



Walgreens

ABSOLUTE NNN LEASED INVESTMENT, SANGER, CA (FRESNO MSA)



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A photograph of a Walgreens retail store with a large parking lot. The store has a white facade with red signage that reads "Walgreens", "PHOTO", and "PHARMACY". Several cars are parked in the lot. The image is covered with a dark, semi-transparent overlay.

SECTION 1

Property Information

Executive Summary



NAI Northern California, as exclusive advisor, is pleased to present for sale 2589 Jensen Avenue in Sanger, California just outside Fresno, the largest city in California's famous Central Valley. The property is located in the Fresno MSA, just 8 miles from the Fresno-Yosemite International Airport.

The property is a standalone retail building occupied by a Walgreens pharmacy with a longer term absolute NNN lease. Walgreens is a unique company with a successful history for more than a century. This store sits at a signalized hard corner in an established commercial area, with neighbors including Walmart Supercenter, Dollar Tree, 99-cent Only, O'Reilly Auto Parts, AT&T, T-Mobile, and Subway, to name a few. It is the only Walgreens store in Sanger and a large surrounding area, with the nearest Walgreens some 14 miles away.

Property Overview

SALE PRICE
\$8,222,000

BUILDING SIZE
13,779 SF

CAP RATE
5.31%

Other Details

Lot Size	1.03 AC
NOI:	\$436,872
Year Built:	2009
APN:	315-101-65
Parking Ratio:	3.05/1000 SF
Lease Type:	Absolute NNN
Lease Term:	14 Years
Ownership Type:	Fee Simple

Property Highlights

- WALGREENS - an established essential retailer for more than a century.
- Absolute NNN lease, guaranteed by Walgreens.
- 14 years remaining on primary lease term.
- Only Walgreens serving wide area in Fresno MSA.
- Nearest Walgreens is 14 miles away.
- Signalized hard corner in major retail trade area.
- Drive-thru window.
- 3,000 square foot mezzanine with separate entrance, suitable for medical clinic or other related use (see Page 11).

Parcel Overview



Additional Photos

Additional Photos



Lease Summary



Walgreens	2589 Jensen Ave Sanger, CA
Tenant	Walgreen Co.
Ownership Type	Fee Simple
Guarantor	Corporate
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsibility
Commencement Date	8/23/09
Expiration Date	8/31/84
First Termination Option	8/31/34
Term Remaining	14 Years
Options	50 x 1 Year Options
Original Lease Term	75 Years
Annual Rent	\$436,872

Tenant Profiles



Walgreens

Walgreens Boots Alliance (NYSE: WAG) is the first global, pharmacy-led, health and wellbeing enterprise in the world. It was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

The new global enterprise combines Walgreens, the largest drugstore chain in the USA; Boots, the market leader in European retail pharmacy; and Alliance Healthcare, the leading international wholesaler and distributor. Together, Walgreens Boots Alliance spans

Tenant Overview

Company:	Walgreens Boots Alliance
Founded:	1901
S&P Credit Rating:	BBB
2020 Revenue:	\$139.2 Billion
Locations (2019):	18,750
Employees (2019):	440,000
Headquarters:	Deerfield, IL
Website:	https://www.walgreens.com/

more than 20 counties, with over 18,000 stores, over 440,000 employees and more than 400 pharmaceutical distribution centers serving more than 240,000 pharmacies and other points of care. The merger also brings together a unique brand portfolio of outstanding retail, wholesale, service and product brands, alongside the world's largest pharmaceutical wholesale and distribution network.

In July of 2020, Walgreens and VillageMD struck a deal to open doctors offices in 500-700 Walgreens locations in more than 30 U.S. markets over the next five years. This deal saw Walgreens commit \$1B in equity and convertible debt into VillageMD over the next three years.

Currently, 78% of the US population lives within a 5 mile radius of a Walgreens.

Significant News

EDITORS' PICK | 14,421 views | Jul 8, 2020, 08:00am EDT

Walgreens To Pay VillageMD \$1 Billion To Open 500 Doctor-Staffed Clinics



Bruce Japsen Senior Contributor @
Healthcare
I write about healthcare business and policy



Walgreens Boots Alliance will invest \$1 billion in VillageMD to open '500 to 700' physician-staffed ... [+] VILLAGEMD

Walgreens Boots Alliance will invest \$1 billion in its primary care partner VillageMD to open 500 to 700 physician-staffed clinics inside its drugstores in more than 30 U.S. markets within the next five years.



Newsroom > Press Releases

Walgreens and VillageMD to Open 500 to 700 Full-Service Doctor Offices within Next Five Years in a Major Industry First

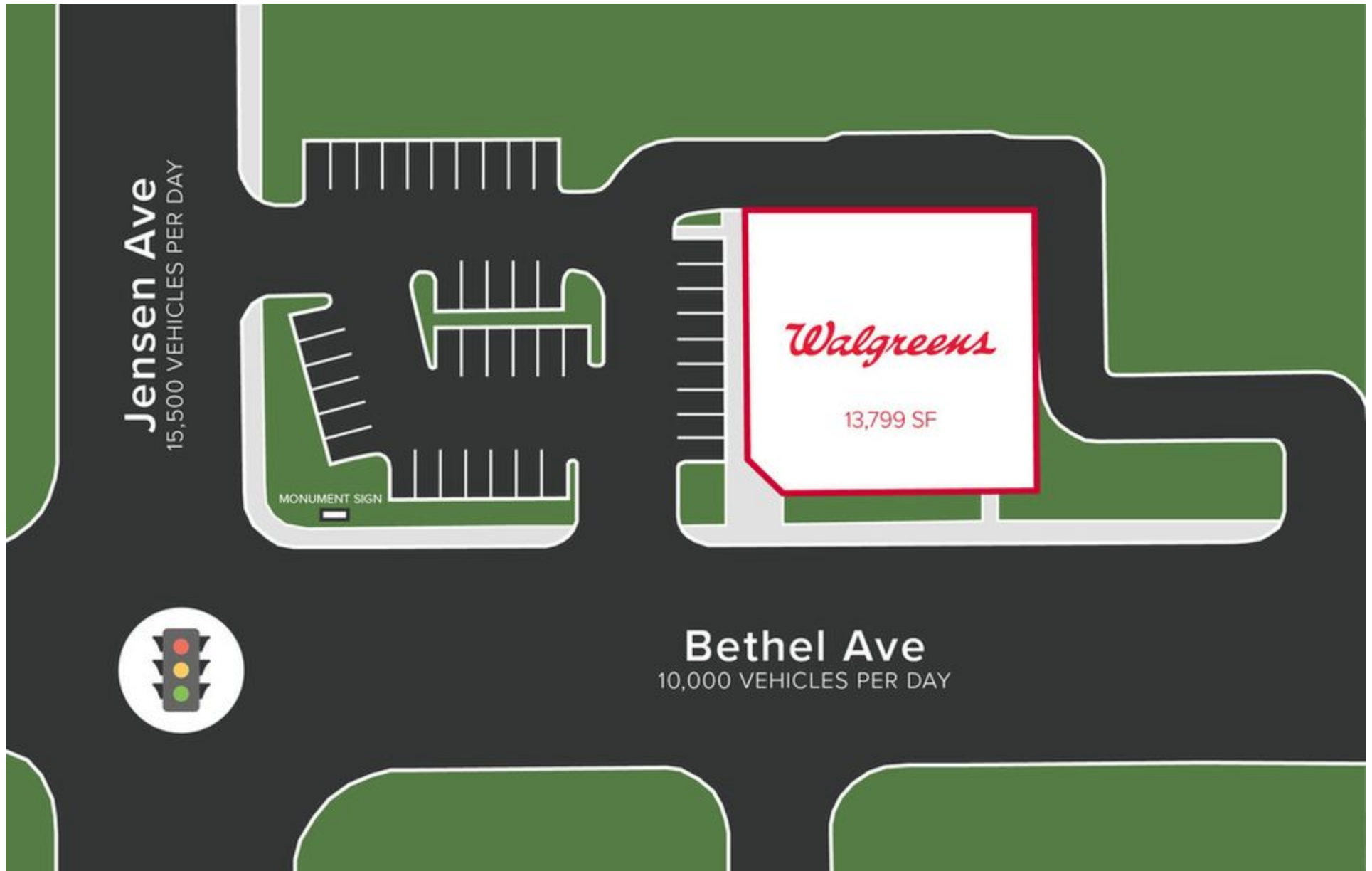
08 July 2020

Unprecedented Large-Scale Rollout Delivers First-Rate Healthcare to Patients, with Primary Care Physicians and Pharmacists Co-Located at Stores in an Integrated Model

DEERFIELD, Ill. & CHICAGO, July 08, 2020 - Walgreens Boots Alliance, Inc. (Nasdaq: WBA) and VillageMD announced today that Walgreens will be the first national pharmacy chain to offer full-service doctor offices co-located at its stores at a large scale, following a highly successful trial begun last year.

This press release features multimedia. View the full release here:
<https://www.businesswire.com/news/home/20200708006701/en/>

Site Plan



Retailer Map

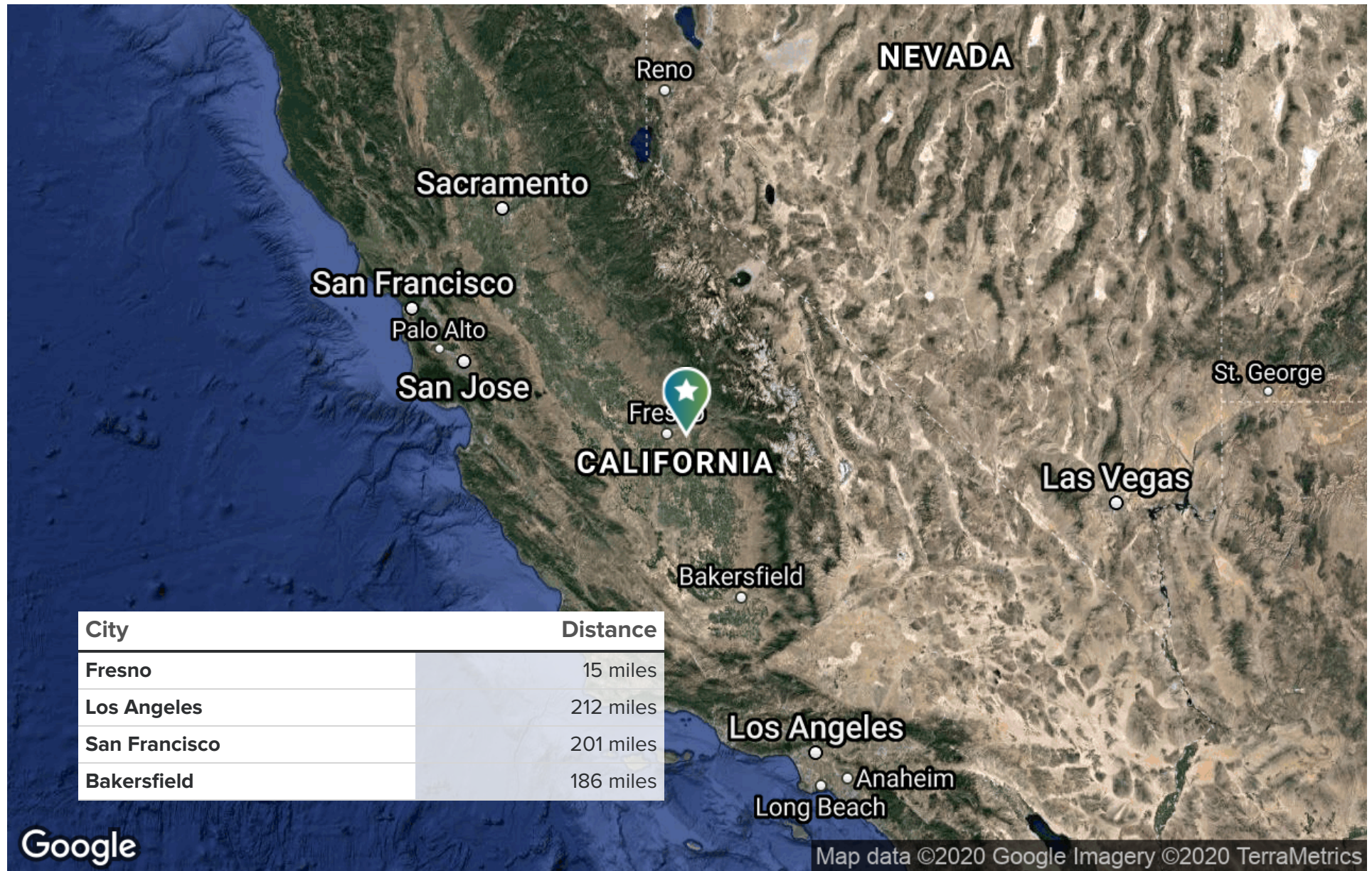


A photograph of a Walgreens store exterior, featuring a large tree in front, a parking lot with cars, and a street in the foreground. The image is dimmed to serve as a background for the text.

SECTION 2

Location Information

Location Maps



Sanger, California



Location Description

The city of Sanger, CA is located in Central California's Fresno County. With approximately one million residents, the county is one of the top five largest counties in California. Because of its central location to the rest of the state, many large companies such as Amazon, ULTA, Gap and Kraft Foods have distribution centers here. Distributors here can reach nearly all parts of California, a market of over 30 million people, overnight by truck. This is one of the reasons the area has become a major logistics and distribution hub. Sanger is one of many cities in the Fresno MSA with a large agricultural production. The county is known as the agricultural capital of the world and produces over 350 crops. In 1949, the city of Sanger was recognized as the Nations Christmas Tree City and attracts thousands of visitors every year. The area is also known for its access to outdoor recreation and is called the "Gateway to the Sierras."



Location Highlights

- Of the 20 fastest growing cities in 2018, 12 of them are in the Central Valley
- The valley's population growth is outpacing the Bay Area and Southern California
- Fresno county is home to 1.88 million acres of the worlds most productive farm land which covers nearly half of the United States farm land (3.84 acres).
- Five major freeways and highways pass through Fresno County (Hwy 99, 41, 180, 168 and I-5)
- Low cost of living compared to California, which attracts residents from the Bay Area and Southern California
- Sanger has a low crime rate that is 1.4 times below the national average.

A photograph of a Walgreens store exterior, featuring the red 'Walgreens' logo on the building facade. The store has large windows and a green awning over the entrance. A large tree is in the foreground on the right, and a parking lot with several cars is visible. The image is overlaid with a semi-transparent dark blue filter.

SECTION 3

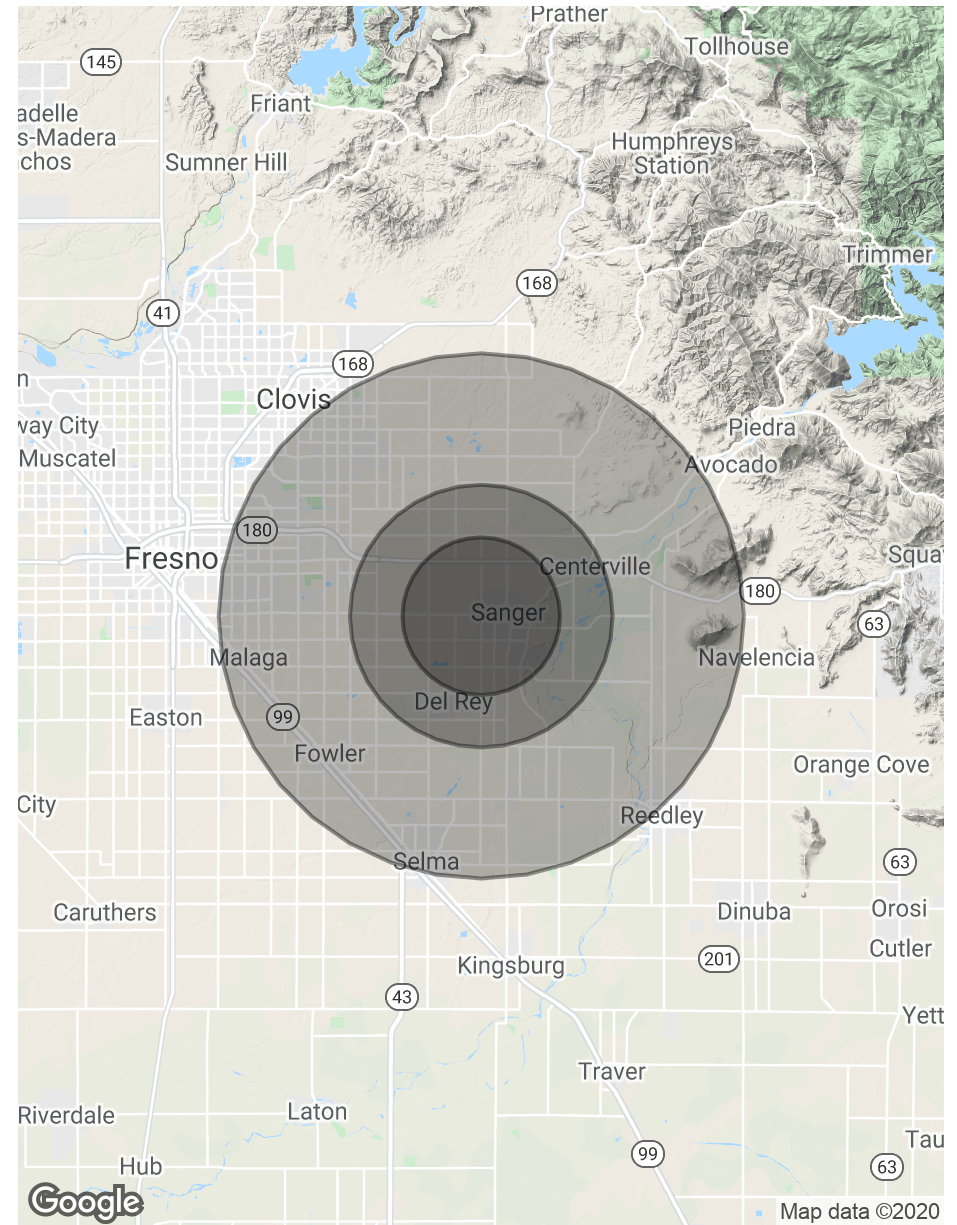
Demographics

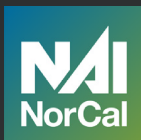
Demographics Map & Report

Population	3 Miles	5 Miles	10 Miles
Total Population	27,649	38,655	264,405
Average age	27.6	29.2	30.8
Average age (Male)	25.2	26.9	29.8
Average age (Female)	31.9	32.0	32.2

Households & Income	3 Miles	5 Miles	10 Miles
Total households	4,234	9,138	77,039
# of persons per HH	3.4	3.6	3.5
Average HH income	\$68,553	\$72,152	\$78,663
Average house value	\$255,976	\$269,261	\$327,802

** Demographic data derived from 2020 Estimate*





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