

**SINGLE TENANT | ABSOLUTE NNN
| CORPORATE GUARANTEE**

CVS pharmacy
Lafayette, LA 70508



CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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EXECUTIVE
SUMMARY






executive summary

THE OFFERING

CBRE is pleased to present a CVS for sale located at 5044 Ambassador Caffery Rd. The 13,037 Square Foot Building on 1.69 Acres with a Drive Thru Pharmacy benefits from being strategically located on Ambassador Caffery Rd, which sees over 28,000 cars per day. The property is close to several retailers and large residential communities with over 57,662 people residing in a 3-Mile Radius. This site has a 3 year rent holiday the three years of primary lease term. The property is perfect for a principal looking for a passive investment with a long term, Absolute NNN Lease with a Corporate Guarantee from a Credit Tenant.



INVESTMENT HIGHLIGHTS

-  Corporate Guarantee from a Credit Rated Tenant | NYSE Standard & Poor's BBB+
-  Heavy Traffic Counts | 28,000+ Vehicles Per Day on Ambassador Caffery Rd
-  Absolute NNN Lease | Zero Landlord Responsibilities
-  Surrounded by national retailers and hotels including Costco, Target, Courtyard Marriott, Popeyes, Chic-fil-a, TopGolf, and many more
-  Large 1.69 ACRE Lot with a Drive-Thru Pharmacy



Welcome, Winn-Dixie
customers

CVS/pharmacy

PROPERTY
DESCRIPTION

property description

OFFERING

Price \$4,940,077

Net Operating Income \$444,607

Cap Rate 9.00%

Tenant CVS

Lease Type Absolute NNN

Lease Guarantor Corporate

Landlord Responsibilities None

PROPERTY SPECIFICATIONS

Address 5044 Ambassador Caffery Rd

Building Size 13,037 SF

Lot Size 1.69 Acres

Year Built 2008

Occupancy 100%

Ownership Fee Simple





Albertsons
Capital One DSW petco
KOHL'S
FIVE GUYS
Pizza Hut
Starbucks

ALDI
DOLLAR TREE
DAVE'S
BESTER

COURTYARD
BY MARRIOTT

COSTCO
WHOLESALE

TOPGOLF

Our Lady of Lourdes
REGIONAL MEDICAL CENTER

Rack
McDonald's
SONIC
HomeGoods
PETSMART
OLONAY
Marshall
OrangeTheory
DICK'S
five BEER
SALLY
verizon

CVS

Ambassador Caffery Rd - 28,000+VPD



TENANT OVERVIEW

tenant profile



CVS Health Corporation (formerly CVS Caremark Corp.), together with its subsidiaries, is the largest pharmacy health care provider in the United States, with integrated offerings across the entire spectrum of pharmacy care

CVS is unique among the “big three” retail drugstore chains (Walgreens, Rite Aid, CVS) in that it operates its own pharmacy benefit management (“PBM”), making it an integrated pharmacy health care provider. With 103 million PBM members, CVS’s offerings include pharmacy benefit management services; mail order, retail, and specialty pharmacy; disease management programs, and retail clinics. Additionally, CVS is ranked #5 on the Fortune 500.

On their annual report for 2019, CVS reported operating over 9,900 retail locations in the United States, Puerto Rico, and Brazil. Its stores sell prescription drugs and frontend products such as non-prescription medications, health and beauty aids, and cosmetics. The company also operates the nation’s largest chain of health care clinics, with 1,100 MinuteClinic outlets throughout the country. Minute Clinics are staffed by nurse practitioners and physician assistants who utilize nationally recognized protocols to diagnose and treat minor health conditions, perform health screenings, monitor chronic conditions, and deliver vaccinations.

COMPANY FAST FACTS

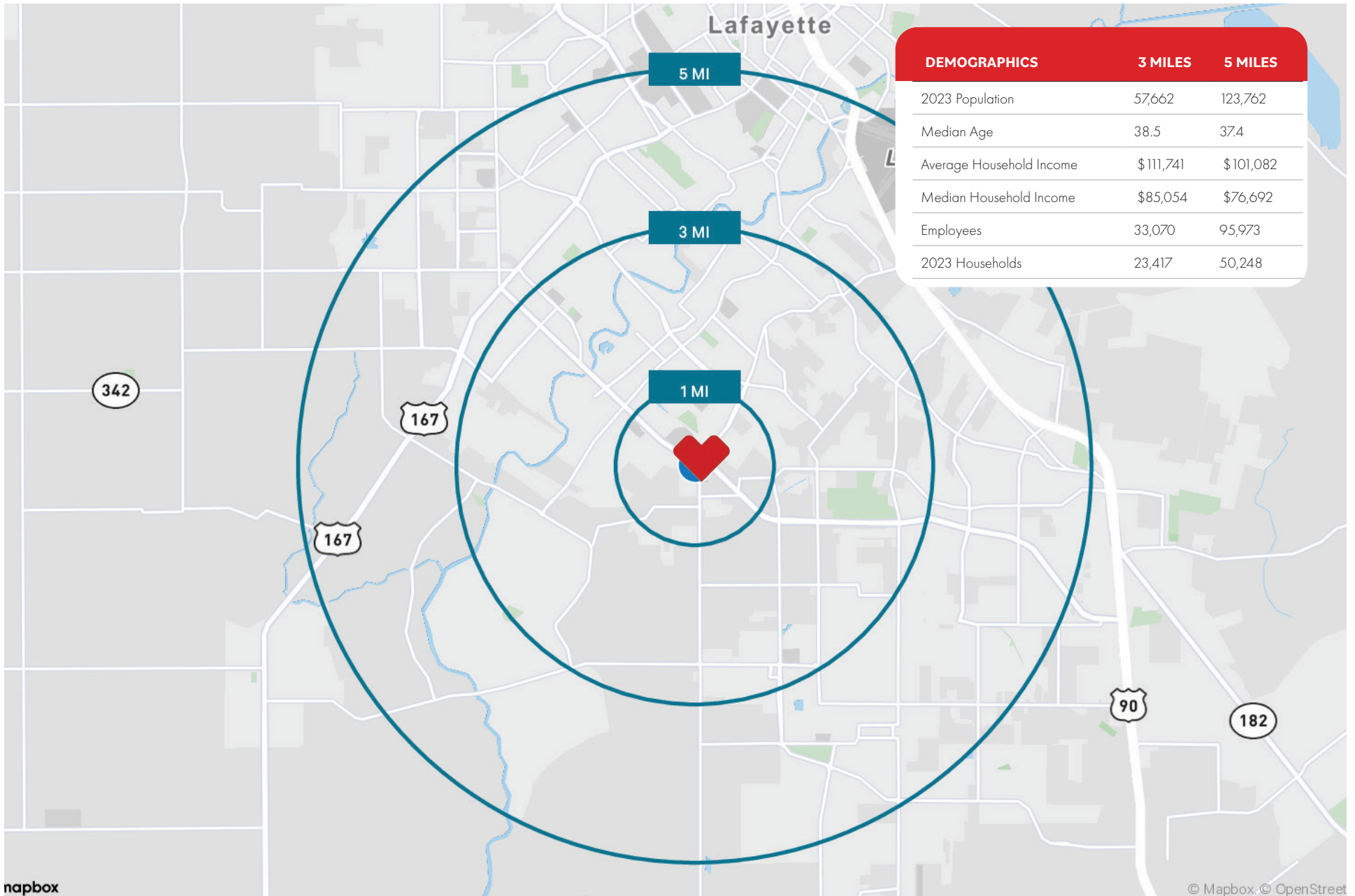
Company Type	Public
Website	www.cvs.com
U.S. Headquarters	Woonsocket, RI
Founded	1963
Locations	9,443+

LEASE TERM	MONTHLY	ANNUAL
Current - 1/31/2032	\$444,606	\$37,051
Rent Holiday 2/1/2032-1/31/2035	\$0	\$0
Option 1 (5 years)	\$400,146	\$33,345
Option 2 (5 years)	\$400,146	\$33,345
Option 3-10	FMV	FMV

AMENITY MAP



DEMOGRAPHICS MAP



mapbox

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MARKET OVERVIEW

market overview

Lafayette, Louisiana, is a vibrant city known for its unique blend of cultures, a characteristic that has earned it the nickname “The Heart of Acadiana.” It is renowned for its strong Cajun and Creole influences, which are evident in its food, music, and annual festivals. Lafayette is not just a cultural hub; it also serves as an economic and educational center in the region, with industries like healthcare, retail, and education driving its economy. The University of Louisiana at Lafayette adds a youthful energy to the city, fostering innovation and cultural diversity.

The population of Lafayette is diverse and dynamic, contributing to the city’s lively atmosphere. As of my last update, the city had a population of approximately 130,000 residents, with a broader metropolitan area population exceeding 240,000. This demographic mix includes a significant representation of Cajun and Creole communities, alongside a growing international community, largely due to the university’s influence. The city’s demographic diversity is a key contributor to its rich cultural landscape, which includes a variety of restaurants, museums, and art galleries, alongside a calendar filled with music and food festivals that celebrate the area’s unique heritage and contemporary vitality.





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