

WALGREENS | 4331 Antelope Road - Antelope (Sacramento), CA

\$4,548,000 - 6.5% CAP RATE

ALIVE
COMMERCIAL REAL ESTATE



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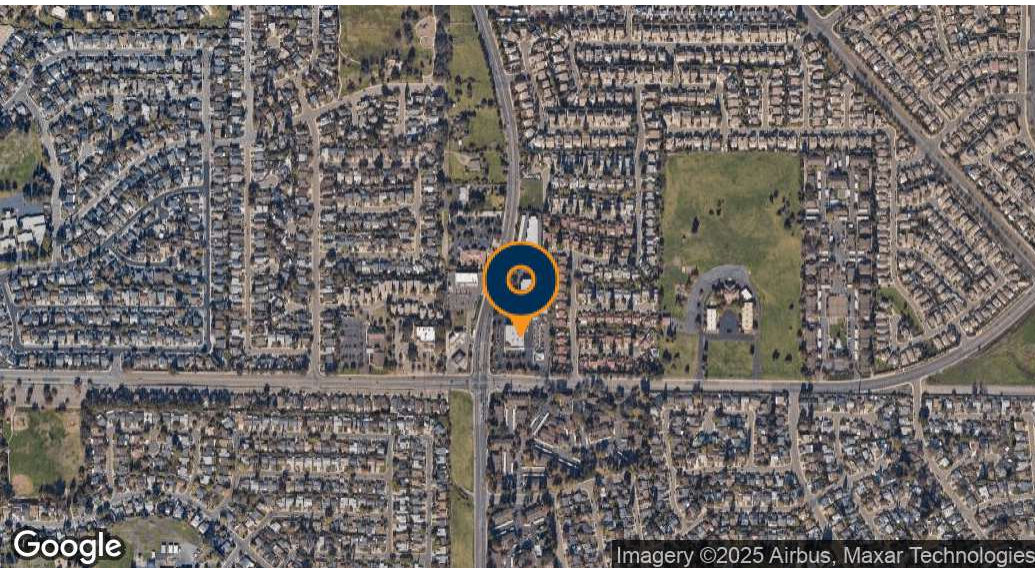
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THE OFFERING



ALIVE Commercial Real Estate is pleased to offer this single tenant Walgreens for sale in Antelope (Sacramento), CA at a price of \$4,548,000 / 6.5% Cap Rate. Walgreens has been successfully operating at this location since 2000 and recently exercised their 2nd, 5-year option at the contractual rental rate of \$295,596 per year. The current option expires in February 2031 (6 years remaining) with 6, 5-year options to follow. Walgreens is paying a defensible market rental rate of \$1.63 PSF, NNN. This location has strong historical store sales well above the national average for Walgreens (contact Patrick for details). Walgreens is situated on an oversized 2.01-acre parcel and is well-parked with 89 spaces. The property benefits from exposure to approximately 62,000 VPD at the signalized intersection of Antelope Rd. & Walerga Rd. Walgreens is accessible from both thoroughfares and offers convenient ingress and egress. There are a number of national retailers in the immediate area, including: Bel Air, Winco, Petco, 24 Hour Fitness, Les Schwab, AutoZone, McDonald's, Safe Credit Union as well as a newer construction Dutch Bro's immediately adjacent to the subject property. In addition to the strong retail presence, Walgreens also benefits from a robust residential population of more than 30,000 people within a 1 mile radius.



PROPERTY DETAILS - 4331 ANTELOPE ROAD - ANTELOPE, CA 95843

List Price:	\$4,548,000
Cap Rate:	6.5%
Net Operating Income (NOI):	\$295,596
Building Size (public records):	15,120 SF
Land Size (public records):	2.01 Acres
Current Option Expiration:	2/28/31
Year Built:	2000
APN #:	203-0110-135
Traffic Counts (Costar):	62,000 VPD
Zoning:	SC

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RENT ROLL

Tenant	Building Size	Lease Start	Current Option Expiration	Annual Rent	Rent PSF / Year	Options	Rental Increases
Walgreens	15,120 SF	March 1, 2001	February 28, 2031	\$295,596	\$19.55	6, 5 Year Options	Flat
Right of First Refusal (ROFR) - Yes - 30 Days After Receipt of Landlord's Notice of a Bona Fide Offer							

Notes:

Lease Expiration: Lease expires on February 28, 2031; however, tenant has the right and option to terminate the lease at the end of the lease year in 2031 and every 5 years thereafter with twelve (12) months notice to Landlord.

Landlord Responsibilities: Roof, Structure, Exterior, Utility Lines and Replacement of Parking Lot & Light Poles

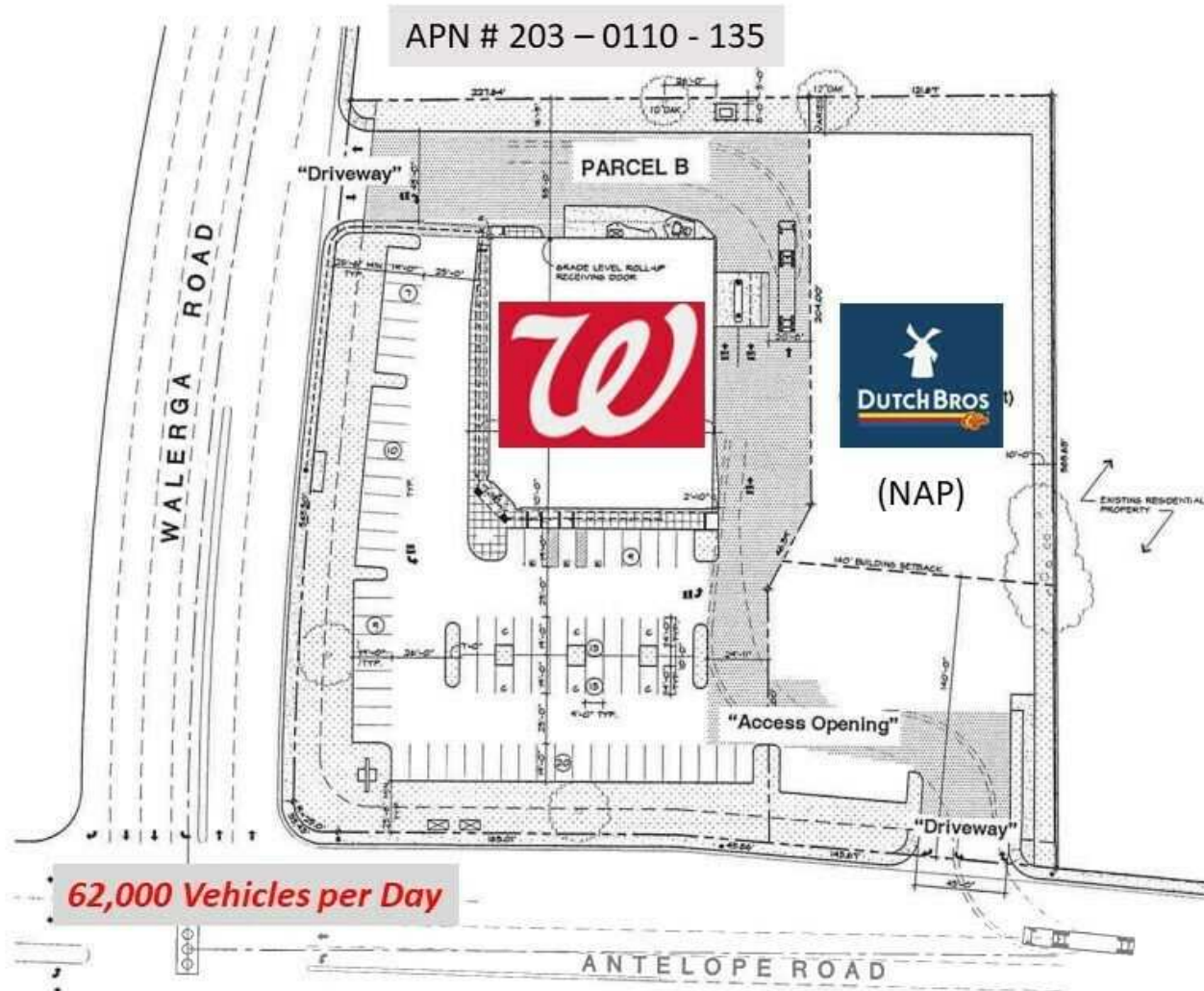
Tenant Responsibilities: Property Taxes, Insurance, HVAC, Landscaping, Utilities, Maintenance & Repairs to Parking Lot & Light Poles

AREA MAP

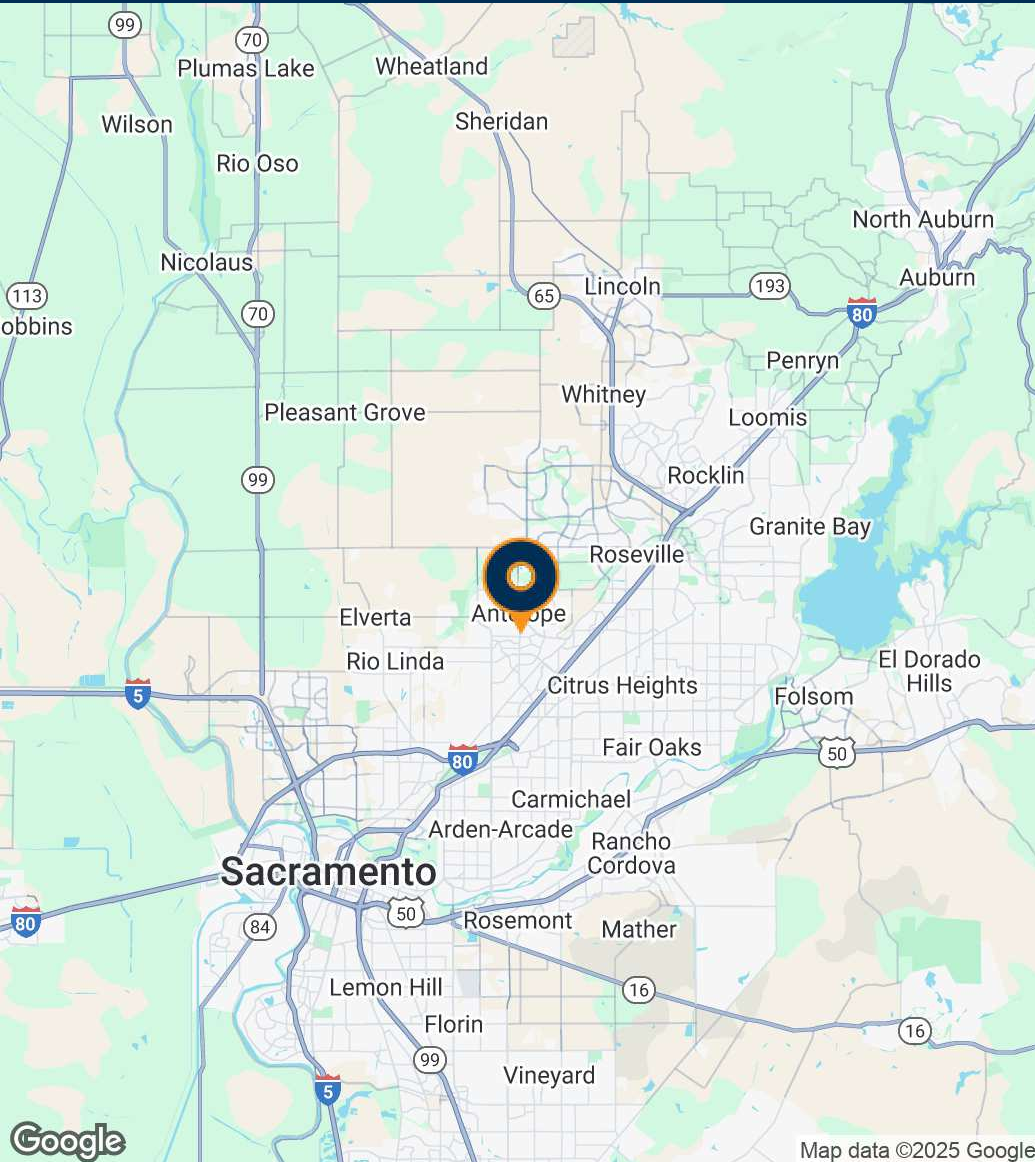




SITE PLAN



ANTELOPE, CA



Antelope is an established yet growing suburban community situated at the northern edge of Sacramento County and is located approximately 15 miles northeast of downtown Sacramento and 5 miles southwest of Roseville along the Interstate 80 corridor. As of the 2020 census the population of Antelope was approximately 48,500 people. That number will continue to grow as approximately 1,000 more homes are under construction within a 2-mile radius of subject property. The most notable residential development is Barrett Ranch by Lennar, a 92-acre site slated for 400 + homes. Barrett Ranch is located less than 1 mile east of the Walgreens offering. In addition, the Antelope Acres development is proposing plans for more than 1,600 apartment units at the intersection of Watt Avenue and Elverta Road. Antelope's proximity to Interstate 80 offers convenient access to nearby cities such as Sacramento, Roseville, Citrus Heights & North Highlands. Sacramento International Airport (SMF) is located just a short distance from the community of Antelope as well. The most common employment sectors for residents in Antelope include Health Care, Retail Trade and Construction. The community could further be classified as middle class. Antelope High School, founded in 2008, is just a short distance from the subject property and is a part of the respected Roseville Joint Union High School District.

Walgreens

Walgreens is a trusted and convenient local health destination that millions of Americans rely on every day. Walgreens founder, Charles R. Walgreen Sr. was known for finding new ways to connect with customers on a personal level and treating each person like a guest in his own home. For over a century, Walgreens has expanded that personal connection through its network of neighborhood pharmacies and innovative health services and products. The foundation for all of this is Walgreens trusted pharmacy expertise, and the team members who provide essential care that helps people achieve better health outcomes at an affordable cost. Walgreens is one of the nation's largest drugstore chains within the U.S. Retail Pharmacy Segment of Walgreens Boots Alliance, Inc. (Nasdaq: WBA). WBA is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients around the world. Across the U.S., Europe and Latin America, WBA has approximately 12,500 locations and 312,000 team members. WBA's portfolio of consumer brands includes Walgreens, Boots, Duane Reade, the No7 Beauty Company and Farmacias Benavides. In the United States, Walgreens is the neighborhood retailer that makes better health well within reach for everyone daily. Walgreens has 220,000 team members along with 8,500 stores throughout the United States and Puerto Rico. There is a Walgreens store located within five miles of approximately 78% of all Americans and every day, Walgreens touches the lives of more than 9 million customers both in stores and online. Walgreens is a trusted wellness provider that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and healthcare services.

DEMOGRAPHICS MAP & REPORT

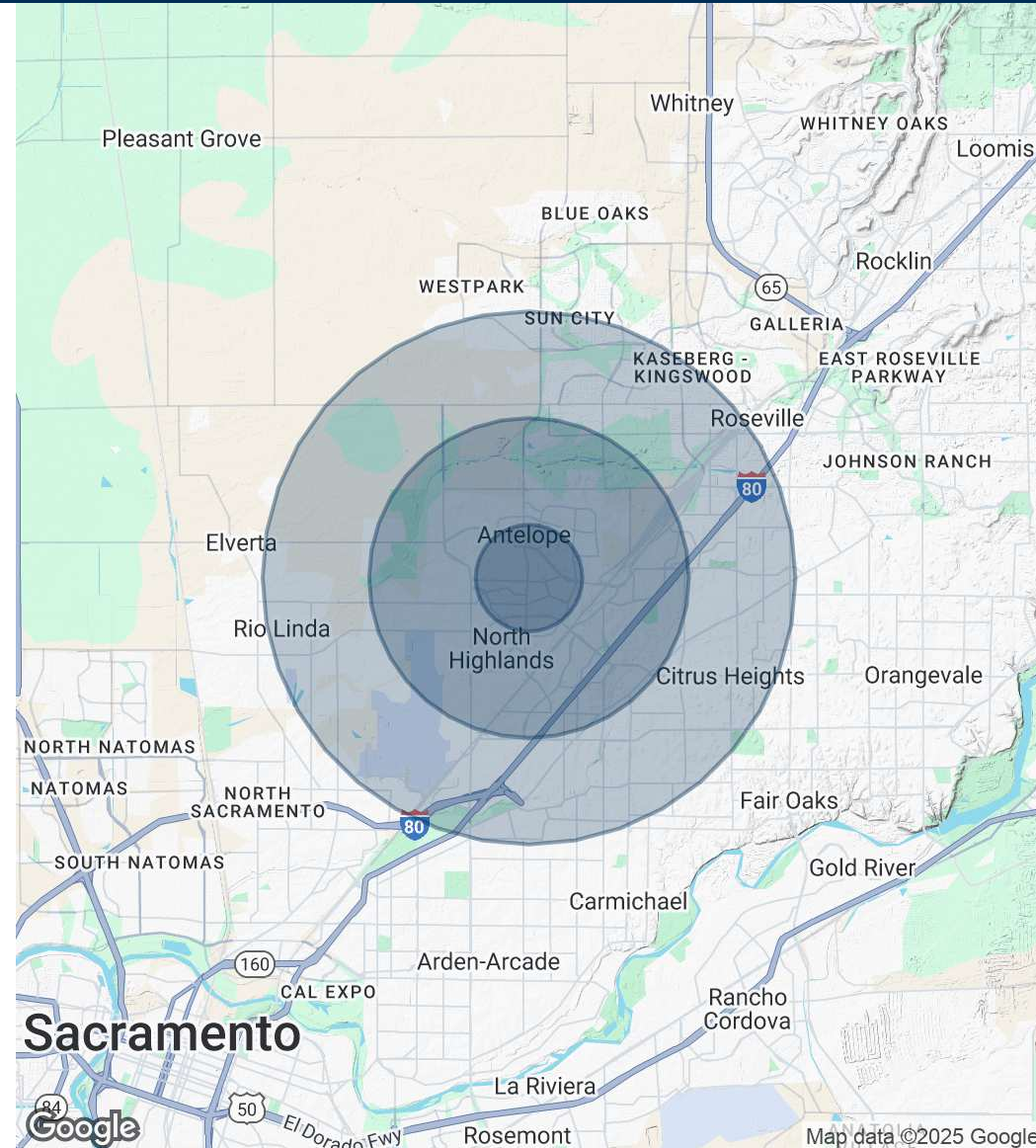
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,353	147,122	306,220
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,541	48,913	109,346
# of Persons per HH	3.1	3	2.8
Average HH Income	\$91,499	\$99,549	\$106,093
Average House Value	\$453,052	\$451,976	\$513,783

Demographics data derived from AlphaMap

PROXIMITY TO THE FOLLOWING

Sacramento International Airport	15 Miles
Interstate 80	3.5 Miles
McClellan Business Park	3.5 Miles
Gibson Ranch Regional Park	4 Miles
City of Roseville	6.5 Miles
City of Citrus Heights	5 Miles
Next Nearest Walgreens	4.1 Miles (across I-80)



An aerial photograph of a commercial building, likely a pharmacy, with a drive-thru lane and a parking lot. The image is overlaid with a dark blue semi-transparent filter. The word "ALIVE" is prominently displayed in large, white, bold, sans-serif capital letters across the center of the image. Below it, the words "COMMERCIAL REAL ESTATE" are written in a smaller, white, sans-serif font. Contact information for Patrick Follett is centered at the bottom of the image.

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