

COLUMBIA  
35.9 MILES

N



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker  
#2019035835



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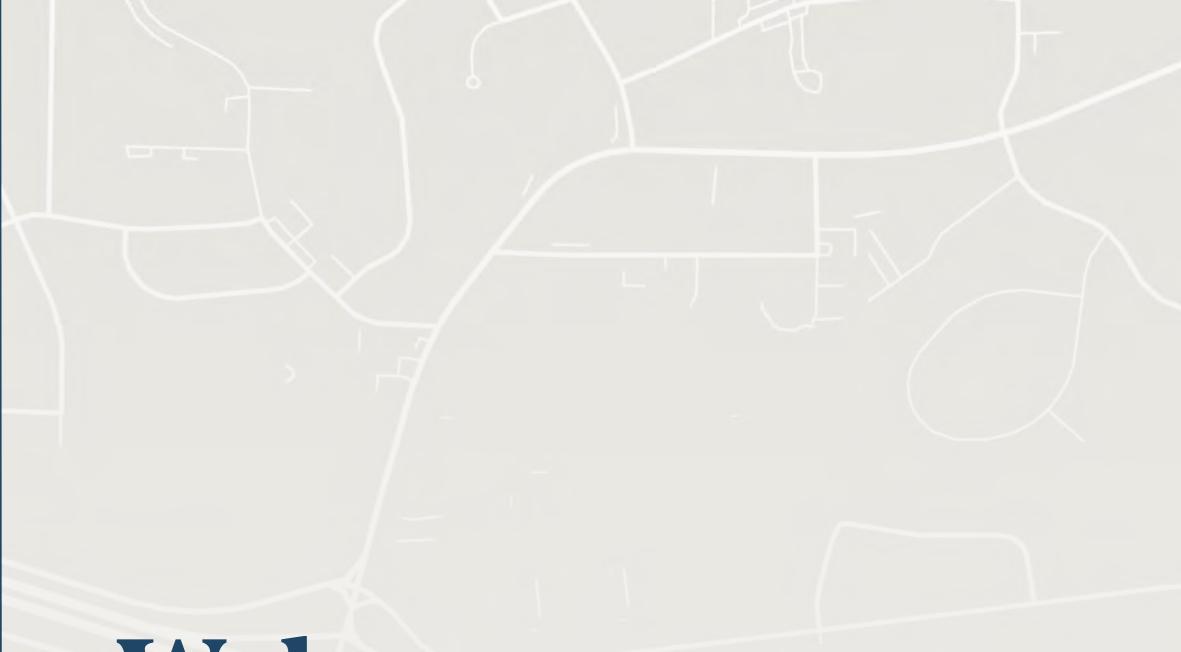
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# Walgreens

3740 W TRUMAN BLVD, JEFFERSON CITY, MO



**\$2,733,000**

PRICE

**9.00%**

CAP RATE

NOI

\$246,000

LEASE TYPE

Absolute NNN

LEASE TERM REMAINING

3+ Years

BUILDING SIZE

14,820 SF

LAND AREA

1.49 AC



**Located across from one of the top 9% most visited shopping centers in the country in terms of annual visits (per Placer.ai)**

Well below market rent corporate Walgreens with 20+ year operating history at this location. The subject property is located across from Capital Mall – a 92% occupied regional shopping center with major national anchors including JCPenney, Dillard's, Ross, and Ollie's and subject to 3.5 million annual visitors.

## The Offering

- ~4 years remaining on absolute net corporate Walgreens lease
- 20+ year operating history demonstrating strong long-term performance at this location
- Excellent intrinsics – extremely low rent (\$16.60/SF) & price per foot (\$184)
- Subject property located across from Capital Mall – a 350,000+ regional shopping center (see below)
- Ideally positioned off Highway 50 with multiple points of ingress/egress and large traffic counts – 31,000+ VPD
- Affluent residential trade area – \$99,000 average household incomes within a 1-mile radius of the subject property



## Capital Mall

- Among the top 9% most visited shopping centers in the U.S. over the past 12 months – 3.5 million annual visitors (per Placer.ai)
- 92% occupancy rate with major national anchors including JCPenney, Dillard's, Ross, and Ollie's
- 105,000+ SF of leases signed since 2020 (26.28% of total GLA) demonstrating substantial leasing interest in this market over the last 5 years
- Other national tenants at the center driving traffic to the direct trade area include Hy-Vee, Starbucks, Dunham's, Pizza Hut, and Wendy's



CURRENT		
Price		\$2,733,000
Capitalization Rate		9.00%
Building Size (SF)		14,820
Lot Size (AC)		1.49
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$16.60	\$246,000
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$246,000</b>

LEASE ABSTRACT	
Premise & Term	
Tenant	Walgreens
Lease Guarantor	Walgreen Co.
Lease Type	Absolute NNN
Lease Term Remaining	~4 Years
Rent Increases	None
Rent Commencement	9/1/2005
Options	Ten, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Year Rent/ft
Walgreens	14,820	9/1/2005	8/31/2030	\$246,000	\$20,500	\$246,000	\$1.38	\$16.60
		9/1/2030	8/31/2080			10 x 5-Year Options @ \$246,000 Yearly Rent		
<b>TOTALS:</b>	<b>14,820</b>			<b>\$246,000</b>	<b>\$20,500</b>	<b>\$246,000</b>	<b>\$1.38</b>	<b>\$16.60</b>



## LEGEND

Subject Property  
Boundary

Capital Mall  
Boundary

**262,095**

Capital Mall  
Rentable SF

**41.87**

Capital Mall  
Acres



Egress



# Second largest drugstore chain in the United States



**8,700+**

STORES  
IN THE U.S.

**\$147.7 Billion**

2024 FISCAL  
SALES

**6.2%**

SALES GROWTH  
IN FY 2024

[Tenant Website](#)

[Acquisition Info](#)

# Walgreens

## About Walgreens

- Walgreens is the second largest drugstore chain in the U.S. with FY2024 sales of more than \$147 billion
- Founded with a single store in Chicago in 1902, Walgreens today has more than 8,700 stores

## About Walgreens Boots Alliance

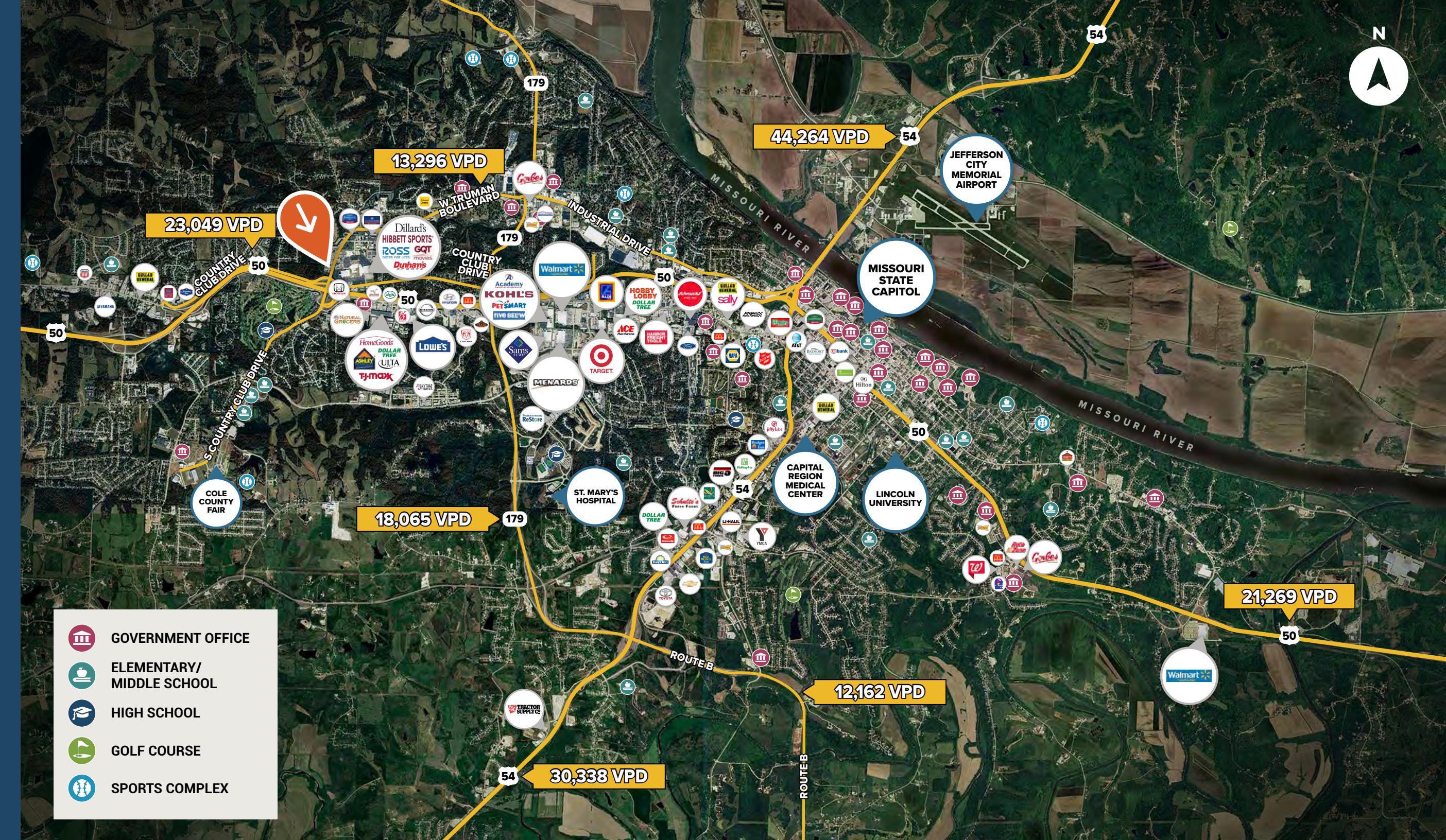
- Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led health and well-being enterprise in the world
- Walgreens provides about 80% of the revenue and profits of WBA and the parent company employs over 315,000 people with a presence in more than 25 countries
- Walgreens Boots Alliance has more than 12,500 stores, and the largest global pharmaceutical wholesale and distribution network with over 306 distribution centers delivering to more than 115,000 pharmacies, doctors, health centers and hospitals each year in 9 countries

## Sycamore Partners Buyout

- On August 28, 2025, Sycamore Partners announced it has completed its acquisition of Walgreens Boots Alliance for \$11.45 per share (~\$10B equity value; up to \$23.7B with debt), aiming to take the company private and support its turnaround efforts
- Following the closing of the transaction, Walgreens, The Boots Group, Shields Health Solutions, CareCentrix and VillageMD will operate as separate standalone companies
- Walgreens will keep its name, brands, and Chicago HQ



Located in the capital city  
of Missouri



-  GOVERNMENT OFFICE
-  ELEMENTARY/  
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	4,162	25,509	47,831
2029 Projection	4,328	25,836	48,074

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$99,174	\$97,896	\$89,639
Median	\$82,286	\$78,493	\$68,261

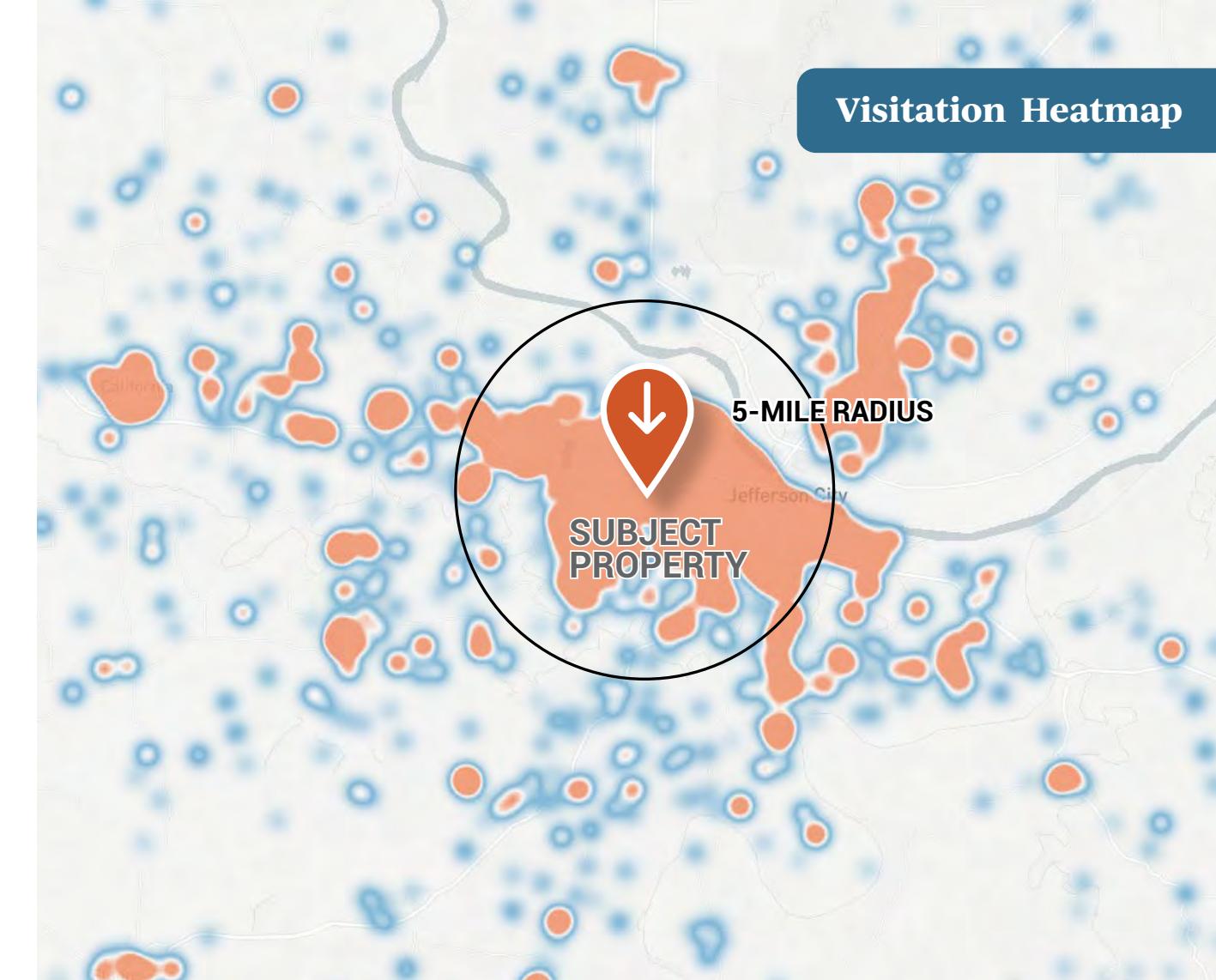
Visits to the subject property are **up 4.2%** Year-over-Two-Years.

**273K Visits**

OVER PAST 12 MONTHS AT  
THE SUBJECT PROPERTY

**13 Minutes**

AVERAGE DWELL TIME AT  
THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Jefferson City, MO

A DYNAMIC CITY WITH A RICH HISTORY

## The Capital City of Missouri

- Situated in central Missouri, Jefferson City is the capital city of Missouri and county seat of Cole County, with approximately 43,240 residents
- Nestled on the southern edge of the Missouri River, Jefferson City is located roughly halfway between Kansas City and St. Louis
- The city's rich history is reflected in its well-preserved historic sites and buildings, such as The Missouri State Penitentiary
- Residents and visitors enjoy the great outdoors along The Katy Trail, a famous statewide biking and hiking trail, which passes through the city, providing scenic routes along the Missouri River

## Culture & Economy

- The city boasts several museums, art galleries, and theaters, offering residents and visitors a taste of Missouri's cultural heritage
- Jefferson City's economy is largely driven by the government sector (15,356 employees), serving as the political and administrative heart of Missouri, including the Missouri State Capitol
- The city also has a growing healthcare sector and a diverse array of small businesses and industries, with major employers including Capital Region Medical Center, Jefferson City School District, and Scholastic Inc.

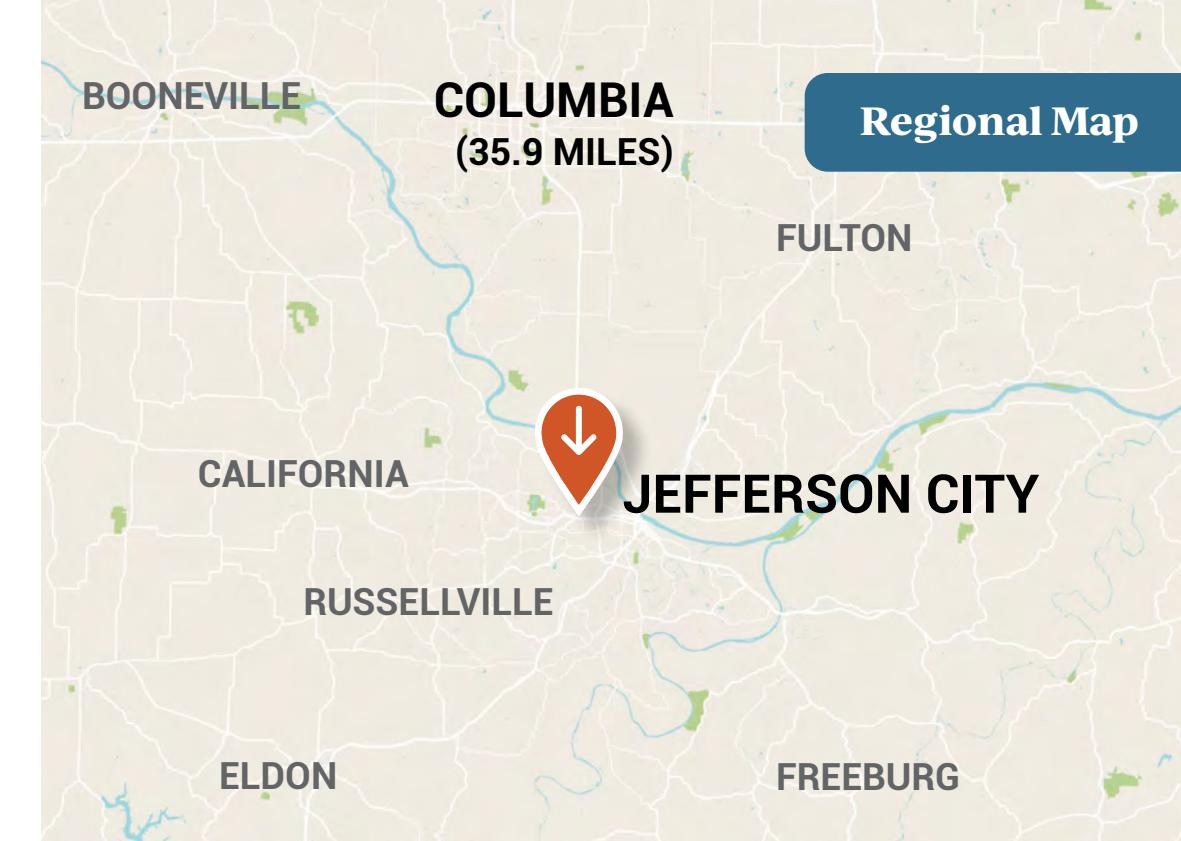


**150,447**

JEFFERSON CITY MSA  
ESTIMATED POPULATION



## Regional Map





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