

PRICE REDUCED

CVS LIVINGSTON



Colliers

FOR SALE | EXCEPTIONAL INVESTMENT OPPORTUNITY | ~~\$5,113,000~~ **\$4,648,000**

CVS | 474 WINTON PKWY, LIVINGSTON, CA 95334

5.50% CAP RATE | ABSOLUTE NNN | 15 YEARS | NO RENT HOLIDAY

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EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to acquire an absolute NNN-leased CVS Pharmacy with 15 years of remaining lease term and no rent holiday in Livingston, CA.

The property was built in 2015 for CVS and CVS agreed to a 25 year lease term confirming CVS's commitment to this trade area and building location.

Attractively located at the intersection of Winton Parkway and B Street, surrounded by an abundance of new development. CVS is paying a modest rent of \$255,684. The \$5,113,000 price offers an investor a solid, high-credit corporate signature on the lease at a reasonable price point with 15 years remaining on the lease.

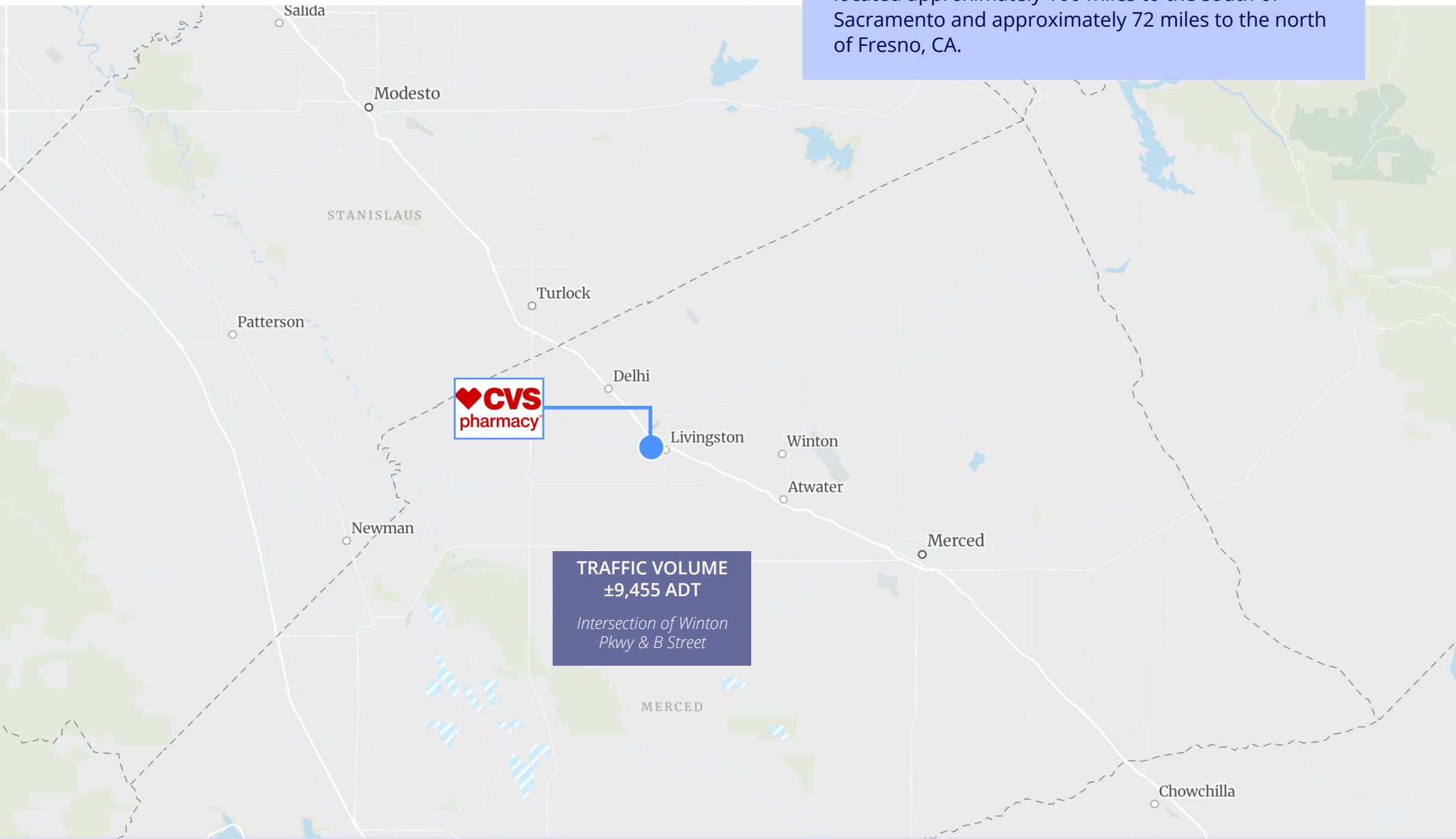
INVESTMENT SUMMARY

Address	474 Winton Pkwy Livingston, CA 95334
Tenant	CVS Pharmacy
Asking Price	\$5,113,000 \$4,648,000
CAP Rate	5.00% 5.50%
Price/SF	\$301.23
Occupancy	100%
Rentable Area	±16,974
Year Built	2015
APN	022-020-021-000
Property Type	Single Tenant, Freestanding
Zoning	Highway Service Commercial
GLA	±16,974 SF
Land Area	±1.9 Acres
Parking	Approximately 59 parking spaces onsite



LOCATION MAP

The property is located in Livingston, CA. Centrally located approximately 100 miles to the south of Sacramento and approximately 72 miles to the north of Fresno, CA.





Drive Thru Advantage: CVS's drive-thru window adds significant value, as drive-thrus have been proven to boost sales and enhance customer convenience.

Property outline not exact

TENANT OVERVIEW

Anchored by a National Pharmacy Giant with Strong Financials

- Strong Credit Rating: S&P rated BBB, reflecting solid financial health - Market Leader: Market cap of \$105.36 billion
- Consistent Performance: \$372.81 billion in 2024 revenue - Largest U.S. Pharmacy Chain: 9,000+ locations
- The only national pharmacy in Livingston Market

CVS Pharmacy, a subsidiary of CVS Health Corporation, stands as the largest retail pharmacy chain in the United States. Based in Woonsocket, Rhode Island, the company operates more than 9,900 stores across the nation and employs over 295,000 individuals.

CVS provides an extensive range of products and services, from prescription medications and over-the-counter remedies to beauty and personal care items, convenience foods, photo services, and seasonal goods. Additionally, its MinuteClinics - available at more than 1,100 locations - offer healthcare services delivered by nurse practitioners and physician assistants. These clinics cater to minor illnesses, injuries, vaccinations, and more through both in-person and virtual visits.

Beyond retail, CVS supports long-term care facilities by offering prescription medications, consulting, and ancillary services. With its wide network and commitment to healthcare, CVS plays a significant role in making care both accessible and affordable across the United States.



LEASE SUMMARY

Tenant	Occupancy Date	SF	Rent	Lease Terms	Comments
CVS	2015	±16,974	\$255,684	2/2015 - 1/31/2041	Absolute NNN Lease No Landlord Responsibilities CVS Corporate Entity No Rent Holiday

- Up to 10 5-year Options to Renew
- Fixed rent for the first 2 5-year extension periods shall be at \$255,684 annual rent.
- Fixed rent for the remaining eight (8) 5-year Extensions Periods shall be at Fair Market Rent.

CORPORATE GUARANTEED LEASE

- The property has a long term absolute NNN Lease, with approximately 15 years of primary term remaining
- The tenant is responsible for all operating expenses, taxes, insurance, and repairs and maintenance resulting in zero Landlord obligations.
- The lease is 100% guaranteed by CVS Health Corporation which holds an S&P BBB credit rating (2025). The corporate guarantee provides an investor with added income security
- 6-month notice required to exercise renewal options



AMENITIES



LIVINGSTON

Livingston is a growing Central Valley community that blends small-town appeal with strategic regional connectivity. Situated along Highway 99 in northern Merced County, Livingston offers convenient access to major employment hubs in Merced, Turlock, and Modesto while maintaining an affordable cost of living and a relaxed pace of life. The city features established neighborhoods, expanding residential development, local retail and dining options, and essential services that support families, professionals, and businesses alike. With steady population growth, a strong agricultural backbone, and proximity to education, logistics, and healthcare centers, Livingston presents a compelling environment for long-term living, investment, and community-focused growth.

HISTORY & CULTURE

Founded in the early 1900s as a railroad and farming town, Livingston's history is deeply tied to agriculture, particularly dairy and crop production. Over time, the city has evolved into one of the most culturally diverse communities in the region, with a rich mix of traditions reflected in its local businesses, food, festivals, and community life. This diversity gives Livingston a vibrant, close-knit character that continues to shape its identity today.



RECREATION

Livingston offers a relaxed lifestyle with access to parks, schools, and community facilities, while also serving as a gateway to outdoor recreation throughout the Central Valley. Residents enjoy nearby walking trails, sports fields, and family parks, along with easy day-trip access to Yosemite National Park, regional lakes, and surrounding countryside—providing ample opportunities for hiking, camping, and outdoor exploration year-round.

ECONOMY & INDUSTRY

Livingston's economy is deeply rooted in agriculture, which continues to drive local employment and business opportunities. The region is known for dairy farming, crop production, and related agri-businesses, supporting a network of processing facilities, distribution centers, and farm supply companies. In addition to agriculture, Livingston is experiencing growth in small-scale manufacturing, retail, and service industries that cater to the needs of its diverse population. Its location along Highway 99 and proximity to major Central Valley cities also make it an attractive hub for logistics, transportation, and light industrial operations. This blend of traditional and emerging industries provides a stable economic base while creating opportunities for new investment and entrepreneurship.

DEMOGRAPHICS



POPULATION

3 Mile	5 Miles	10 Miles
17,685	31,123	124,297



MEDIAN HOME VALUE

3 Mile	5 Miles	10 Miles
\$408,296	\$405,405	\$425,145



AVERAGE HOUSHOLD INCOME

3 Mile	5 Miles	10 Miles
\$81,814	\$86,153	\$92,837



HOUSEHOLDS

3 Mile	5 Miles	10 Miles
4,661	8,341	37,557

PHOTOS



CONFIDENTIALITY & DISCLAIMER AGREEMENT



Accelerating success.

474 Winton Pkwy Livingston, CA

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