



## WALGREENS PHARMACY & DRIVE-THRU | SAN ANTONIO, TX

6635 BANDERA ROAD, SAN ANTONIO, TX

3 MILES FROM TOP TEXAS HOSPITAL SYSTEM | STRONG REPORTED SALES | HIGH POP GROWTH | 5.0% RENT BUMP IN 10/2024 | 5.50% CAP



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**CONFIDENTIAL OFFERING MEMORANDUM**



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# LOCATION OVERVIEW & EXECUTIVE SUMMARY





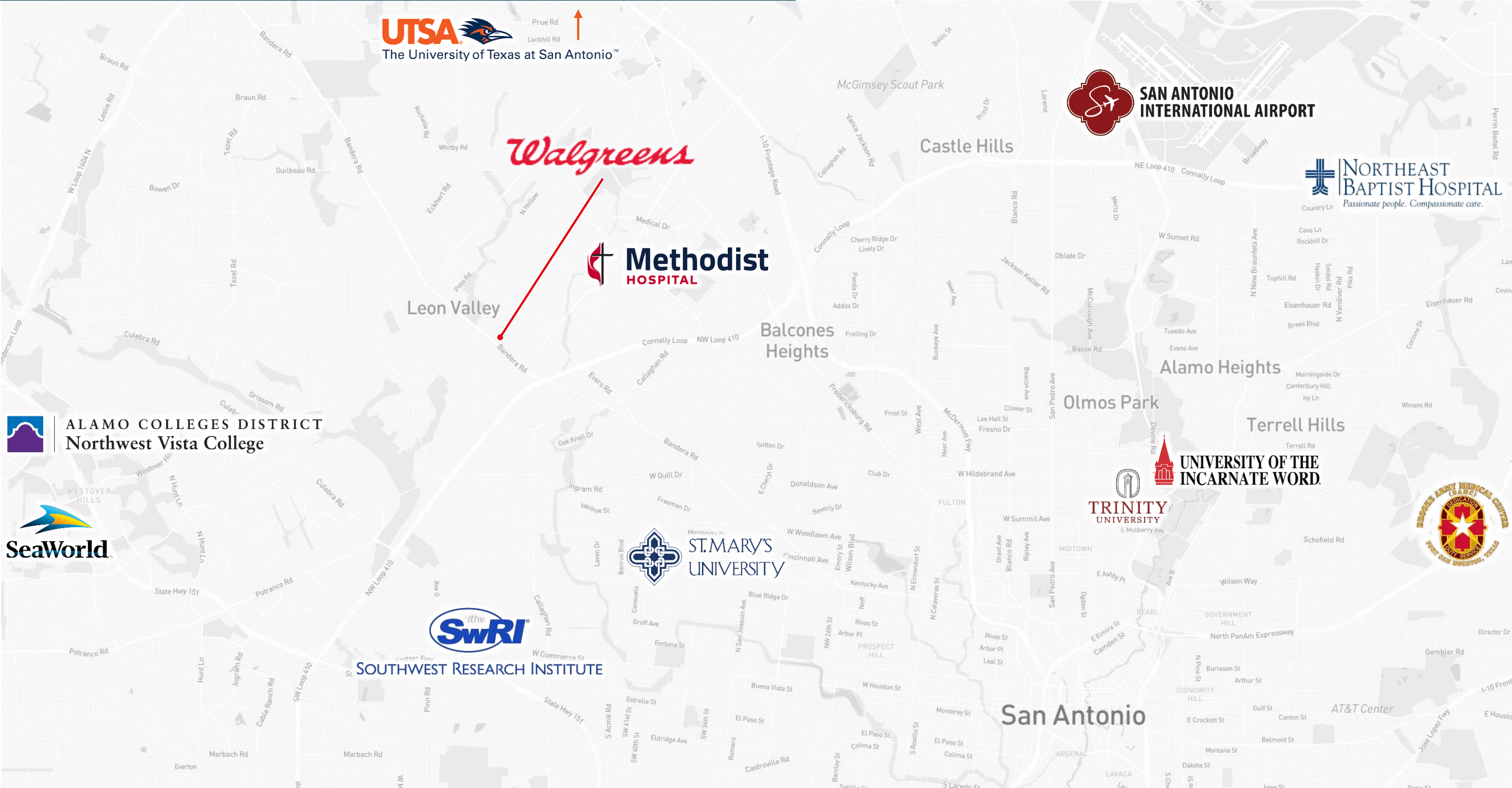


LOCATION AERIAL – FACING WEST





# LOCATION AERIAL – SAN ANTONIO OVERVIEW



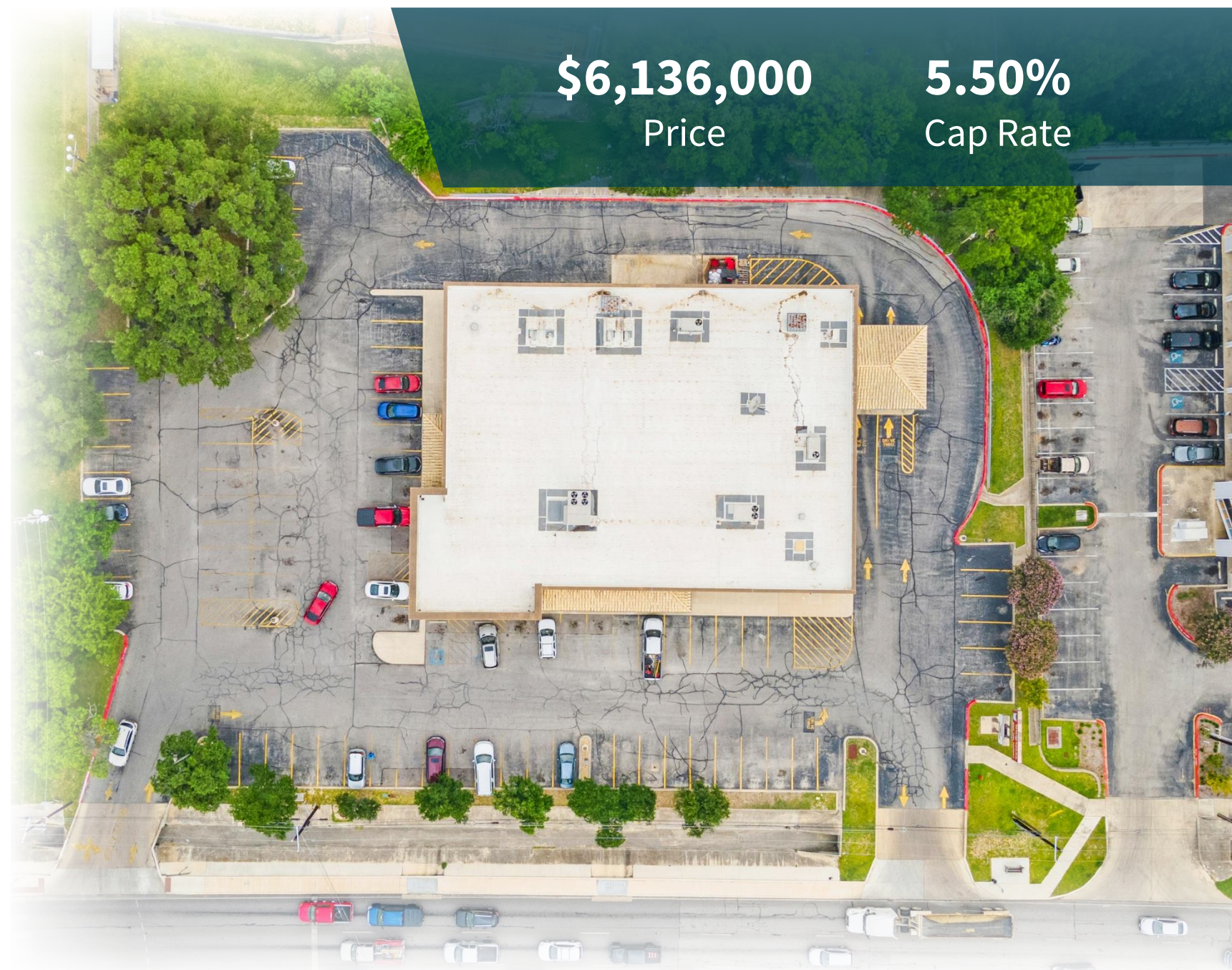


## THE OFFERING



Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to offer for sale the opportunity to acquire the fee-simple interest in a Walgreens located at 6635 Bandera Road in San Antonio, TX (the “Property” or “Asset”). **The Asset generates strong reported sales of \$8.0 million annually.** The absolute NNN lease has 11 years remaining with 5.0% rent bumps every 5-years in the base term, **including a 5% bump in October of next year.** The property sits on a large 1.90-acre parcel in a top retail / medical corridor in the city.

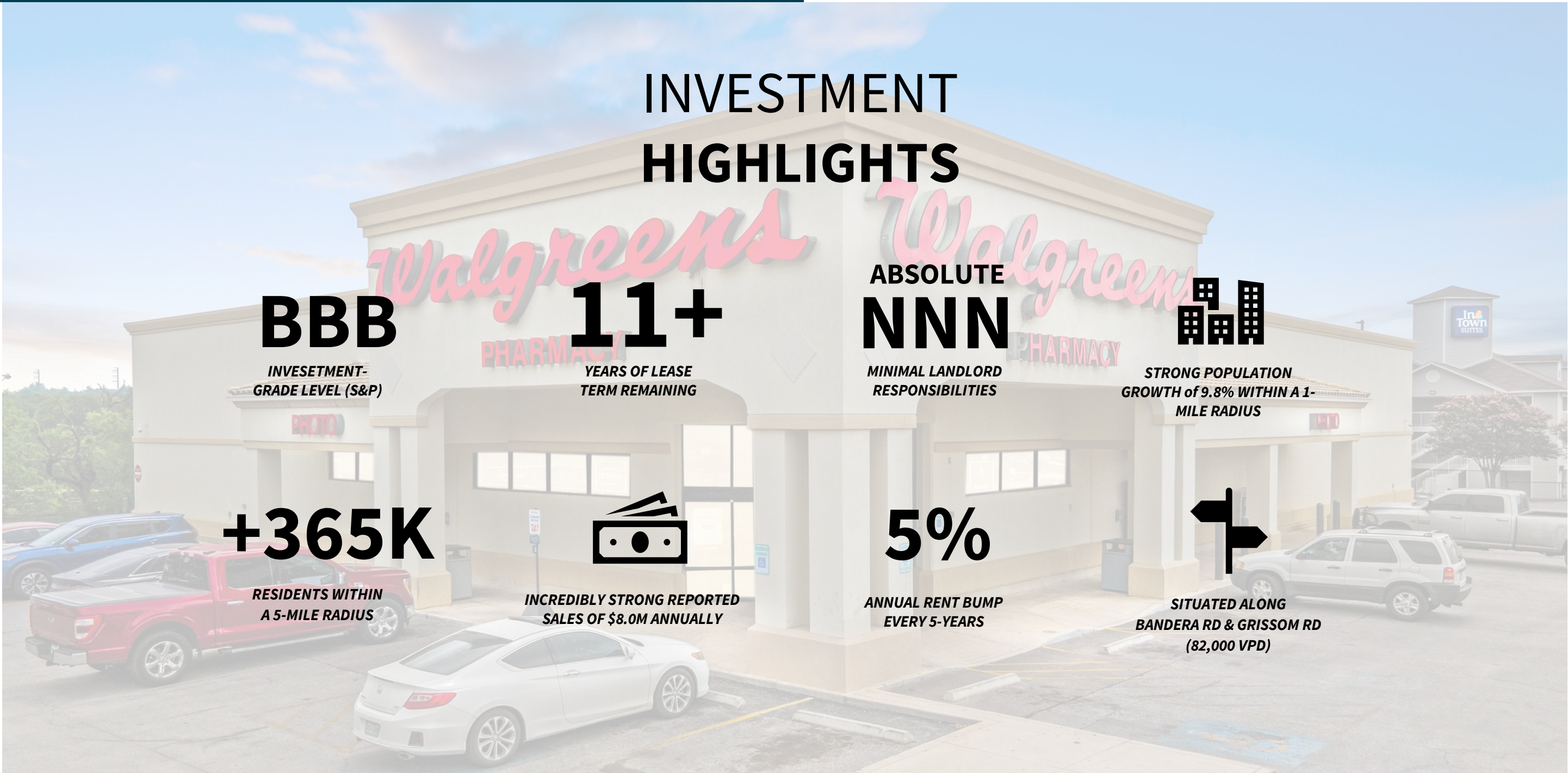
The Property benefits from an average household income of over \$80,000 and a **10.0% population growth** that has occurred in the past decade within a one-mile radius. The Asset is located in the northwestern region of San Antonio along Bandera Road and Grissom Road with **direct exposure to over 82,000 vehicles per day.** The property is situated within a dense trade area with over 25.8M SF and 26.6M SF of retail and medical office & office space, respectively. **Less than 3-miles from the Property is Methodist Hospital, the fifth highest patient revenue hospital in the state of Texas.** The hospital is co-owned by HCA Healthcare, the nation’s leading provider of health care services, and Methodist Healthcare Ministries, South Texas’ largest non-public funding source of community health care with over \$976 million contributed since 1995. **Walgreens benefits significantly from proximity to a large health system with approximately 608,000 inpatients and outpatients looking to have prescriptions filled.**



**\$6,136,000**  
Price

**5.50%**  
Cap Rate





INVESTMENT HIGHLIGHTS

**BBB**

INVESETMENT-  
GRADE LEVEL (S&P)

**11+**

YEARS OF LEASE  
TERM REMAINING

ABSOLUTE  
**NNN**

MINIMAL LANDLORD  
RESPONSIBILITIES



STRONG POPULATION  
GROWTH of 9.8% WITHIN A 1-  
MILE RADIUS

**+365K**

RESIDENTS WITHIN  
A 5-MILE RADIUS



INCREDIBLY STRONG REPORTED  
SALES OF \$8.0M ANNUALLY

**5%**

ANNUAL RENT BUMP  
EVERY 5-YEARS



SITUATED ALONG  
BANDERA RD & GRISSOM RD  
(82,000 VPD)





# PROPERTY & LEASE OVERVIEW



PROPERTY & LEASE OVERVIEW



Property Overview	
Address	6635 Bandera Rd
City, State, Zip Code	San Antonio, TX 78238
Year Built / Renovated	1994
Building SF	13,428
Parcel Size (Acres)	1.90
Ownership Type	Fee-Simple
Lease Overview	
Tenant	Walgreens Corporation
Initial Term	15-Years
Lease Term Remaining	11.4
Lease Type	Absolute NNN
In-Place Annual Rent	\$337,500
Rent PSF	\$25.13
Rent Increase	5.0% increase every 5-years
Options Remaining	12 x 5-years, subject to 5.0% increase each renewal
Taxes	Tenant pays
Utilities	Tenant pays
Property Insurance	Tenant pays
Roof & Structure	Tenant pays
Reported Sales	\$8,021,000



Rent Schedule				
Years	Annual Rent	Monthly Rent	Rent PSF	Increase
Current - 9/24	\$337,500	\$28,125	\$25.13	-
10/24 - 9/29	\$354,375	\$29,531	\$26.39	5.00%
10/29 - 9/34	\$372,094	\$31,008	\$27.71	5.00%
Options				
16-20	\$390,698	\$32,558	\$29.10	5.00%
21-25	\$410,233	\$34,186	\$30.55	5.00%
26-30	\$430,745	\$35,895	\$32.08	5.00%
31-35	\$452,282	\$37,690	\$33.68	5.00%
36-40	\$474,896	\$39,575	\$35.37	5.00%
41-45	\$498,641	\$41,553	\$37.13	5.00%
46-50	\$523,573	\$43,631	\$38.99	5.00%
51-55	\$549,752	\$45,813	\$40.94	5.00%
56-60	\$577,240	\$48,103	\$42.99	5.00%
61-65	\$606,102	\$50,508	\$45.14	5.00%
66-70	\$636,407	\$53,034	\$47.39	5.00%
71-75	\$668,227	\$55,686	\$49.76	5.00%



An aerial photograph of a commercial area. In the foreground, a large, single-story beige building with a flat roof is visible. The building has a "Walgreens PHARMACY" sign in red script and "PHOTO" in red block letters. To the left of the pharmacy is a multi-story building with a brown roof and blue accents. The area is surrounded by lush green trees. A multi-lane road runs horizontally across the middle of the image, with many cars parked along the side and driving on it. In the background, a hillside with more trees and some buildings is visible under a cloudy sky.

# MARKET OVERVIEW



# SAN ANTONIO

San Antonio is a city in south-central Texas, United States. It is the seventh-most populous city in the country and the second-most populous city in Texas after Houston. The city has a rich history dating back to the 18th century when it was founded as a Spanish mission. San Antonio is a bustling and vibrant city with a diverse population, a thriving economy, and a wide range of cultural attractions. Some of the city's most popular attractions, including The Alamo, River Walk, San Antonio Missions National Historical Park, and San Antonio Museum of Art.

San Antonio is also known for its cuisine, which is a blend of Mexican, Tex-Mex, and Southern influences. The city is home to a number of famous dishes, including puffy tacos, chili con carne, and breakfast tacos. Overall, San Antonio is a dynamic and exciting city that offers something for everyone, from history and culture to entertainment and outdoor recreation.

## Texas is the 9th Largest Economy in the World

ACCORDING TO GROSS DOMESTIC PRODUCT (GDP), SAW A 10.1% INCREASE IN THE ANNUAL RATE OF GROWTH OF REAL GDP IN THE LAST QUARTER OF 2021 – COMPARED TO THE NATIONAL AVERAGE OF 6.9%  
(BUREAU OF ECONOMIC ANALYSIS)

## “Best State For Business”

A TITLE HELD FOR 18 CONSECUTIVE YEARS  
(TEXAS ECONOMIC DEVELOPMENT – CHIEF EXECUTIVE BEST STATES FOR BUSINESS 2022)

## 8.5% Growth

Q4 2021 DATA - AVERAGE ASKING RENT GREW FROM \$7.59 PER SQUARE FOOT TO \$8.24 PER SQUARE FOOT  
(JLL RESEARCH)

## 8.3%

OF THE MANUFACTURING AND CONSTRUCTION JOBS IN THE U.S. ARE BASED IN TEXAS  
(BLUE COLLAR JOBS TRACKER)



# WHY TEXAS?

## Texas

IS THE MOST POPULAR DESTINATION FOR THOSE RELOCATING TO OTHER STATES,  
RANKING AS THE #1 GROWTH STATE IN AMERICA

(U-HAUL IN-MIGRATION DATA TRENDS)

53 Fortune  
500 Companies

(TEXAS ECONOMIC DEVELOPMENT)

93.9

TEXAS COST OF LIVING /  
U.S. AVERAGE OF 100

(BESTPLACES.NET)

4.2%

TEXAS UNEMPLOYMENT RATE

(TEXAS WORKFORCE COMMISSION, MAY 2022)

## Texas Ranked the Lowest

COST OF BUSINESS STATE  
AT 98.46 IN 2021

(TIPALTI APPROVE)

## New Tenants to the Texas Industrial Market

(2021 -YTD 2022)

AMAZON

20,68,040 SF

★macy's

908,853 SF

 SaddleCreek  
LOGISTICS SERVICES

861,840 SF

 NIKE

800,737 SF

 LifeScience  
Logistics®

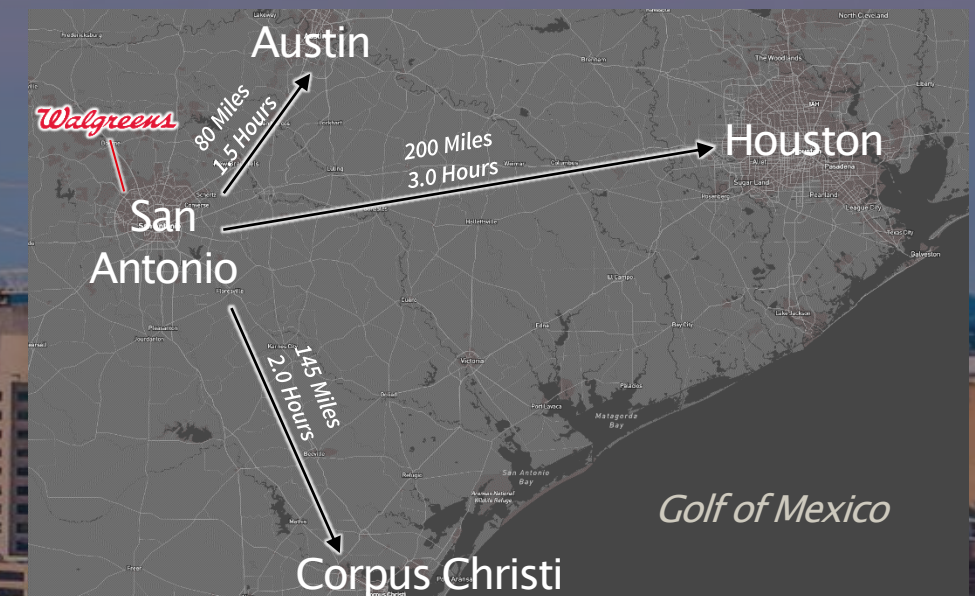
404,581 SF

 NFI Industries

653,582 SF

 WOODS  
Distribution Solutions, LLC

707,000 SF







# TENANT OVERVIEW



TENANT OVERVIEW

WALGREENS COMPANY OVERVIEW

Founded in 1901, Walgreens Boots Alliance (“Walgreens”) is the global leader in pharmacy-led health and wellbeing retail.

Walgreens operates more than 13,800 stores in the 50 states, the District of Columbia, Puerto Rico and the US Virgin Islands.

A typical store carries over 18,000 items, Walgreens’ stores offer a wide range of consumer goods in addition to its pharmacy, health and wellness services.


Bolstering Walgreens’ impressive six million daily customers, an average of 68 million people visit Walgreens’ website monthly.

The company has more than 85,000 healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners, and other health-related professionals.


As of 8/31/22, WBA has delivered strong year-over-year execution across operating segments and against very robust growth last year. Performance was broadly in-line with management’s expectations; demonstrating resilience of the business through volatile market conditions driven by deep community connections and relevance to consumers.




Company Overview	
Tenant:	Walgreens, Co.
Parent:	Walgreens Boots Alliance
Industry:	Retail Pharmacy
Year Founded:	1901
Headquarters:	Deerfield, IL
# of Locations:	13,800
# of Employees	385,000
Stock Ticker (NASDAQ):	WBA
Credit Rating (Moody’s / S&P):	Baa2 / BBB
Annual Revenue (TTM 8/22):	\$132.7 Billion
Gross Profit (TTM 8/22):	\$28.3 Billion
Total Assets (8/31/22):	\$90.1 Billion
Website:	www.walgreens.com
Tenant:	Walgreens, Co.




PHARMACY LOCATIONS  
13,800



FOUNDED  
1901



OWNERSHIP  
PUBLIC  
(NASDAQ: WBA)



ANNUAL REVENUE  
\$132.7B



# DEAL CONTACTS



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