

# Walgreens

Across from Knott's Berry Farm (11th Most Visited Theme Park in North America)



7878 Crescent Avenue, Buena Park, CA 90620  
ORANGE COUNTY Los Angeles MSA

Subject Property Photo



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*Walgreens*



**7878 Crescent Avenue, Buena Park, CA 90620**

## **Investment Summary**

**Price: \$9,950,000**

**NOI: \$530,000**

**Cap Rate: 5.33%**

**Rent P/SF: \$38.83**

**Tenant: Walgreens**

**Lease Type: Absolute Net (NNN)**

**Lease Term: Approximately 4 Years remaining**

**Renewal Options: 10 (5-Year)**

**Lease Commencement: March 1, 2004**

**Lease End: February 28, 2029**

**Year Built: 2004**

**Building Size: 13,650 +/- SF**

**Land Area: 1.44 Acres / 62,726 +/- SF**



*Walgreens*

Subject Property Photo

## Property Basics

**Location:** 7878 Crescent Avenue, Buena Park, California 90620

Orange County

Los Angeles-Long Beach-Anaheim MSA

**Access:** Crescent Ave: 1 Access Point

Beach Boulevard/State Highway 39: 1 Access Point

**Traffic Counts:** Crescent Ave: 13,000 VPD / Beach Blvd: 60,000 VPD

**Improvements:** 13,650 +/- SF of existing building area

**Parking:** 68 parking spaces on the owned parcel. Parking ratio is approximately 4.98 stalls per 1,000 SF of leasable area.

**Land Parcel:** Parcel Number: 135-101-31 / Acres: 1.44 / 62,726 +/- SF

**Construction:** Year Built 2004. Pre-engineered building, reinforced concrete block, stucco exterior and with a built-up single slope roof.

**Zoning:** CG – Commercial General

## **Investment Highlights**

Absolute Net Lease (NNN) / Strong sales history / Signalized High Traffic Retail Corridor / 73,000 combined VPD / Intersection of Beach Boulevard and Crescent Avenue.

## **Strong Demographics**

Population of 265,640 within a 3-mile radius / Average household income of \$116,522 within a 3-mile radius.

## **Near Major Retail Tenants**

Positioned across Crescent Avenue from Knott's Berry Farm, the 11th most visited amusement park in North America in 2024 with over 4 million visitors per year.

Six miles south of Buena Park Downtown Shopping Mall, a regional shopping destination with over 1 million square feet of retail space and anchors such as Walmart, TJ Maxx, 24 Hour Fitness, Bed Bath & Beyond, and Ross Dress for Less.

Six miles northwest of Disneyland Park and Resort, ranked the #2 theme park worldwide with approximately 29 million visitors in 2024.

## **High Barriers to Entry**

Desirable asset in the highly competitive and saturated Southern California retail market. The Walgreens property represents a rare opportunity to acquire real estate within a dense, infill trade area with high barriers to new development.

## **Major Hospital & Education Center Proximity**

Located 1 mile north of West Anaheim Medical Center, a 219-bed, acute-care hospital serving Orange County and greater Los Angeles County since 1964. The property is located 1.5 miles north of Western High School (approximately 1,900 students), 2 miles west of Savannah High School (approximately 1,800 students) and 2.5 miles east of John F. Kennedy High School (approximately 2,400 students).

## Area Overview



Fee simple interest (land & building ownership) in an absolute NNN, drive-thru equipped, Walgreens investment property located in Buena Park (Orange County) CA. Walgreens has approximately 4 years remaining in the primary lease term and an additional 10 (5-year) extension options. The lease is Absolute NNN, making it an ideal management-free investment opportunity for a passive investor.

The property is located at the high traffic, signalized, hard-corner intersection of Beach Boulevard and Crescent Avenue with a combined daily traffic volume of 73,000. Beach Boulevard is the major north-south retail thoroughfare serving the region. The building is equipped with a drive-thru pharmacy, providing ease and convenience for customers. The subject property is located across the street from Knott's Berry Farm, the 11th most-visited amusement park in North America (approximately 4 million visitors in 2024), ½ mile south of Buena Park Downtown Shopping Mall, and 6 miles northwest of Disneyland Park and Resort, ranked the #2 theme park worldwide. The subject property is also 1 mile north of West Anaheim Medical Center, a 219-bed acute care hospital serving Orange County and greater Los Angeles County. The 3-mile trade area is supported by a population of over 265,000 with an average household income over \$116,500.



BUENA PARK DOWNTOWN

FULLERTON MUNICIPAL AIRPORT

**KOHL'S** expect great things **PET SMART**  
**Michaels** Where Creativity Happens **five BELOW** **planet fitness**  
**ULTA** **at&t** **DOLLAR TREE** **ALDI**

**BED BATH & BEYOND**

**Walmart**

**T-Mobile**

**ROSS** DRESS FOR LESS

**BUFFALO WILD WINGS**

**TJ-maxx**

**DSW**

**THE CHILDREN'S PLACE**

**24 FITNESS**

**BUENA PARK PLACE**

**KNOTT'S SOAK CITY**

**KNOTT'S BERRY FARM**

**13,000**    
VEHICLES PER DAY

**Walgreens**

**BestHost Inn**

**MILLENNIUM CLOTHING**

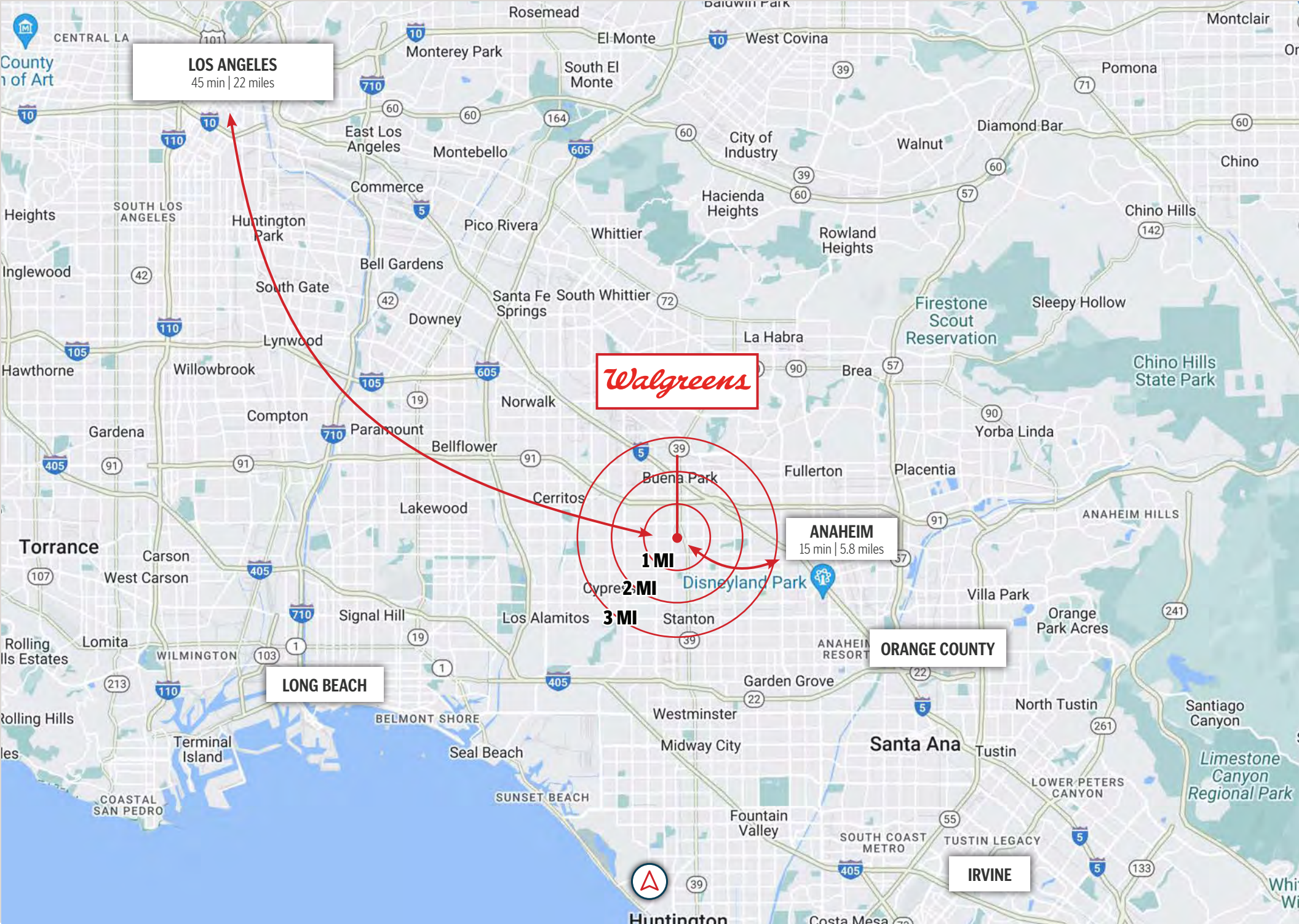
**60,000**    
VEHICLES PER DAY

**CRESCENT AVE.**

**STATE HIGHWAY 39**

**COLONY**





**LOS ANGELES**  
45 min | 22 miles

*Walgreens*

**ANAHEIM**  
15 min | 5.8 miles

**LONG BEACH**

**ORANGE COUNTY**

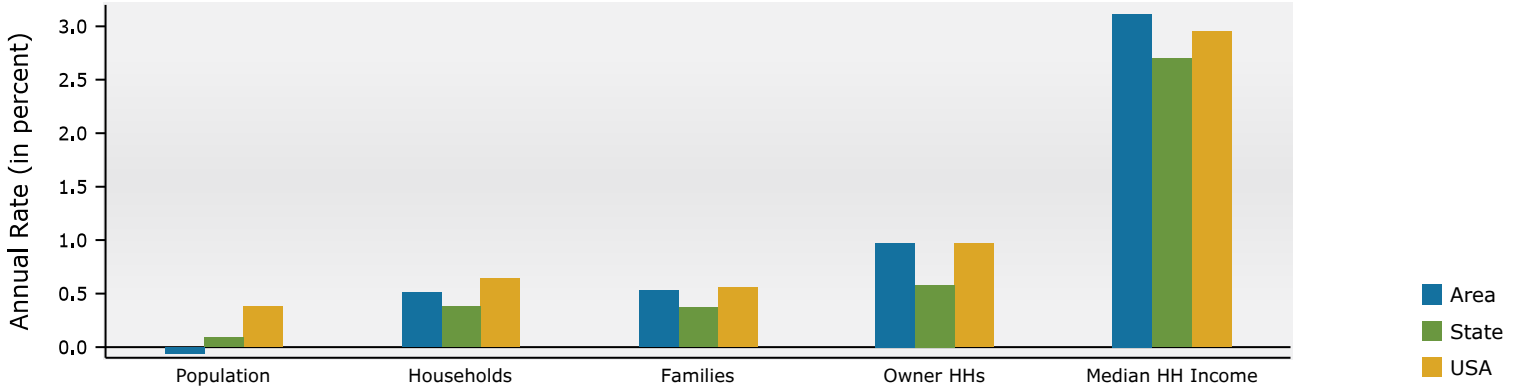
**IRVINE**



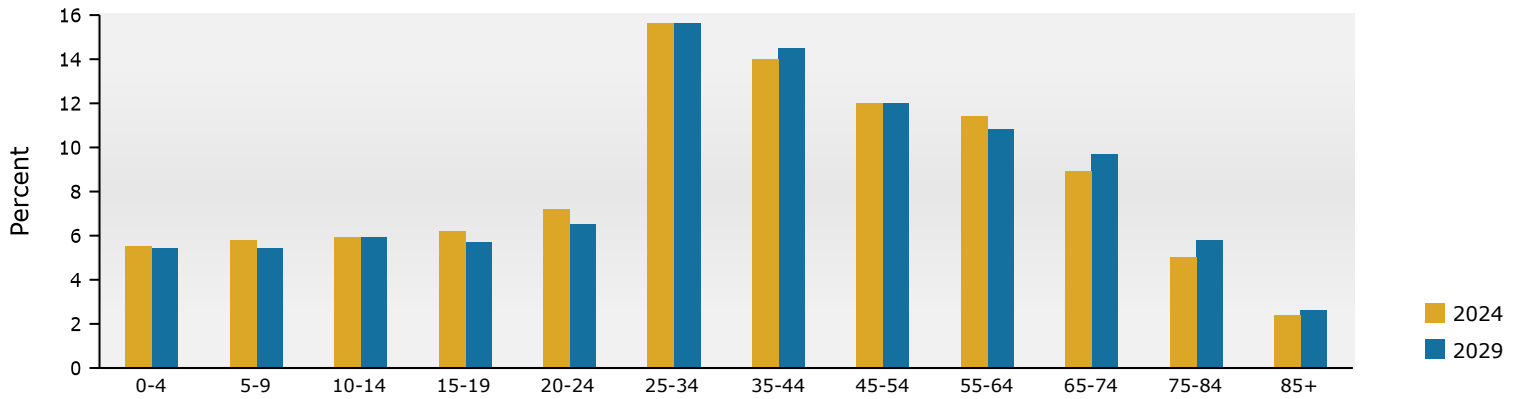


## 1 mile

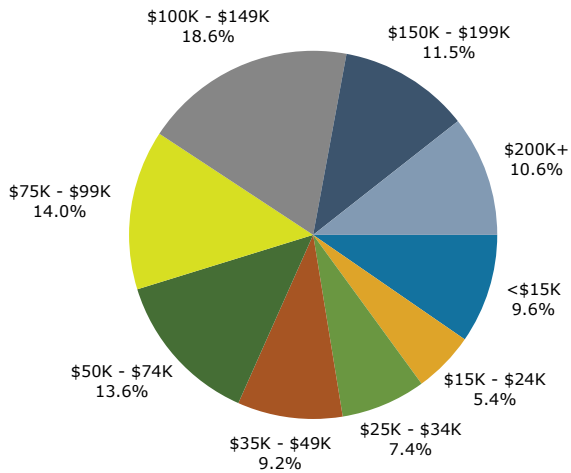
### Trends 2024-2029



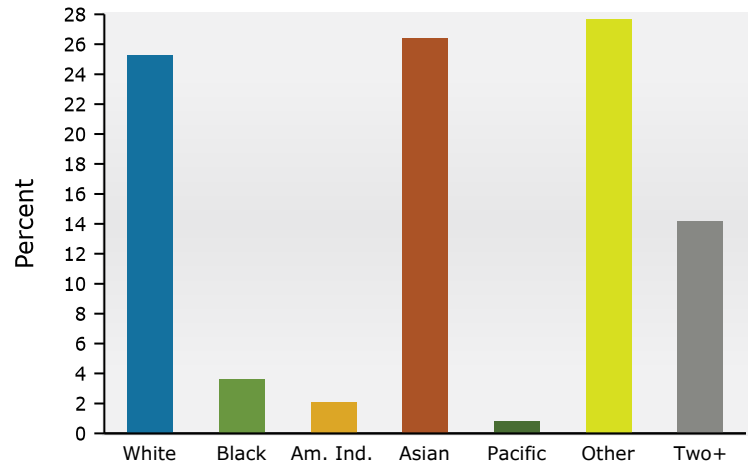
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.



## **Contact Information:**

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