



DOWNTOWN
SEATTLE

Residential
Neighborhoods

Walgreens

Regional Tenants

Aurora Ave N - 32,091 VPD

Regional Tenants

O'Reilly
AUTO PARTS

Comfort

HYUNDAI

enterprise

amazonlocker

las Margaritas
MEXICAN RESTAURANT

NEW 13 YEAR ABSOLUTE NNN LEASE | RARE 5% RENT INCREASES EVERY 5-YEARS
WALGREENS PHARMACY
SHORELINE, WA (SEATTLE MSA)

Marcus & Millichap
THE GLASS GROUP

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INVESTMENT OVERVIEW

WALGREENS PHARMACY

NEW 13-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS
WELL-ESTABLISHED LOCATION

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INVESTMENT OVERVIEW¹

NEW 13-YEAR ABSOLUTE NNN LEASE

The subject property operates under a newly-signed 13-year Absolute NNN Lease with no landlord management or maintenance responsibilities whatsoever.

RARE 5% RENT INCREASES EVERY 5-YEARS

The lease offers 5% rent increases every 5-years during the original term and the 12, five-year renewal options (if exercised) providing exceedingly more cash flow than a traditional flat Walgreens lease.

INVESTMENT GRADE TENANT²

The Lease is guaranteed by Walgreen Co., a subsidiary of Walgreens Boots Alliance, Inc. and rated Baa2/Stable by Moody's. Walgreens Boots Alliance, Inc., the Parent Company, carries an Investment Grade Credit Rating of BBB/Stable from S&P and Baa2/Stable from Moody's.

CRITICAL DRIVE-THROUGH LANE

According to the Wall Street Journal, more companies look for properties that will allow them to serve customers in their cars. Interest in drive-through real estate was growing even before Covid-19, but it exploded last year when total sales volume for restaurants, pharmacy and bank properties hit a record \$12 billion, according to data firm CoStar Group Inc. Finding drive-through real estate can be challenging, especially in densely built areas, because the properties need to have enough space to accommodate long lines of cars.

ESSENTIAL RETAILER OPERATING AND ASSISTING U.S. AUTHORITIES DURING THE COVID-19 PANDEMIC³

As a global, pharmacy-led health care company, Walgreens Boots Alliance has been working to ensure the safety and well-being of their colleagues, patients and customers during the pandemic of COVID-19. Their retail pharmacies have worked to provide up-to-date information and public health guidelines to customers, and their emergency response teams across the business are actively working to find ways play a greater role in what has become a global emergency – including working with the United States federal government to expand access to COVID-19 testing.

DENSE RETAIL CORRIDOR | \$109,996 AVERAGE HH INCOME

The subject property is situated along a dense retail corridor on Aurora Ave N (32,091 VPD). Walgreens is in close proximity to Safeway, Starbucks, Chipotle, McDonald's, Enterprise Rent-A-Car, Jiffy Lube, Public Storage, Joann Fabrics, Sherwin-Williams Paint, Office Depot, Amazon Fresh Grocery Store, Wells Fargo Bank, PetSmart, HomeGoods, Sprouts Farmers Market, Extra Space Storage, and many more. The average household income in a 1-mile radius is \$109,996.



(1) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, Demographics and S&P/Moody's Ratings are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) All financial data shown above is for Walgreens Boots Alliance, Inc., the Parent Company. The Tenant under the Lease, Walgreen Co., is a subsidiary of Walgreens Boots Alliance, Inc., the parent company. Walgreens Boots Alliance, Inc. does not guarantee the lease.

(3) Sources: www.walgreensbootsalliance.com, www.phoenixchamber.com

OFFERING HIGHLIGHTS¹

WALGREENS

14510 AURORA AVE N
SHORELINE, WA 98133

Net Operating Income	\$364,840
Lease Type	Absolute NNN
Lease Term	13 Years
Lease Commencement	4/27/2022
Lease Expiration Date	4/30/2035
Year Built	2000 ¹
Rentable Area	14,998 SF ¹
Lot Size	2.23 Acres ¹
Primary Term Escalations	5% Every Five-Years
Options	(12) Five-Year Options
Tenant / Guarantor	Walgreens Co.
Right of First Refusal	Yes, Twenty (20) Days

POTENTIAL FINANCING OPTIONS²

For questions on financing, contact:

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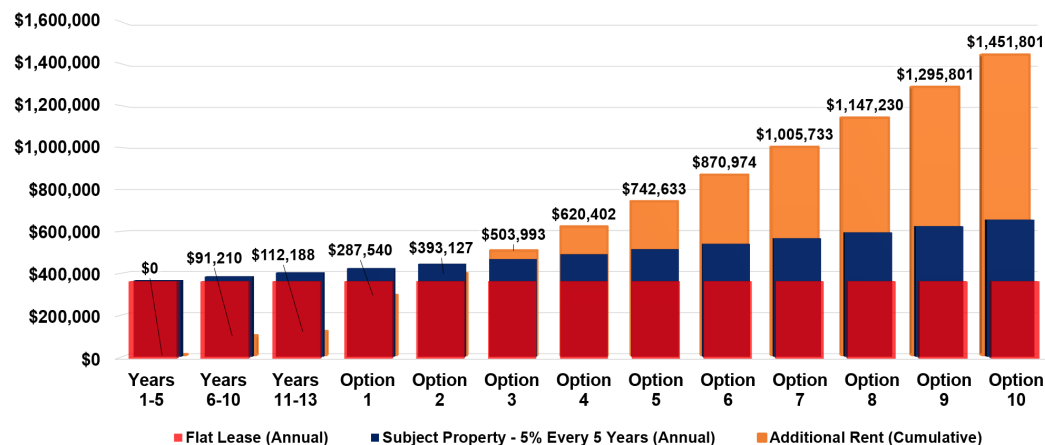
OFFERING PRICE

\$7,931,304

CAP RATE

4.60%

ADDITIONAL RENT COMPARISON SUBJECT PROPERTY VS. HISTORICAL FLAT LEASE³ CUMULATIVE ADDITIONAL RENT OVER COMPARABLE LEASE AND OPTION PERIODS



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(2) Financing options shown are subject to market changes. See agent for details.

(3) For demonstration purposes only. This graph is not a guarantee of Subject Property's performance, additional rents, and/or Walgreens exercising any option(s) under the lease.

TENANT OVERVIEW

WALGREENS PHARMACY

NEW 13-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS

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TENANT OVERVIEW¹



WALGREENS BOOTS ALLIANCE, INC.¹

Walgreens is part of the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), the first global, pharmacy-led health and wellbeing enterprise. As the largest retail pharmacy, health and daily living destination across the United States and Europe, Walgreens Boots Alliance has a presence in more than 25 countries and employs more than 450,000 people. The Company has over 21,000 stores in 11 countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with over 425 distribution centers delivering to more than 250,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. Operations are organized into three divisions: Retail Pharmacy USA, Retail Pharmacy International and Pharmaceutical Wholesale. By its sheer size, scale and expertise, Walgreens Boots Alliance is well-positioned to help expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide. They have more than 100 years of trusted health care heritage and innovation in community pharmacy and pharmaceutical wholesaling. Their purpose is to help people across the world lead healthier and happier lives.

The Retail Pharmacy USA division has pharmacy-led health and beauty retail offerings in 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. The Company operated 9,021 retail stores in the division as of August 31, 2020. The principal retail pharmacy brands in the division are Walgreens and Duane Reade. The Company is a market leader in the United States and, as of August 31, 2020, approximately 78% of the population of the United States lived within five miles of a Walgreens, Duane Reade or acquired Rite Aid retail pharmacy. The Company is focused on creating a neighborhood health destination and a more modern pharmacy aligned to a wider range of healthcare services. The Company utilizes its retail network as a channel to provide health and wellness services to its customers and patients, as illustrated by the Company's ability to play a significant role in providing flu vaccines and other immunizations. Additionally, through their strategic partnership strategy, their key collaborations aim to develop new health care delivery models and to improve access to advanced healthcare technologies and solutions. They've taken further steps to develop our neighborhood health destinations, working with their strategic partners. The Company has more than 85,000 healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals.

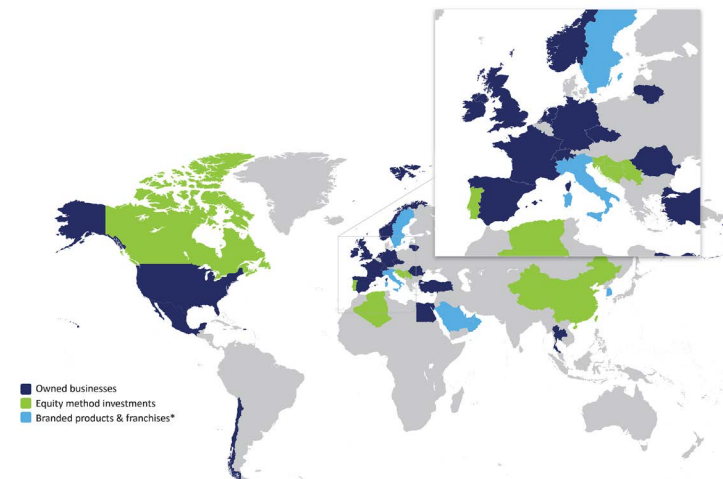
COMPANY HIGHLIGHTS¹

- ▣ \$139.5 BILLION IN REVENUE / \$23.4 BILLION NET WORTH (FY 2020)
- ▣ INVESTMENT GRADE TENANT / WALGREENS CO. - RECENTLY AFFIRMED (2021) MOODY'S RATED BAA2 / OUTLOOK STABLE
- ▣ SALES INCREASED 2.3% YEAR-OVER-YEAR TO \$34.7 BILLION IN Q4 2020
- ▣ 9,021 RETAIL PHARMACY STORES WITH PLANS FOR 1,000 IN-STORE CLINIC LOCATIONS ACROSS 50 STATES, THE DISTRICT OF COLUMBIA, PUERTO RICO & THE U.S. VIRGIN ISLANDS BY 2027
- ▣ 75% OF RETAIL PHARMACY USA DIVISION SALES ARE PHARMACY, WITH THE REMAINING 25% FROM RETAIL SALES
- ▣ 818.0 MILLION PRESCRIPTIONS, INCLUDING IMMUNIZATIONS, WERE FILLED IN FY 2020
- ▣ 78% OF THE POPULATION IN THE UNITED STATES LIVES WITHIN 5 MILES OF A WALGREENS, DUANE READE, OR ACQUIRED RITE AID PHARMACY

FINANCIAL HIGHLIGHTS¹



A GLOBAL PRESENCE¹



*Countries where the Company's products are available for purchase or there are Company franchises (other than those countries where there are owned businesses, equity method investments or joint ventures)

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LOCATION OVERVIEW

WALGREENS PHARMACY

NEW 13-YEAR ABSOLUTE NNN LEASE | RARE 5% INCREASES EVERY 5-YEARS

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LOCATION OVERVIEW¹



**SEATTLE IS THE HOME
OF UNIVERSITY OF
WASHINGTON (UW)
WITH 54,000 STUDENTS**

**359,166 RESIDENTS WITH
AVERAGE HOUSEHOLD
INCOMES OF \$139,926
WITHIN 5-MILES**

**10 MILES TO
DOWNTOWN SEATTLE**

**8 MILES NORTH OF
SEATTLE CHILDREN'S
HOSPITAL (407-BEDS)**

THRIVING AND DIVERSE ECONOMY

The Pacific Northwest's largest city of Seattle overlooks Puget Sound with views of Mt. Rainier, Lake Washington and two mountain ranges around every corner. Known as the Gateway to Asia and Alaska, the Seattle region is the third largest export market among U.S. metros. With nearly 60% of the population holding a bachelor's degree or higher, Seattle is recognized as one of the most educated places in the nation. The city of Shoreline offers a mix of classic Puget Sound beauty with the ultra convenience of Big City living. The Seattle metro region has more than 4,000,000 residents and boasts a highly qualified workforce. Ten Fortune 500 companies have their company headquarters in the Seattle metropolitan area: Amazon (#2), Costco Wholesale (#11), Microsoft (#14), Starbucks (#120), Paccar (#151), Expeditors International (#225), Nordstrom (#245), Weyerhaeuser (#354), Expedia (#404) and Zillow (#424). Lululemon Athletica ranked #509 and Alaska Airlines made the list at #514.

4-WAY SIGNALIZED CORNER IN DENSE INFILL LOCATION

The subject property is located at a 4-way signalized corner with excellent access and visibility along Aurora Ave N with average daily traffic counts of 32,091. The property is in close proximity to national retailers including Safeway, Starbucks, Office Depot, Amazon Fresh Grocery Store, Jiffy Lube, Enterprise Rent-A-Car, O'Reilly Auto Parts and many more. The region is home to the University of Washington with 54,000 students enrolled and the Seattle Children's Hospital with 407-beds and over 8,700 employees.



AERIAL OVERVIEW



DOWNTOWN
SEATTLE

Residential
Neighborhoods



Walgreens

Regional Tenants

Aurora Ave N - 32,091 VPD

Regional Tenants

AERIAL OVERVIEW



Washington State
Department of Transportation

THE CURRENT



SAFEWAY

Residential
Neighborhoods

AMERICAS
BEST VALUE INN & SUITES

Public
Storage

145th AURORA
STORAGE

Walgreens

Residential
Neighborhoods

Residential
Neighborhoods

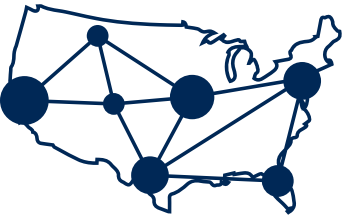
Regional Tenants

Aurora Ave N - 32,091 VPD

AERIAL OVERVIEW



DEMOGRAPHICS¹



HOUSEHOLD INCOME

YEAR 2021	1 MILE	3 MILES	5 MILES
AVERAGE	\$109,996	\$116,715	\$139,926
MEDIAN	\$76,943	\$83,841	\$99,960

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2026 Projection Total Population	20,938	153,503	379,175
2021 Census Total Population	20,094	146,657	359,166
2010 Census Total Population	17,829	130,299	315,305

Sources: Marcus & Millichap Research Services, CoStar





WALGREENS PHARMACY

SHORELINE, WA (SEATTLE MSA)

EXCLUSIVELY LISTED BY

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