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INVESTMENT SUMMARY

Walgreens

Tenant	Walgreens
Street Address	3720 N. Kingshighway Blvd
City	St. Louis
State	MO
Zip	63115
GLA	14,820 SF
Lot Size	1.57 AC
Year Built	2005



\$6,837,607
List Price

\$461.38
Price / SF



5.85%
Cap Rate

14,820 SF
GLA



\$400,000
NOI

\$26.99
Rent / SF

**Debt Quote**

Loan quote provided by Ascension based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

BRAD KRAUS

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Corporate Guarantee from Investment Grade Tenant - The lease is guaranteed by Walgreens Boots Alliance. Walgreens operates 9,000+ locations and boasts an S&P investment grade credit rating of BBB.

Absolute Net (NNN) Lease - The property is leased on an Absolute Net (NNN) basis, meaning zero landlord responsibilities. Tenant is responsible for taxes, insurance, and all repairs & maintenance at the property.

Dedicated Drive Thru - This site features a dedicated drive-thru, which adds a meaningful level of convenience to the customer experience and drives sales.

Strong Sales History - Sales at this location have been increasing 10% YOY for the last three years. Contact agent for details.

LEASE SUMMARY

Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	25 Years
Commencement Date	05/01/2005
Lease Expiration	04/30/2030
Term Remaining	7.5+ Years
Increases	Flat through Base Term and Options
Options	Ten (10), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Walgreens
Ownership	Public
Years in Business	121
ROFR	15 Days



Ideal Location - The subject property is located on the hard, signalized corner of N. Kingshighway Blvd and Natural Bridge Ave, which has combined daily traffic counts exceeding 55,700 vehicles per day.

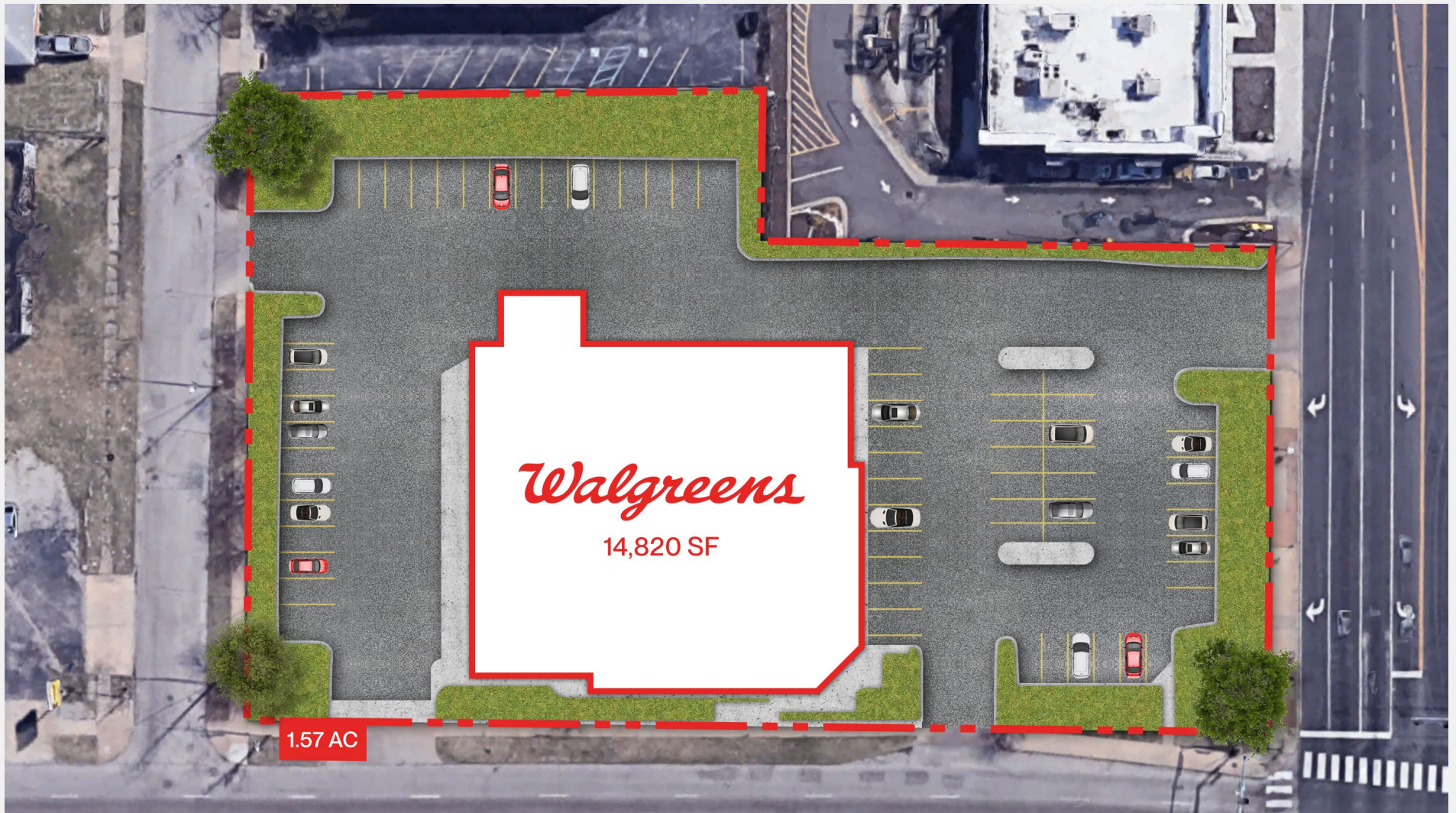
Mark Twain/I-70 Industrial Neighborhood -The subject property is adjacent to the Mark Twain/I-70 Industrial neighborhood, which features prominent employers including Pepsi Beverages, Triad Manufacturing Inc, Clark Logistic Services, Shapiro Metal Supply, and many more.

University of Missouri-St. Louis - Located 10 minutes away from the property is University of Missouri-St.Louis (USML). Established in 1963, it is the newest of four universities in the University of Missouri system. Student enrollment exceeds 15,200 with 680 full-time academic staff members.

Second-Largest City in Missouri - St. Louis is the second-largest city in Missouri and the largest MSA in the state. Famous for the 630-foot 'Gateway Arch', a monument to the westward exploration of Lewis & Clarke, St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. The population within a 5-mile radius of the property is 294,459.







ABOUT THE BRAND

Walgreens

Walgreens

Walgreens is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. Walgreens is a subsidiary of Walgreens Boots Alliance (WBA), a multi-billion dollar company.

**9,560+**

Number of Locations

**BBB**

Credit Rating

**\$136.9 BILLION**

Annual Revenue

**331,000+**

Number of Employees



Walgreens and Village MD Expand

Walgreens & VillageMD Expand to New Hampshire with Full-Service Practices.

[Read More >](#)



Walgreens On-Demand Delivery

Shipt has joined forces with Walgreens to provide customers on-demand delivery.

[Read More >](#)



Walgreens Receives Perfect Score

Walgreens received a perfect score of 100 on the Corporate Equality Index.

[Read More >](#)



Walgreens Sees Strong Q2 - 2022

Walgreens Q2 operating income from continuing operations increased to \$1.2B.

[Read More >](#)

LOCATION OVERVIEW

St. Louis, MO

St. Louis is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers. In 2020, the city proper had a population of 301,578, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second-largest in Illinois, and the 20th-largest in the United States.

A “Gamma” global city with a metropolitan GDP of more than \$160 billion, metropolitan St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to eight Fortune 500 companies. Major companies headquartered or with significant operations in the city include Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, and more. Major research universities include Saint Louis University and Washington University in St. Louis. St. Louis has two major league sports teams including the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League.



There are 79 distinct, government-designated, neighborhoods in St. Louis, more than any other city in America. This results in a variance of experiences and cultural flavors throughout the city. Downtown is the business and financial hub of the city, but it also offers a number of noteworthy attractions, not least of which is the iconic St. Louis Gateway Arch. St. Louis was, and remains, a center for musical innovation and talent, particularly at the turn of the 20th century. Jazz, blues, and ragtime are all deeply entwined in the city's culture and history, and classical music is very prominent in the city. St. Louis is home to the second oldest symphony orchestra in the US, which, to date, has won six Grammy awards.

Recreational areas in the region include a number of state parks and state historic sites. Several conservation areas are also nearby, including Rockwoods Reservation. Across the river near Collinsville, Illinois, is Cahokia Mounds State Historic Site, a prehistoric Native American village. Several gambling casinos are located along the banks of the rivers. Even though the city has impressive historic credentials, St. Louis is hardly stuck in the past. St. Louis is always on the move, while maintaining a classic no-fuss Midwestern personality.

LOCATION OVERVIEW

1. **The Gateway Arch**
16 Min Drive
4.8 Miles From Subject Property

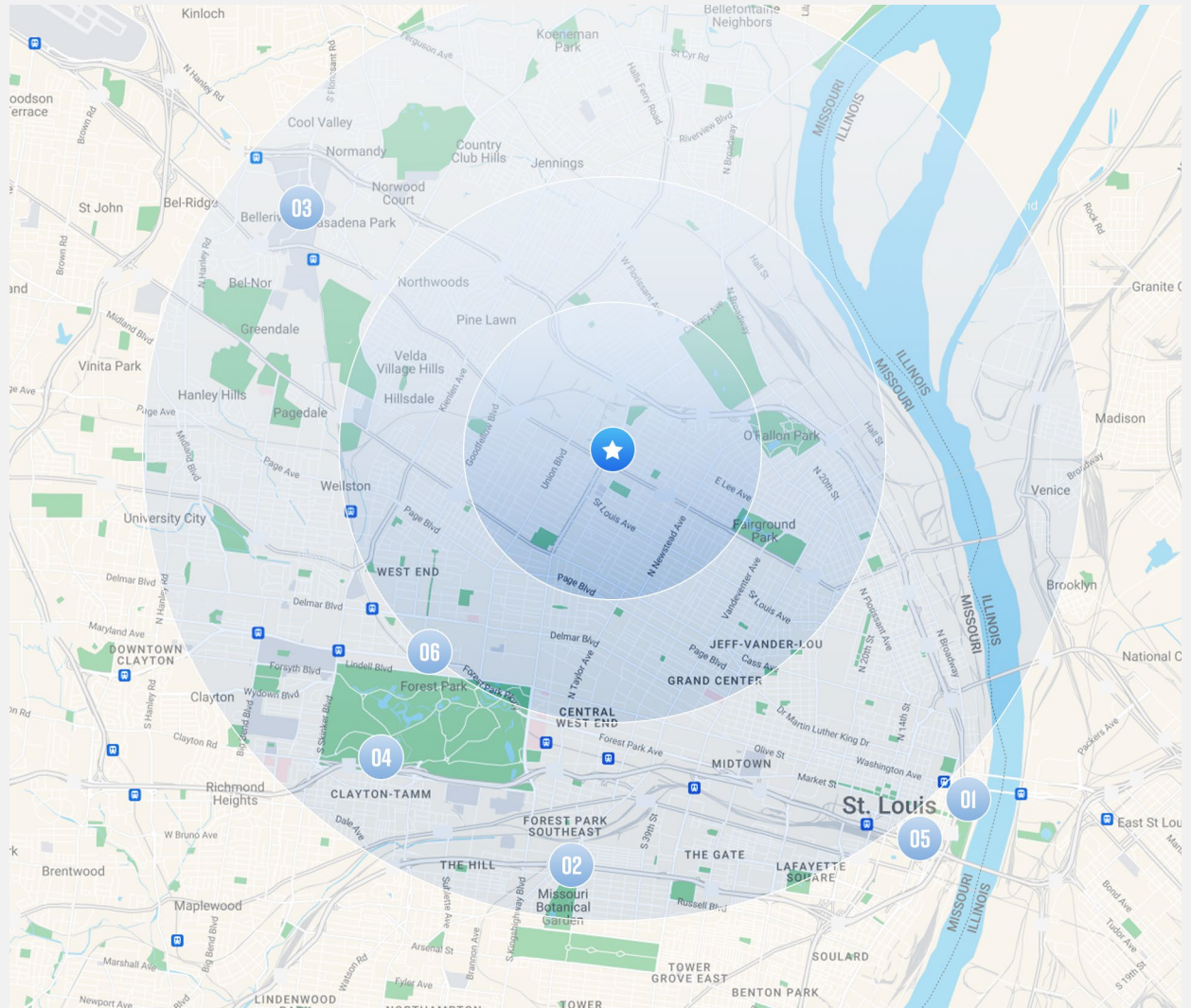
2. **Missouri Botanical Garden**
16 Min Drive
4.8 Miles From Subject Property

3. **University of Missouri-St. Louis**
08 Min Drive
5.2 Miles From Subject Property

4. **Saint Louis Zoo**
14 Min Drive
4.1 Miles From Subject Property

5. **Busch Stadium**
14 Min Drive
6.4 Miles From Subject Property

6. **Forest Park**
11 Min Drive
3.5 Miles From Subject Property



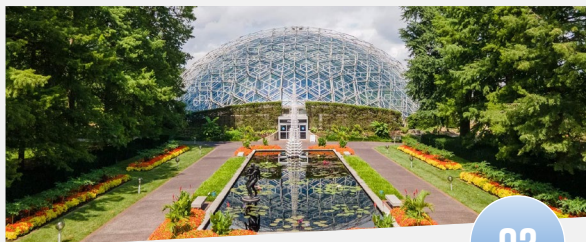
LOCATION OVERVIEW



01

The Gateway Arch

The Gateway Arch is a 630-foot tall monument in St. Louis, MO. Clad in stainless steel and built in the form of a weighted catenary arch, it is the world's tallest arch and Missouri's tallest accessible building.



02

Missouri Botanical Garden

The Missouri Botanical Garden is a botanical garden in St. Louis, MO. Its herbarium, with 6.6 million+ species is the second largest in North America and a National Landmark.



03

University of Missouri–St. Louis

The University of Missouri–St. Louis is a public research university in St. Louis, Missouri. Established in 1963, it is one of four universities in the University of Missouri System and its newest.



04

St. Louis Zoo

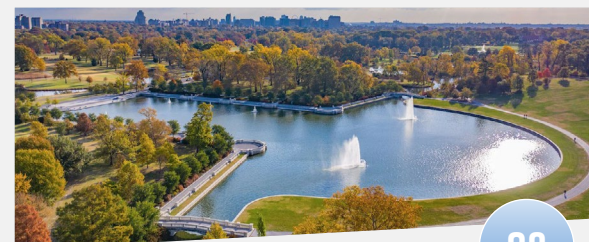
The Saint Louis Zoo, officially the Saint Louis Zoological Park, is a zoo in Forest Park, St. Louis, Missouri. It is recognized as a leading zoo in animal management, research, conservation, and education.



05

Busch Stadium

Busch Stadium, also referred to as "New Busch Stadium" or "Busch Stadium III", is a baseball stadium located in St. Louis, Missouri, the home of the St. Louis Cardinals, the city's Major League Baseball franchise.



06

Forest Park

Forest Park is a public park in western St. Louis. It is a prominent civic center and covers 1,326 acres. Opened in 1876, the park has hosted significant events including the 1904 Summer Olympics.



St. Louis, MO

Missouri’s second-largest city, St. Louis, is known for its beer, baseball, and The Blues hockey team, especially after its 2019 Stanley Cup win. The city is filled with art, music, and close-knit communities that gather in each unique neighborhood. With a host of world-class, family and budget-friendly attractions and a cultural scene second to none, residents and visitors are sure to be entertained and surprised by all St. Louis has to offer. St. Louis is alive with energy and excitement from the iconic Gateway Arch to miles of trails, parks and waterways ready to explore.

POPULATION

2022 Estimate	16,630	131,784	292,070
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HOUSEHOLDS

2022 Estimate	6,542	53,214	122,279
Average Income	\$43,313	\$52,382	\$64,797
Median Income	\$31,646	\$34,912	\$42,208

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