

EXCLUSIVE SINGLE TENANT OFFERING



7.31% CAP - WALGREENS

502 S. Main Street | Rice Lake, WI 54868

Lee & Associates®
LA North/Ventura, Inc.
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A Member of the Lee & Associates
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LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

B BERZACK
INVESTMENT PROPERTY ADVISORS



WALGREENS

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PROPERTY HIGHLIGHTS

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



**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:

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

DESCRIPTION

www.walgreens.com

For more information:
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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.



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AERIAL MAP



AMENITIES AERIAL

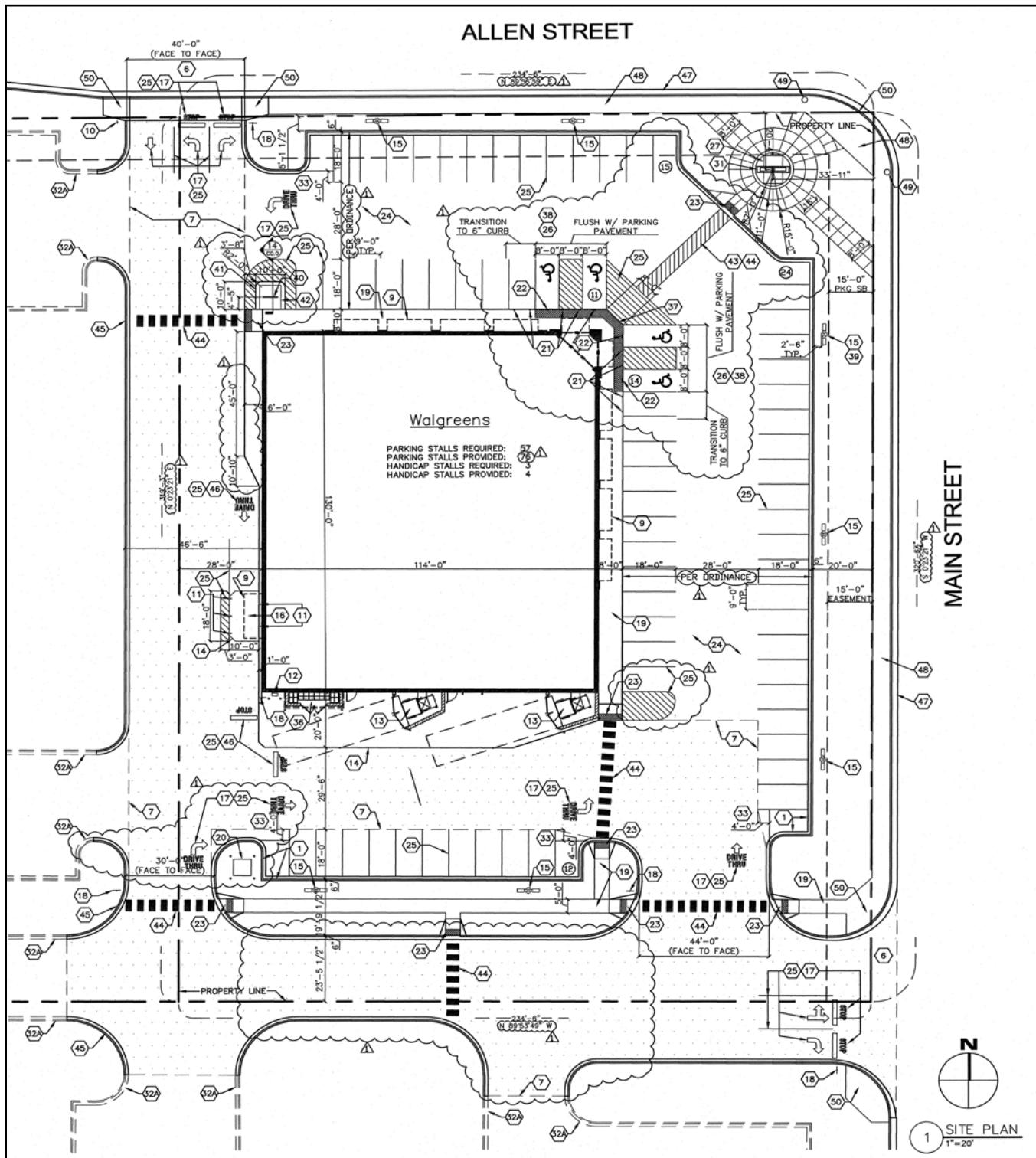




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SITE PLAN





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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

