

**Prepared for**

**Chris Marabella and Clients.** For additional info on these properties contact Chris Marabella at (760) 479-0800 or email him at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

5/20/2021

**Presented by Christian Marabella**

Marabella Commercial Finance, Inc  
(760) 479-0800  
[nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

**Properties for Sale****1 6506 N Alpine Rd, Loves Park, IL 61111**

Price	\$9,298,000
Gross Leasable Area	13,590 SF
Cap Rate	5.40%
Status	Active

**Property Notes**

For additional information on this CVS property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

**Sale Notes**

- Tenant has more than 13 years remaining in their initial term with 10 (5-year) options to extend, demonstrating their commitment to the site
- Corporate guaranteed by CVS Health Corporation (S&P: BBB)
- CVS is the largest pharmacy chain in the United States with more than 9,900 stores across 49 states, the District of Columbia, and Puerto Rico

**2 3611 College Ave, Snyder, TX 79549**

Price	\$5,345,000
Gross Leasable Area	12,014 SF
Cap Rate	5.20%
Status	Active

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**Sale Notes**

- Tenant has over 11.5 years remaining in their initial term with 10 (5-year) options to extend
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**3 53 E Olive Ave, Porterville, CA 93257**

Price	\$9,029,000
Gross Leasable Area	21,000 SF
Cap Rate	5.00%
Status	Active

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## 4 4744 S Highway 95, Bullhead City, AZ 86426



Price	\$7,827,000
Gross Leasable Area	13,182 SF
Cap Rate	5.30%
Status	Active

### Property Notes

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## 5 210 W Front St, Evergreen, AL 36401



Price	\$5,421,000
Gross Leasable Area	14,248 SF
Cap Rate	5.20%
Status	Active

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## 6 700 W Wisconsin Ave, Appleton, WI 54914



Price	\$7,809,000
Cap Rate	5.30%
Status	Active

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## 7 9101 Highway 6 N, Houston, TX 77095



Price	\$4,595,000
Gross Leasable Area	13,813 SF
Status	Active

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### Sale Notes

4.94% Cap Rate  
222,961 NOI

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## 8 1900 Marlton Pike E, Cherry Hill, NJ 08003



Price	\$9,705,882
Gross Leasable Area	13,111 SF
Cap Rate	4.25%
Status	Active

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### Sale Notes

New Jersey Broker of Record: Brian Hosey | NJ License: 1434917

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## 9 1501 W Sunset Rd, Henderson, NV 89014



Price	\$14,500,000
Gross Leasable Area	11,900 SF
Cap Rate	7.71%
Status	Active

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### Sale Notes

<https://dustinralvino.com/property/cvs-plaza/> - To View Offering Memorandum

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## 10 105 W Hampton Springs Ave, Perry, FL 32347



Price	\$2,667,217
Gross Leasable Area	11,325 SF
Cap Rate	6.00%
Status	Active

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### Sale Notes

Kidder Mathews is pleased to present an Exclusive Investment Offering for a single tenant pharmacy building leased to CVS Health ("Tenant") at 105 West Hampton Springs Avenue, in Perry, FL 32347 ("Property").

This opportunity consists of a freestanding building leased to CVS and is located adjacent to other national tenants along a major thoroughfare. 105 West Hampton Springs Avenue will provide an investor the opportunity to acquire a 10,593 SF building on 34,848 SF of land.

## 11 1206 N Gravel Pike, Zieglersville, PA 19492



Price	\$9,905,703
Cap Rate	5.40%
Status	Active

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## 12 70 W Steuben St, Crafton, PA 15205



Price	\$8,513,400
Gross Leasable Area	13,558 SF
Cap Rate	5.50%
Status	Active

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## 13 1015 13th St, Menominee, MI 49858



Price	\$7,044,796
Gross Leasable Area	13,225 SF
Cap Rate	5.40%
Status	Active

### Property Notes

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## 14 8275 Bay Pines Blvd, Saint Petersburg, FL 33709



Price	\$4,800,000
Gross Leasable Area	12,900 SF
Cap Rate	5.00%
Status	Active

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### Sale Notes

BORLUV is please to present for sale this Dark CVS Pharmacy which is located in a Prime Location in St. Petersburg, FL. CVS sits in a Hard Corner with +/- 47,000 VPD, near National Tenants such as Wal-Mart and as an Outparcel to Target. This True Triple-Net Investment Opportunity has over 15 Years Remaining on its current Lease which makes it a Unique Value-Add Opportunity.

## 15 3657 Market St, Pascagoula, MS 39567



Price	\$6,654,000
Gross Leasable Area	11,204 SF
Cap Rate	5.50%
Status	Active

### Property Notes

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### Sale Notes

- Tenant has more than 11.5 years remaining in their initial term with 10 (5-year) options to extend, demonstrating their commitment to the site
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## 16 4323 E Bell Rd, Phoenix, AZ 85032



Price	\$7,244,780
Cap Rate	5.00%
Status	Active

### Property Notes

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### Sale Notes

Absolute Net | No Landlord Responsibilities  
Within 2.8 Miles of NAU at Paradise Valley Community College Lease is Corporate Guarantee by CVS Health | S&P "BBB"  
Affluent Community With Average Household Income of \$99,786 Within a 5 mile Radius  
Great residential Infill | Population Exceeds 267,696+ in 5 Miles  
Combined Traffic Counts in Excess of 52,506+ Cars Daily on Bell Road and N 44th Street  
Within a 10 Minute Drive of The Mayo Clinic Hospital and Abrazo Scottsdale Campus | 391+ Total Bed Count  
Within a 10 Minute Drive of American Express Desert Ridge Campus | Totaling 560K SF of Office space & over 3K Employees  
Mayo Clinic Hospital and Abrazo Scottsdale Campus Extremely Busy Facilities | Combined Annual Revenue Exceeds \$4.35B  
Other National Tenants in the Area Include: Fry's, Walmart Supercenter, Discount Tire, Wendy's, Starbucks, Petco, Subway, McDonald's, KFC, Jack in the Box, Home Depot, chipotle and Many More  
Prototypical Free-Standing Building with Drive Thru  
Large Parcel of Land Sitting at 3.02 AC | 2020 Assessed Value of \$3,761,000

In Conjunction With: Dennis Black | 1031NNNBlack



Price	\$3,887,800
Gross Leasable Area	12,918 SF
Cap Rate	5.00%
Status	Active

#### Property Notes

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#### Sale Notes

CVS recently demonstrated its commitment to this store, with an early lease extension. The store is strongly positioned at the corner of Grand Ave (21,080 cars per day) and 13th St West (8,010 cars per day), on the main retail corridor for the trade area, just outside downtown Billings. Other notable national retailers share the retail corridor, including Starbucks, Albertsons, Lucky's, Harbor Freight, and O'Reilly, Walgreens, McDonalds ... etc. Billings is in the midst of a boom and a regular Top 50 Best Places to Live award winner. This CVS also benefits from strong demographics, with over 15,000 people in a one mile radius and incomes of \$67k+.



Price	\$3,263,157
Gross Leasable Area	10,535 SF
Cap Rate	4.75%
Status	Active

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#### Sale Notes

Pharma Property Group is pleased to present the opportunity to purchase a CVS in the Atlanta MSA. CVS has agreed to a brand new 20 year absolute net lease showing commitment to this location. The lease allows for a rental increase of approximately 5% at the five (5-yr) options. Income guaranteed by CVS Corporate investment grade credit rating of BBB (S&P), Top 10 Fortune 500 Company with ±9,840 locations.

This is the only CVS in Winder and one of only two freestanding drugstores within a 7-mile radius. Subject property is located directly across the street from Walgreens making this a strategic location for both CVS and Walgreens. This location has a very modest rent per square foot of \$15.30 and a price per square foot of \$322.28.

Subject property is located 1.7 miles southwest of Northeast Georgia Medical Center, a 56-bed full service hospital which offers emergency services and employs over 200 physicians. The subject property is located approximately 49 miles northeast of downtown Atlanta, Georgia and is part of the Atlanta Metropolitan Statistical Area with over 6.5 million residents.



Price	\$3,250,000
Gross Leasable Area	28,276 SF
Cap Rate	5.00%
Status	Active

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