

WALGREENS

2000 S MILL AVENUE, TEMPE, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

phoenix**x**zoo
ARIZONA CENTER • NATURE CONSERVATION

ASU Arizona State University
51,585 STUDENTS

Walgreens

MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
20,400 STUDENTS

ARIZONA GRAND
RESORT & SPA

ARIZONA MILLS
A SIMON CENTER

Banner Health
Desert Medical Center

TEMPE MARKETPLACE

NORDSTROM
rack
BEST BUY
OLD NAVY
JCPenney
PET SMART
Total Wine & MORE
Harkins THEATRES

TARGET
WORLD MARKET
DSW
BARNES & NOBLE BOOKSELLERS
DAVE & BUSTERS
ROSS STORES, INC.
Red Robin
Chirashi Lion
Lettuce House

california PIZZA KITCHEN

MESA RIVERVIEW

Walmart Supercenter
Burlington
OfficeMax
LA FITNESS
CINEMARK
petco
peter piper pizza

Cracker Barrel
JOANN
BED BATH & BEYOND
Bass Pro Shops
Famous Dave's

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DOWNTOWN TEMPE

INDUSTRIAL

ASU Arizona State University

51,585 STUDENTS

STUDENT HOUSING

Tempe St. Luke's Hospital
A CAMPUS OF ST. LUKE'S MEDICAL CENTER



TEMPE HIGH SCHOOL
(1,725 STUDENTS)

Walgreens

SAFeway **Jack** **STAPLES**
ACE **in the box** **BIG TIRES**
Hardware **OfficeMax**

Walmart
CVS **pharmacy** **99c only** **BIG 5**
fray's **O'Reilly** **Auto Parts**

fray's **LA FITNESS** **Jack**
Dutch Bros **MCDONALD'S** **in the box**

SPROUTS **planet fitness** **goodwill** **TACO BELL** **BR** **baskin robbins**
COLD STONE **DISCOUNT TIRE** **OUTBACK** **US. ROSS**
LESLIE'S **STEAKHOUSE** **FOODS** **STORES, INC.**

Executive Summary

FINANCIAL SUMMARY

Price	\$9,145,000
Down Payment	100% \$9,145,000
Cap Rate	5.85%
Building Size	14,490 SF
Net Cash Flow	5.85% \$535,000
Year Built	2008
Lot Size	1.74 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	October 27, 2008
Lease Expiration Date	October 31, 2033
Lease Term Remaining	14 Years
Rental Increases	None
Renewal Options	10, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 10/31/2033	\$535,000	5.85%

Base Rent	\$535,000
Net Operating Income	\$535,000
Total Return	5.85% \$535,000

DOWNTOWN
TEMPE

marina heights

ASU Arizona State University
51,585 STUDENTS

202

Tempe St. Luke's Hospital
A STEWARD FAMILY HOSPITAL

TEMPE HIGH SCHOOL
(1,725 STUDENTS)

25,550 CPD
S MILL AVE

WELLS
FARGO

29,600 CPD
E BROADWAY RD

Freezer's
SPORTS BAR & GRILL

Walgreens


60

10

INDUSTRIAL

Walgreens

25,550 CPD
S MILL AVE

 **TEMPE HIGH SCHOOL**
(1,725 STUDENTS)

Freezer's
SPORTS BAR & GRILL

29,600 CPD
E BROADWAY RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease**
- » 14 Years Remaining on Lease Term
- » **316,525 Residents in Growing Tempe Trade Area - Phoenix MSA**
- » Down the Road from Downtown Tempe
- » **Excellent Location Just Minutes from Arizona State University's Tempe Campus (51,585+ Students)**
- » Average Household Income Exceeds \$74K in Immediate Area
- » **Signalized Hard Corner Location - Visible to 55,150+ Cars/Day at the Intersection of Mill Avenue and Broadway Road**
- » Directly Across from Tempe High School (1,725+ Students)
- » **Strong Daytime Population - 624,967 Employees in Surrounding Area**
- » Less Than 2 Miles Off the U.S. 60 and I-10 Freeways



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	21,458	134,849	320,683
2018 Estimate	21,099	133,537	316,525
Growth 2018 – 2023	1.70%	0.98%	1.31%

Households

2023 Projection	5,701	53,846	133,726
2018 Estimate	5,603	52,424	129,260
Growth 2018 – 2023	1.75%	2.71%	3.46%

Income

2018 Est. Average Household Income	\$74,643	\$60,869	\$65,146
2018 Est. Median Household Income	\$57,166	\$44,618	\$47,097
2018 Est. Per Capita Income	\$25,127	\$25,191	\$27,196



Tenant Overview



Walgreens

Walgreens Boots Alliance

Parent Company

Deerfield, Illinois

Headquarters

9,277+

Locations

1901

Founded

walgreens.com

Website

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of August 31, 2019, the company operated 9,277 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. Their goal is to help people across the world lead healthier and happier lives. Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care.

Location Overview



Located just 10 minutes east of downtown Phoenix, Tempe exudes its own personality and the youthful spirit of a college town. Home to Arizona State University, the largest public university in the United States, Tempe has a vibrant downtown that's active day and night. Visitors will find locally-owned eateries and microbreweries, annual festivals, arts and cultural events. And plenty of opportunities to enjoy over 300 days of sunshine a year on a bike, hiking trail or stand-up paddleboard.

While enjoying dynamic growth, the city has maintained its unique personality and style through a careful and masterful blending of the new with the old. Respecting its heritage and energetically planning for the future, Tempe is a wonderful mix of history and modern urban amenities. Tempe has a distinct identity as an emerging destination city, replete with all the offerings of a city rich

in economics, technology, culture, tourism and educational resources. Tempe offers a blend of quality new developments, revitalization and redevelopment, prestigious institutions such as Arizona State University, and celebrated traditions. Tempe brings it all together – bright Arizona sun, rewarding places to work, diverse cultures, a myriad of recreational opportunities, the best in entertainment and an unparalleled Southwestern lifestyle.

Tempe maintains one of the most thriving economic environments in the country, home to top research firms, Fortune 500 companies, and start-ups. The city's largest employers include Arizona State University, State Farm, Salt River Project, Honeywell, Medtronic, and Insight Direct. Tempe has the most educated and technically-skilled workforce in Arizona. It is a young and diverse community, with a median age of 28.1.

[exclusively listed by]

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