

6016 SOUTH 1550 EAST | OGDEN, UT

*Walgreens*

OFFERING MEMORANDUM



EXCLUSIVELY OFFERED BY:

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LOCAL  
CONTACT

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NET LEASE INVESTMENTS



# DISCLAIMER

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Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the Walgreens parcel (the “Property”), approximately 14,490± square feet on 1.59± acres located at 6016 South 1550 East, Ogden, UT 84405.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this

Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources

available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

*The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.**

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# EXECUTIVE SUMMARY

# INVESTMENT OVERVIEW

# Walgreens

## OFFERING TERMS

PRICE  
**\$7,000,000**

CAP  
**5.39%**

ANNUAL RENT  
**\$377,608**



**ADDRESS:** 6016 South 1550 East  
South Ogden, UT 84405

**APN:** 07-734-0001

**BUILDING SIZE:** 14,490± square feet

**LAND SIZE:** 1.59± acres

**YEAR BUILT:** 2010

**LEASE TYPE:** Absolute NNN - No landlord responsibilities

**LEASE COMMENCEMENT:** September 1, 2011

**LEASE EXPIRATION:** August 31, 2036

**TERM REMAINING:** ~18 years

# INVESTMENT HIGHLIGHTS

## INVESTMENT OVERVIEW

### LONG-TERM TRIPLE NET LEASE

-18 years remaining on primary lease term

### INVESTMENT GRADE TENANT

Walgreens carries a Standard & Poor's credit rating of BBB

### STRONG DEMOGRAPHICS

Population of approximately 45,000 with an Average Household Income over \$93,000 within 3 miles

### HIGH TRAFFIC LOCATION

35,620 cars pass the site each day on Highway 89

### LIMITED COMPETITION

Only one other national pharmacy chain has a location within four miles of this Walgreens

### STRATEGIC LOCATION

- » 1.5 miles north of Interstate 84
- » Subject Walgreens is positioned across Interstate 84 from Hill Air Force Base, the 2nd largest Air Force base by population and geographic size, with over 27,000 personnel on-site, contributing an economic impact to the state of Utah of \$3.34 billion annually
- » 3 miles south of Weber State University (-27,949 students)
- » 4 miles south of Ogden High School (-1,334 students)
- » 20 minute drive from Business Depot Ogden (BDO), Northern Utah's premier business and industrial park, with over 9.5 million square feet of office and industrial space, home to over 115 businesses and over 4,500 employees
- » 15 miles west of Snowbasin Resort, a ski resort featuring over 3,000 acres of skiable area and 12 ski lifts





# SURROUNDING RETAIL

## PROPERTY OVERVIEW





# SURROUNDING RETAIL

## PROPERTY OVERVIEW







Property Photos





# Walgreens

**Walgreens**

(NASDAQ: WBA)

<b>S&amp;P CREDIT RATING:</b>	BBB
<b>2017 REVENUE (\$BIL):</b>	\$118.21
<b>2017 NET INCOME (\$BIL):</b>	\$4.07
<b># OF LOCATIONS (2017):</b>	12,822
<b># OF EMPLOYEES (2017):</b>	345,000



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 more than 20 countries, with over 12,822 stores, over 345,000 employees and more than 390 pharmaceutical distribution centers serving more than

230,000 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.

On September 19, 2017, Walgreens announced it had secured regulatory clearance to purchase 1,932 stores, three distribution centers and related inventory from Rite Aid for \$4.375 billion in cash and other consideration. Ownership of stores is expected to be transferred in phases, with the goal being to complete the store transfers in spring 2018.

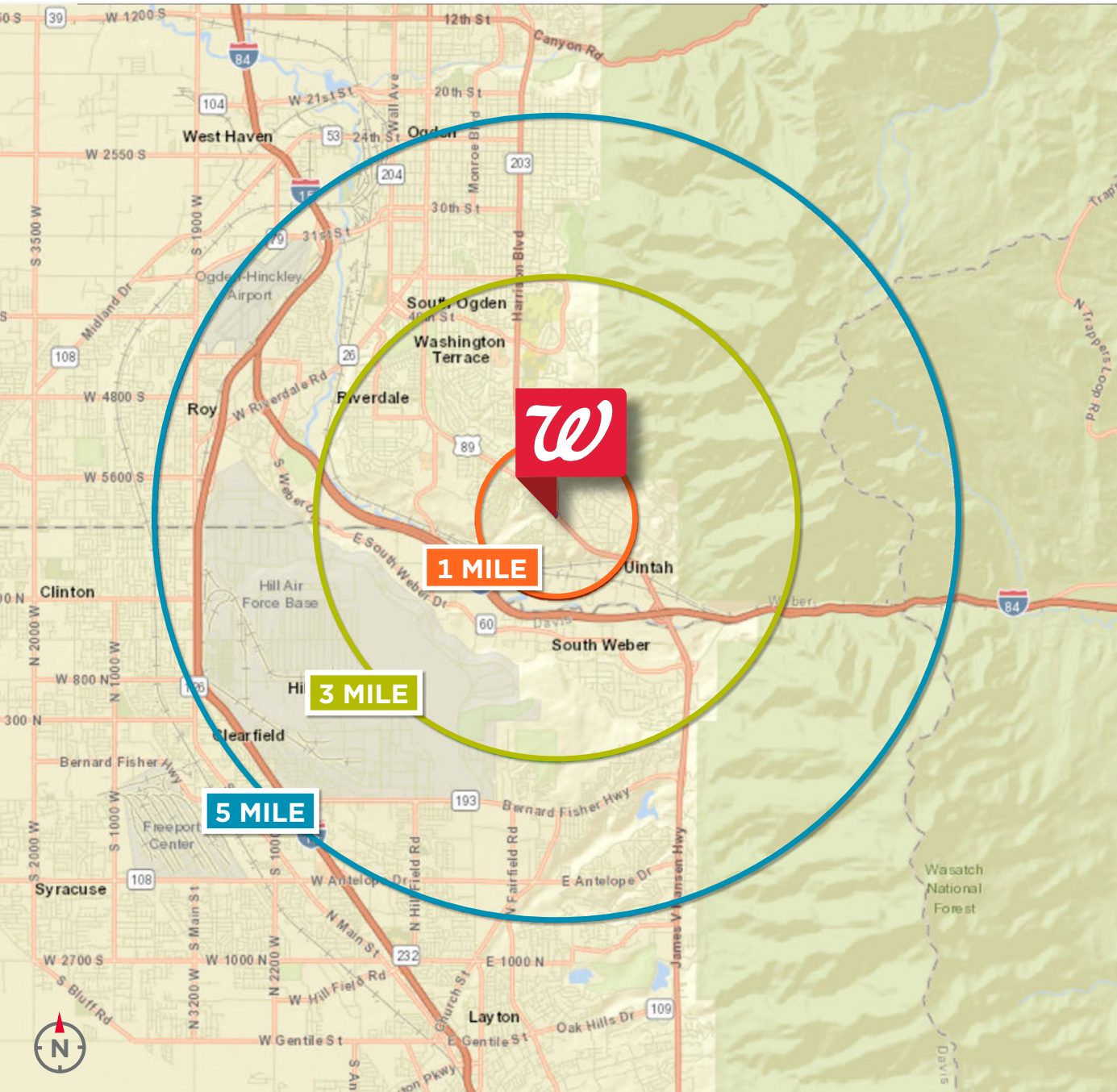
Website:

[www.walgreens.com](http://www.walgreens.com) | [www.walgreensbootsalliance.com](http://www.walgreensbootsalliance.com)



# DEMOGRAPHICS

## AREA OVERVIEW



AVERAGE HH INCOME

**\$92K+**  
3 MILE RADIUS



POPULATION

**45K+**  
3 MILE RADIUS

### POPULATION

1 MILE	3 MILE	5 MILE
9,118	45,856	130,201

### AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$93,447	\$92,899	\$76,280



# OGDEN, UTAH

## AREA OVERVIEW

Ogden is a city in and the county seat of Weber County, Utah, approximately 10 miles east of the Great Salt Lake and 40 miles north of Salt Lake City. The population was 82,825 in 2010, according to the US Census Bureau, a 7.25% increase from 2000. The city served as a major railway hub through much of its history (nicknamed Junction City in the early 1900s), and still handles a great deal of freight rail traffic which makes it a convenient location for manufacturing and commerce. Ogden is also known for its many historic buildings, proximity to the Wasatch Mountains, and as the location of Weber State University. Ogden is a principal city of the Ogden–Clearfield, Utah Metropolitan Statistical Area, which includes all of Weber, Morgan, Davis, and Box Elder counties. The 2010 Census placed the Metro population at 597,159. As the principal city of the 2nd largest MSA in Utah, Ogden serves as an economic hub for the northern part of the state. The city is home to a young, sizeable and well-educated labor force, with strengths in manufacturing, advanced materials, and aerospace. Within Ogden City, there is a labor force of more than 50,000. The labor force within the Ogden–Clearfield MSA is more than 260,000 and the labor force within 35 miles of Ogden (a 40-minute commute) is more than 600,000.

In the Ogden–Clearfield MSA, approximately 92% of the working-age population has at least a high school degree and 38% has a post-secondary degree. Additionally, Ogden City offers a very low cost of doing business. Forbes Magazine (2014) ranked Ogden the 11th best place for business in careers, due in large part to business costs that are 24% lower than the national average. Taxes, insurance rates, and healthcare costs are very low, as are real estate and utility costs.

Ogden City is strategically located for highway,

rail, and air access within the western region and the nation. Ogden is at the crossroads of the CANAMEX shipping corridor. Interstate 15 and Interstate 84 intersect in Ogden and provide access throughout the western United States. Ogden is the historic home of the meeting of the transcontinental railways, and continues to be a national hub for rail traffic. The Ogden Airport is the second largest airport in Utah, providing commercial flights through Allegiant Air as well as general aviation service. The Salt Lake International Airport is a 30-minute drive south on Interstate 15 and is accessible through the FrontRunner commuter rail.



*Salt Lake City, Utah*



Ogden is home to a strong industry cluster in aerospace and advanced materials. The cluster includes major aerospace companies, primary manufacturers of advanced materials, and outdoor recreation companies who use advanced materials. Ogden is conveniently located between ATK and Hill Air Force Base, two of the largest aerospace employers in Utah. Aerospace jobs account for 13.4% of all manufacturing jobs in the Ogden-Clearfield MSA. The broader Northern Utah region has a strong existing base of aerospace and composites companies, with over 30 companies and an estimated 16,500 employees.

Ogden is also home to Northern Utah's premier business and industrial park, Business Depot Ogden (BDO). Formerly a busy East-West rail hub for military warehousing and distribution known as Defense Depot Ogden, BDO has since undergone a \$65 million transformation and now features more than 9.5 million square feet of industrial and office space. Furthermore, BDO is located within one mile of I-15 and within an easy commute to the Ogden-Hinckley Airport and Salt Lake International Airport. Over 115 businesses are currently located at BDO, with over 4,500 employees on site.

<https://www.ogdencity.com/>

<https://www.visitogden.com/>

<https://utah.com/ogden>

<http://ogdenbusiness.com/home.aspx>

<http://www.boyerbdo.com/>

<http://www.hill.af.mil/>

[https://en.wikipedia.org/wiki/Ogden,\\_Utah](https://en.wikipedia.org/wiki/Ogden,_Utah)

**HILL AIR FORCE BASE** - Hill Air Force Base, located across Interstate 84 from the subject Walgreens, is the 2nd largest Air Force base by population and geographic size, and is home to many operational and support missions. Hill AFB is the home of the Air Force Materiel Command's Ogden Air Logistics Complex which is the worldwide manager for a wide range of aircraft, engines, missiles, software, avionics, and accessories components. There are 27,365 total personnel within Hill AFB, including 5,636 military, 5,591 military dependents and 16,138 civilians. Hill AFB has an annual federal payroll of \$1.34 billion and annual expenditures of \$710 million. Annually, Hill AFB creates approximately \$1.29 billion in jobs created. The base is also the largest single-site employer in the state of Utah, with an economic impact of \$3.34 billion annually.





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