

Walgreens



ACTUAL PHOTO

📍 917 CHESTERFIELD PKWY E, CHESTERFIELD, MO 63017

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Absolute Net Leased Walgreens located at 917 Chesterfield Parkway East in Chesterfield, Missouri, just 20 miles West of Downtown St. Louis. The subject property consists of a 14,145 SF free-standing building, with a drive-thru, and is situated on a large 2.08-acre parcel of land.

Strategically located within Chesterfield Village, a large mixed-use district comprised of condominiums, apartments, hotels, and a cohesive office park, the property benefits from its immediate proximity to a large daytime workforce population and numerous apartment complexes. The property is also conveniently located within a dense and affluent trade area home to more than 113,000 full-time residents with average household incomes exceeding \$148,000, \$174,000, and \$164,000 in the 1-mile, 3-mile, and 5-mile radii respectively. The property is easily accessible and is visible to more than 9,253 vehicles per day. Adjacent to the property there are multiple medical office buildings and surgery centers including but not limited to; The Laser & Dermatology Center, West County Dermatology, and Generation Dental Group. Just across the street you'll also find a 31-acre state of the art Pfizer facility, which is currently undergoing a \$60 million expansion, that houses cutting edge laboratories, manufacturing, and office space, and currently employs about 750 people. Directly within the office park where the property is located there are numerous fully occupied office buildings home to a variety of regional and national companies such as MiTek, Byrne Software Technologies, Fidelity Investments, New Healthcare Solutions, and several others. The property is also well-positioned near the exit and entrance ramps for I-64, which sees vehicle counts in excess of 81,250 per day, and just down the street from the former Chesterfield Mall, where there are plans for a \$2 Billion mixed-used development that will consist of apartments, office, retail and more.

Walgreens originally signed a 25-year absolute NNN lease in 2003 when the property was initially built and has just over 4 years of initial term remaining. The current term runs through February 28th, 2028 and has ten five-year options to extend.

Walgreens (NYSE: WBA) is a publicly traded company and one of the largest drugstore chains in the U.S. Walgreens is part of the U.S. Retail Pharmacy and U.S. Healthcare segments of Walgreens Boots Alliance, Inc, an American multinational holding company and integrated healthcare, pharmacy and retail leader. Operating more than 8,700 retail locations across the U.S. and Puerto Rico, Walgreens serves nearly 9 million customers and patients daily. The company's approximately 26,000 pharmacists are playing a more critical role in healthcare than ever before, providing a wide range of pharmacy and healthcare services, including those that drive equitable access to care for some of the nation's most underserved populations. Walgreens offers customers and patients a true omnichannel experience, with fully integrated physical and digital platforms designed to deliver high-quality products and healthcare services. Within the U.S. Healthcare segment, Walgreens portfolio also includes businesses in primary care, multi-specialty, post-acute care, urgent care, specialty pharmacy services, population health and provider enablement.

INVESTMENT HIGHLIGHTS

- Walgreens Corporate Guarantee (NYSE: WBA)
- Absolute NNN Lease | Zero Landlord Responsibility
- Large 2.08-Acre Parcel
- Very Strong Demographics | 113,000+ Population in Trade Area
- Located within Chesterfield Village, a large mixed-use district comprised of condominiums, apartments, hotels, and a cohesive office park
- Adjacent to Several Medical and Surgical Centers
- Affluent Market | AHHI Exceeds \$148,000, \$174,000, and \$164,000 in the 1-mile, 3-mile, and 5-mile Radii Respectively
- Well-positioned Near the Exit and Entrance Ramps for I-64 | 81,250 Vehicles per Day
- Across from 31-Acre State of the Art Pfizer facility | Currently Undergoing \$60 Million Expansion
- Outparcel to Cohesive Office Park | Home to a Variety of Regional and National Companies
- Multiple Hospitals within Proximity | Including - St. Luke's Hospital, The Jack C. Taylor Heart Hospital, St. Luke's Medical Center, Mercy Medical Center and Missouri Baptist Medical Center
- Limited Drugstore Competition
- Visible to over 9,253 Vehicles/Day
- Fee Simple Allowing for Depreciation
- Drive-Thru Pharmacy
- Located within St. Louis MSA | 20 Minutes from Downtown St. Louis

THE OFFERING



PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
12/01/2003 - 02/28/2028 (Current)	\$37,500	\$450,000
Base Rent (\$31.81/SF)		\$450,000
Net Operating Income		\$450,000.00
TOTAL ANNUAL RETURN	CAP 7.75%	\$450,000

PROPERTY DETAILS

Lot Size	90,605 SF (2.08 Acres)
Rentable Square Feet	14,145 SF
Price/SF	\$410.49
Year Built	2003

FINANCIAL OVERVIEW

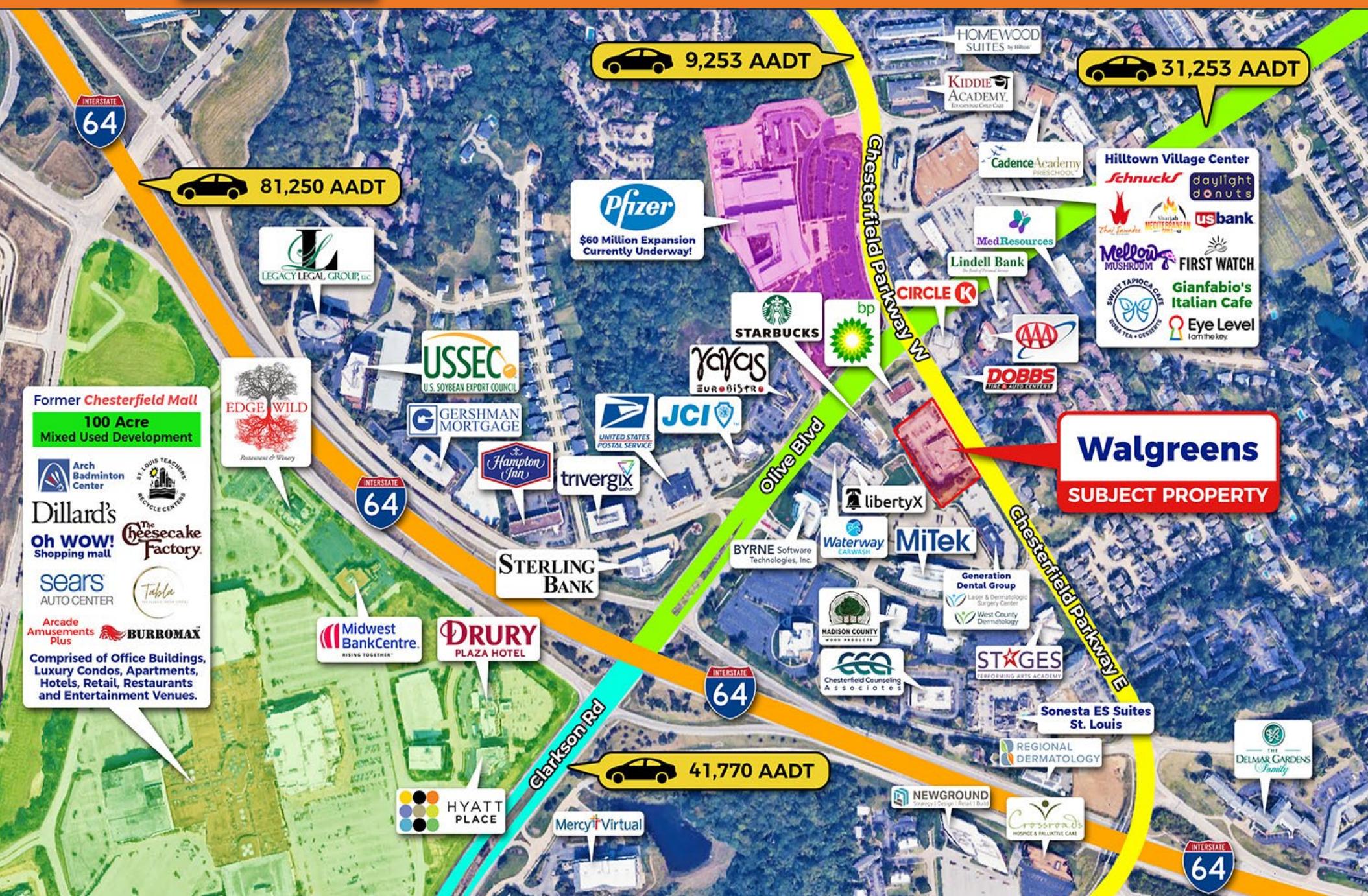
List Price	\$5,806,451
Down Payment	100% / \$5,806,451
Cap Rate	7.75%
Type of Ownership	Fee Simple

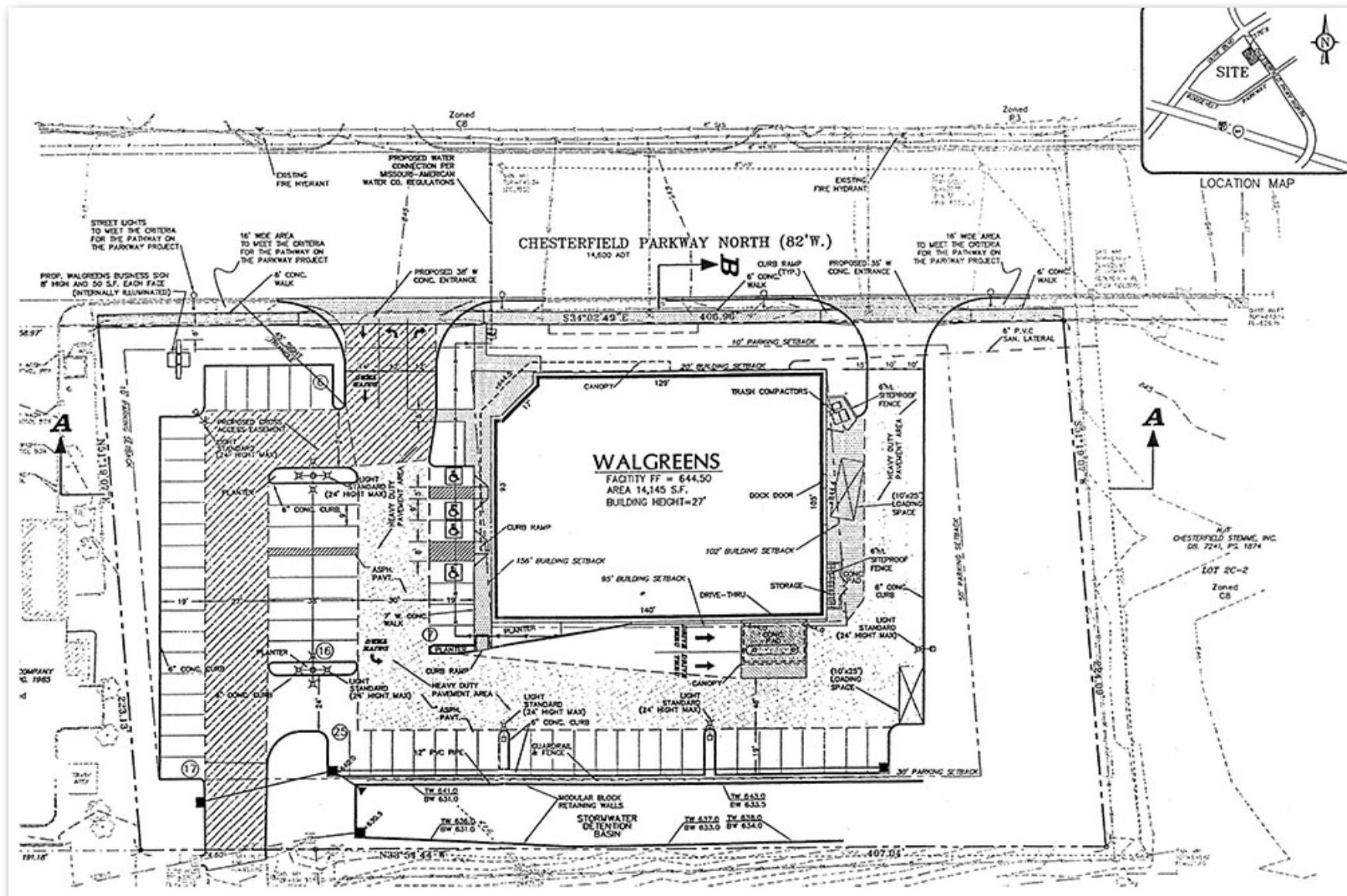
LEASE ABSTRACT

Tenant Trade Name	Walgreens
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	25 Years
Lease Commencement Date	12/01/2003
Rent Commencement Date	12/01/2003
Expiration Date of Current Term	02/28/2028
Increases	Flat
Options	Ten 5-Year Options
Term Remaining on Lease	4 Years
Property Type	Net Leased Drug Store
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	No



RESEARCH SITE PLAN AERIAL





PROPERTY PHOTOS



PROPERTY PHOTOS





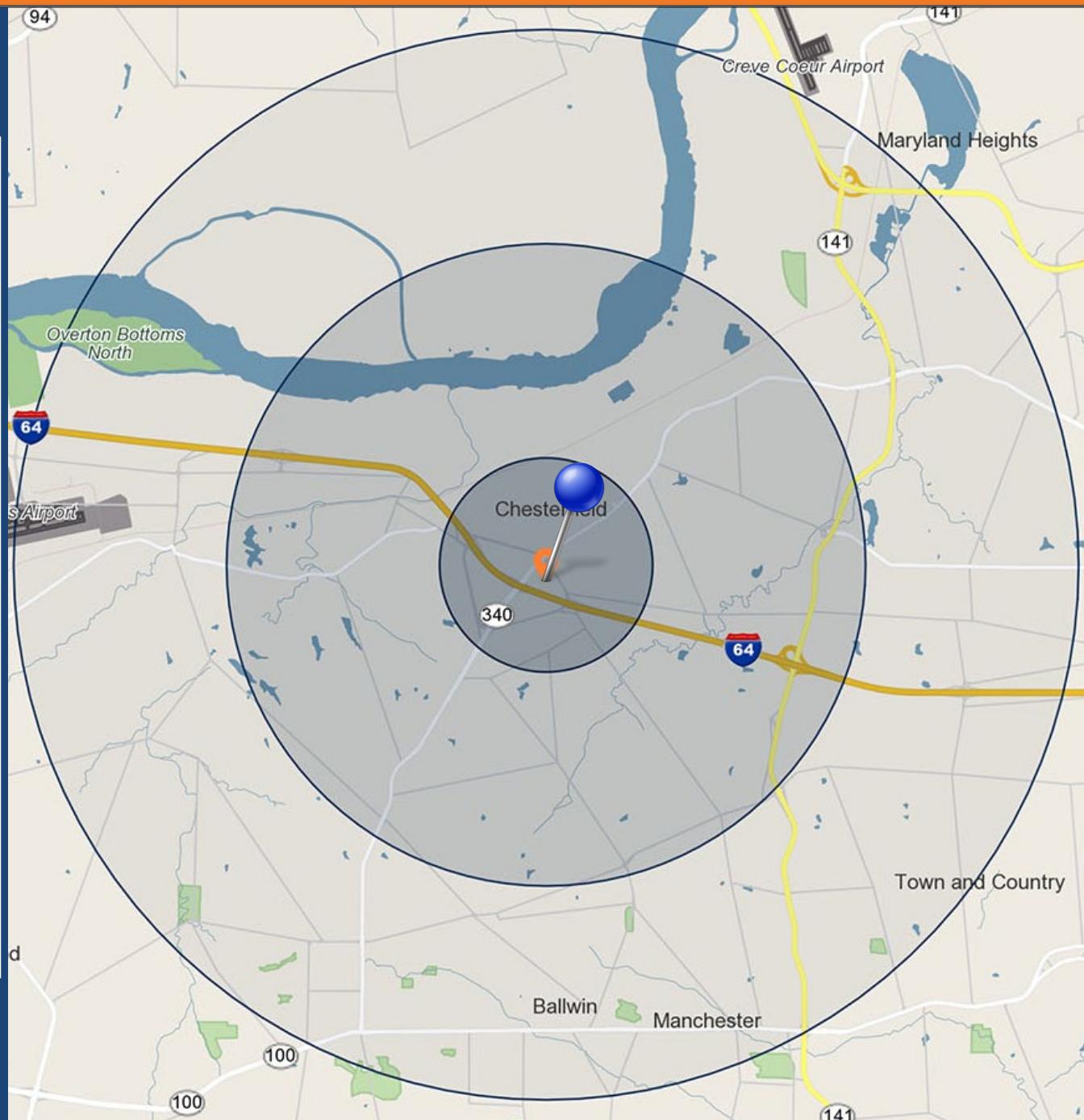
ABOUT WALGREENS

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Name	Walgreens
Ownership	Public
Stock Symbol	WBA
Sales Volume	\$139.1 Billion
Board	NYSE
Tenant	Corporate Store
HQ	Deerfield, IL
Number of Locations	8,600+
Number of Employees	331,000
Web Site	www.walgreens.com

FOUNDED IN 1901

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	6,720	46,899	114,698
2023 Estimate			
Total Population	6,711	46,139	113,359
2020 Census			
Total Population	6,888	47,165	114,845
2010 Census			
Total Population	6,869	45,071	110,646
Daytime Population			
2023 Estimate	16,483	68,832	152,080
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,159	19,171	45,588
2023 Estimate			
Total Households	3,151	18,803	44,959
Average (Mean) Household Size	2.2	2.4	2.5
2020 Census			
Total Households	3,145	18,566	44,578
2010 Census			
Total Households	3,096	17,872	43,013
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	18.5%	26.1%	23.1%
\$150,000-\$199,999	14.8%	15.0%	13.4%
\$100,000-\$149,999	21.3%	20.2%	21.1%
\$75,000-\$99,999	11.8%	10.5%	11.2%
\$50,000-\$74,999	13.1%	9.7%	11.2%
\$35,000-\$49,999	6.6%	6.3%	7.1%
\$25,000-\$34,999	5.5%	4.1%	4.7%
\$15,000-\$24,999	4.9%	4.0%	4.1%
Under \$15,000	3.6%	4.0%	4.2%
Average Household Income	\$148,918	\$174,718	\$164,676
Median Household Income	\$109,012	\$125,408	\$115,797
Per Capita Income	\$70,248	\$71,461	\$65,589



GEOGRAPHY: 5 MILE



POPULATION

In 2023, the population in your selected geography is 113,359. The population has changed by 2.45 since 2010. It is estimated that the population in your area will be 114,698 five years from now, which represents a change of 1.2 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 47.1, compared with the U.S. average, which is 38.7. The population density in your area is 1,442 people per square mile.



HOUSEHOLDS

There are currently 44,959 households in your selected geography. The number of households has changed by 4.52 since 2010. It is estimated that the number of households in your area will be 45,588 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$115,797, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 28.74 since 2010. It is estimated that the median household income in your area will be \$128,439 five years from now, which represents a change of 10.9 percent from the current year.

The current year per capita income in your area is \$65,589, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$164,676, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 60,057 people in your selected area were employed. The 2010 Census revealed that 82.3 percent of employees are in white-collar occupations in this geography, and 7.1 percent are in blue-collar occupations. In 2023, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$357,505 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 35,022.00 owner-occupied housing units and 7,994.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 29.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 35.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 5.4 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 11.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.6 percent in the selected area compared with the 20.1 percent in the U.S.

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Marcus & Millichap

The Retail Real Estate Investment Leader

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