

Walgreens

5630 W 4100 S | WEST VALLEY, UT 82148



INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



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OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **BELOW MARKET ASSUMABLE I/O FINANCING :** This subject property has very attractive financing in place that is assumable to a bank-qualified borrower. The current balance is approximately \$3,350,000, interest only, with a 3.8% fixed rate through November 2029.
- **STRATEGIC LOCATION:** The site is outparceled to a Lowes Home improvement, Smith's Food and Drug grocery store, and across the street from Hunter High School (Contains over 2600 students) which allows the site to benefit from strong traffic counts of over 19,000 vehicles per day on both 4100 S and 5600 W.
- **LONG LEASE TERM:** ±8 years remaining on the original lease ending in August 2030, with Six (5) year options.
- **ESSENTIAL RETAILER:** Amidst the global pandemic, Walgreens was deemed an essential retailer and has continued to provide valuable goods and services throughout the pandemic. Walgreens not only stayed open, but they paid their rent in a timely manner throughout the pandemic.
- **BEST IN CLASS TENANT:** Walgreens' market cap exceeds \$31 billion with an investment grade credit rating of BBB. Walgreens has over 9,000 locations and is ranked #16 on Fortune 500 list.
- **STRONG DEMOGRAPHICS:** Positioned in a highly populated area with more than 269,235 people in a 5-mile radius with an average household income of \$87,689 within 2 miles.
- **PROXIMITY TO MAJOR HOSPITAL:** Site is located only 2.9 Miles Southwest of the highly renowned 133-bed Jordan Valley Medical Center West Valley Campus.



FINANCIAL OVERVIEW



\$6,731,200

LIST PRICE



\$363,480

NOI



±8 YRS

TERM REMAINING



5.40%

CAP RATE

TENANT SUMMARY

Tenant Name	Walgreens
Type of Ownership	Fee Simple
Lease Guarantor	Walgreens Co.
Lease Type	NN+
Lease Term	30 Years
Lease Commencement Date	8/5/2000
Lease Expiration Date	8/31/2060
Term Remaining on Lease	±8 Years
Rental Increases	Flat
ROFR	Yes
Option Periods	(6) - 5 year options

ANNUALIZED OPERATING DATA

TERM	DATES	LEASE YEARS	ANNUAL RENT	MONTHLY RENT
Base Term	08/5/2000 - 08/31/2030	1-30	\$363,480.36	\$30,290.03
Option 1-6	09/1/2030 - 08/31/2060	31-60	\$363,480.36	\$30,290.03

FOR FINANCING OPTIONS REACH OUT TO:

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MOUNTAIN VIEW CORRIDOR ± 12,000 VPD



S 5600 W ± 29,000 VPD



4100 S ± 19,000 VPD



HILLSIDE ELEMENTARY SCHOOL
± 500 STUDENTS



HUNTER HIGH SCHOOL
± 2,000 STUDENTS



MOUNTAIN VIEW CORRIDOR ± 12,000 VPD

4100 S ± 19,000 VPD



SUBJECT PROPERTY

S 5600 W ± 29,000 VPD

TENANT OVERVIEW



COMPANY NAME

Walgreens

OWNERSHIP

Public

YEAR FOUNDED

1901

INDUSTRY

Drug Store

HEADQUARTERS

Deerfield, IL

NO. OF EMPLOYEES

±315,000

Walgreens

TENANT OVERVIEW

Walgreen Company is an American company that operates 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. It was founded in Chicago, Illinois, in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance Inc.-an integrated pharmacy, healthcare and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA. WBA has more than 315,000 team members and a presence in nine countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company, Benavides in Mexico and Ahumada in Chile. Walgreens provides solutions for payers and health systems, resources for healthcare professionals, and has a Walgreens center for health & wellbeing research.

WALGREENS HEALTH FOCUS

Walgreens' overall value proposition differentiates it from competitors in valuable ways. Specifically, a focus on health gives Walgreens a competitive advantage over other pharmacies. By putting health at the forefront of all aspect of the business and reducing customers' shopping time, Walgreens has achieved placement in a league of its own as competition aims their focus on things such as convenience, design, or low prices.

AREA OVERVIEW

WEST VALLEY CITY, UT

West Valley City is a city in Salt Lake County and a suburb of Salt Lake City in the state of Utah. It is the second-largest city in Utah. Companies based in West Valley City include Backcountry.com, C.R. England, FranklinCovey, and USANA Health Sciences. West Valley City is home to the Maverik Center and the Utah Grizzlies of the ECHL. It is also home to the Utah Cultural Celebration Center, Stonebridge Golf Course, The Ridge Golf Course, Rocky Mountain Raceways, USANA Amphitheatre, and the Valley Fair Mall. WVC is also home to The Drive-in.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2027 Projection	18,001	136,137	275,505
2022 Estimate	17,589	132,652	267,584
Growth 2022-2027	2.34%	2.63%	2.96%
HOUSEHOLD	1 MILE	3 MILE	5 MILE
2027 Projection	4,817	37,878	81,328
2022 Estimate	4,735	37,123	79,456
2010 Census	4,646	34,441	73,336
Growth 2022-2027	1.73%	2.03%	2.36%
Growth 2010-2022	1.92%	7.79%	8.35%
INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$97,884	\$86,034	\$86,669





#1 FOR
BEST STATE ECONOMY
- WalletHub

SALT LAKE CITY, UT

Located in a dramatic valley that is bordered by the Great Salt Lake in the northwest, Salt Lake City combines the amenities of a major metropolitan area with the friendliness of a quaint mountain town. As a whole, the state of Utah has one of the fastest growing population rates in the country with an influx of residents each year since 1990. Understandably, Salt Lake City, the capital of Utah, has become the most populous municipality in the state thanks to this continuous population increase. College students and young professionals make up a significant portion of the city center's demographics as the region's vibrant culture increasingly draws millennials to the downtown area.

With hundreds of upscale and unique restaurants, a spectrum of bars and clubs, symphony, opera and NBA games, downtown Salt Lake City is a vortex of entertainment. The downtown area has embraced the urban living movement through the incorporation of light-rail transportation, lofts, shopping and hotels. A beautiful and safe destination, Salt Lake City enjoys unparalleled access to natural recreation, a robust economy, dynamic nightlife, and Utah's Greatest Snow on Earth.

BUSINESS CLIMATE

Salt Lake City originated as the Crossroads of the West, an identity largely stemmed from the strong source of income provided by nearby steel, mining and railroad operations. Today, the economy is service-oriented with major sectors being government, trade, transportation, utilities and professional and business services. A favorable business climate has allowed for the development of a wide range of industries, encompassing traditional manufactured goods to a growing base of new economy products.

Local, state and federal governments have a large presence in the city, taking up a significant portion of employment. Other major employers include the Delta hub at Salt Lake City International Airport, the University of Utah, Sinclair Oil Corporation and The Church of Jesus Christ of Latter-day Saints.

Top Employers



TOURISM

Utah's tourism branding is successfully doing its job in that business site selectors across the nation are recognizing the state for its natural assets and outdoor recreation, two factors that have been especially helpful in recruiting tech companies to the state. Silicon Slopes refers to the Salt Lake City metropolitan area that encompasses a cluster of information technology, software development and hardware manufacturing and research firms along the Wasatch Front. Companies included in this collection are SanDisk, IM Flash Technologies, EA Sports, Disney Interactive Studios and Adobe Systems.

Throughout the past few years, Utah's economic stability has grown to meet the standards of the tech giants that now occupy the Silicon Slopes. Low taxes; affordable real estate; a pro-business environment; and access to an assemblage of young engineering talent from the University of Utah, Utah State and Brigham Young University; coalesce in Silicon Slopes, which now runs head-to-head with Silicon Valley in venture capital per-deal averages and overall deal growth.



Along with being a top location for tech start-ups, Silicon Slopes is in the middle of a hotbed of innovation in increasingly diverse industries. Utah is a leader in life science research and medical device development as well as in carbon fiber composites manufacturing. Boeing expanded its cutting-edge carbon fiber manufacturing in 2015.

SLC DEMOGRAPHICS

1,192,000
2021 Est. Population

1.02%
Population Growth
2021 - 2022

81,688
2020 Est. Households

\$88,127
2022 Est.
Average Household Income

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Walgreens** located at **5630 W 4100 S, West Valley, UT 82148** ("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:

1. The Offering Memorandum and its contents are confidential;
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.

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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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