

An aerial photograph of a Dollar Tree store located at a street intersection in a residential neighborhood. The store is a single-story building with a flat roof and a brick facade. It has a large parking lot with several cars parked. The surrounding area consists of many houses with varying roof colors and styles. A green semi-transparent banner is overlaid at the bottom of the image, containing text and the CBRE logo.

Walgreens

SUBLEASED TO



7% CAP RATE

**Rare Long Term NNN
in the CA State Capital**

STORE NOW OPEN!

CBRE

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executive summary

THE OFFERING

CBRE is pleased to present an excellent opportunity to acquire a freestanding NNN Walgreens sublet to Dollar Tree in the State Capitol – Sacramento, CA. The property includes a 11,383 SF building on a 1 ACRE street frontage parcel. The property benefits from being situated on the busy commuter roads (El Camino Ave. and Del Paso Blvd.), which see over 30,000 vehicles per day. It is strategically located in a dense retail corridor with many national retailers nearby, including Costco, Nordstrom Rack, Hobby Lobby, Kohl's and Arden Fair, the two-level regional shopping mall with over 150 tenants. The asset offers ideal retail demographics with over 157,000 people and 60,000 households in a 3-mile radius.





INVESTMENT HIGHLIGHTS



Walgreens is ranked #27 on the Fortune 500 list for total revenue (2024)



Strong Corporate Guarantee from a Credit Rated Tenant



Absolute NNN Lease | Zero Landlord Responsibilities



Long Term Lease | 10+ Years Remaining



Fee Simple Ownership (Land and Building) | Depreciable Asset



Commuter Route Frontage | Property Boasts Frontage on El Camino Ave. and Del Paso Blvd which see 30,000+ VPD



Nearby National Tenants include Popeyes, Carl's Jr, Kohl's, Hobby Lobby and many more in the Arden Fair mall



Ideal Retail Demographics | Over 157,000 People in a 3-Mile Radius

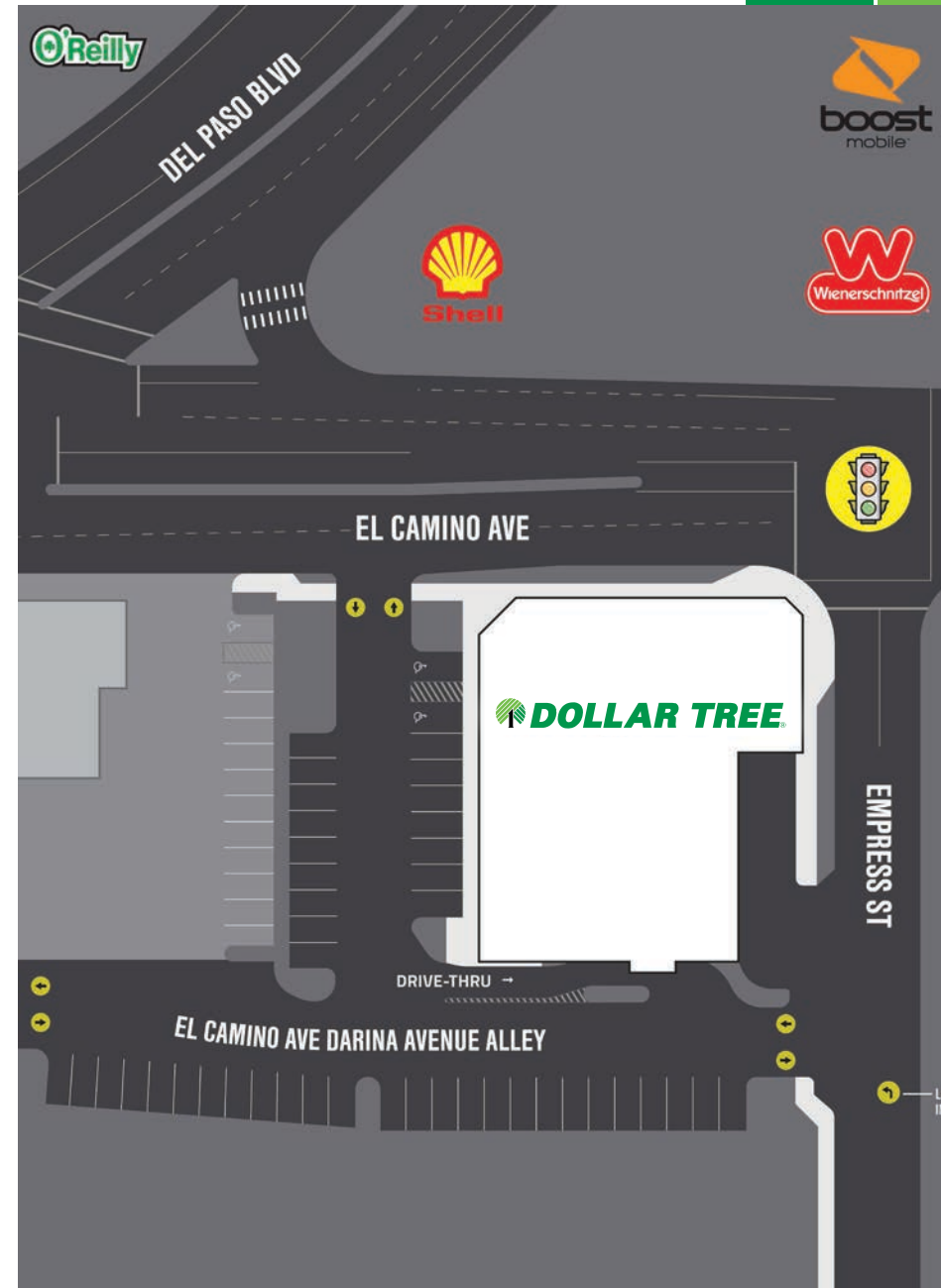
property description

OFFERING

Price	\$5,375,543
Net Operating Income	\$376,288
Cap Rate	7.00%
Tenant	Dollar Tree (sublet from Walgreens)
Rent Start Date	10/19/2009
Term End Date	10/18/2034
Lease Type	Absolute NNN
Lease Guarantor	Walgreens Corporate
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Address	840 El Camino Ave
Building Size	11,383 SF
Lot Size	1 AC
Year Built	2009
Occupancy	100%
Ownership	Fee Simple



arden fair

Champs Sports	H&M	Nike	Vans	Vans
Adidas	Coach	JCPenney	Nordstrom	Victoria's Secret
American Eagle	Express	LOFT	Old Navy	WHBM
Apple	Foot Locker	Lush	Pandora	Zumiez
Banana Republic	Forever 21	Macy's	Sears	lululemon
Bath & Body Works	Gap	Michael Kors	Sephora	

OVER 150 STORES

HOBBY LOBBY

KOHL'S



POPEYES



DOLLAR TREE



El Camino Ave
(19,568 VPD)



Del Paso Blvd
(11,201 VPD)



Downtown Sacramento



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	17,456	157,078	372,189
Median Age	35.1	36.4	37.5
Average Household Income	\$56,554	\$77,561	\$87,817
Median Household Income	\$36,438	\$55,435	\$63,580
Employees	10,526	75,646	285,916
2023 Households	5,782	60,671	153,127



tenant profile



Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 415,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the

COMPANY FAST FACTS

Company Type	Public (NASDAQ: WBA)
Website	www.walgreens.com
U.S. Headquarters	Deerfield, IL
2023 Revenue	\$139 Billion
Number of Employees	331,000+
Locations	8,000+



subtenant profile



Dollar Tree (NASDAQ: DLTR) Dollar Tree, Inc., is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,000 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner. Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands.

Dollar Tree, Inc. Reports Results for the Third Quarter of Fiscal Year 2023

“Our third-quarter results were within our expectations thanks to continued execution across all aspects of our business transformation,” said Rick Dreiling, Chairman and Chief Executive Officer. “In a challenging environment, our performance was among the best in retail as we continue to grow traffic, unit, and sales per square foot.

“We are pleased with our top-line performance in the third quarter. Overall, we generated five percent more gross profit dollars than last year as consumers continue to respond positively to our growth initiatives,” stated Jeff Davis, Chief Financial Officer.

COMPANY FAST FACTS

Company Type	Public (NASDAQ: DLTR)
Website	www.dollartree.com
U.S. Headquarters	Chesapeake, VA
2023 Revenue	\$29.68 Billion
Number of Employees	2017,000+
Locations	8,000+



The map displays the Sacramento, California area, highlighting major commercial corridors and business locations. Key features include:

- Highways:** State Route 80 (Sacramento River), State Route 160 (Del Paso Blvd), State Route 49 (Northgate Blvd), and State Route 205 (Arden Way).
- Commercial Corridors:** Gardenland, Ben Ali, Elvas, and El Camino Ave.
- Business Locations:** Numerous logos for major retailers and services are shown, including Popeyes, McDonald's, Subway, Burger King, and others.
- VPD Data:** Specific locations are marked with blue stars and labeled with VPD (Vehicle Per Day) counts:
 - 16,596 VPD (near Gardenland)
 - 13,683 VPD (near Del Paso Blvd)
 - 168,900 VPD (near Ben Ali)
 - 56,283 VPD (near Arden Way)
 - 155,700 VPD (near Elvas)
- Geographic Features:** The Sacramento River is visible flowing through the area.



DOLLAR TREE

MARKET OVERVIEW

market overview

Sacramento is the state Capital of California and home to over 75,000 state jobs. Located 73 miles northeast of San Francisco and 360 miles northwest of Los Angeles, Sacramento is the most populous MSA in the California Central Valley and is the fastest-growing major city in California with a 12.5% population increase between the 2010 and 2020 census.

The city has always had a rich and vibrant history. When gold was discovered, the city of Sacramento instantly became a destination for millions of people. Due to the area's convenient location to the rest of the state, Sacramento became a hub for transportation, agriculture, and community. Now, restaurants, monuments, and museums are available for both residents and tourists to enjoy. Sacramento welcomes over 15 million people annually and is known for its historical sites such as the State Capitol, Capitol Park, Old Town, Sutter's Fort, and the Railroad Museum. Nicknamed "the city of trees", Sacramento has many hiking trails, arboretums, and gardens located all around the city.

Sacramento is also major educational hub and is home to California State University Sacramento, UC Davis, Sutter Health, UC Davis Medical Center, UC Davis School of Medicine. The city's major employers include various government agencies, healthcare providers and education institutions: State of California, UC Davis Health, Sacramento County, Kaiser Permanente, U.S. Government, Sutter Health, Dignity Health/Catholic Healthcare West, Intel, San Juan Unified School District, Los Rios Community College, and California State University, Sacramento.





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