

## Properties for Sale

### 1 1110 Larpenteur Ave W, Saint Paul, MN 55113



Price	\$12,190,618
Gross Leasable Area	14,835 SF
Cap Rate	5.50%
Status	Active

#### Property Notes

For additional information on this Walgreens 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

St. Paul is part of the Twin Cities MSA, alongside Minneapolis. Together they make up the third largest metropolitan area in the Midwest. This store is located in an affluent area of St Paul, with a strong trade area. Numerous national Tenants share the corridor, with ALDI, AutoZone, Cub Foods, Dollar Tree, Taco Bell, Papa Johns, Sherwin Williams and more, in close proximity to this store. This Walgreens features a rare combination of a long remaining firm term on the Lease (16+ years) with an Absolute Net Lease with ZERO landlord responsibilities. This investment also has a very strong reported sales history, and is an ideal 1031 exchange, with the full rents guaranteed by Walgreens Corporate.

### 2 8240 Flying Cloud Dr, Eden Prairie, MN 55344



Price	\$7,000,000
Gross Leasable Area	14,580 SF
Cap Rate	5.36%
Status	Active

#### Property Notes

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#### Sale Notes

CBRE's Net Lease Property Group is pleased to exclusively offer for sale the 14,580-square-foot Walgreens situated on 1.05 acres in Eden Prairie, MN, which is an affluent component of the Minneapolis Metropolitan Statistical Area (MSA Population: 3.6 Million). Walgreens' absolute NNN lease has ±13.7 years of primary term remaining with fifty 1-year renewal options.

### 3 116 Blackford Way, Saint Augustine, FL 32086



Price	\$8,829,787
Gross Leasable Area	14,820 SF
Cap Rate	4.70%
Status	Active

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#### Sale Notes

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, absolute triple-net leased Walgreens located at 116 Blackford Way in St. Augustine, Florida (the "Property"). Walgreens has been at the Property since its construction in 2010 and has more than 14 years remaining on an absolute triple-net lease and is followed by fifty (50), 1-year renewal options. The Property is situated on a highly visible corner parcel along Blackford Way, at the signalized intersection of US Route 1 (Dixie Highway), St Augustine's primary commercial corridor, Blackford Way and Shores Boulevard. St. Augustine is located 40 miles south of Jacksonville and is the county seat of St John's county.



Price	\$2,225,000
Gross Leasable Area	2,537 SF
Cap Rate	5.25%
Status	Active

#### Property Notes

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#### Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, corporate signed, investment grade (S&P: BBB), drive-thru equipped, Walgreens investment property located in Parkersburg, West Virginia. The tenant, Walgreen Co., recently signed a brand new 10-year lease with 8 (5-year) options to extend, demonstrating their commitment to the site. The lease features 5% rental increases at the beginning of each option, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities (see rent roll), making it an ideal, management-free investment opportunity for a passive investor. The offering presents the opportunity to purchase one of Walgreens' brand new "Cooper" prototype pharmacies, a store that will have a health and wellness focus in the location's front end. Walgreens is strategically located at the signalized, hard corner intersection of Pike Street/State Highway 14 and Gihon Road, averaging more than 8,000 vehicles passing by daily. The site benefits from nearby direct on/off ramp access to Interstate 77 (30,500 VPD), one of the primary north/south thoroughfares traveling throughout the Northeast. The building is equipped with a drive-thru pharmacy, providing ease and convenience for customers. State Highway 14 is a major retail corridor serving Parkersburg, featuring a variety of national/credit tenants including Walmart Supercenter, Lowe's Home Improvement, Tractor Supply Co., Kohl's, Family Dollar, Advance Auto Parts, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. In addition, the asset is located just 3 miles south of Camden Clark Medical Center (327 beds), providing a direct consumer base from which to draw. As the community's hospital for more than a century, Camden Clark maintains a leadership role as the region's primary source for advance health care and wellness programs. The 5-mile trade area is supported by nearly 55,000 residents and 30,000 daytime employees with an average household income of \$54,000.



Price	\$9,300,000
Gross Leasable Area	14,000 SF
Cap Rate	5.00%
Status	Active

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#### Sale Notes

Pharma Property Group has been exclusively retained by ownership to present for sale the opportunity to acquire the Walgreens property located in Portland, OR. This property is available for purchase and operates on an absolute net lease basis with  $\pm 14.5$  years remaining on the primary lease term, including eleven (5-year) options to follow. Income guaranteed by Walgreens corporation which has an investment grade credit rating of BBB- (S&P) and is a Fortune 500 company with approximately 9,200 locations.

The subject property is located within the affluent Roseway neighborhood of Northeast Portland. The subject property is located one block from the signalized intersection of NE Sandy Boulevard and Freemont Street with a total traffic count of approximately 27,124 vehicles per day. The average household income in a one-mile radius is \$82,825, in a three-mile radius it is \$91,049, and it is \$83,274 in a five mile radius. Total one-mile population count is 22,302, there are 161,772 residents in a three-mile radius and 426,271 in a five-mile radius.

The subject property is located just five miles northeast from downtown Portland on one of the main thoroughfares leading into the city center. This is the main retail corridor in the area and the subject property is located across the street from a Safeway anchored center and numerous national retail tenants. Portland, and its surrounding metropolitan area, is the largest city in the state of Oregon and the seat of Multnomah County located in the valley between the Pacific and Cascade mountains. The Portland MSA is second only to Seattle as the largest MSA in the entire Northwest region of the US. The Portland Metro area is home to 2.4 million residents which consists of roughly 60% of the entire state's population.

## 6 1990 Monument Blvd, Concord, CA 94520



Price	\$6,820,000
Gross Leasable Area	11,608 SF
Cap Rate	4.00%
Status	Active

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### Sale Notes

The subject property is a 10,000 square foot building, leased to Walgreens (WBA) on an absolute NNN ground lease. The tenant has over 15 years of initial term remaining with 10% increases every 10 years. The asset is well located in the suburban San Francisco Bay Area market. The property includes a drive thru and has excellent access and visibility along Monument Boulevard. The area is heavily trafficked and receives over 33,100 VPD along Monument Blvd and Virginia Lane. The asset is surrounded by major retailers including Costco, FoodMaxx, O'Reilly Auto Parts, McDonald's, Big Lots, Taco Bell, and many others.

## 7 6939 E Shelby Dr, Memphis, TN 38141



Price	\$7,614,524
Gross Leasable Area	15,840 SF
Cap Rate	5.15%
Status	Active

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### Sale Notes

The subject property is a 14,356 square foot building, leased to Walgreens in Memphis, TN. Walgreens is subject to a NNN lease which calls for zero landlord responsibilities. The asset is relocation of two existing stores to a superior location with a strong retail presence. This asset sits with anchoring national tenants Walmart Neighborhood Market, Kroger, McDonald's, Regions Bank, Taco Bell, KFC and many others.

## 8 160 Diamond Dr, Lake Elsinore, CA 92532



Price	\$11,165,000
Gross Leasable Area	13,678 SF
Cap Rate	4.85%
Status	Active

### Property Notes

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### Sale Notes

Walgreens (NASDAQ: WBA; S&P BBB; Moody's Baa2 –Investment Grade Credit)

-Absolute NNN lease; zero landlord responsibilities

-14+ years remaining on an initial 25-year term lease

-10% rental increases every 10 years on ground rent portion of total rent

-Five 10-year options at 10% rental increases every 10 years on ground rent only

Gateway Entrance to Lake Elsinore; Signalized Corner Location:

Walgreens is ideally situated at the signalized intersection of Diamond Drive and Mission Trail (60,000 CPD)

Excellent Accessibility, Identity and Exposure: The subject property is conveniently located off the Diamond Drive/ Railroad Canyon exit of Interstate 15 with traffic volumes exceeding 132,000 cars per day

Strong Intrinsic Real Estate Value: The subject property is positioned on a large 1.35-acre parcel with a drive-thru at a signalized intersection; national retailers at the other three corners of the intersection include McDonald's, Circle K, and Jack in the Box

Upgraded Construction: The store was designed to match the adjacent Lake Elsinore Diamond Stadium, a 6,000-seat minor league baseball stadium occupied by an affiliate of MLB's San Diego Padres (214,955 attendees in 2019)

Outstanding Southern California Demographics: There are nearly 115,000 people with an average household income of \$91,233 within a 5-mile radius of the subject property