



# RITE AID

**14515 MOJAVE DR, STE B | VICTORVILLE, CA**

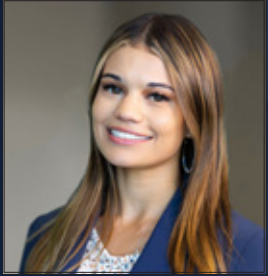


**OFFERING MEMORANDUM**

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REAL ESTATE INVESTMENT SERVICES



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## **TABLE OF CONTENTS**

**4**

**EXECUTIVE OVERVIEW**

**6**

**FINANCIAL OVERVIEW**

**8**

**TENANT OVERVIEW**

**11**

**AREA OVERVIEW**

# **RITE AID**

**14515 MOJAVE DR, STE B | VICTORVILLE, CA**  
**OFFERING MEMORANDUM**

# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS



**Recent Long-Term Lease Extension:** Rite Aid has been operating at this location since 2006. They recently agreed to an early long term lease extension, to bring their lease term to 11 years, further showing their commitment to the location.



**Placer AI Ranking:** Strong Performer on Placer AI (Ranked in the top 20 of all Rite Aid locations in the US, and ranked in the top 10 of all Rite Aid locations in California). Source: Placer AI



**Prototype Store Model:** Rite Aid recently invested its own capital into upgrading the outdoor signage and indoor pharmacy to align with their new “store of the future” design.



**Stable Income:** Lease is corporately guaranteed by Rite Aid Corporation (NYSE: RAD), which operates about 2,500 locations across the country. Amidst the pandemic, Rite Aid was deemed an “essential retailer” and has continued to provide valuable goods/services throughout the pandemic. They have remained open throughout the pandemic, and always paid timely rent.



**Absolute NNN Lease:** Zero landlord responsibilities, which allows for this investment to act as a “bond-like” investment



**Strong Population Demographics:** Within a 5-mile radius there are 152,145 residents and over 44,216 households.



**Great Retail Synergy:** This Rite Aid is situated next to a strong-performing Jack in the Box, as well as a retail strip center with multiple tenants in place, as well as a large number of national retail tenants nearby.



**Located Near I-15:** Located nearby the I-15 freeway, which averages seeing 85,500 vehicles per day. It is also located approximately 1 hour from Orange County and Downtown Los Angeles, in Southern California.







# FINANCIAL OVERVIEW



**\$5,859,000**

LIST PRICE



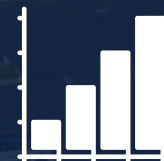
**\$322,245**

NOI



**±10.6YRS**

TERM REMAINING



**5.50%**

CAP RATE

## BUILDING INFO

List Price	\$5,859,000
NOI	\$322,245
Cap Rate	5.50%
Address	14515 Mojave Dr Ste B, Victorville, CA 92394
Year Built	2006
GLA of Building	±17,272 SF
APN	3106-01105-0000

## TENANT SUMMARY

Tenant Trade Name	Rite Aid
Lease Guarantor	Rite Aid Corporation
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Roof, Structure & Parking Lot	Tenant
Remaining Lease Term	±10.6 Years
Lease Commencement Date	1/1/2023
Lease Expiration Date	January 31, 2033
Rental Increases	In option periods
Renewal Options	Four (4), Five (5) Year Options



## ANNUALIZED OPERATING DATA

Term	Annual Rent	Monthly Rent	Cap Rate
Current (Until Dec. 31, 2022)	\$346,500.00	\$28,875.00	5.91%
New Rent (1/1/2023-1/31/2033)	\$322,245.00	\$26,853.75	5.50%
Option 1	\$363,825.00	\$30,318.75	6.21%
Option 2	\$382,016.25	\$31,834.69	6.52%
Option 3	\$401,117.06	\$33,426.42	6.85%
Option 4	\$421,172.92	\$35,097.74	7.19%

Please contact a Matthews™ Capital Markets Agent  
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# TENANT OVERVIEW



## COMPANY NAME

Rite Aid

## NO. OF LOCATIONS

±2,350

## HEADQUARTERS

Camp Hill, PA

## INDUSTRY

Drug Store

## WEBSITE

[www.riteaid.com](http://www.riteaid.com)

## NO. OF EMPLOYEES

±53,100

## TENANT OVERVIEW

Rite Aid is the largest drugstore chain on the East Coast and the third-largest drugstore chain in the United States. Rite Aid has a large presence on the East and West coasts. Rite Aid sells prescription drugs and a wide assortment of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, beverages, convenience foods, greeting cards, and photo processing. The company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

As a smaller pharmacy chain, Rite Aid is reducing its focus to the East and West Coasts, focusing primarily on eight states including California, Pennsylvania, Michigan, Ohio, New York, New Jersey, Washington, and, Oregon.



**MOJAVE DENTAL CENTER**  
14315 MOJAVE DR. SUITE 12, VICTORVILLE, CA 92394



**VILLAGE STEAM ELEMENTARY SCHOOL**



**HOOK JUNIOR HIGH SCHOOL**



**SUBJECT PROPERTY**



**EL EVADO RD**

**MOJAVE DR ± 11,000 VPD**





MOJAVE DR ± 11,000 VPD

EL EVADO RD



# AREA OVERVIEW

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	14,991	70,371	158,294
2022 Estimate	14,305	67,485	152,145
2010 Census	12,509	60,970	139,449
2022-2027 Growth	5.55%	4.12%	2.94%
2010-2021 Growth	13.53%	8.56%	7.71%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	4,268	20,693	46,035
2022 Estimate	4,070	19,831	44,216
2010 Census	3,543	17,838	40,350
2022-2027 Growth	16.01%	13.09%	10.4%
2010-2021 Growth	91.6%	51.07%	53.51%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$69,716	\$66,601	\$73,883



## | VICTORVILLE, CA

Victorville is a scenic suburb in California taken up by open desert and residential neighborhoods. The Southern California Logistics Airport resides in town, and residents enjoy access to several interstate highways for easy commutes. Public schools, community parks, and local restaurants are a staple to this California community. There is a variety of shopping centers such as the Mall of Victor Valley, the most popular retail paradise in the area.

Residents rave about how Victorville is a great place to live and raise children. The city has a steady economy and scores high in health and demographics categories. Living in Victorville allows residents to live a sparse suburban life where most people own their own homes. The median age is around 31 years old and there is a good percentage of family units residing in the city.



## | ECONOMY & POINTS OF INTEREST



### **ECONOMY**

Victorville has seen the job market increase by 2.3% this past year and expects future job growth of 35% over the next 10 years. The sales tax rate is 7.8% and the income tax rate is 9%. The average income of a resident is \$15,873 and the median household income is \$60,305. Some of the major industries in the city include agriculture, oil, gas, and mining, construction, manufacturing, and wholesalers.

The economy is continuously improving as shown in an increase in retail sales of consumable goods despite the drawbacks from the pandemic. Strong sales and new business additions boosted sales tax revenues for the city.



### **TOURISM**

Victorville is a beautiful city in Victor Valley in San Bernardino County. It is best known as being a stop along the famous Route 66 within its Old Town Victorville historic district. Some of the top sights include the California Route 66 Museum, Elmer's Bottle Tree Ranch, Mojave Narrows Regional Park, Victor Valley Museum & Gallery, and Rock view Nature Park.

The city is located about 90 minutes from Los Angeles and a little over two hours from San Diego. These two big cities have several fun attractions for people to take part in as well. Los Angeles being home to Disney land and Knotts Berry Farm. San Diego offers the San Diego Harbor Cruise and the San Diego Zoo.

The Mojave Desert city is about 150 miles from the city and the location has been used as a filming site for several major feature films, including Lethal Weapon, Face/Off, and Kill Bill: Volume 2.



## HIGHER EDUCATION

There are 35 colleges within 50 miles of the city, enrolling approximately 266,000 students. The top-rated college in the area is Claremont McKenna College and the largest college is California State Polytechnic University. The closest 4-year college in the area is California State University in San Bernardino.

### CALIFORNIA STATE UNIVERSITY IN SAN BERNARDINO

California State University in San Bernardino is a public research university about 35 miles from the city and takes up 430 acres of land. The university has a total undergraduate program of approximately 17,000 students and offers over 200 majors and minors to study.



**\$4B**  
ECONOMIC  
IMPACT ANNUALLY

**10**  
10 NCAA DIVISION II MEN  
AND WOMEN SPORTS

Source: [www.calstate.edu/attend/campuses/san-bernardino](http://www.calstate.edu/attend/campuses/san-bernardino)



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Rite Aid** located at **14515 Mojave Dr, Ste B, Victorville, CA 92394** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

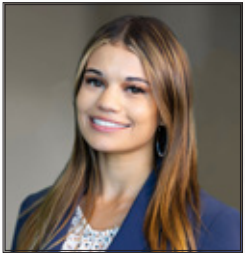
A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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