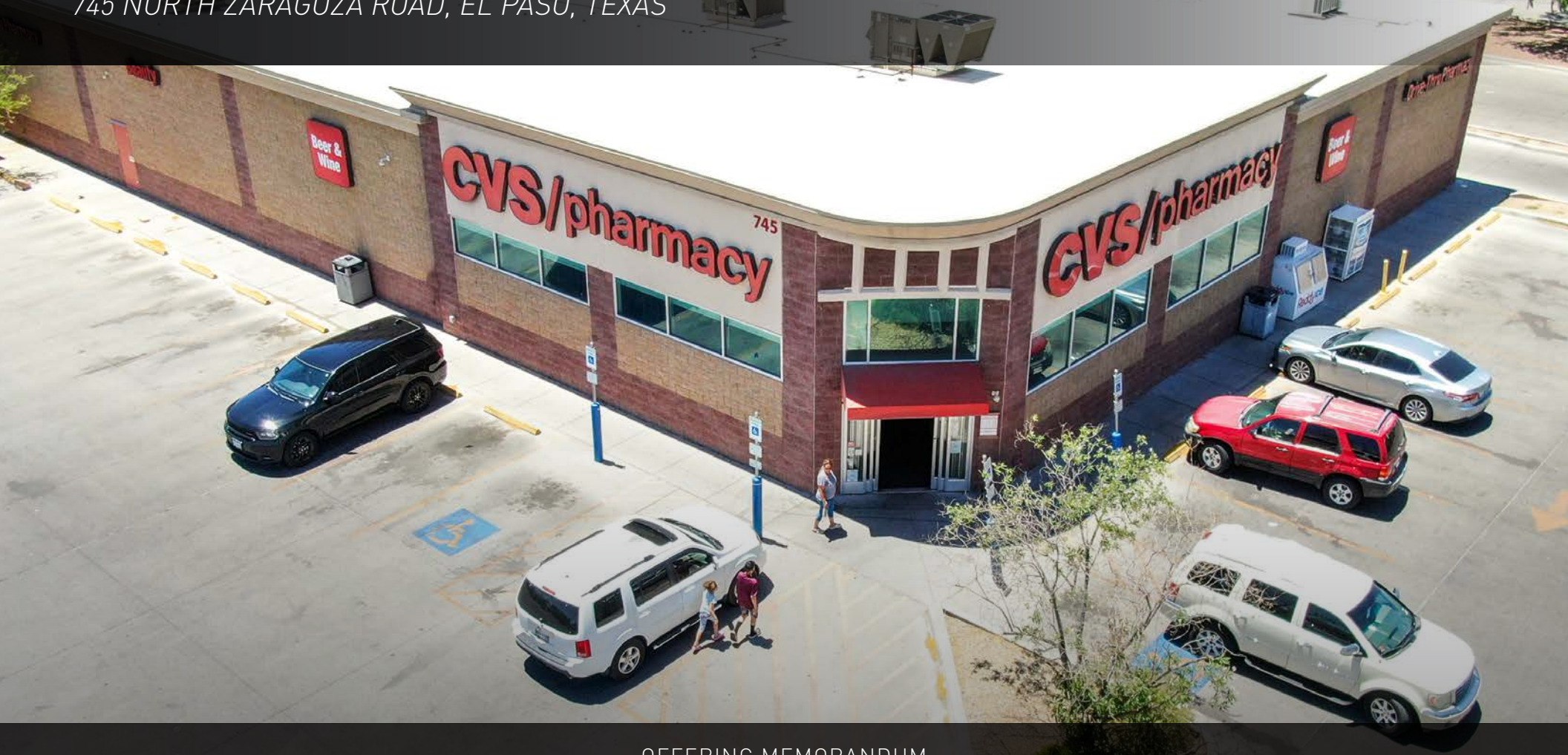


# CVS - 16.5 YRS REMAINING ON LEASE

**ABSOLUTE NNN - NO RENT HOLIDAY - RENT INCREASES IN OPTIONS**

**TOP PERFORMING LOCATION - TOP 97% IN TX & TOP 88% IN US (PLACER AI)**

745 NORTH ZARAGOZA ROAD, EL PASO, TEXAS



OFFERING MEMORANDUM

Marcus & Millichap





24,000 STUDENTS



**BASSETT PLACE MALL**

EL PASO  
INTERNATIONAL  
AIRPORT





**LAS PALMAS  
MARKETPLACE**

DOWNTOWN  
EL PASO



**EL PASO  
ZOO**



**CIELO VISTA MALL**



**El Paso  
Community  
College**

14,000 STUDENTS



**LAS PALMAS  
DEL SOL  
HEALTHCARE**

350-BED HOSPITAL



MEXICO






**SPEAKING ROCK**

CASINO & MUSIC VENUE



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DEL VALLE  
MIDDLE SCHOOL  
&  
MISSION VALLEY  
ELEMENTARY  
SCHOOL

FARMERS  
INSURANCE

EL PASO  
STORAGE  
UNITS

UNITED STATES  
POSTAL SERVICE

PROGRESSIVE

7  
ELEVEN

VALERO

TITLEMAX  
TITLE LOANS

DAIRY  
QUEEN

Walgreens

BURGER KING

BOSS  
TENDERS, SOSS & CUSTARD

Pizza  
Hut

MCDONALD'S

CVS  
pharmacy

KFC  
TACO  
BELL

Mister

K

El Super

WSS  
Shoes, Style, Selection!  
FAMS  
FAMILY DOLLAR

cicis  
yogoberry

ECONOMY  
★ WHOLESALE GROCERS

SMOOTHIE  
KING  
Smoothies With A Purpose

W WestStar

Denny's

WELLS  
FARGO

Aaron's  
DOLLAR GENERAL  
DOLLAR TREE

peter  
piper  
pizza  
WING DADDY'S  
SAUCE ROAST  
BUDDY'S  
HOME FURNISHINGS  
O'Reilly  
AUTO PARTS  
CITITRENDS  
dd's  
DISCOUNTS

N



# Executive Summary

745 North Zaragoza Road, El Paso, TX 79907

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$7,642,718</b>
Cap Rate	5.15%
Building Size	13,358 SF
Net Cash Flow	5.15% \$393,600
Year Built	2013
Lot Size	1.32 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	CVS
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	January 28, 2014
Lease Expiration Date	January 31, 2039
Lease Term Remaining	16.5 Years
Rental Increases	10% in Each Option Period
Renewal Options	10, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Current - 1/31/2039	\$393,600.00	5.15%
<b>Options</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Option 1	\$432,960.00	5.67%
Option 2	\$476,256.00	6.23%
Option 3	\$523,881.60	6.85%
Option 4	\$576,269.76	7.54%
Option 5	\$633,896.74	8.29%
Option 6	\$697,286.41	9.12%
Option 7	\$767,015.05	10.04%
Option 8	\$843,716.56	11.04%
Option 9	\$928,088.21	12.14%
Option 10	\$1,020,897.03	13.36%

<b>Base Rent</b>	<b>\$393,600</b>
<b>Net Operating Income</b>	<b>\$393,600</b>
<b>Total Return</b>	<b>5.15% \$393,600</b>





**Aaron's**  
DOLLAR GENERAL  
DOLLAR TREE

**Denny's**

**ECONOMY**  
★ WHOLESALE GROCERS

**WSS**  
Shoes. Style. Selection.  
**FAMSA**  
FAMILY DOLLAR

**DEL VALLE  
MIDDLE SCHOOL  
&  
MISSION VALLEY  
ELEMENTARY  
SCHOOL**

**El Super**

**KFC**  
**TACO BELL**

**BANK OF AMERICA  
ATM**

**21,800 CPD**  
N LOOP DR



**CVS  
pharmacy**

**MCDONALD'S**

**cicis**  
yogoberry

**SMOOTHIE KING**  
Smoothies With A Purpose

**WestStar**

**PANDA EXPRESS**  
CHINESE KITCHEN

**Pizza Hut**

**BOSS**  
TENDERS, DOGS & COSTARD

**30,200 CPD**  
N ZARAGOZA RD

**BURGER KING**

**peter piper pizza**  
**WING DADDY'S SAUCE HOUSE**  
**BUDDY'S HOME FURNISHINGS**  
**O'Reilly AUTO PARTS**  
**CITITRENDS DISCOUNTS**  
**dd's**







# Property Description



## INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Lease with 16+ Years Remaining**
- » 10 Percent Rental Increases in Each Renewal Option Period
- » **205,688 Residents within a Five-Mile Radius - Dense El Paso Trade Area**
- » Bank of America ATM Provides Additional Rental Income to CVS, Reducing CVS' Basis
- » **Top Performing CVS Location - Per Placer AI, the Subject Property is in the Top 97% in TX and Top 88% in the US**
- » Outparcel to El Super - Other Tenants in the Center Include McDonald's, KFC, Taco Bell, and Pizza Hut
- » **High Traffic Location at the Signalized Hard Corner of North Loop Drive and North Zaragoza Road (52,000+ Combined Cars/Day)**
- » Three Miles from Zaragoza Bridge, a Major Entry Point for Shoppers from Mexico - Total Non-Commercial Vehicle Volume for 2021 Exceeded 2.5 Million (Source: US DOT)
- » **Situated in Dense Retail Corridor Surrounded by National Tenants - Burger King, Denny's, Dollar Tree, Panda Express, Walgreens, and More**
- » Less Than 2 Miles Off the I-10 Freeway via North Zaragoza Road
- » **15-Minute Drive from Del Sol Medical Center (350 Beds)**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2026 Projection	16,720	85,075	212,856
2021 Estimate	16,653	83,215	205,688
Growth 2021 – 2026	0.40%	2.24%	3.49%

### Households

2026 Projection	5,158	26,653	68,246
2021 Estimate	5,077	25,744	65,451
Growth 2021 – 2026	1.60%	3.53%	4.27%

### Income

2021 Est. Average Household Income	\$47,135	\$52,985	\$57,896
2021 Est. Median Household Income	\$33,271	\$38,680	\$43,030
2021 Est. Per Capita Income	\$14,461	\$16,436	\$18,470



# Tenant Overview



**Woonsocket, Rhode Island**

Headquarters

**Subsidiary**

Company Type

**9,800+**

Locations

**[www.cvs.com](http://www.cvs.com)**

Website

CVS Health Corporation is an American retail pharmacy and health care company headquartered in Woonsocket, Rhode Island. The company sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo services, seasonal merchandise, greeting cards, and convenience foods.

CVS Pharmacy accounts for around 60% of CVS Health's overall sales. In addition to its stand-alone pharmacy operations, the company operates CVS locations inside Target stores, and runs a prescription management company, Caremark Pharmacy Services. The company also offers specialty pharma-

infusion services business, as well as walk-in health services through its retail network of MinuteClinics located in around 1,100 CVS stores.

## CVS HEALTH AT A GLANCE:

- » 9,900+ retail locations in 49 states, the District of Columbia and Puerto Rico
- » 1,100+ MinuteClinic locations in 33 states and the District of Columbia
- » 4.5 million customers served by CVS Pharmacy stores each day
- » 2.5 billion prescriptions managed or filled



# Property Photos





**Location Overview**

**CVS pharmacy**

**3 Miles**  
to Zaragoza Bridge

**9 Miles**  
to El Paso International Airport

**12 Miles**  
to Downtown El Paso

**14 Miles**  
to The University of Texas El Paso

El Paso is located directly beside the state border of Texas and New Mexico, and across the United States – Mexico border from Ciudad Juárez, the most populous city in Chihuahua Mexico with a population of over 1.4 million. Together with

Ranking as one of the top-three safest cities in the country, El Paso also has a strong federal and military presence, and has also been awarded All-America City Awards in 2010 and 2018.





## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS: .

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose: othat the owner will accept a price less than the written asking price; othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and oany confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speak@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speak	432723	tim.speak@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



# [ exclusively listed by ]

**Chris N. Lind**

Senior Managing Director  
602 687 6780  
chris.lind@marcusmillichap.com

**Mark J. Ruble**

Executive Managing Director  
602 687 6766  
mruble@marcusmillichap.com

**Tim Speck**

Broker of Record  
972 755 5200  
License #: 9002994

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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**Marcus & Millichap**