

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

Walgreens

W/ Drive-Thru Pharmacy
(NASDAQ: WBA | S&P: BBB)

5% RENTAL INCREASES | ADJACENT TO **SAFEWAY**  ANCHORED CENTER



1080 SW. 1st Avenue | Canby, Oregon

PORTLAND MSA

ACTUAL SITE

 **SRS** | NATIONAL
NET LEASE
GROUP



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PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, freestanding Walgreens investment property located in Canby, Oregon (Portland MSA). The tenant, Walgreen Co., has over 14 years remaining with 12 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 5% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. Walgreens operates more than 9,000 stores across all 50 states, Puerto Rico, and the U.S. Virgin Islands

Walgreens is strategically located at the signalized, hard corner intersection of State Highway 99E and Southwest Berg Parkway which supports over 29,000 vehicles per day. Furthermore, the asset is ideally positioned adjacent to Canby Square, a 117,000 SF neighborhood center that's home to Safeway, Big 5, Ace Hardware, Dollar Tree, and more. Other nearby national/credit tenants include Fred Meyer, Rite Aid, McDonalds, 7-Eleven, UPS, and more. Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site. Moreover, the asset is ideally situated near multiple residential communities including The Sequoia Grove Apartments (174 units), Village on the Lochs (133 units), and more, providing a direct residential consumer base from which to draw. Located 24 miles from downtown Portland, the 5-mile subject trade area is supported by more than 43,000 residents and 16,000 daytime employees who boast an affluent average household income of more than \$113,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$4,631,000
Net Operating Income	\$296,400
Cap Rate	6.40%
Guaranty	Corporate Signed
Tenant	Walgreen Co. (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes - Contact Agent for Details

PROPERTY SPECIFICATIONS

Rentable Area	14,820 SF
Land Area	1.39 Acres
Property Address	1080 SW. 1st Avenue Canby, Oregon 97013
Year Built	2007
Parcel Number	41E05A 01200
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



Over 14 Years Remaining | Rare 5% Scheduled Rental Increases | Well Known & Established Tenant | Investment Grade Tenant

- The tenant, Walgreen Co., has over 14 years remaining with 12 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 5% rental increases every 5 years and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Walgreens operates more than 9,000 stores across all 50 states, Puerto Rico, and the U.S. Virgin Islands

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

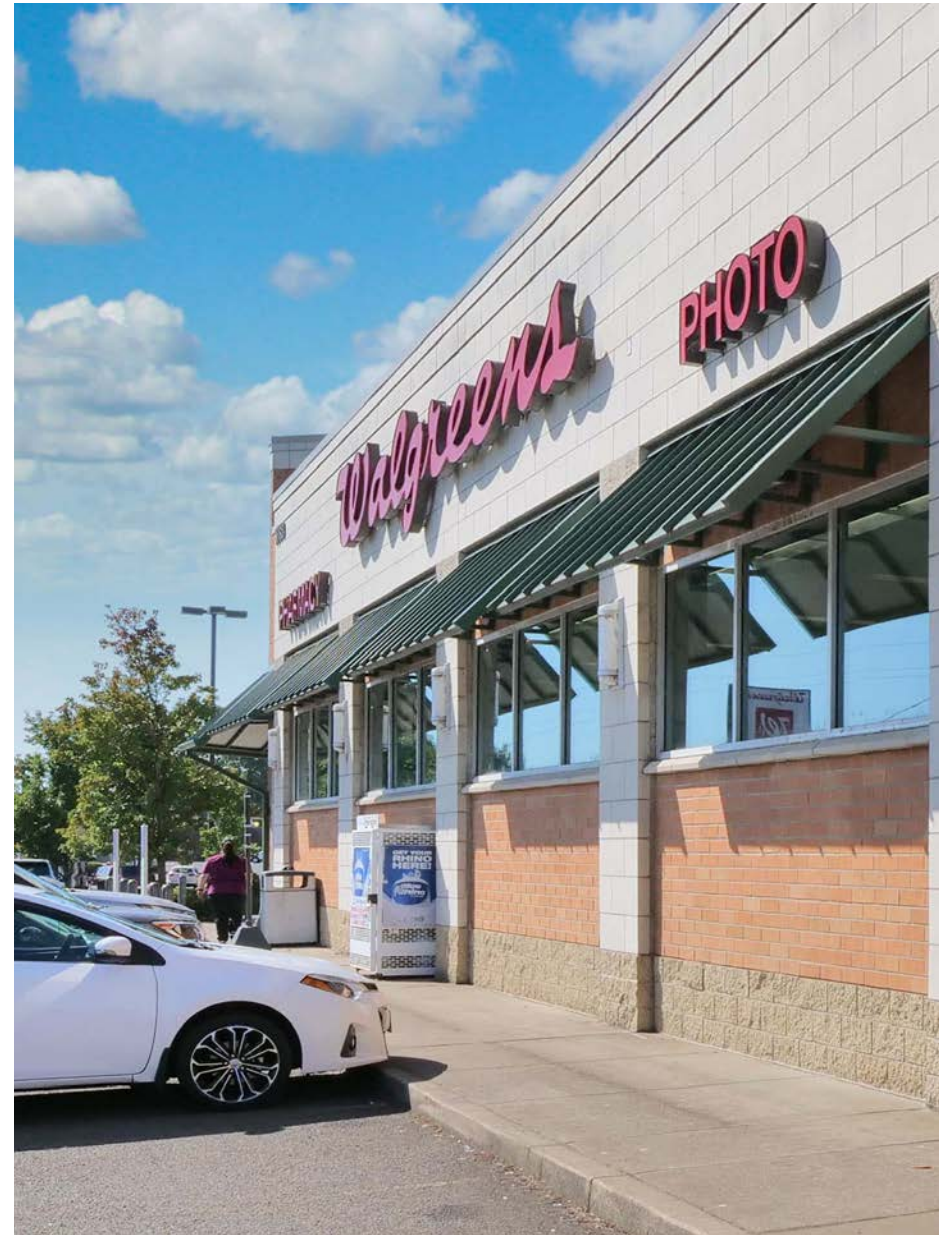
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | National/Credit Tenants

- Walgreens is strategically located at the signalized, hard corner intersection of State Highway 99E and Southwest Berg Parkway which supports over 29,000 vehicles per day
- The asset is ideally positioned adjacent to Canby Square, a 117,000 SF neighborhood center that's home to Safeway, Big 5, Ace Hardware, Dollar Tree, and more
- Other nearby national/credit tenants include Fred Meyer, Rite Aid, McDonalds, 7-Eleven, UPS, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- The 5-mile subject trade area is supported by more than 43,000 residents and 16,000 employees support the trade area
- \$113,000 average household income



PROPERTY OVERVIEW



LOCATION



Canby, Oregon
Clackamas County
Portland MSA

ACCESS



Pacific Highway: 1 Access Point

TRAFFIC COUNTS



SW. 1st Avenue/State Highway 99E: 23,900 VPD
SW. Berg Parkway: 5,600 VPD

IMPROVEMENTS



There is approximately 14,820 SF
of existing building area

PARKING



There are approximately 58 parking spaces
on the owned parcel.
The parking ratio is approximately 3.91 stalls
per 1,000 SF of leasable area.

PARCEL



Parcel Number: 41E05A 01200
Acres: 1.39
Square Feet: 60,548

CONSTRUCTION



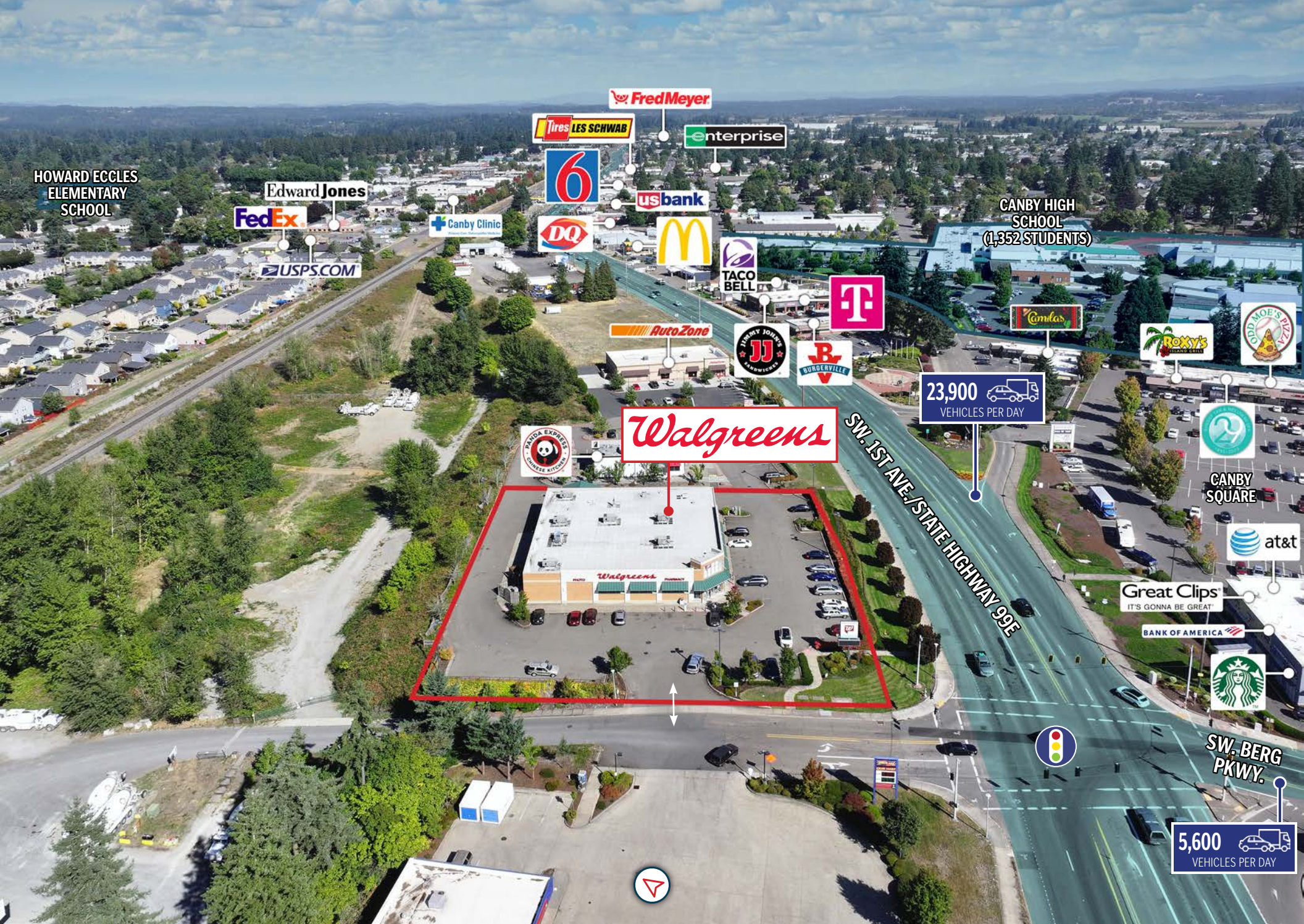
Year Built: 2007

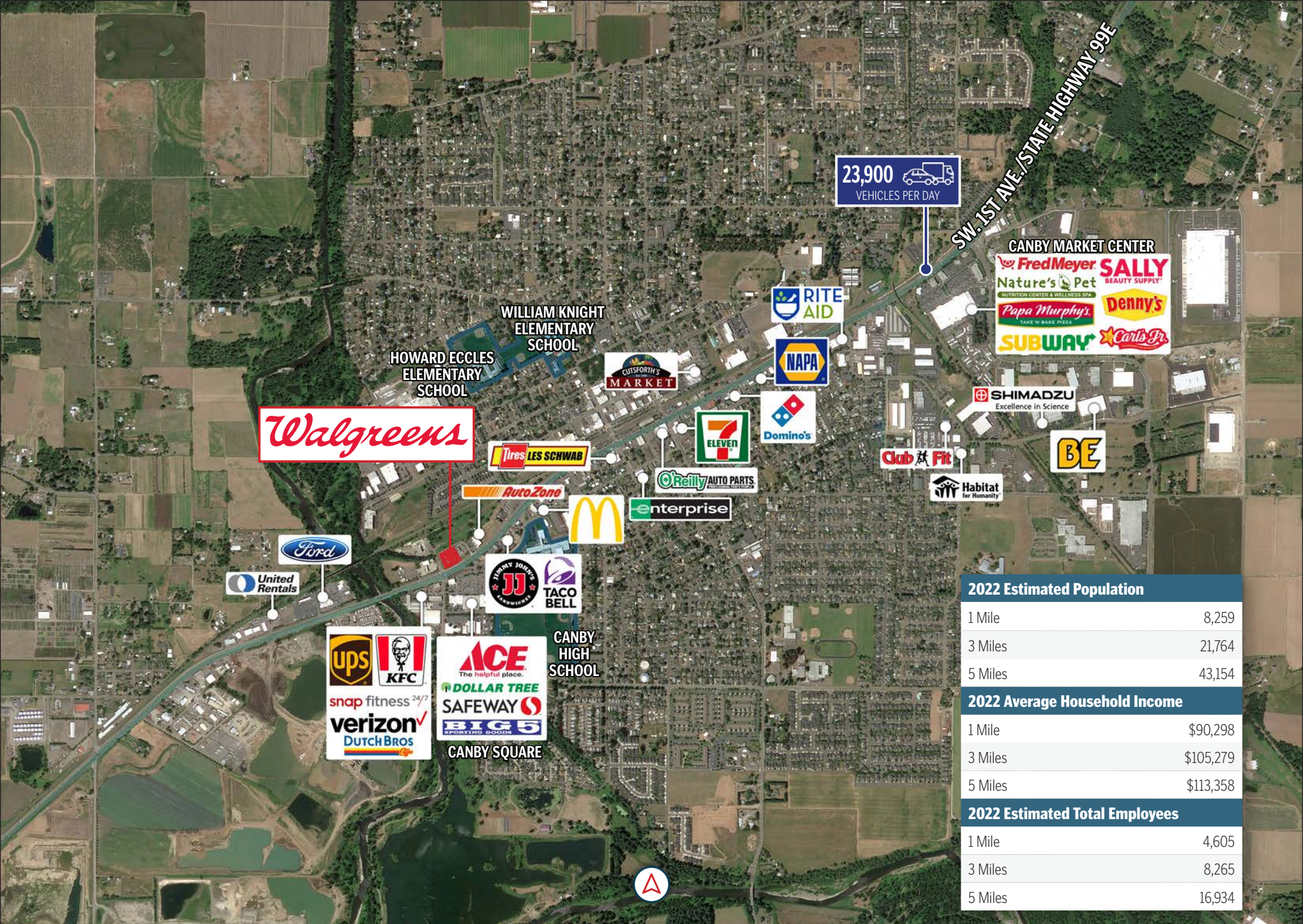
ZONING



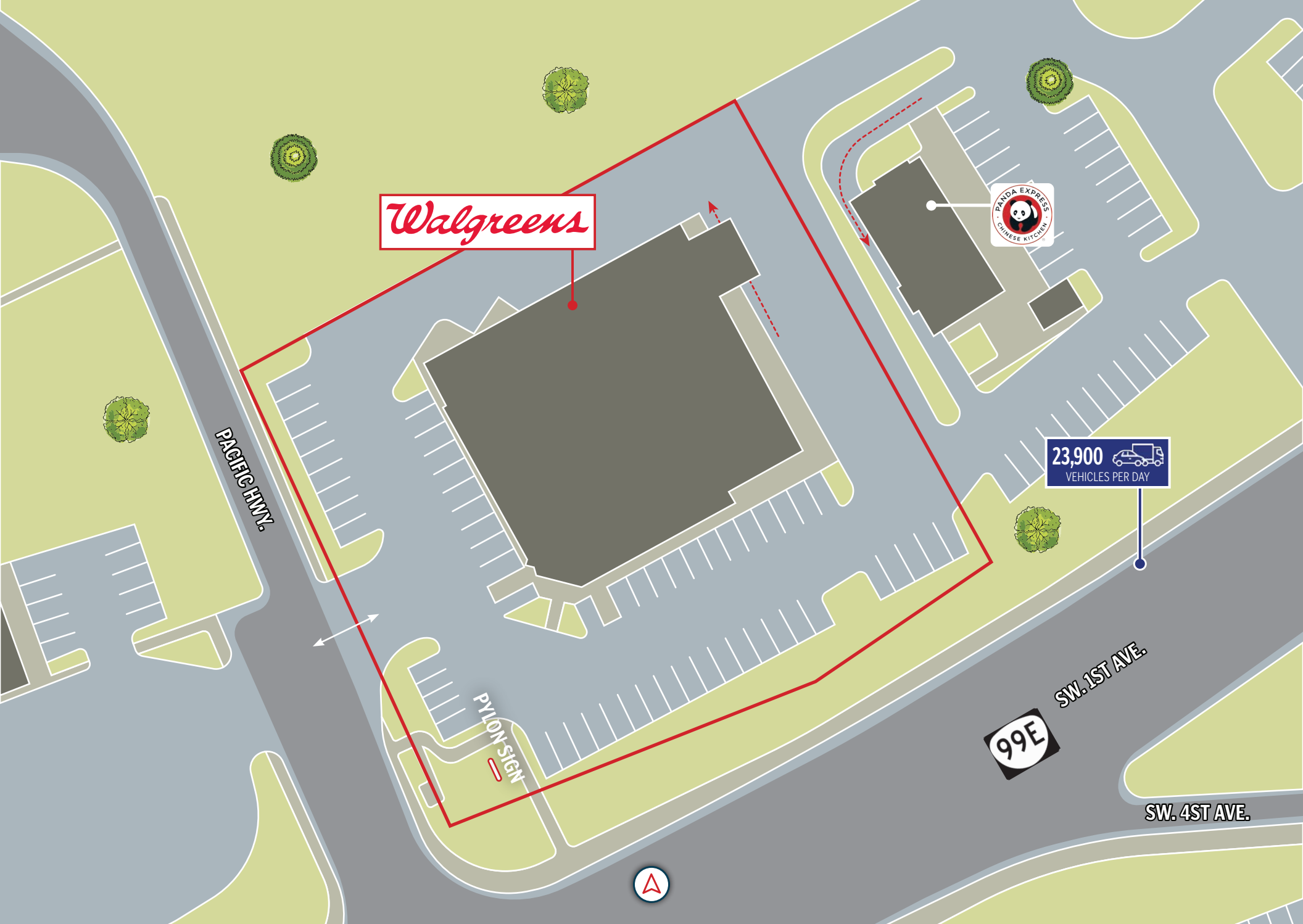
C-M Commercial Manufacturing



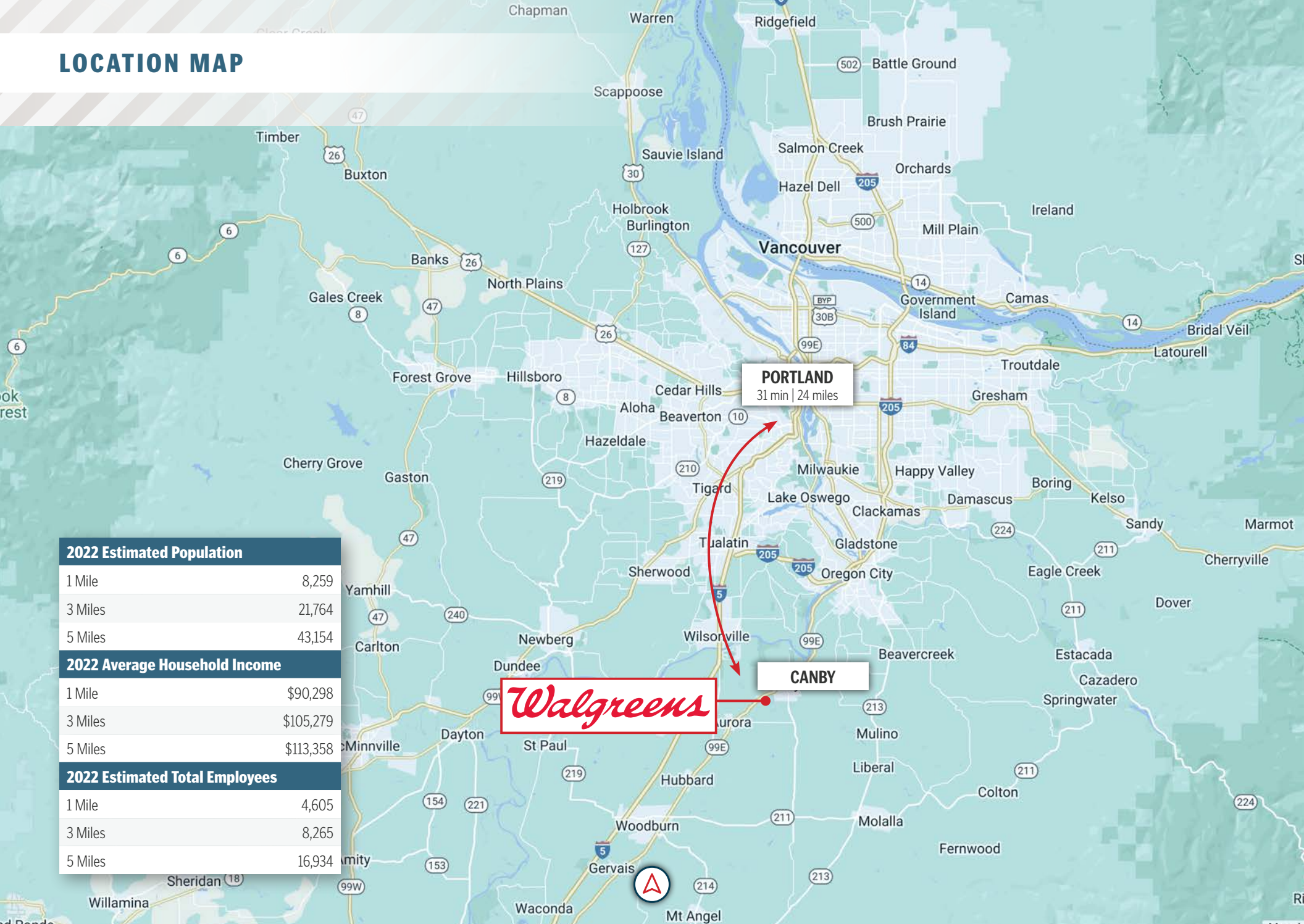




2022 Estimated Population	
1 Mile	8,259
3 Miles	21,764
5 Miles	43,154
2022 Average Household Income	
1 Mile	\$90,298
3 Miles	\$105,279
5 Miles	\$113,358
2022 Estimated Total Employees	
1 Mile	4,605
3 Miles	8,265
5 Miles	16,934



LOCATION MAP





CANBY, OREGON

The City of Canby, incorporated in 1893, is located in the western part of the state, which is considered to be one of the top growth areas in the state. It currently occupies 4.5 square miles. It is along Oregon Route 99E, 2 miles northeast of Barlow. The City of Canby had a population of 18,752 as of July 1, 2022.

Local development is actively promoted by the City's economic development department. Major events include the Canby Farmers Market, Clackamas County Fair, Independence Day Celebration, and Canby's Big Night Out. The community is located on the Molalla River and Highway 99E, just 4 miles from I-5. The City of Canby is a suburb of the Portland Metro area with a community of residences, schools, and approximately 680 businesses. Major industries include retail, medical, professional services, financial institutions, insurance companies, wholesale, light industrial, manufacturing, and agriculture. The surrounding area contains some of the richest farmland in Oregon. Local nurseries produce a wide variety of plants, bulbs and seeds. The school district and City of Canby also have a significant economic presence, employing in total approximately 600 people. The downtown business district is home to commercial businesses, government buildings, financial institutions, medical offices, an eight screen movie theater with adjacent public parking, and a variety of shops and restaurants.

The city of Canby provides amenities for several different types of recreational opportunities. The area has numerous parks, including Champoege State Park, Willamette Mission State Park, Maud Williamson State Park and Milo McIver State Park. The Portland Children's Museum, the Oregon History Center, the American Advertising Museum and the Rail Depot Museum are all popular local tourist spots. Canby and nearby Attractions are Bald Peak State Park, Molalla River State Park, Harlow House Museum, Oregon Museum of Science and Industry, Willamette Mission State Park and McLoughlin House National Historic Site.



PORTLAND, OREGON

Portland is the largest city in the U.S. state of Oregon and the seat of Multnomah County. It is a major port in the Willamette Valley region of the Pacific Northwest, at the confluence of the Willamette and Columbia rivers. The city covers 145 square miles (380 square kilometers) and had an estimated population of 653,842 in 2021, making it the 26th most populous city in the United States, and the second-most populous in the Pacific Northwest.

Portland has ranked among the top five places for business by Forbes for the past five years. Credit its strong growth prospects and a large share of highly-educated millennials. The city has been referred to as one of the most environmentally friendly or green cities in the world. Portland is known for its large number of microbreweries and micro-distilleries, as well as its coffee enthusiasm. Portland's location is beneficial for several industries. Relatively low energy cost, accessible resources, north-south and east-west Interstates, international air terminals, large marine shipping facilities, and both west coast intercontinental railroads are all economic advantages. The Portland Art Museum owns the city's largest art collection presenting a variety of touring exhibitions each year.

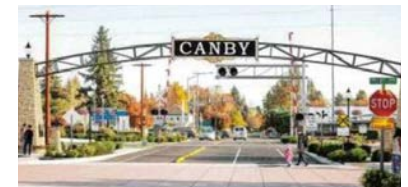


Portland is home to numerous museums and educational institutions, ranging from art museums to institutions devoted to science and wildlife. Among the science-oriented institutions are the Oregon Museum of Science and Industry (OMSI), which consists of five main halls and other ticketed attractions, such as the USS Blueback submarine, the ultra-large-screen Empirical Theater (which replaced an OMNIMAX theater in 2013), and the Kendall Planetarium. The World Forestry Center Discovery Museum, located in the city's Washington Park area, offers educational exhibits on forests and forest-related subjects. It is also the home of the Trail Blazers of the NBA and the Timbers MLS team. Washington Park, in the West Hills, is where some of Portland's most popular recreational sites are located, including the Oregon Zoo, the Portland Japanese Garden, the World Forestry Center and the Hoyt Arboretum.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	8,259	21,764	43,154
2027 Projected Population	8,475	22,434	44,148
2010 Census Population	7,753	19,761	37,839
Projected Annual Growth 2022 to 2027	0.52%	0.61%	0.46%
Historical Annual Growth 2010 to 2020	0.45%	0.74%	1.10%
Households & Growth			
2022 Estimated Households	3,087	8,032	16,729
2027 Projected Households	3,170	8,278	17,069
2010 Census Households	2,890	7,136	14,636
Projected Annual Growth 2022 to 2027	0.53%	0.61%	0.40%
Historical Annual Growth 2010 to 2020	0.36%	0.88%	1.14%
Race & Ethnicity			
2022 Estimated White	90.26%	89.56%	88.05%
2022 Estimated Black or African American	0.35%	0.41%	0.70%
2022 Estimated Asian or Pacific Islander	1.09%	1.34%	2.37%
2022 Estimated American Indian or Native Alaskan	1.22%	1.08%	1.03%
2022 Estimated Other Races	9.77%	9.24%	8.37%
2022 Estimated Hispanic	21.15%	19.89%	17.55%
Income			
2022 Estimated Average Household Income	\$90,298	\$105,279	\$113,358
2022 Estimated Median Household Income	\$69,654	\$79,948	\$80,227
2022 Estimated Per Capita Income	\$34,029	\$38,957	\$44,064
Businesses & Employees			
2022 Estimated Total Businesses	499	876	1,723
2022 Estimated Total Employees	4,605	8,265	16,934



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Walgreen Co	14,820	Feb. 2023	Feb. 2038	Current	-	\$24,700	\$1.67	\$296,400	\$20.00	Absolute NNN	12 (5-Year)
(Corporate Signed)				Feb. 2028	5%	\$25,935	\$1.75	\$311,220	\$21.00	5% Rental Increases at the Beg. of Each Option	
				Feb. 2033	5%	\$27,232	\$1.84	\$326,781	\$22.05		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



WALGREENS

walgreens.com

Company Type: Subsidiary

Locations: 9,000+

Parent: Walgreens Boots Alliance

2022 Employees: 200,000

2022 Revenue: \$132.70 Billion

2022 Net Income: \$4.34 Billion

2022 Assets: \$90.12 Billion

2022 Equity: \$25.25 Billion

Credit Rating: S&P: BBB

Walgreens (www.walgreens.com) is included in the United States segment of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and well-being of every community in America. Operating nearly 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 9 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with fully integrated physical and digital platforms supported by the latest technology to deliver high-quality products and services in local communities nationwide.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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