

CVS/pharmacy

Houston, TX



Confidential Offering Memorandum
ABSOLUTE NNN LEASE

**AVISON
YOUNG**

8201 Katy Freeway

Houston, TX 77024

CVS/pharmacy
Offering Memorandum



Asking Price
\$6,025,500



Cap Rate
7.0%

Asset Summary

NOI	\$421,784
Square Feet	12,126+/-
Rent Commencement	1/9/2006
Rent Holiday Begins	1/10/2028
Lease Ends	1/31/2031
Renewal Options	Ten (10) 5-year options*

* Options 1 & 2 at 90% of rent, Option 3 at FMV, Options 4-10 at Option 3 rent

Property Highlights

- Absolute NNN lease
- 24-hour location with drive-thru
- Excellent corner location at traffic light intersection
- Population of 466,266 within five miles of the property
- Egress and ingress from Katy Freeway and Chimney Road

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23,376
AVERAGE DAILY
TRAFFIC COUNTS



\$75,597
3-MILE AVERAGE
HOUSEHOLD INCOME

Tenant Overview

About CVS/pharmacy

CVS Health is reinventing pharmacy to help people on their path to better health. With more than 9,900 locations in the United States, their retail locations are committed to delivering innovative health solutions that create a simpler, more accessible experience for patients, customers and caregivers. Their pharmacy care teams provide trusted advice and counsel to help their patients get and stay healthy.

Their approximately 1,100 MinuteClinic convenient care clinics, 90 Coram infusion and enteral care sites and Omnicare specialized long-term care pharmacy services are making it easier for patients to connect with health care more conveniently, and closer to home.

CVS/pharmacy stores are located in 49 states, the District of Columbia and Puerto Rico. Their stores offer customers a wide assortment of innovative health and beauty products and its pharmacies dispense millions of prescription medications each year.

CVS/pharmacy Offering Memorandum



Founded
1963



Revenue
\$195B



Employees
295,000



Locations
9,967



Optimize your real estate transactions and holdings



Avison Young's Capital Markets group offers comprehensive real estate transaction services to a global client base. A trusted advisor to real estate owners and operators for more than 30 years, Avison Young sources investment opportunities and provides investment sales execution for clients throughout Canada, the U.S., Europe and Asia.

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Market knowledge, Global relationships

We combine Avison Young's local, national and international experience with our research tools and teams to gain exceptional access to both domestic and international buyers seeking investment and development opportunities. We have also built valuable relationships bringing off-market investment and sales transactions to private and institutional clients.



\$25 billion

Investment sales volume brokered



\$10 billion

Financing transaction volume brokered



90 years

Combined industry experience

- Creative deal structuring and sales strategies
- Strong buyer and lender relationships
- Principals' established market credibility
- Extensive past and active leasing assignments in the submarket
- Experienced, knowledgeable, creative and responsive support



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