

EXCLUSIVE SINGLE TENANT OFFERING



7.31% CAP - WALGREENS

502 S. Main Street | Rice Lake, WI 54868

Lee & Associates®
LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies

15060 Ventura Blvd, Suite 100
Sherman Oaks, CA 91403
P: 818-986-9800
F: 818-783.9260
www.leelanorth.com

WARREN BERZACK

Principal

Lic. #01329015

818.933.0350

wberzack@lee-re.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

BERZACK
INVESTMENT PROPERTY ADVISORS



WALGREENS

502 S. Main Street | Rice Lake, WI 54868

PROPERTY HIGHLIGHTS

- Strong Consistent Sales
- Signalized Corner
- Approximately 90 Miles from Minneapolis
- 2008 Construction
- Low Rent Per Foot (\$1.64)
- Newer Modern Walgreens Design





WALGREENS

502 S. Main Street | Rice Lake, WI 54868

FINANCIAL INDICATORS:

LIST PRICE: **\$3,995,000**
Down Payment: **\$3,995,000**
Down Payment %: **100.00%**

Cap Rate: **7.31%**

APN: **276-2326-02-000**

PROPERTY ABSTRACT:

Type: **Drugstore (Retail)**
Walgreens
Lease Began: **October 1, 2008**
Lease Expires: **September 30, 2033**
Built: **2008**
Approx. Lot Size: **75,010**
Net Square Feet: **14,820**

NEW FINANCING AVAILABLE:

<u>1st loan</u>	<u>%</u>	<u>Amortization</u>	<u>Annual PMT</u>
\$0	6.00%	30 years-due in 10	\$0

ANNUALIZED OPERATING DATA:

<u>Annual Rents</u>	<u>Cap Rate</u>	<u>Cash Flow</u>	<u>% Return</u>
\$292,000 10/1/2008 thru 9/30/2033	7.31%	\$292,000	7.31%

DESCRIPTION



www.walgreens.com

For more information:
WARREN BERZACK
LEE & ASSOCATES
818.933.0350
wberzack@lee-re.com

Walgreens Boots Alliance is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 175-year heritage of caring for communities.

A trusted, global innovator in retail pharmacy with approximately 12,500 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. Through dispensing medicines, improving access to pharmacy and health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare in the thousands of communities it serves and beyond.

WBA employs approximately 311,000 team members, with a presence in eight countries and consumer brands including: Walgreens, Boots, Duane Reade, No7 Beauty Company and Benavides. The Company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. In fiscal 2024, WBA scored 100% on the Disability Equality Index for disability inclusion.



502 S. Main Street | Rice Lake, WI 54868

AERIAL MAP



The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.





WALGREENS

502 S. Main Street | Rice Lake, WI 54868

AREA INFORMATION

Located in northwestern Wisconsin in Barron County, Rice Lake, WI is centrally positioned between the Twin Cities and Duluth along U.S. Highway 53.

Within the city limits, Rice Lake's population totals approximately 8,500 residents, while the broader Barron County trade area serves over 45,000 people.

Rice Lake supports a diversified economy including manufacturing, healthcare, education, retail, logistics and professional services.

Major employers include Marshfield Medical Center, Rice Lake Weighing Systems, Johnson Bank, Walmart and local manufacturers. Median household income in Rice Lake is approximately \$55,000.

The city is named for the scenic Rice Lake and is characterized by its access to lakes, rivers and outdoor recreation. Popular activities include boating, fishing, kayaking, hiking and trail use.

Rice Lake also offers indoor attractions such as community theaters, arts venues, fitness facilities and seasonal events hosted throughout the downtown district.

Approximately 90 miles south, the Minneapolis–St. Paul metropolitan area provides access to sports, dining and international travel options.



DEMOGRAPHIC SUMMARY

	3-mile radius	5-mile radius	10-mile radius
Total Population	11,301	13,314	25,467
Average Household Income	\$53,876	\$56,596	\$57,844

