

Properties for Sale

1 310 Meadowbrook Rd, Jackson, MS 39206



Price	\$5,857,000
Gross Leasable Area	14,550 SF
Cap Rate	7%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS Real Estate, LLC and SRS Real Estate Partners, LLC are pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, corporate signed, Walgreens investment property located in Jackson, Mississippi. The tenant, Walgreens Co (NASDAQ: WBA), has over 11 years remaining on their current lease with 10 (5-year) options to extend, demonstrating their commitment to the site. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Founded in 1901, Walgreens is among America's largest pharmacies and health & beauty companies with nearly 9,000 stores in operation.

2 24790 Valley St, Santa Clarita, CA 91321



Price	\$6,806,000
Gross Leasable Area	13,641 SF
Cap Rate	6%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

We are pleased to market the Walgreens property at 24790 Valley Street in Santa Clarita, California ("The Property") for sale. Walgreens has been operating at this location for over 14 years and signed new 15-year absolute net lease with no landlord responsibilities whatsoever, demonstrating their long-term commitment to the site. The lease includes 5% rental increases every 5 years in the initial term and each of the 12 (5-year) options. This Property offers investors the opportunity to acquire a recently extended Walgreens property in a market with limited Walgreens competition. The Property is the southernmost Walgreens location in Santa Clarita Valley, with the next closest store over 3.6 miles to the north. There are only 4 Walgreens locations in Santa Clarita, the 3rd largest city in Los Angeles County. Additionally, the Property is strategically located 1.25 miles from the Lyon Ave/Pico Canyon Rd exit on Interstate 5, providing direct access into downtown Los Angeles, with over 180,000 vehicles per day.

The Property is the closest Walgreens Pharmacy to Henry Mayo Newhall Hospital, with over 357 beds, and Atria Santa Clarita Assisted Living Facility, providing a stable customer base for the property's pharmacy segment. The Walgreens Property benefits from its dense and affluent immediate trade radius with 28,000 households in the immediate 3-mile trade radius, with the average household income over \$100,000. Situated on the signalized hard corner of Valley Street and Lyons Avenue, the Property is visible to over 63,000 vehicles daily.



Price	\$9,150,000
Gross Leasable Area	14,550 SF
Cap Rate	6.32%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

HMX Realty Advisors exclusively presents for sale a long term, absolute triple net Walgreens in Vails Gate, NY. Vails Gate is located in Orange County, NY, part of the Hudson Valley. This property is ideally located on a busy road near two signalized intersection. In addition, it is less than 600 feet in each direction from 3 supermarkets, a Shop Rite, Hannaford and Price Chopper which is very rare. The property is located in a busy shopping corridor and has an average of over 18,000 cars per day at the intersection of Hwy 32 & Windsor Hwy. Average household income within 3-miles of the property is \$114,000+ with over 75,000 people in a 5-mile radius. Total consumer spending within 3-miles was over \$472m and over \$927m in 5-miles.



Price	\$4,631,000
Gross Leasable Area	14,820 SF
Cap Rate	6.40%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- » ABSOLUTE-NET LEASE (NO LANDLORD RESPONSIBILITIES): 13.5+ Years Remaining on Recently Signed 15-Year Term. Lease Features Rare 5% Rental Increases Every 5 Years.
- » STRATEGIC SIGNALIZED HARD CORNER LOCATION: Walgreens is Located on Southwest 1st Avenue Overseeing 29,300+ VPD.
- » NEARBY MAJOR SCHOOLS: Walgreens Business Benefits from Being Close to Six Schools Totaling 3,400+ Students.
- » ADJACENT TO SAFEWAY ANCHORED SHOPPING CENTER: Across 1st Avenue from Walgreens, Resides a Safeway Anchored Center with other National Tenants Such As: Ace Hardware, Dollar Tree, AT&T, and Starbucks. Other Surrounding Tenants Include: Panda Express, AutoZone, KFC, Dutch Bros Coffee, to Name a Few.
- » STRONG CORPORATE GUARANTY: Walgreens Operates more than 9,000 Stores Across All 50 States, Puerto Rico, and the U.S. Virgin Islands.
- » STRONG DEMOGRAPHICS IN TRADE AREA: The 5-Mile Trade Area Supports Over 45,000+ Residents with an Average Household Income Exceeding \$107,000.
- » STRONG PERFORMING LOCATION: High Sales Reported - Contact Broker for Details.

5 W62N190 Washington Ave, Cedarburg, WI 53012



Price	\$5,625,000
Gross Leasable Area	14,550 SF
Cap Rate	7.24%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- Single-tenant Walgreens investment opportunity, offering an absolute triple-net (NNN) lease with ± 10.5 years of initial term remaining.
- Walgreens (Nasdaq: WBA) is the largest retail health, pharmacy, and daily living destination across the United States and Europe. The company generates over \$139 billion in annual revenue and ranks #60 on the Fortune 500 (Source: investor.walgreensbootsalliance.com).
- The Property is located on Washington Ave, which is the primary thoroughfare in Cedarburg that runs south to Milwaukee.
- Average household income of \$137,527 in a 5-mile radius of the Property (Source: Esri).
- The Property is located just south of a Piggly Wiggly grocery store. Piggly Wiggly is owned by C&S Wholesale Grocers and is the 8th largest privately held company in the United States, as listed by Forbes. There are other strong National retailers in the immediate area to include: McDonald's, Anytime Fitness, Take 5 Oil Change, Speedway, Subway, and more.
- Concordia University is located less than 10 minutes southeast of the Property with $\pm 8,004$ students (Source: cuw.edu) and Ascension Columbia St. Mary's Hospital - Ozaukee Campus with ± 121 beds (Source: ahd.com).
- Cedarburg High School is located approximately 5 minutes north of Walgreens with $\pm 1,089$ students enrolled (Source: usnews.com).
- Cedarburg is located approximately 20 miles north of Milwaukee.

6 36515 State Road 54, Zephyrhills, FL 33541



Price	\$5,554,500
Gross Leasable Area	14,490 SF
Cap Rate	6%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

We are pleased to market for sale the Walgreens property located at 36515 State Road 54 in Zephyrhills, Florida ("The Property"). Walgreens has been operating at this location for over 14 years and signed a new 15-year absolute net lease with no landlord responsibilities whatsoever, demonstrating their long-term commitment to the site. The lease includes 5% rental increases every 5 years in the initial term and each of the 12 (5-year) options. This opportunity allows investors to purchase a corporate-guaranteed, absolute net-leased asset in a rapidly growing market in a tax-free state. Recently, Zephyrhills became the largest city in Pasco County, with its population increasing by more than 29% since 2010. The Property is strategically located in a major residential development area with over 950 new homes currently under construction. D.R. Horton is building 300 new homes less than a mile east, and Lennar is adding 650 homes 2 miles north to accommodate the rapidly growing population. In addition to residential development, major employers are investing in the Zephyrhills market such as MiTek investing \$80 million to build a new 480,000 square foot facility and Bauducco Foods investing \$200 million into building a 400,000-square-foot facility, together adding more than 700 jobs to the local economy. The Property benefits from the aging population, with the median age in Zephyrhills and 70% of the total population over 50 years old. There are 7 nursing homes/assisted living facilities within 3 miles of the Property, totaling approximately 762 beds, providing a strong catalyst for the properties pharmacy segment. Listed in association with Brian Brockman, Bang Realty, 513.898.1551, wg@bangrealty.com, FL DRE Lic. BK3327646.

7 20100 W Mcloughlin Blvd, Gladstone, OR 97027



Price	\$5,681,000
Gross Leasable Area	14,840 SF
Cap Rate	6%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com



Price	\$5,058,000
Gross Leasable Area	15,067 SF
Cap Rate	6.25%
Status	Active

Property Notes

For more information on this Walgreens call Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- Long-term lease with early lease extension | Tenant recently extended its lease early by over 7 years, bringing the total remaining term to over 11.5 years
 - Absolute NNN lease | Zero Landlord responsibilities
 - Signalized, hard corner location with excellent access and visibility from Pat D'Arco Highway & Enchanted Hills Blvd NE | Combined $\pm 50,685$ VPD
 - Steady sales volume and well-established location | Tenant has been operating at the site for nearly 23 years
 - Outparcel to an Albertson's-anchored shopping center
 - Kitty corner to a Walmart Supercenter-anchored shopping center
 - Directly across the street from Plaza at Enchanted Hills | Anchored by Sprouts, T.J. Maxx, Ross, and the newly opened THE BLOCK, an indoor/outdoor Container Park featuring retail and event space
 - Site is walking distance to:
 - Santa Ana Star Casino Hotel | The first Native-American casino to operate in New Mexico | 204 rooms and 1,300+ slots
 - US Highway 550 which sees nearly 41,000 VPD
 - The New Mexico Soccer Tournament Complex
 - Home Depot
 - Rapidly growing area | Population has grown 16.57% since 2020 within a 1-mile radius
 - Affluent area | The average household income exceeds \$129,400 within a 1-mile radius
 - Less than 2.5 miles from Bernalillo High School | 800+ students
 - Walgreens (Nasdaq: WBA) is the largest retail health, pharmacy, and daily living destination across the U.S. and Europe | $\pm 12,500$ worldwide locations
 - Generated \$147B+ in FY 2024, a 6.2% increase from 2023
 - Ranks #28 on the Fortune 500
 - BB Credit Rating (S&P)
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