



WALGREENS - CHINO HILLS, CA

3320 CHINO HILLS PKWY
CHINO HILLS, CA 91709



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CHINO HILLS

About CHINO HILLS

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PROPERTY SUMMARY

Offering Price	\$8,823,530.00
Building SqFt	14,833 SqFt
Year Built	2009
Lot Size (acres)	1.58
NOI	\$525,000
CAP	5.95%
Lease Type	Absolute NNN
Primary Least Term	25 years
Years Left	10 +/-
Option	10 x 5 years
Assumable Loan	3.29% / 9 yrs

INVESTMENT SUMMARY

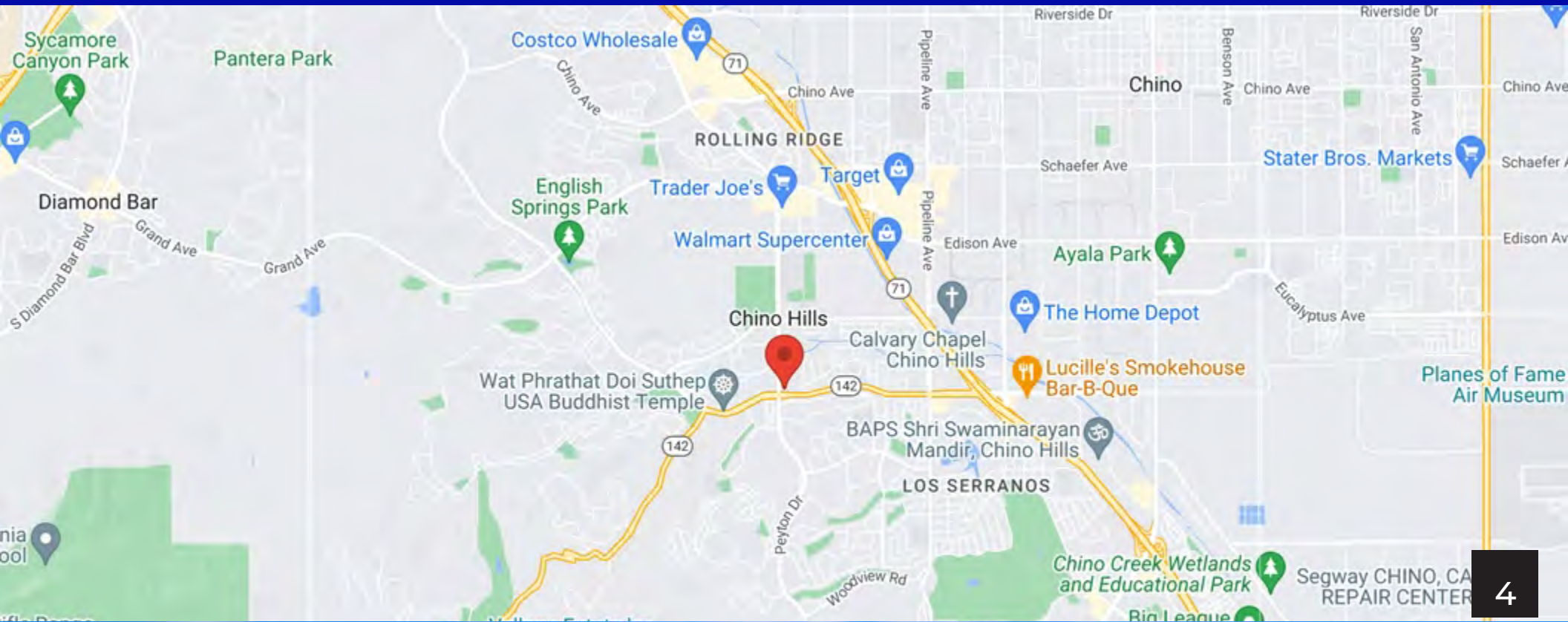
PRICE REDUCED! Corcoran Group of California, Inc., Dan Corcoran is pleased to offer this exclusively listed Walgreens located at 3320 Chino Hills Parkway, Chino Hills, CA 91709. This fee simple property presents an absolute net lease, ensuring zero landlord responsibilities, backed by a full investment-grade Walgreens guaranty, offering investors a hassle-free, passive income stream. With a preferred five-year option structure, this location presents robust sales volumes and stability

The building is approximately 14,833 square feet on a 1.58 acre lot. There is an assumable (1/4 point assumption fee) \$5,175,000 loan at 3.29% with monthly payments of \$22,896.07 balloning in approximately nine years. The after payment cash flow (cash-on-cash) is \$20,854 per month. Tenant maintains the property and pays all operating expenses directly. Property is strategically located on Chino Hills Pkwy with great exposure and visibility. It is on a signalized intersection adjacent to a large senior living complex and surrounded by affluent homes.



INVESTMENT HIGHLIGHTS

- ABSOLUTE NNN LEASES: Tenants directly pays for 100% of CAM, Real Estate Taxes and Insurance.
- Long Term, Investment Grade National Tenant with Corporate Guarantees.
- Assumable loan (not required): \$5,175,000, 3.29% interest, 9 yrs remaining. Payment \$22,896.07. 1/4 point assumption fee.
- Cash flow after payment (cash-on-cash) is \$20,854 / month
- Adjacent to large senior residential care center
- Surrounded by affluent single family homes
- Fast growing community



3320

PHARMACY

Walgreens

PHOTO



LOCATION HIGHLIGHTS

- Adjacent to large senior living center
- Walgreens - Chino Hills, CA is strategically located on a hard signalized corner with strong traffic count of approximately 38,400 cars per day.
- The property offers convenient access to shoppers from the high-density middle and upper-middle income residential neighborhoods.
- Affluent and growing trade area.
- Excellent access, 103 foot frontage and visibility.
- One of the busiest intersections in the Greater Chino Hills Area .
- Walgreens - Chino Hills, CA's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.



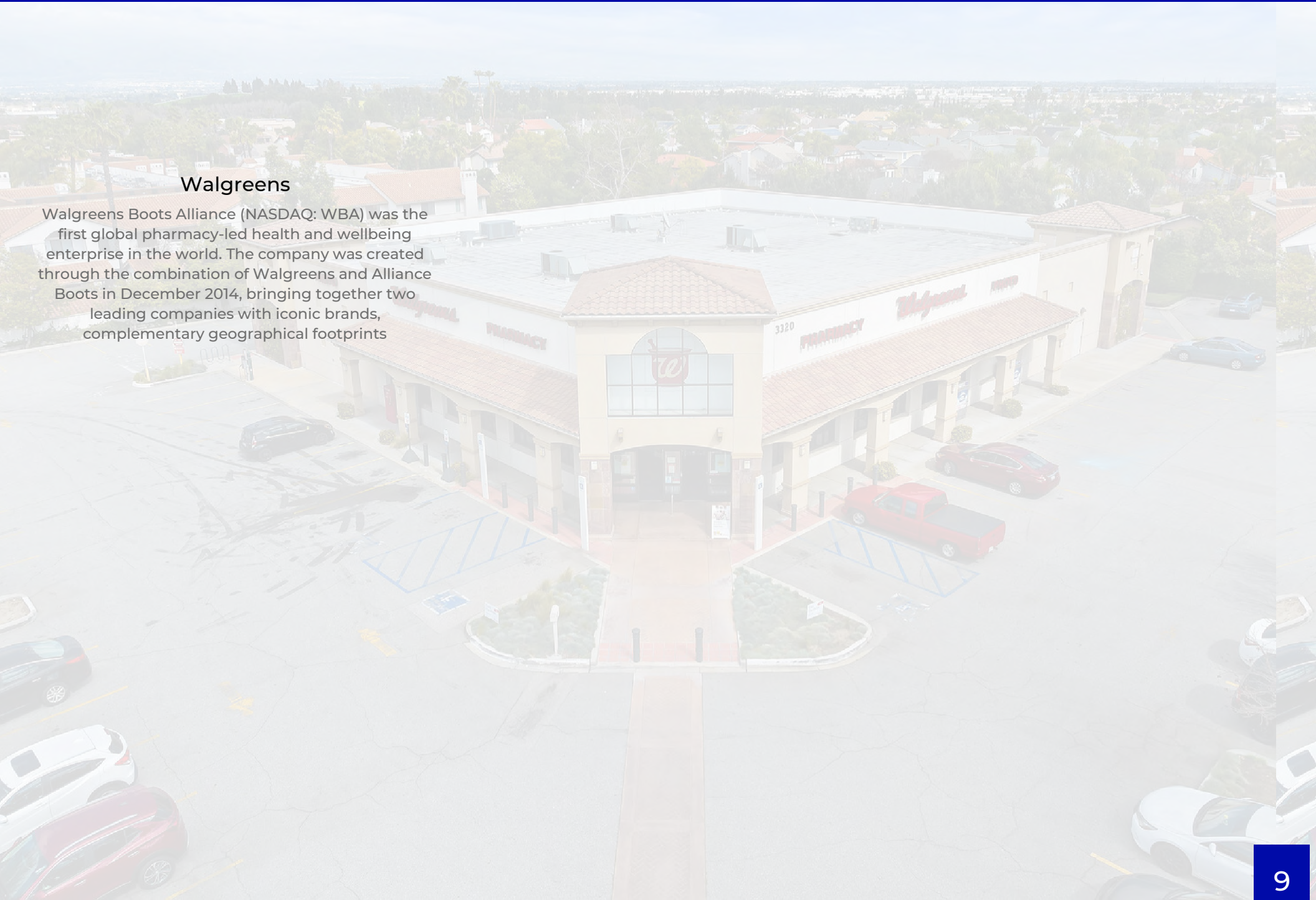




TENANT PROFILES

Walgreens

Walgreens Boots Alliance (NASDAQ: WBA) was the first global pharmacy-led health and wellbeing enterprise in the world. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographical footprints



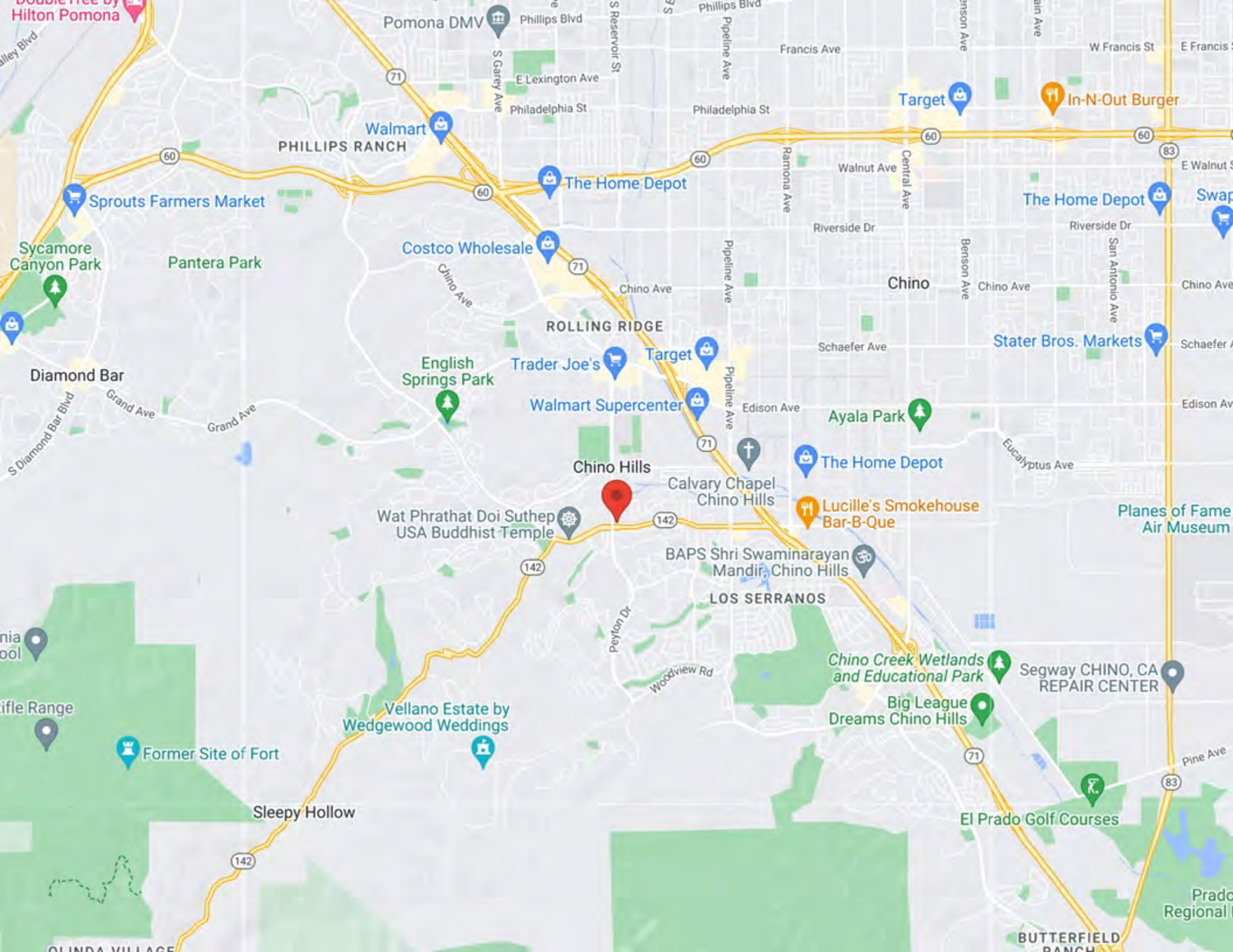
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,086	75,779	209,888
2010 Population	13,594	77,709	221,397
2023 Population	12,880	78,074	227,962
2028 Population	12,940	78,795	227,376
2023-2028 Growth Rate	0.09 %	0.18 %	-0.05 %
2023 Daytime Population	9,291	84,559	208,376

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	252	1,139	3,937
\$15000-24999	97	656	2,797
\$25000-34999	116	822	3,124
\$35000-49999	204	1,419	4,896
\$50000-74999	558	3,358	9,691
\$75000-99999	482	3,040	9,157
\$100000-149999	1,068	5,777	14,878
\$150000-199999	591	3,838	8,849
\$200000 or greater	812	4,586	10,342
Median HH Income	\$ 112,745	\$ 111,681	\$ 100,487
Average HH Income	\$ 147,385	\$ 146,822	\$ 131,766

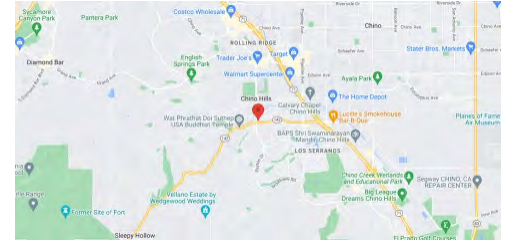


HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,870	21,845	56,306
2010 Total Households	4,280	23,217	61,357
2023 Total Households	4,179	24,636	67,670
2028 Total Households	4,222	25,046	68,050
2023 Average Household Size	3.04	3.12	3.29
2023 Owner Occupied Housing	3,058	18,116	46,264
2028 Owner Occupied Housing	3,125	18,573	47,097
2023 Renter Occupied Housing	1,121	6,520	21,406
2028 Renter Occupied Housing	1,096	6,473	20,952
2023 Vacant Housing	78	730	2,051
2023 Total Housing	4,257	25,366	69,721



ABOUT CHINO HILLS

Chino Hills (Chino, Spanish for "Curly") is a city located in the southwestern corner of San Bernardino County, California, United States. The city borders Los Angeles County on its northwest side, Orange County to its south and southwest, and Riverside County to its southeast.



CITY OF CHINO HILLS

INCORPORATED 11/30/1991

AREA

CITY 44.7 SQ MI
LAND 44.6 SQ MI
ELEVATION 860 FT

POPULATION

POPULATION 78,411



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Please do not disturb tenant.