rainbow Shops, Sally Beauty, CVS, AFC Urgent Care, Family Dollar, McDonald's, Wendy's, Burger King, KFC, Taco Bell, Popeye's, Moe's Southwest Grill, Dunkin', and Subway.
- **HIGHER EDUCATION ECONOMIC DRIVERS:** The Worcester MSA maintains a strong reputation for higher education with more than 26,000 students enrolled in undergraduate programs offered by Clark University, College of the Holy Cross, Worcester Polytechnic Institute, Assumption College, Worcester State University, Becker College, Massachusetts College of Pharmacy & Health Sciences, and Quinsigamond Community College. The UMASS Medical School is also located in Worcester.
- **BURGEONING BIOTECH INDUSTRY:** Worcester has, over the last couple decades, developed its own biopharma/ biotech cluster with more than 60 biotech companies. Adding to this is Worcester's construction of a massive, 46-acre, master-planned biomanufacturing park. The Reactory, WuXi Biologics, its first tenant, serves as an anchor who plans to construct a \$60 million, 110,000 square foot clinical and commercial research and manufacturing biopharmaceutical facility.

- **TRAFFIC COUNTS:** More than 25,000 vehicles pass by the Property at the signalized intersection of Stafford Street and Heard Street/Curtis Parkway each day.
- **WORCESTER MSA & DEMOGRAPHICS:** The Property is part of the Worcester MSA (830,000 Residents); there are more than 121,400 people living within a 3-mile radius and more than 210,600 within a 5-mile radius of the Property with an average household income of \$67,526 and \$74,614 respectively.



PROPERTY OVERVIEW

4



\$8,181,818
LIST PRICE



5.50%
CAP RATE



\$450,000
NET OPERATING INCOME

99 STAFFORD STREET | WORCESTER, MA 01603

OWNERSHIP:	Fee Simple
BUILDING AREA:	14,820 SF
YEAR BUILT:	2007
LAND AREA:	2.44 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	01/01/2008
LEASE EXPIRATION DATE:	12/31/2032
LEASE TERM REMAINING:	10+ Years
RENEWAL OPTIONS:	10, 5-Year Options
TENANT PURCHASE OPTION:	ROFR

ANNUALIZED OPERATING DATA				
YEAR	START	END	TERM	RENT
1 - 25	01/01/2008	12/31/2032	CURRENT	\$450,000
26 - 30	01/01/2033	12/31/2037	OPTION 1	\$450,000
31 - 35	01/01/2038	12/31/2042	OPTION 2	\$450,000
36 - 40	01/01/2043	12/31/2047	OPTION 3	\$450,000
41 - 45	01/01/2048	12/31/2052	OPTION 4	\$450,000
46 - 50	01/01/2053	12/31/2057	OPTION 5	\$450,000
51 - 55	01/01/2058	12/31/2062	OPTION 6	\$450,000
56 - 60	01/01/2063	12/31/2067	OPTION 7	\$450,000
61 - 65	01/01/2068	12/31/2072	OPTION 8	\$450,000
66 - 70	01/01/2073	12/31/2077	OPTION 9	\$450,000
71 - 75	01/01/2078	12/31/2082	OPTION 10	\$450,000

TENANT OVERVIEW



ABOUT THE TENANT

Walgreens

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

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 440,000 people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with its equity method investments, has approximately 18,750 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 400 distribution centers delivering to more than 240,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help them to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.





OVERVIEW

Worcester is a city in central Massachusetts and is the county seat of Worcester County. With a population of over 180,000, it is the second-most populous city in New England after Boston. Worcester is 40 miles west of Boston, 50 miles east of Springfield and 40 miles north of Providence. As Boston's suburbs have been moving out further westward, the Worcester region now marks the western periphery of the Boston-Worcester-Providence Combined Statistical Area, or Greater Boston. Worcester's diverse neighborhoods yield different experiences. Downtown attracts students and millennials, while families tend to gravitate toward the parks, lakes and playgrounds found in the suburbs.

Worcester exudes a young vibe due to the numerous colleges and universities – there are nine institution of higher education that bring more than 36,000 students to the area. Popular entertainment venues include the DCU Center and the Palladium, while cultural options include the renowned Worcester Art Museum and The Hanover Theater. The Canal District features a hopping nightlife with many events, bars, restaurants and clubs, and will be the home of Polar Park, an under-construction baseball park and future home of the Worcester Red Sox.

Worcester is served by several interstate highways. Interstate 290 (I-290) connects central Worcester to I-495, I-90 in nearby Auburn, and I-395. I-190 links Worcester to Route 2 and the cities of Fitchburg and Leominster in northern Worcester County. Union Station serves as the hub for commuter railway traffic and is the western terminus of the Framingham/Worcester commuter rail line run by the Massachusetts Bay Transportation Authority (MBTA). The Worcester Regional Transit Authority (WRTA) manages the municipal bus system, with buses operating intracity as well as connecting Worcester to surrounding central Massachusetts communities.

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	121,470	210,628	384,933
2026 Projection	123,135	213,389	389,546
2020 Census	121,342	209,304	381,401
BUSINESS			
2021 Est. Total Businesses	5,076	8,599	14,323
2021 Est. Total Employees	54,799	94,686	151,533
HOUSEHOLDS			
2021 Estimate	44,762	79,913	147,629
2026 Projection	44,218	78,957	146,006
2020 Census	44,717	79,445	146,374
INCOME			
Average Household Income	\$67,526	\$74,614	\$93,832
Median Household Income	\$56,607	\$62,341	\$78,951



121,000+
PEOPLE WITHIN 3 MILES



25,000+
VEHICLES PER DAY
Int of Stafford St & Heard St/Curtis Pkwy



\$67,500+
AVERAGE HOUSEHOLD INCOME









WEBSTER SQUARE PLAZA



Marshall's
SALLY BEAUTY

Rainbow
shaw's
TD Bank

Walgreens



STAFFORD STREET

25,000+ VPD





♥ CVS

Walgreens

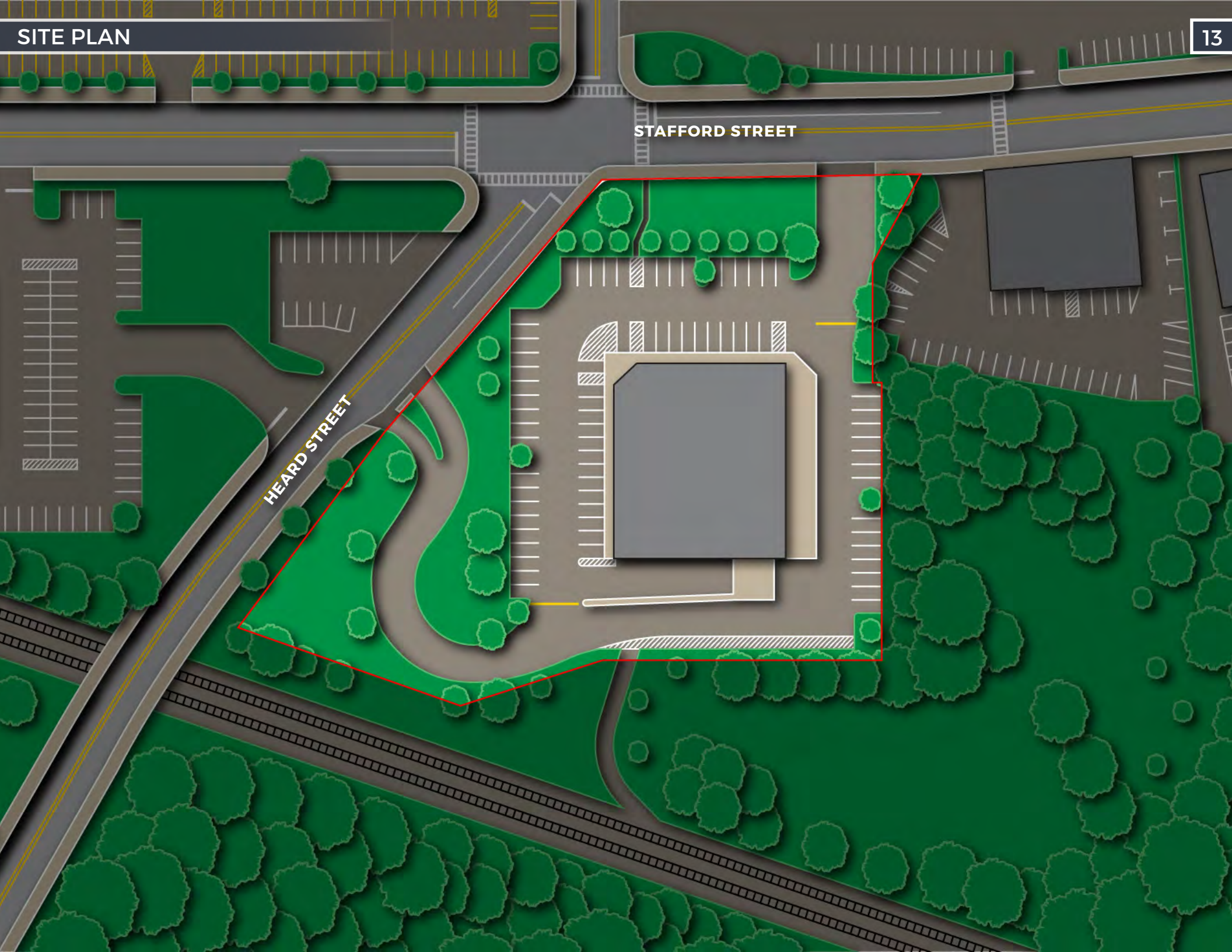


Aaron's

SUBWAY

25,000+ VPD

STAFFORD STREET





BELL HILL

DOWNTOWN WORCESTER



WORCESTER STATION

NEWTON SQUARE

NEWTON HILL

MAIN SOUTH

SOUTH WORCESTER



COLLEGE OF THE Holy Cross

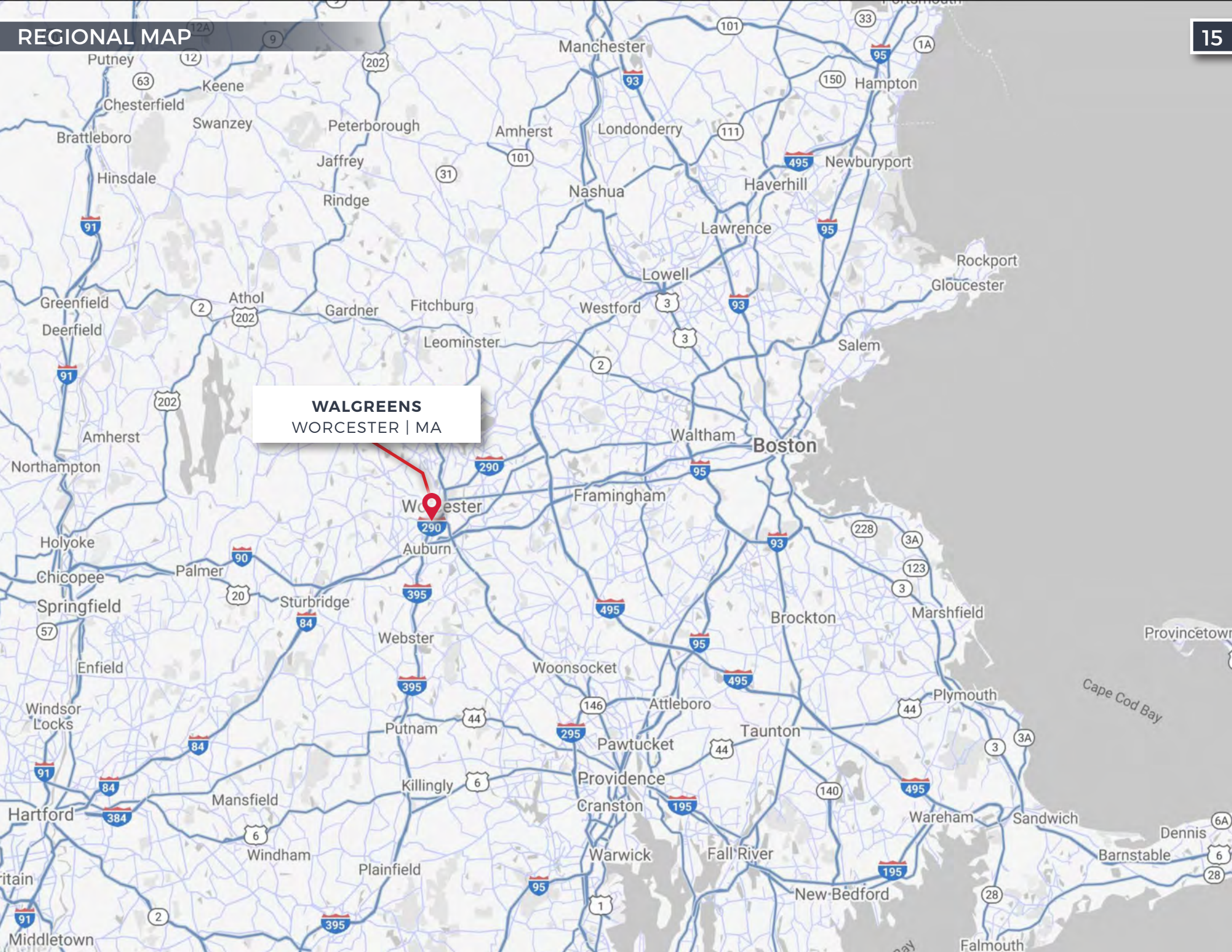


WEBSTER SQUARE PLAZA

SUBWAY

Aaron's

CVS



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