

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Signalized Hard Corner 80.5k VPD | Knott's Berry Farm Adjacent (Amusement Park) |
265k Population and \$115k HHI within 3-Miles



7878 Crescent Avenue | Buena Park, CA

ORANGE COUNTY

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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Broker of Record: President/Designated Broker: Garrett Colburn, SRS Real Estate Partners, LLC | CA License No. #01416734

6

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

8

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

16

AREA OVERVIEW

Demographics

18

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$9,500,000
Annual Rent	\$530,000
Cap Rate	5.58%
Tenant	Walgreens Boots Alliance (dba Walgreens)
Lease Type	Absolute NNN
Lease Term	~4 years remaining

PROPERTY SPECIFICATIONS

Rentable Area	13,650 SF
Land Area	1.44 AC
Property Address	7878 Crescent Avenue, Buena Park, CA 90620
Year Built	2004
Parcel Number	135-101-31
Ownership	Fee Simple (Land & Building Ownership)

Corporate Tenant with Proven Sales Performance

- Long-Term Absolute NNN Lease with Walgreens Corporate Guaranty (S&P rated BB-)
- Ranks in the top 25th percentile nationwide for visits (Placer.ai)
- LabCorp Location - convenient lab and bloodwork testing on-site at this select location

Excellent Visibility & Accessibility

- Subject property located in a highly trafficked retail corridor at the signalized, hard-corner intersection of Beach Boulevard and Crescent Avenue
- Huge traffic count with over 80,500 vehicles per day at the intersection of Beach and Crescent

Robust Demographics | Affluent Trade Area & High-Traffic Location with Strong Retail Synergy

- Positioned across Crescent Avenue from Knott's Berry Farm, a 57-acre amusement park with over 5 million visitors annually
- ½ mile south of Buena Park Downtown Shopping Mall, a top-ranking destination Power Center with 1.4 million square feet of retail space and an estimated 7.7M visits in the past 12-months (Placer.ai) 6 miles northwest of Disneyland Park and Resort, ranked the #2 theme park worldwide with 17.25 million visitors in 2023

High Barriers to Entry

- Desirable asset in the highly competitive and saturated Southern California retail market
- This offering 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
- 1.3 miles north of Western High School (~1,700 students)
- 2 miles west of Savanna High School (~1,700 students)
- 2.5 miles east of John F. Kennedy High School (~2,100 students)



PROPERTY OVERVIEW

LOCATION



Buena Park, California
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: 14,000 VPD
Beach Blvd: 66,500 VPD

IMPROVEMENTS



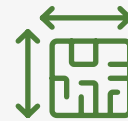
There is approximately 13,650 SF of existing building area

PARKING



There are 68 parking spaces on the owned parcel.
The parking ratio is approximately 4.98 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 135-101-31
Acres: ~1.44
Square Feet: ~62,777 SF

CONSTRUCTION



Year Built: 2004

ZONING



CG – Commercial General



Buena Park Place
17.7 M Annual Visitors



SITE

Large ~1.44
Acre Parcel



CRESCENT AVE 14,000 VPD



BEACH BLVD 66,500 VPD



Disney
Over 17 M
Annual Visitors

ANAHEIM



**Knott's
Soak City**
WATER PARK
Over 580,000
Annual Visitors

CRESCENT AVE 14,000 VPD



BEACH BLVD 66,500 VPD

SITE

Large ~1.44
Acre Parcel

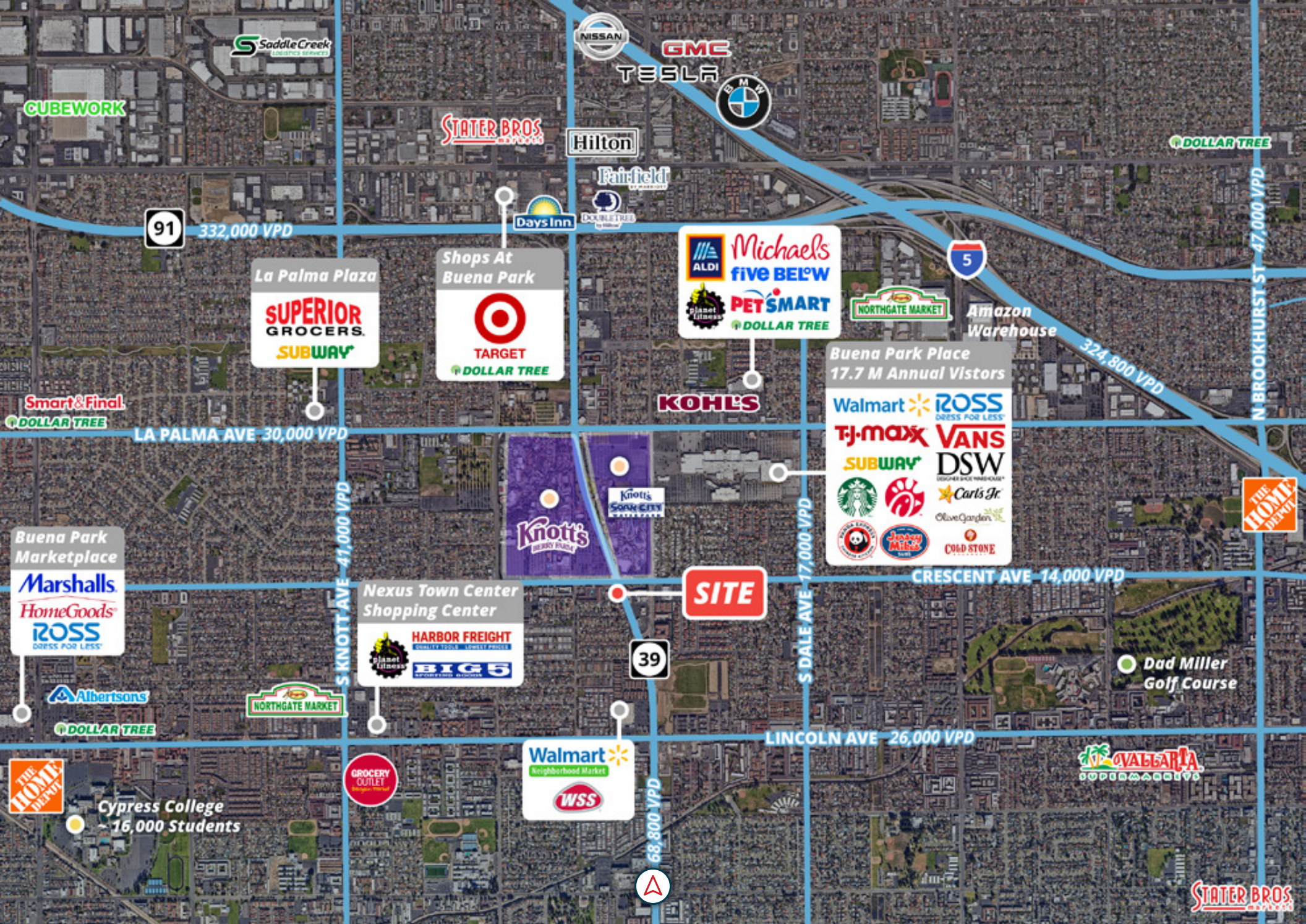


**Knott's
Berry Farm**
Over 5 Million
Annual Visitors







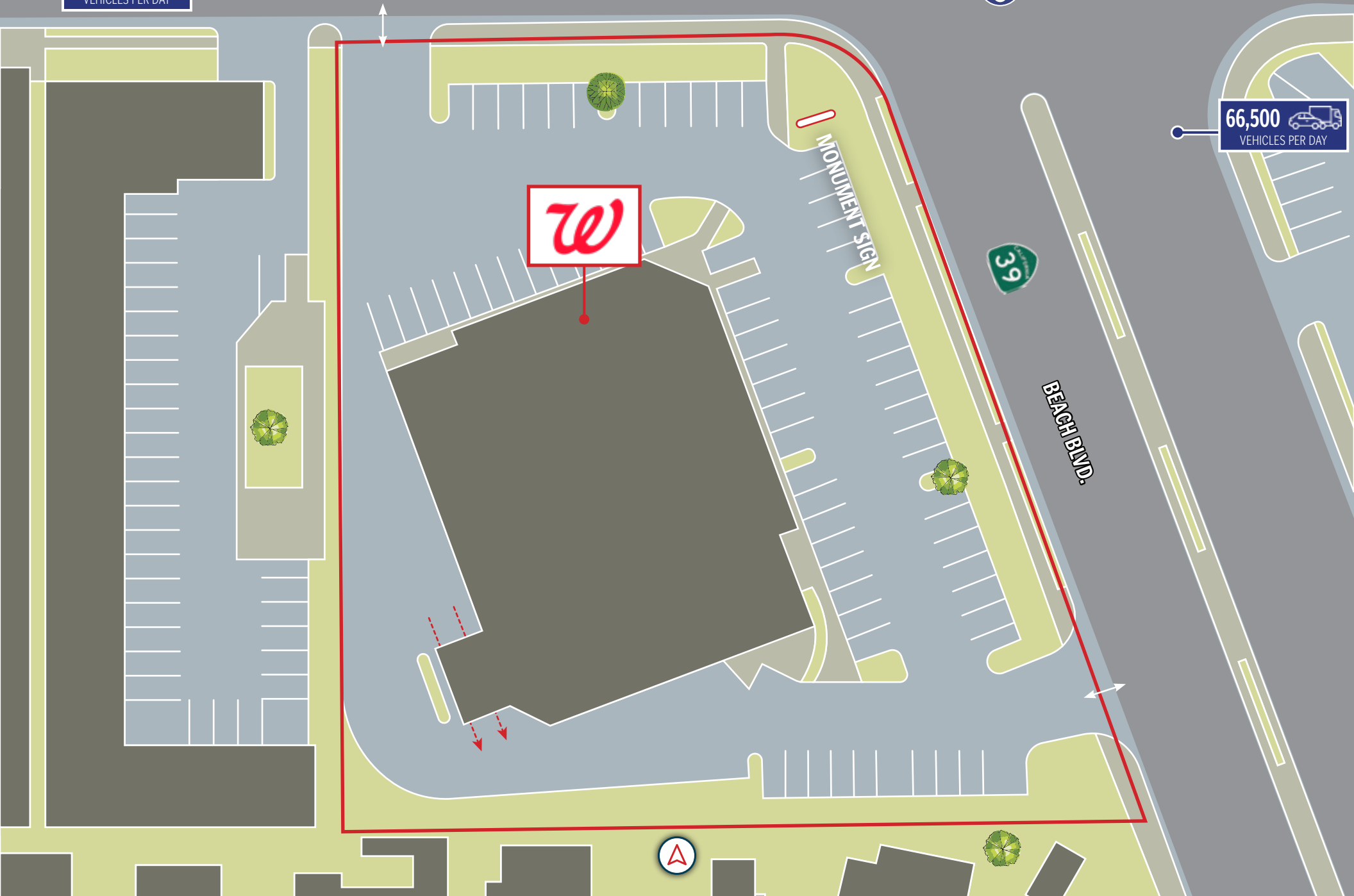


14,000
VEHICLES PER DAY

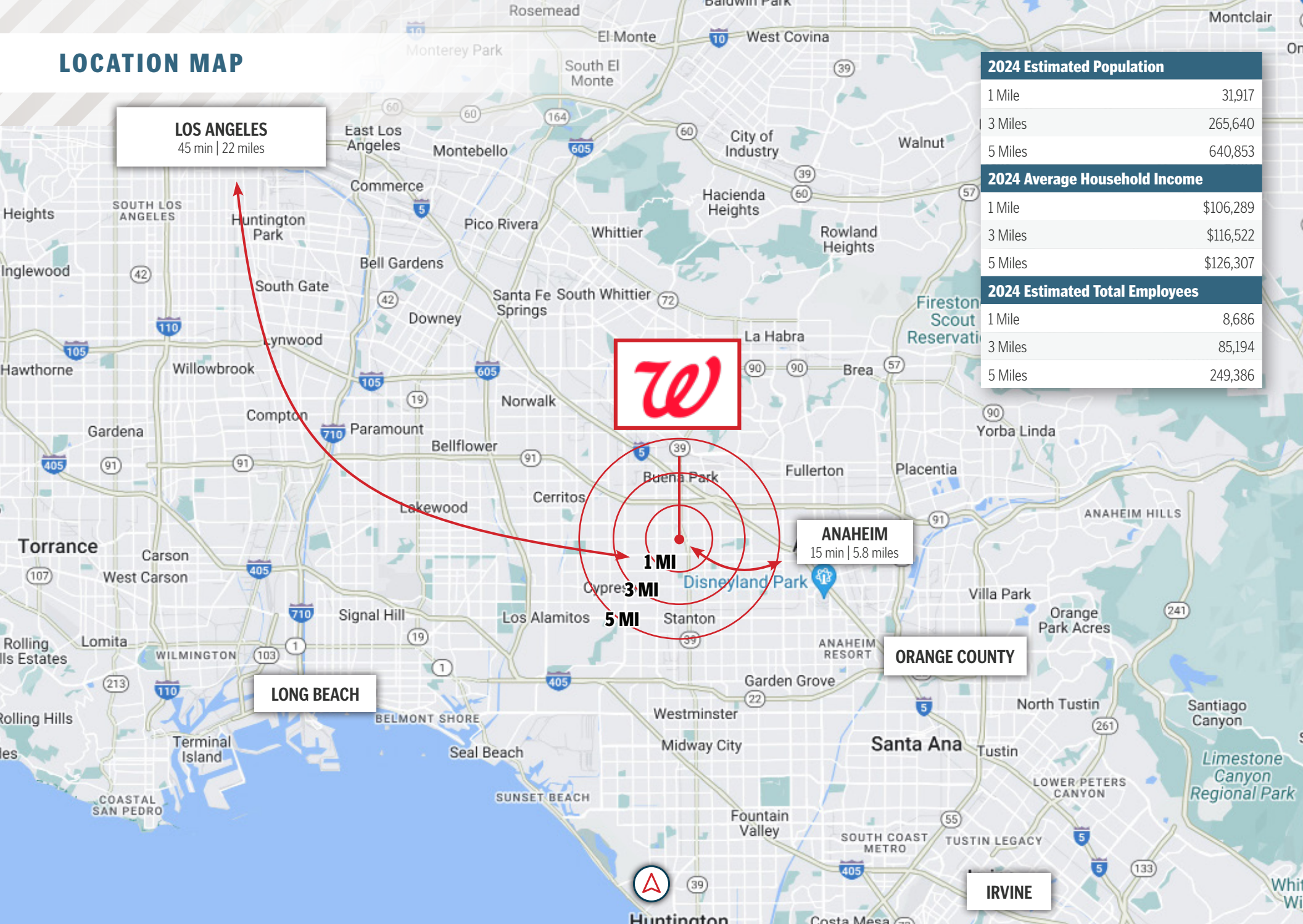
CRESCENT AVE.



66,500
VEHICLES PER DAY



LOCATION MAP



2024 Estimated Population	
1 Mile	31,917
3 Miles	265,640
5 Miles	640,853
2024 Average Household Income	
1 Mile	\$106,289
3 Miles	\$116,522
5 Miles	\$126,307
2024 Estimated Total Employees	
1 Mile	8,686
3 Miles	85,194
5 Miles	249,386



BUENA PARK, CALIFORNIA

The City of Buena Park is located at the northwest edge of Orange County, which is located in the southwestern part of the State of California. It occupies a land area of 10.27 square miles and provides a full range of services, including police protection, street and other infrastructure construction and maintenance, and recreational activities. The City of Buena Park had a population of 82,714 as of July 1, 2021.

Buena Park is home to the world-famous Knott's Berry Farm, one of the nation's most popular and largest theme amusement parks. Also located in Buena Park are the Medieval Times Dinner and Tournament, Pirate's Dinner Adventure, and Knott's Soak City. These attractions drive the tourism industry in the City.

In addition to the entertainment-type businesses, Buena Park also offers a complete selection of hotels, restaurants, commercial centers, office complexes, business parks, and the Buena Park Mall. The Buena Park Downtown Mall is the prime shopping destination for Buena Park residents and visitors. The Mall features a variety of dining, shopping, and entertainment options including a movie theater, Big Air Trampoline Park, John's Incredible Pizza, and more. Many events are offered at the Mall including a summer concert series, craft festivals, and blood drives. Buena Park also has a wide selection of popular restaurants including Yelp's No. 1 Restaurant in the USA, Porto's Bakery & Cafe. Food processing and the aircraft industry supplement Buena Park's economy. Major nationally recognized employers in the City of Buena Park include Nutrilite, Yamaha, and Georgia Pacific. The City's Auto Center includes dealers of BMW, Buick/GMC, Chevrolet, Ford, Honda, Mercedes-Benz, Nissan, Tesla, and Toyota vehicles, as well as a CarMax Auto Superstore.

Buena Park's main commercial artery is Beach Boulevard, State Route 39, running north-south and connecting the city's civic center, the E-Zone entertainment district, and Buena Park Downtown shopping center. California State Route 91 and Santa Ana Freeway (Interstate 5) criss-cross the city, connecting it with cities to the east and west, north and south respectively.

The city is served by seven different school districts. Buena Park School District covers nearly the entire northern half of the city, which feeds into the Fullerton Joint Union High School District, while the districts of Centralia, Cypress, Magnolia, and Savanna serve the remainder of the city, feeding into the Anaheim Union High School District.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	31,917	265,640	640,853
2029 Projected Population	31,828	262,943	636,321
Historical Annual Growth 2010 to 2020	0.30%	0.26%	0.18%
Households & Growth			
2024 Estimated Households	9,880	81,631	199,382
2029 Projected Households	10,134	83,143	203,722
2010 Census Households	9,383	77,886	190,257
Projected Annual Growth 2024 to 2029	0.51%	0.37%	0.43%
Historical Annual Growth 2010 to 2020	0.42%	0.48%	0.45%
Race & Ethnicity			
2024 Estimated White	34.39%	32.97%	33.06%
2024 Estimated Black or African American	3.62%	3.40%	3.01%
2024 Estimated Asian or Pacific Islander	26.41%	29.33%	32.23%
2024 Estimated American Indian or Native Alaskan	2.06%	1.64%	1.42%
2024 Estimated Other Races	27.68%	25.87%	22.88%
2024 Estimated Hispanic	48.68%	46.22%	42.30%
Income			
2024 Estimated Average Household Income	\$106,289	\$116,522	\$126,307
2024 Estimated Median Household Income	\$81,953	\$90,062	\$97,583
2024 Estimated Per Capita Income	\$33,308	\$35,831	\$39,327
Businesses & Employees			
2024 Estimated Total Businesses	801	9,722	24,922
2024 Estimated Total Employees	8,686	85,194	249,386



LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Monthly	PSF	Annually	PSF	Recovery Type	Options
Walgreens	13,650 SF	Nov 2003	Feb 2029	\$44,166.66	\$3.24	\$530,000	\$38.83	Abs NNN	(10) 5-Year

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at jordan.yarosh@srsre.com



WALGREENS

walgreens.com

Company Type: Subsidiary

Locations: 8,500+

Parent: Walgreens Boots Alliance

2024 Employees: 193,000

2024 Revenue: \$147.66 Billion

2024 Assets: \$81.04 Billion

2024 Equity: \$10.45 Billion

Credit Rating: S&P: BB

Founded in 1901, Walgreens (www.walgreens.com) has a storied heritage of caring for communities for generations, and proudly serves nearly 9 million customers and patients each day across its approximately 8,500 stores throughout the U.S. and Puerto Rico, and leading omni-channel platforms. Walgreens has approximately 220,000 team members, including nearly 90,000 healthcare service providers, and is committed to being the first choice for retail pharmacy and health services, building trusted relationships that create healthier futures for customers, patients, team members and communities. Walgreens is the flagship U.S. brand of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), an integrated healthcare, pharmacy and retail leader. Its retail locations are a critical point of access and convenience in thousands of communities, with Walgreens pharmacists playing a greater role as part of the healthcare system and patients' care teams than ever before. Walgreens Specialty Pharmacy provides critical care and pharmacy services to millions of patients with rare disease states and complex, chronic conditions.

Source: walgreensbootsalliance.com/news, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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