

Walgreens

♥ **CVS** pharmacy

Drugstore Portfolio - Available Individually

2 LOCATIONS

Guntersville, AL

Victorville, CA



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Iceberg Net Lease



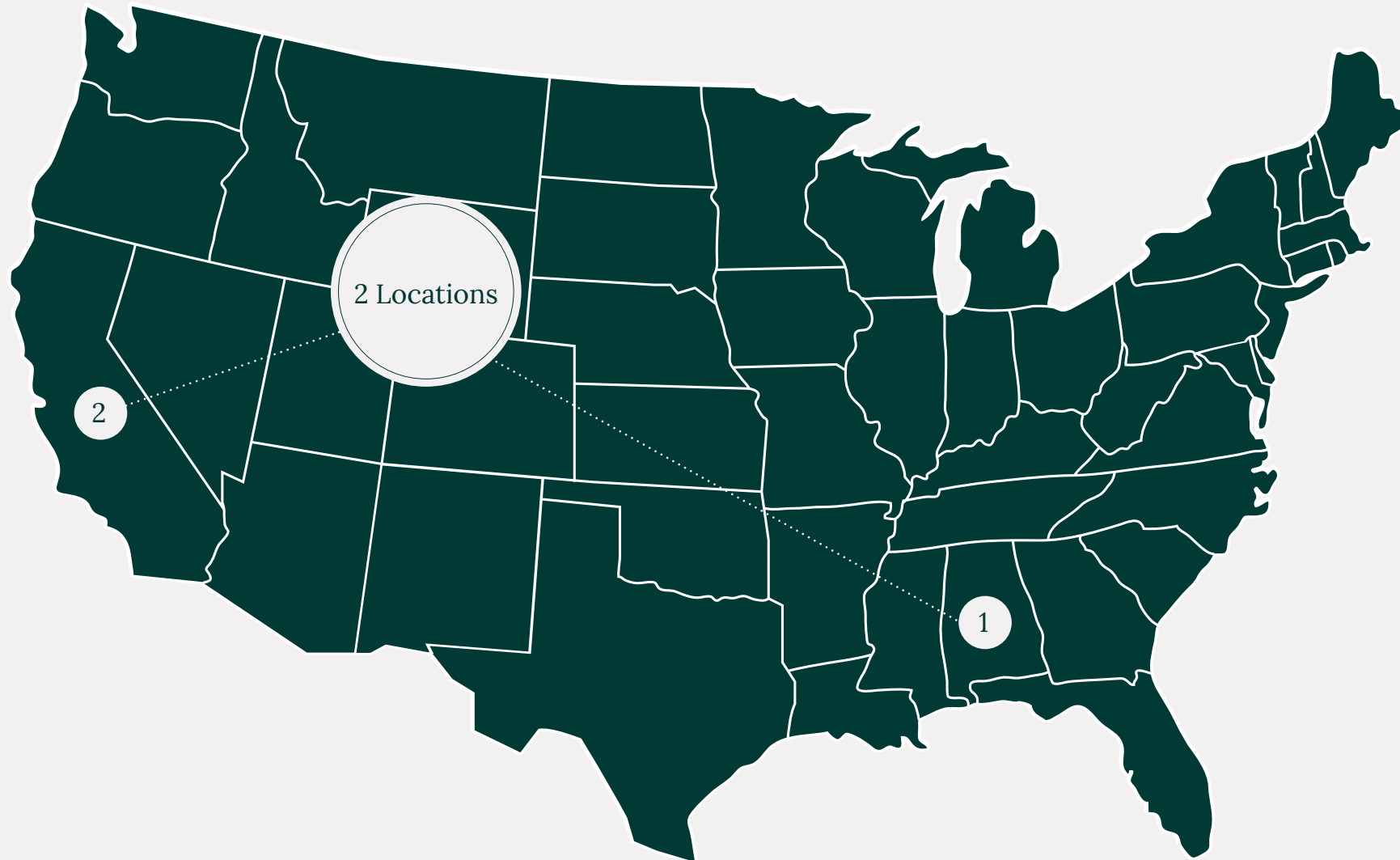
Drugstore Locations

Walgreens

1 - Guntersville, AL

♥ **CVS** pharmacy

2 - Victorville, CA





1

Walgreens Guntersville, AL

ICEBERG NET LEASE



ADDRESS

1400 Gunter Ave
Guntersville, AL 35976

OFFER PRICE

\$5,965,517

CAP RATE

7.25%

LEASE TYPE

Absolute NNN

NET OPERATING INCOME

\$432,500

GROSS LEASABLE AREA

13,370 SF

LOT SIZE

1.13 Acres

Investment Highlights

- **Stable Investment Grade Corporate Lease**

Walgreens, publicly traded on NASDAQ with annual revenues surpassing \$139 billion in 2020, signed a firm 25-year lease that extends through November 2034, ensuring long-term stability.

- **Strong Credit Rating**

The tenant boasts a BBB credit rating by Standard & Poor's, indicating a reliable investment backed by a financially robust corporation.

- **Strategic Location**

Situated on a hard corner with a drive-thru, the site benefits from excellent exposure and accessibility along the area's main traffic arteries, enhancing customer convenience.

- **High Traffic Volume**

Positioned along one of the city's main retail corridors, the site sees combined daily traffic counts exceeding 40,200 vehicles, promising high visibility and customer flow.

- **Reduced Competition**

With the nearest Walgreens 9 miles away, this location enjoys a competitive advantage, boosting customer retention and sales due to its local convenience.

PRICE

\$5,965,517

CAP RATE

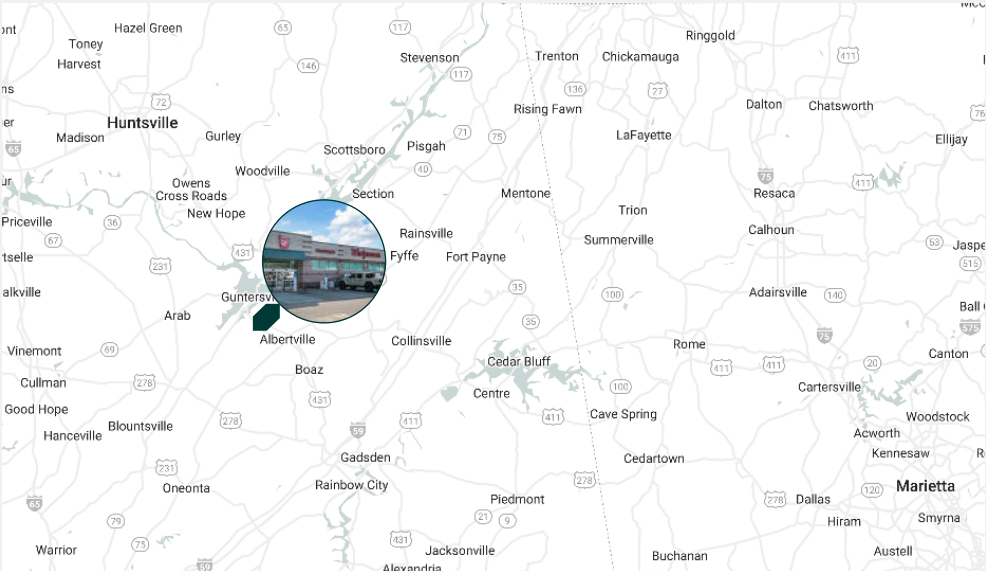
7.25%

YEAR BUILT

2010

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
Current - 11/30/2034	\$432,500	\$36,042

LEASE SUMMARY	
Tenant	Walgreens Co.
Guarantor	Corporate Guarantee
Lease Type	Absolute NNN
Rent Commencement	12/1/2009
Lease Expiration	11/30/2034
Rent Increases	None
Renewal Options	Anytime after 11/30/2034 with 12 month's notice
Roof & Structure	Tenant Responsibility
Ownership Type	Fee Simple







AVERAGE INCOME

\$67,081

POPULATION

13,967

Within a 5-mile radius of the property

2020 Demographics

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Population	2,539	7,411	13,967	25,325
Median Age	42.1	43.5	43.1	41.1
HOUSING				
Total Housing Units	1,201	3,449	6,574	11,304
Occupied Housing Units	87.9%	89.0%	89.0%	89.8%
Vacant Housing Units	12.1%	11.0%	11.1%	10.2%
INCOME				
Income \$0 - \$49,999	65.7%	54.8%	53.9%	53.6%
Income \$50,000 - \$99,999	19.1%	26.5%	28.2%	30.1%
Income \$100,000 +	15.1%	18.6%	17.8%	16.4%
Average Household Income	\$56,347	\$67,565	\$67,081	\$65,676

2025 Projected Demographics

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Population	2,537	7,435	14,002	25,438
Median Age	42.2	43.8	43.4	41.5
HOUSING				
Total Housing Units	1,205	3,467	6,606	11,389
Occupied Housing Units	88.0%	89.1%	89.1%	90.0%
Vacant Housing Units	12.0%	10.9%	10.9%	10.0%
INCOME				
Income \$0 - \$49,999	58.9%	47.3%	46.1%	45.5%
Income \$50,000 - \$99,999	21.0%	28.3%	30.2%	32.3%
Income \$100,000 +	20.1%	24.3%	23.6%	22.0%
Average Household Income	\$68,288	\$80,081	\$79,380	\$77,437



2

CVS Pharmacy Victorville, CA

ICEBERG NET LEASE



ADDRESS

14426 Palmdale Road
Victorville, CA 92393

OFFER PRICE

\$8,612,017

CAP RATE

6%

LEASE TYPE

Absolute NNN

NET OPERATING INCOME

\$516,721

GROSS LEASABLE AREA

13,014 SF

LOT SIZE

1.61 Acres

Investment Highlights

- Long-Term Lease Assurance

CVS upholds a 25-year lease through January 2037 with over 12 years remaining, featuring fair market value rental adjustments for sustained competitive returns.

- Effortless Ownership

Absolute NNN lease commits CVS to cover all property expenses, ensuring a maintenance-free investment.

- Robust Tenant Credentials

CVS, a top-tier health service retailer, trades on the NYSE (CVS) and boasts a BBB credit rating from Standard & Poor's, with revenues surpassing \$266 billion in 2020.

- Prime Location

Positioned at a busy, signalized intersection with daily traffic exceeding 43,700 vehicles, near Kaiser Permanente's High Desert Medical Offices and directly opposite the 97,000 sq ft El Evado Plaza, amplifying consumer accessibility and draw.

- Strong Market Demographics

The vicinity supports a dense population base with over 89,000 residents within three miles and 176,000 within five miles, fostering robust consumer traffic.

PRICE

\$8,612,017

CAP RATE

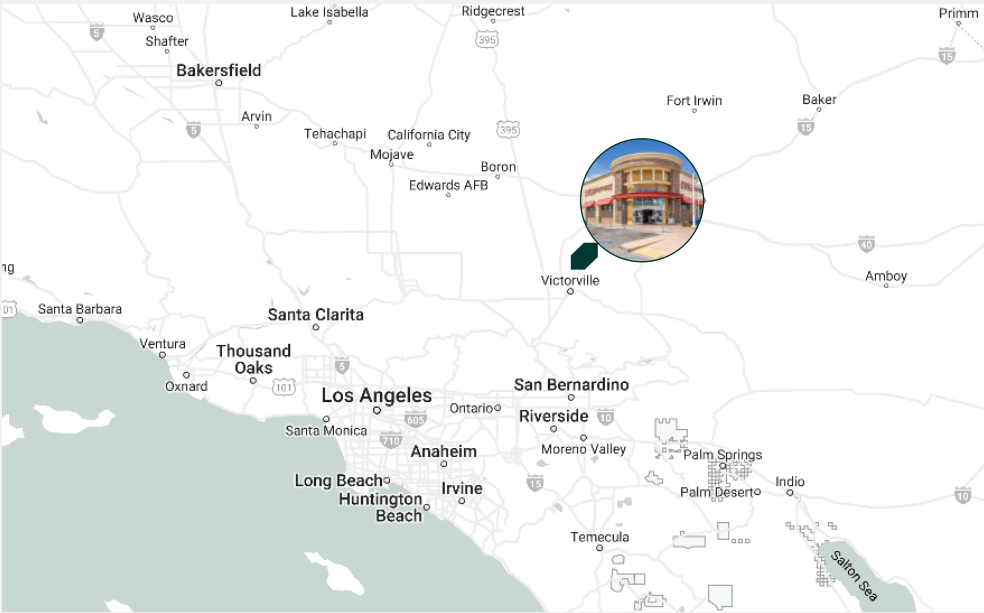
6%

YEAR BUILT

2010

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
10/1/2024 - 1/31/2037	\$516,721	\$43,060
Option 1 (5 Years)	\$516,721	\$43,060
Option 2 (5 Years)	\$516,721	\$43,060
Option 3-10 (5 Years)	Fair Market Value	Fair Market Value

LEASE SUMMARY	
Tenant	CVS Pharmacy
Guarantor	Corporate Guarantee
Lease Type	Absolute NNN
Rent Commencement	2/25/2011
Lease Expiration	1/31/2037
Rent Increases	FMV in Options 3-10
Renewal Options	Ten 5-Year Options
Roof & Structure	Tenant Responsibility
Ownership Type	Fee Simple







AVERAGE INCOME

\$70,827

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POPULATION

176,027

Within a 5-mile radius of the property

2020 Demographics

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Population	11,170	89,129	176,027	245,185
Median Age	29.0	30.9	31.5	32.3
HOUSING				
Total Housing Units	3,726	28,452	54,470	77,551
Occupied Housing Units	92.0%	93.1%	92.8%	93.0%
Vacant Housing Units	8.0%	7.0%	7.2%	7.0%
INCOME				
Income \$0 - \$49,999	57.8%	46.5%	45.6%	44.7%
Income \$50,000 - \$99,999	29.0%	33.8%	34.0%	33.4%
Income \$100,000 +	13.2%	19.7%	20.4%	21.7%
Average Household Income	\$59,035	\$69,019	\$70,827	\$73,215

2025 Projected Demographics

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Population	11,532	91,165	181,583	252,625
Median Age	29.8	31.9	32.5	33.3
HOUSING				
Total Housing Units	3,819	29,059	56,325	80,140
Occupied Housing Units	92.0%	93.0%	92.8%	93.1%
Vacant Housing Units	8.0%	7.0%	7.2%	6.9%
INCOME				
Income \$0 - \$49,999	53.2%	41.4%	40.4%	39.7%
Income \$50,000 - \$99,999	28.9%	33.0%	33.2%	32.5%
Income \$100,000 +	17.8%	25.5%	26.4%	27.8%
Average Household Income	\$67,668	\$78,651	\$80,873	\$83,283

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