



CVS PHARMACY

ABSOLUTE NNN \$8,593,122  
220 E COMPTON BLVD , COMPTON



# CVS Pharmacy

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[Executive Summary](#)

[Offering Summary](#)

[Location Summary](#)

# CVS PHARMACY

## OFFERING SUMMARY

ADDRESS	220 E Compton Blvd Compton CA 90220
COUNTY	Los Angeles
LEASE TYPE	Absolute NNN
CAP RATE	5.43%
BUILDING SQUARE FEET	±22,880
LAND SQUARE FEET	±105,851
LAND ACRES	±2.43
MAJOR TENANT/S	CVS Pharmacy
OWNERSHIP TYPE	Fee Simple
# OF PARKING SPACES	140
STREET FRONTAGE	188 feet

## FINANCIAL SUMMARY

OFFERING PRICE	\$8,593,122
PRICE PSF	\$375.57
OCCUPANCY	100 %
NOI (CURRENT)	\$467,392
CAP RATE (CURRENT)	5.44 %
CAP RATE (PRO FORMA)	5.44 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	41,474	292,506	820,311
2017 Median HH Income	\$39,660	\$44,641	\$45,624
2017 Average HH Income	\$52,312	\$57,853	\$60,518

- CVS Corporate Guarantee
- NYSE: CVS - \$65+ Billion Market Cap Value
- 1/4 Miles from LA Metro Train Station
- Heavy Traffic - ±63,000 VPD at Nearby Intersection
- 188 Feet of Frontage on Compton Blvd
- 10 x 5 Year Options
- Asking Price: \$9,347,848 Cap: 5.00%
- Discounted Rent Holiday Price: \$8,593,122 Cap: 5.43%

Retail Investment Group, LLC is pleased to offer for sale a CVS Pharmacy in Compton, CA. The property is an absolute triple net lease with zero landlord responsibilities. This property has 13.5 years remaining on its primary term, with a 3-year rent holiday that commences on February 1, 2029. This property is subject to 10, 5-year option periods. This location is in an intensely dense population area's with extremely large traffic counts..

### About CVS Pharmacy:

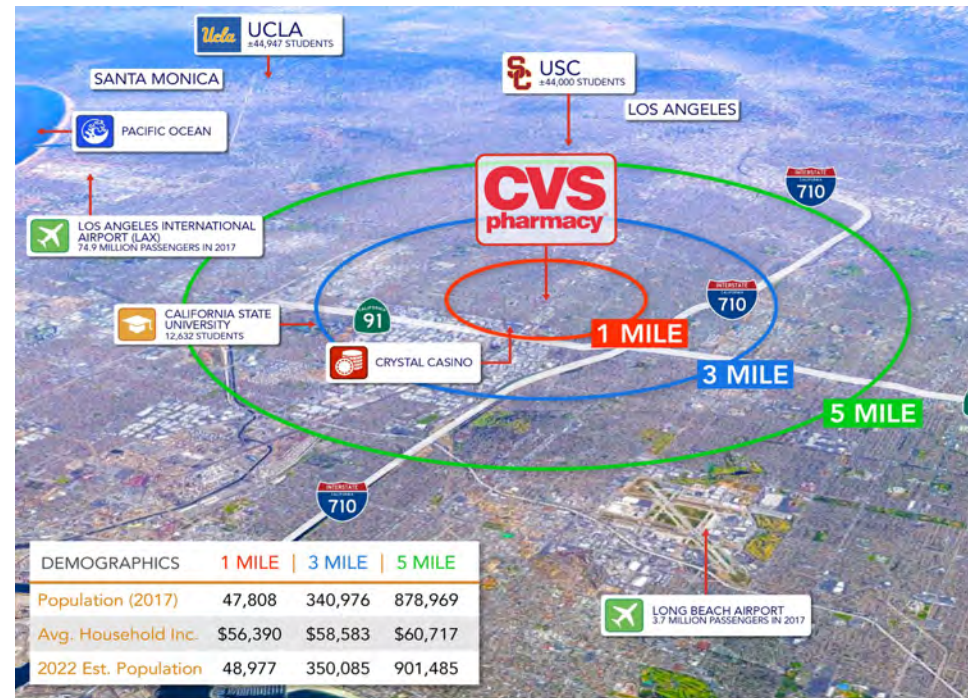
CVS Pharmacy is a subsidiary of the American retail and health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company CVS Health was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance ranked 37th. CVS is traded on the NYSE under the symbol CVS with a market capitalization of \$67 Billion.



Regional Map

The City of Compton is recognized as one of the best places in the Los Angeles region to start and grow a business. This was documented some years back by an independent economic research firm naming the City of Compton an "Entrepreneurial Hot Spot." According to firm's research study the City of Compton ranked second out of 88 cities as the best place in the Los Angeles area to start a business.

The preservation and expansion of the City's Economy is one of the City's highest priorities. It is principally clear that having a healthy and vibrant business climate will help the City avoid decline and be in a position to expand employment opportunities that provide a better than average wages for its residents, expand the municipal tax base, and generate the necessary funds to deliver quality public services to its stakeholders.



Aerial Map







Demographics

# CVS PHARMACY

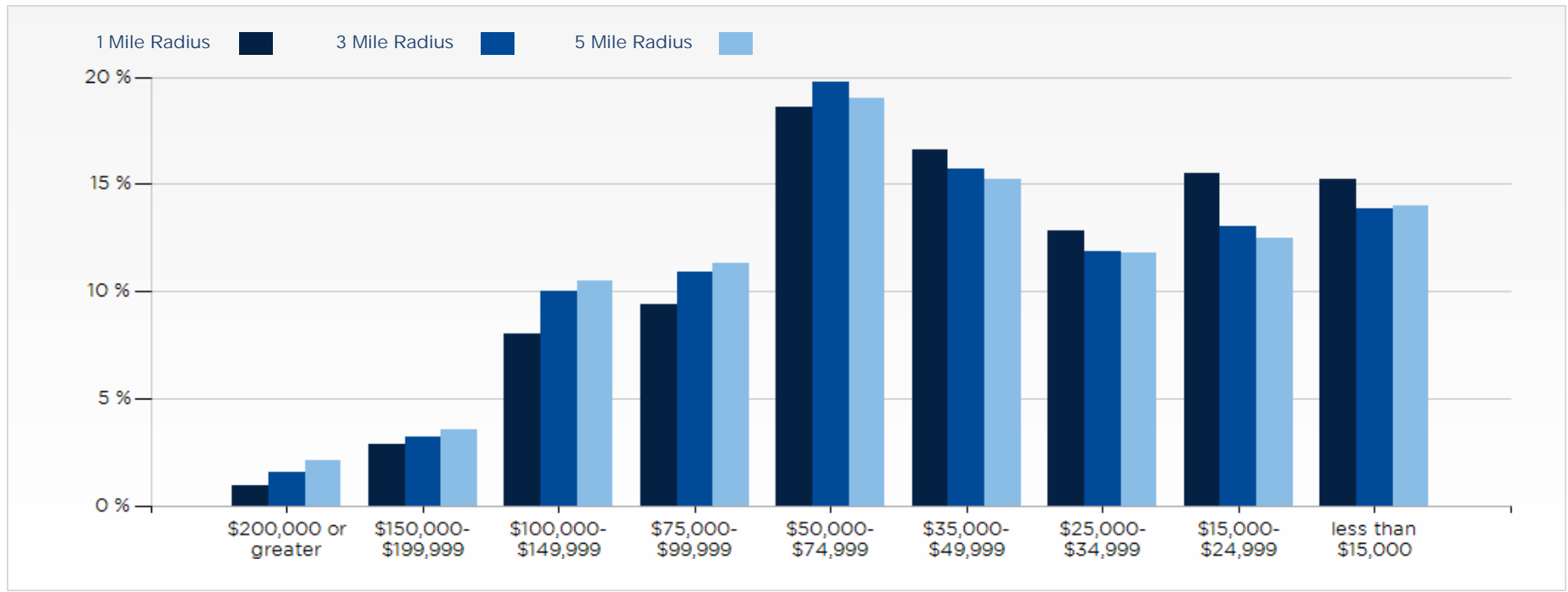
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,859	270,951	762,327
2010 Population	39,975	280,888	787,120
2017 Population	41,474	292,506	820,311
2022 Population	42,638	301,063	845,272
2017 African American	11,700	71,527	160,506
2017 American Indian	286	2,036	5,798
2017 Asian	130	4,181	46,243
2017 Hispanic	28,857	207,218	563,113
2017 White	11,238	88,360	276,369
2017 Other Race	16,216	113,540	290,889
2017 Multiracial	1,478	10,747	34,076
2017-2022: Population: Growth Rate	2.80 %	2.90 %	3.00 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,512	9,519	29,476
\$15,000-\$24,999	1,536	8,921	26,272
\$25,000-\$34,999	1,271	8,162	24,800
\$35,000-\$49,999	1,645	10,762	32,042
\$50,000-\$74,999	1,848	13,575	39,952
\$75,000-\$99,999	933	7,461	23,842
\$100,000-\$149,999	794	6,858	22,112
\$150,000-\$199,999	287	2,204	7,458
\$200,000 or greater	97	1,102	4,460
Median HH Income	\$39,660	\$44,641	\$45,624
Average HH Income	\$52,312	\$57,853	\$60,518

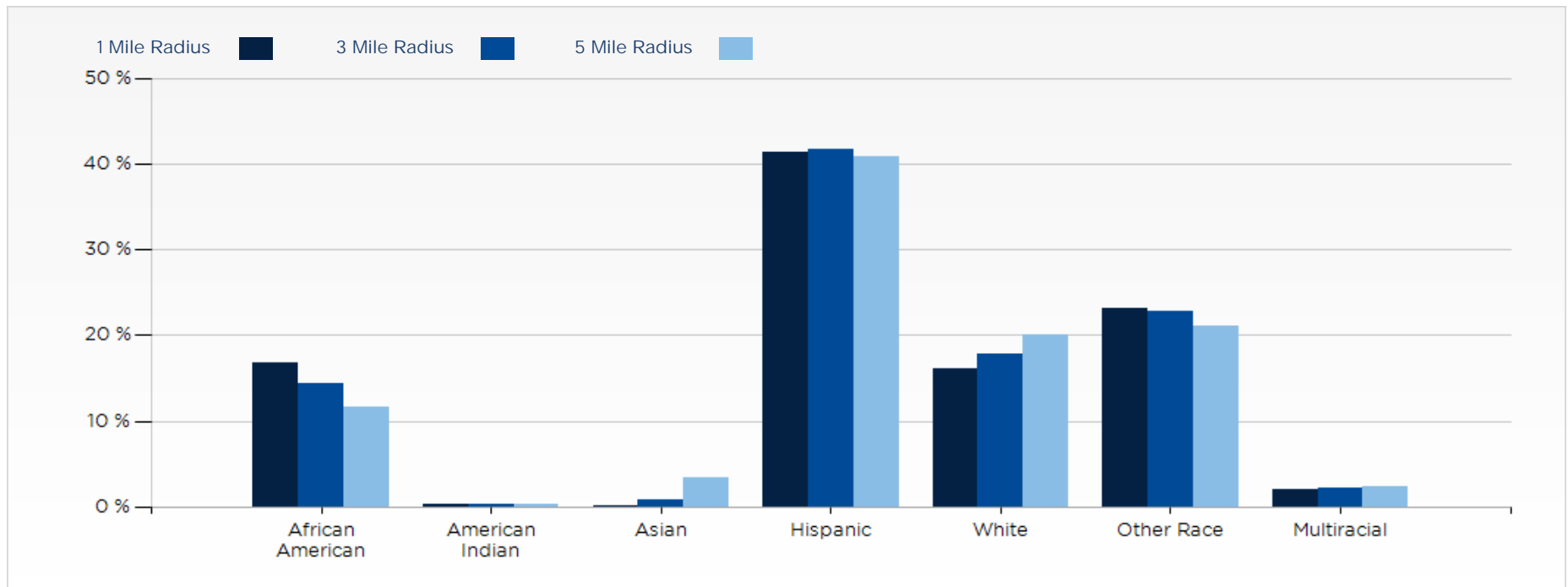
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,955	68,226	210,083
2010 Total Households	9,663	66,627	204,355
2017 Total Households	9,924	68,566	210,413
2022 Total Households	10,161	70,271	215,748
2017 Average Household Size	4.16	4.19	3.86
2000 Owner Occupied Housing	4,243	34,681	100,675
2000 Renter Occupied Housing	5,017	29,749	98,786
2017 Owner Occupied Housing	4,372	35,534	101,195
2017 Renter Occupied Housing	5,552	33,032	109,218
2017 Vacant Housing	781	4,589	12,799
2017 Total Housing	10,705	73,155	223,212
2022 Owner Occupied Housing	4,446	36,184	103,270
2022 Renter Occupied Housing	5,715	34,087	112,479
2022 Vacant Housing	824	4,817	13,505
2022 Total Housing	10,985	75,088	229,253
2017-2022: Households: Growth Rate	2.35 %	2.45 %	2.50 %



2017 Household Income



2017 Population by Race



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