



CHASE



H&R
BLOCK



DTLR



SUBWAY

Walgreens

24,700 VPD
VOTE MAX THIS ELECTION

E 71st Street

Bryn Mawr

Jeffery Blvd



NET LEASE INVESTMENT OFFERING



Walgreens (Ground Lease)

7109 S Jeffery Boulevard
Chicago, IL 60649



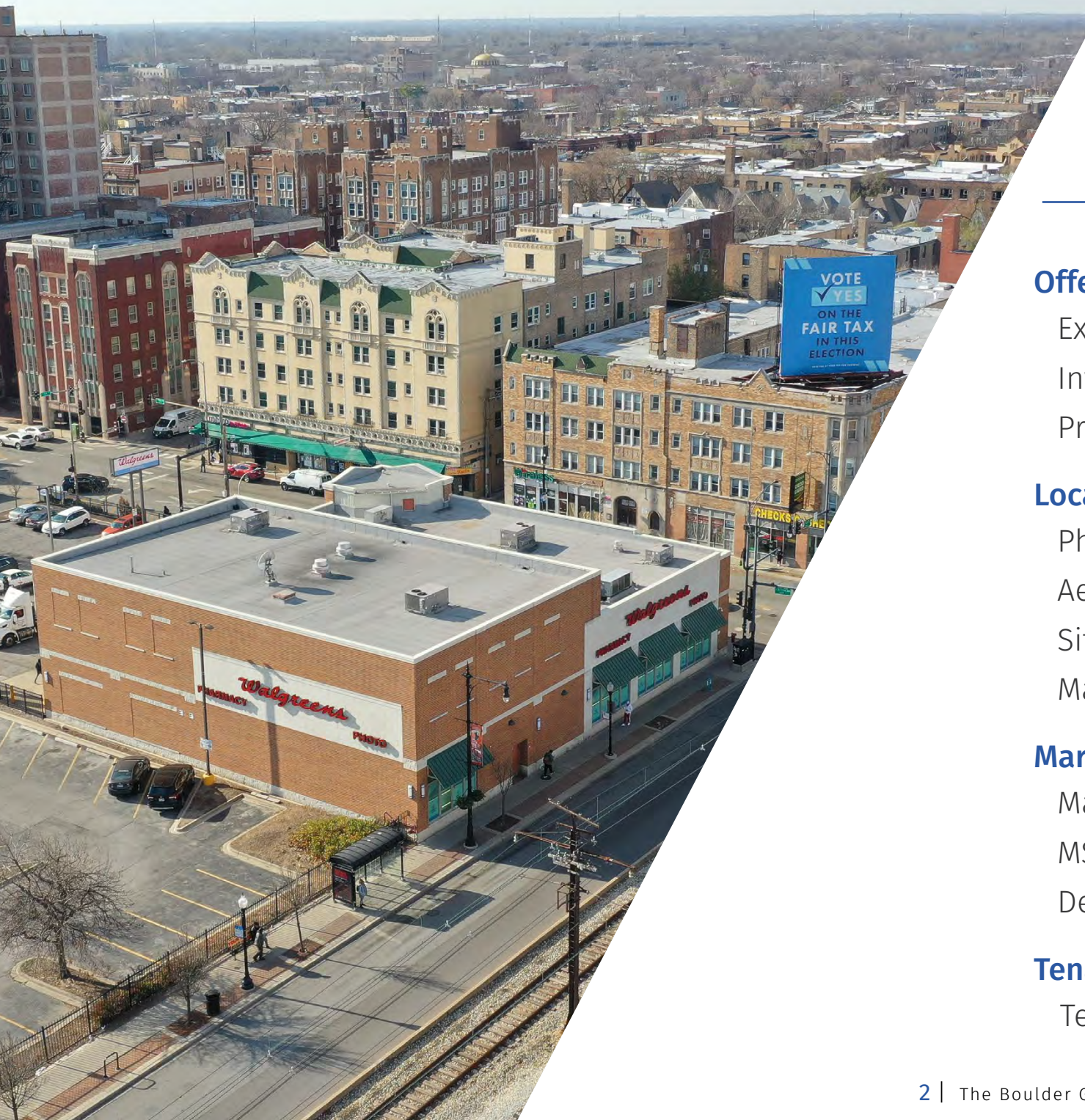


Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Location	4
Photographs	
Aerial	
Site Plan	
Map	
Market	8
Market Overview	
MSA Overview	
Demographics	
Tenant	10
Tenant Profile	



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased Walgreens property located in Chicago, Illinois. Walgreens has been operating at this location since 1983 and demonstrated commitment when they demolished and replaced their building in 2006. The current lease runs through March 2031 and features ten 5-year renewal options. The lease is also triple net and features no landlord responsibilities.

The 17,500 square foot building benefits from its position along South Jeffery Boulevard (24,700 VPD) which is a signalized hard corner. The subject is located on an outparcel in Jeffery Plaza, a grocery-anchored shopping center occupied by tenants Local Market Foods (Shop & Save), Chase Bank, Domino's Pizza, DTLR, Subway, & Rent-A-Center. Other nearby tenants include Starbucks, Bank of America, Advance Auto Parts, and Family Dollar. The subject is also located across from the Bryn Mawr Metra station. There are over 451,000 people living within a five-mile radius with an average household income of \$64,127.

Walgreens is an American company that operates the second-largest pharmacy store chain in the United States, behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. It was founded in Chicago in 1901, and is headquartered in the Chicago suburb of Deerfield, Illinois. On December 31, 2014, Walgreens and Switzerland-based Alliance Boots merged to form a new holding company, Walgreens Boots Alliance. Walgreens became a subsidiary of the new company, which retained its Deerfield headquarters and trades on the Nasdaq under the symbol WBA.

Investment Highlights

- » Positioned within Chicago – the 3rd largest city in the United States
- » Walgreens is ranked #27 on the Fortune 500 list for total Revenue (2024)
- » Ground lease - NNN – No landlord responsibilities
- » Operating history since 1983 – building replaced in 2006 demonstrating commitment
- » Outparcel in grocery-anchored shopping center
- » Signalized hard corner location along S Jeffery Blvd (24,700 VPD)
- » Across from the Byrn Mawr Metra Station
- » Neighboring tenants include Local Market Foods (Shop & Save), Chase Bank, Domino's Pizza, DTLR, Subway, Rent-A-Center, Starbucks, Bank of America, Advance Auto Parts, & Family Dollar
- » 451,000+ people live within five miles
- » Average household income within five miles is \$64,127
- » Stable store sales throughout tenancy
- » Significant barriers to entry



Lake Michigan



Property Overview



PRICE
\$4,241,552



CAP RATE
7.15%



NOI
\$303,271

LEASE COMMENCEMENT DATE:	3/6/2006
LEASE EXPIRATION DATE:	3/6/2031
RENEWAL OPTIONS:	Ten 5-year
RENTAL ESCALATION:	Flat
LEASE TYPE:	Ground Lease - NNN
TENANT:	Walgreens
YEAR BUILT:	2006
BUILDING SIZE:	17,500 SF
LAND SIZE:	0.725 AC

Photographs



Aerial



Lake Michigan

FAMILY DOLLAR



CHASE

H&R BLOCK



DTLR

SUBWAY

Walgreens

Domino's

E 71st Street
Bryn Mawr

24,700 VPD



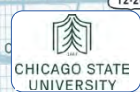
Jeffery Blvd

Bryn Mawr Station
Metra

Site Plan



Map



Location Overview

CHICAGO, ILLINOIS

Chicago is the most populous city in the U.S. state of Illinois and the third-most populous in the United States. With a population of 2,746,388 in the 2020 census, it is also the most populous city in the Midwest. As the seat of Cook County, the second-most populous county in the U.S., Chicago is the center of the Chicago metropolitan area.

On the shore of Lake Michigan, Chicago was incorporated as a city in 1837 near a portage between the Great Lakes and the Mississippi River watershed. It grew rapidly in the mid-19th century. The Great Chicago Fire in 1871 destroyed several square miles and left more than 100,000 homeless, but Chicago's population continued to grow. Chicago made noted contributions to urban planning and architecture, such as the Chicago School, the development of the City Beautiful Movement, and the steel-framed skyscraper.

Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It has the largest and most diverse derivatives market in the world, generating 20% of all volume in commodities and financial futures alone. O'Hare International Airport is routinely ranked among the world's top six busiest airports by passenger traffic; the region is also the nation's railroad hub. The Chicago area has one of the highest gross domestic products (GDP) in the world, generating \$822 billion in 2022. Chicago's economy is diverse, with no single industry employing more than 14% of the workforce.

Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE	46,281	22,209	\$37,712	\$59,240
3-MILE	231,862	106,384	\$40,397	\$66,757
5-MILE	451,782	195,154	\$39,499	\$64,127

Tenant Overview



WALGREENS

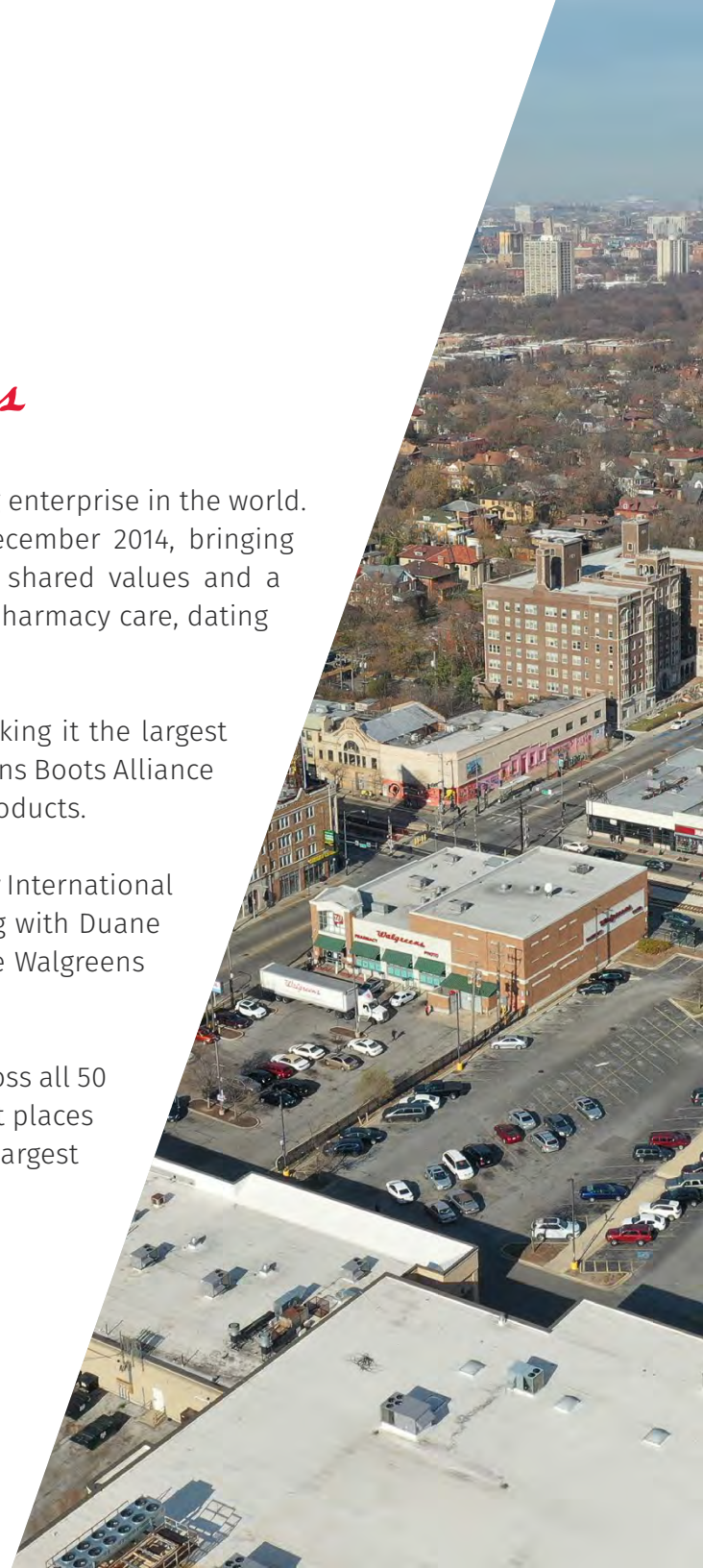
Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise in the world. The company was created through the combination of Walgreens and Alliance Boots in December 2014, bringing together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted health care services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

The company employs over 315,000 people and has a presence in more than 9 countries, making it the largest retail pharmacy, health and daily living destination in the USA and Europe. Additionally, Walgreens Boots Alliance is the world's largest purchaser of prescription drugs and many other health and wellbeing products.

Walgreens Boots Alliance is organized into three segments: Retail Pharmacy USA, Retail Pharmacy International and Pharmaceutical Wholesale. Walgreens itself is organized under Retail Pharmacy USA along with Duane Reade, the most recognized drugstore chain in metropolitan New York that became part of the Walgreens family of companies in 2010.

As Walgreens and Duane Reade, the Retail Pharmacy USA division operates 9,227 drugstores across all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, boasting a footprint that places a store within 5 miles of approximately 78% of the U.S. population and makes Walgreens the largest drugstore chain in the U.S. Walgreens Boots Alliance reported Fiscal 2023 sales of \$139.1 Billion.

Website:	walgreensbootsalliance.com
Headquarters:	Deerfield, IL
Number of Locations:	9,227
Company Type:	Public – WBA (NASDAQ)
Number of Employees:	315,000



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN

Partner
847-562-8500
jimmy@bouldergroup.com

CONNECT WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091