

10-Years Remaining | Absolute NNN Lease | Directly Across from a Large Regional Hospital & Wellness Center

Actual location



Walgreens

1000 South Acadia Road

Thibodaux, LA

Marcus & Millichap
GLASS HERNANDEZ GROUP

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Marcus & Millichap

INVESTMENT OVERVIEW¹ & INTERACTIVE LINKS

LONG-TERM ABSOLUTE NNN LEASE

The subject retail pharmacy operates under a long-term, corporate, absolute NNN lease with no landlord maintenance or management responsibilities whatsoever.

WELL-ESTABLISHED RETAIL PHARMACY

The subject property is a well-established Walgreens retail pharmacy store with over 14 years of operational history at this location.

WALGREENS - AMERICA'S #1 RETAIL PHARMACY

Walgreen Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day. The company operates more than 12,500 locations across the U.S., Europe, and Latin America. The subject property lease is guaranteed by Walgreen Co., which carries a "BBB-" rating from Standard & Poors and "Ba1" from Moody's.

ADJACENT TO THE THIBODAUx REGIONAL MEDICAL CENTER

The subject property is situated directly across from the Thibodaux Regional Medical Center, a 180-bed hospital and emergency center. The hospital offers specialized services such as heart surgery, oncology, neurology, orthopedic surgery, sports medicine, and much more. Thibodaux Regional Health recently opened a 242,000 square-foot Wellness Center adjacent to the hospital.

4-WAY SIGNALIZED CORNER WITH LIMITED COMPETITION

The subject property sits at the prominent 4-way signalized corner of Audubon Avenue and South Acadia Road, with excellent visibility and access. The property is strategically located in a medical and retail hub. National retailers in the immediate area include McDonald's, Rouses Markets, Subway, Popeye's, Walmart Neighborhood Market, Domino's, Chick-fil-A, and more. The property is also located just south of the Nicholls State University campus.

CLICK LINKS BELOW TO REGISTER AND VIEW DOCUMENTS

[LEASE DOCUMENTS](#)[SURVEY](#)[ENVIRONMENTAL REPORT](#)[TITLE REPORT](#)[AERIALS & LOCATION INFORMATION](#)[COMPANY INFORMATION & FINANCIALS](#)

(1) Walgreen Co., the Guarantor under the Lease, has been rated "BBB-" from S&P and carries a rating of "Ba1" from Moody's. Buyer is responsible for verifying during the Due Diligence. Sources: www.standardandpoors.com, www.moody's.com www.walgreensbootsalliance.com, Yahoo Finance

OFFERING HIGHLIGHTS¹

WALGREENS

1000 S ACADIA ROAD
THIBODAUX, LA 70301

OFFER PRICE

\$4,133,333

OFFER CAP RATE

7.50%

Net Operating Income	\$310,000
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Lease Type	Absolute NNN
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Lease Years Remaining	10 Years
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Lease Commencement	7/20/2009
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First Termination Option	7/31/2034
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Years Remaining	10 Years
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Year Built	2009 ¹
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Rentable Area	14,820 SF ¹
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Lot Size	1.86 Acres ¹
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Rent Increases	Flat Lease ⁽¹⁾
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Options	50, 1-Year Termination Options ⁽¹⁾
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Tenant / Guarantor	Walgreen Co.
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Credit Ratings	BBB- by S&P / Ba1 by Moody's ⁽²⁾
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(1) Rentable Area, Lot Size, Lease Terms, Building Specifications, Year Built, Rent Increases, Options, Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) Tenant and Guarantor information obtained from Lease Agreement and other Lease-related documents along with public information. Marcus & Millichap has not made any investigation into the accuracy of this information and makes no representations or warranties to the accuracy of this information, explicit or implied. Buyer must conduct their own Due Diligence to verify this information. Sources: www.standardandpoors.com, www.moody.com, Yahoo! Finance, Walgreens Boots Alliance.

COMPANY OVERVIEW¹

WALGREENS BOOTS ALLIANCE, INC.¹

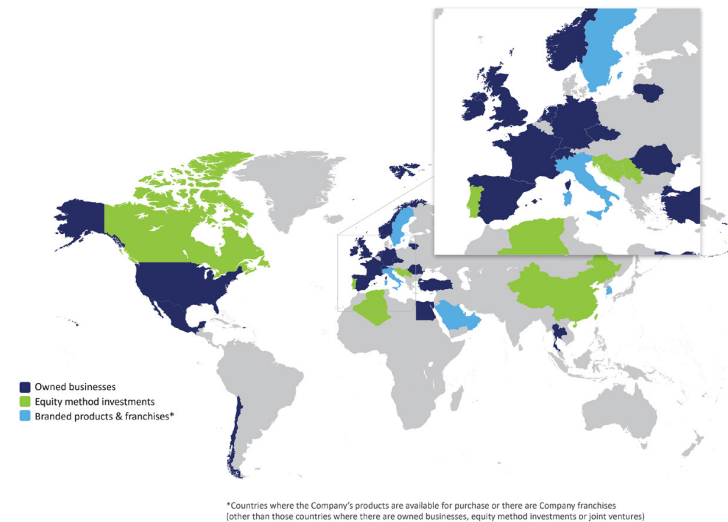
Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. A trusted, global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.

WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. WBA has been recognized for its commitment to being an inclusive workplace. In fiscal 2023, the Company received a score of 100 from the Human Rights Campaign's Corporate Equality Index, scored 100 percent on the Disability Equality Index for disability inclusion and was named Disability:IN's 2023 Employer of the Year. In addition, WBA has been recognized for its commitment to operating sustainably as the company is an index component of the Dow Jones Sustainability Indices (DJSI).

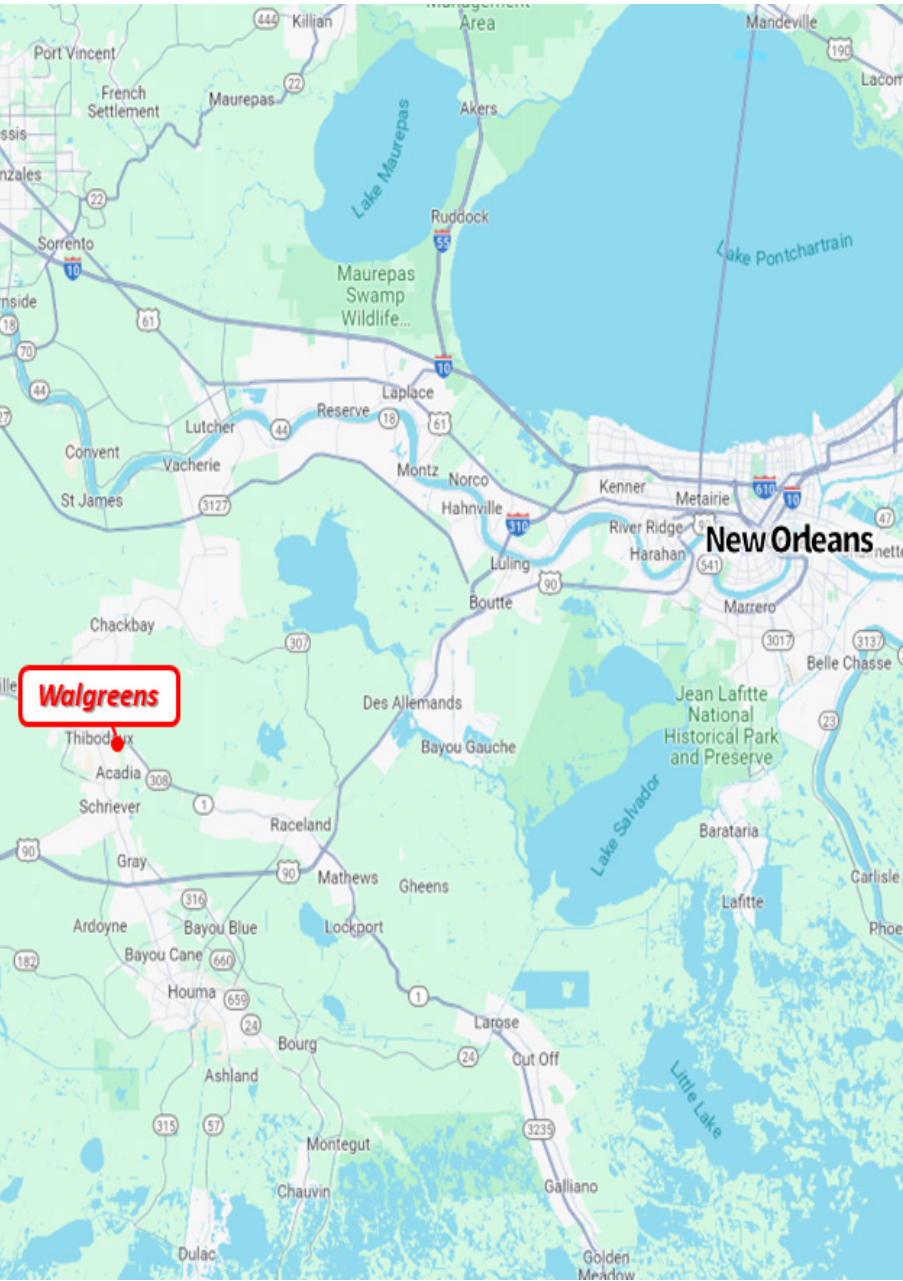
COMPANY HIGHLIGHTS¹

- ▶ \$139 BILLION IN REVENUE / \$96.6 TOTAL ASSETS (FY 2023)
- ▶ 8,700+ RETAIL PHARMACY STORES ACROSS 50 STATES, THE DISTRICT OF COLUMBIA, PUERTO RICO & THE U.S. VIRGIN ISLANDS
- ▶ WALGREENS BOOTS ALLIANCE EMPLOYS APPROXIMATELY 330,000 TEAM MEMBERS
- ▶ 75% OF RETAIL PHARMACY USA DIVISION SALES ARE PHARMACY, WITH THE REMAINING 25% FROM RETAIL SALES
- ▶ WALGREENS FILLED 1.2 BILLION PRESCRIPTIONS (INCLUDING IMMUNIZATIONS) ON A 30-DAY ADJUSTED BASIS IN FISCAL 2023.
- ▶ 78% OF THE POPULATION IN THE UNITED STATES LIVES WITHIN 5 MILES OF A WALGREENS, DUANE READE, OR ACQUIRED RITE AID

A GLOBAL PRESENCE¹



LOCATION OVERVIEW



THIBODAUX, LOUISIANA & LAFOURCHE PARISH

Thibodaux is located approximately one hour SW of New Orleans in the LaFourche Parish. The area boasts a diverse economy with agriculture, education, healthcare, and energy being key economic drivers.

Thibodaux is home to Nicholls State University, with annual enrollment of over 4,200 students. The university plays a key roll in the local economy with employment opportunities and contributions through spending on goods and services.

Louisiana is known for its oil and gas reserves and the energy sector plays a crucial role in Thibodaux's economy. Several companies such as, Gaubert Oil and Waguespack, involved in oil and gas exploration and production play a critical role in Thibodaux's local economy.

Tourism also bolsters the economy, as Thibodaux attracts visitors interested in its Cajun culture, historic sites, and outdoor recreational opportunities along Bayou Lafourche.

DEMOGRAPHICS⁽¹⁾

HOUSEHOLD INCOMES

YEAR 2023	1 MILES	3 MILES	5 MILES
AVERAGE	\$53,558	\$70,058	\$70,235
MEDIAN	\$34,663	\$47,989	\$49,147

POPULATION

2028 Projection Total Population	7,151	31,728	42,603
2023 Census Total Population	7,098	31,500	42,234

(1) Demographics are estimates, source: Costar.com. Buyer is responsible for verifying during the Due Diligence process.

AERIAL OVERVIEW





Walgreens

Thibodaux, LA

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