

FOR SALE

WALGREENS INVESTMENT OPPORTUNITY MOTIVATED SELLER



QUALITY PROPERTIES
CalDRE License
No.: 01527289

21495 141st AVENUE N., ROGERS, MN 55374

Investment Highlights

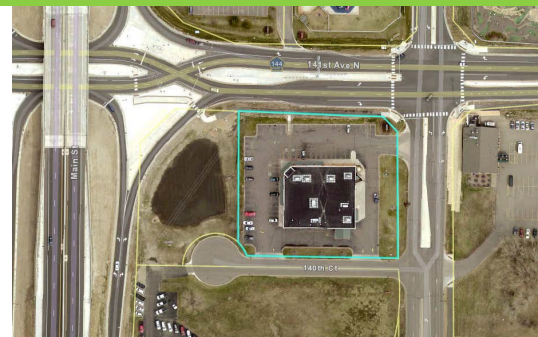
Price:	\$3,850,000
Cap Rate:	7.5%
Annual Operating Income:	\$290,000
Property Type:	Retail
Building Size:	Approx. 14,560 SF
Land:	Approx. 1.72 acres; 74,690 SF
Year Built:	2003
Zoning:	B-2, Commercial Business
Parking:	Plenty of Parking Space
Right of First Refusal:	15 Days
% Leased:	100%
Construction:	Masonry



The subject is located in the northern area of Rogers, just north of the intersection of Interstate 94 and State Highway 101. Over the past couple decades, the Rogers area has experienced rapid growth. As the developing ring becomes more fully developed, individuals and businesses seeking cheaper land will continue moving to the outlying areas. Rogers has the location, access and vacant land to capture its share of this growth. The city is expected to remain prosperous and growing for the foreseeable future.

Major Employers - Minneapolis MSA

Name	Number of Employees
1 State of Minnesota	40,293
2 United States Federal Government	34,427
3 Fairview Health Services	33,350
4 Allina Health System	28,465
5 Target Corporation	27,000



2019 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population 2010	3,043	13,855	31,801
Population 2019	3,833	17,262	38,458
Population 2024	4,205	18,862	41,511
Compound % Change 2010-2019	2.6%	2.5%	2.1%
Compound % Change 2019-2024	1.9%	1.8%	1.5%

Area	Average Household Income	Median Household Income
Rogers	\$139,687	\$126,302
Hennepin County	\$110,767	\$77,197

75 Year NNN Lease
9.1 Years Remaining Before Tenant Option to Terminate
Walgreens is Paying Rent at Below Market Rate



Arthur Pfefferman
Executive Vice President
CalDRE License No: 01021906
818-516-0257 (Call or Text)
art@pfeffermancre.com



Mike Schmitt
Broker
License No: 20301159
320-291-0045
mike@cbc Orion.com

PLEASE DO NOT DISTURB OCCUPANTS

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