



NET LEASE INVESTMENT OFFERING

Talecris Plasma Resources

GRIFOLS

Talecris Plasma Resources

1001 Gerstner Memorial Dr
Lake Charles, LA 70601





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single-tenant net-leased Talecris Plasma Resources property located in Lake Charles, Louisiana. Talecris has had a significant operating history at this location since 2006, demonstrating their long-term commitment by executing multiple lease extensions. The current lease runs through January 2026, with 2% annual rental escalations throughout the primary term and two 5-year renewal options.

The 3,505-square-foot building benefits from its location along Gerstner Memorial Drive (21,500 VPD) and its immediate access to Interstate 210, which sees 45,100 vehicles per day. Nearby attractions that contribute to the daily traffic include Lake Charles Memorial Hospital, a 314-bed facility, and Chennault International Airport, a major industrial hub primarily utilized by Northrop Grumman and Citadel Completions for aircraft MRO services. Additionally, over 82,000 people live within five miles of the property, with an average household income of \$76,493.

Talecris Plasma Resources, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Talecris was officially acquired by Grifols in June 2011. Grifols was founded in 1909 and is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma. Grifols USA was established in 2003 and is based in Los Angeles, California.

Investment Highlights

- » E-commerce resistant & essential business
- » Multiple lease extensions demonstrate commitment to the site
- » Significant operating history since 2006
- » Talecris is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » 2% annual rental escalations
- » Located along Gerstner Memorial Drive (21,500 VPD)
- » Immediate access to Interstate 210 (45,100 VPD)
- » Less than three miles from Lake Charles Memorial Hospital (314-Bed)
- » Minutes from Chennault International Airport (KCWF)
- » Over 82,000 people live within a five-mile radius
- » Average household income within five miles is \$76,493



Property Overview



PRICE
\$2,153,041



CAP RATE
9.00%



NOI
\$193,773
(as of 2/1/2024)

LEASE COMMENCEMENT DATE:	12/1/2006
LEASE EXPIRATION DATE:	1/31/2026
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	Talecris Plasma Resources, Inc.
YEAR BUILT:	2007
BUILDING SIZE:	8,319 SF
LAND SIZE:	1.13 AC



Plasma

Overview

WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

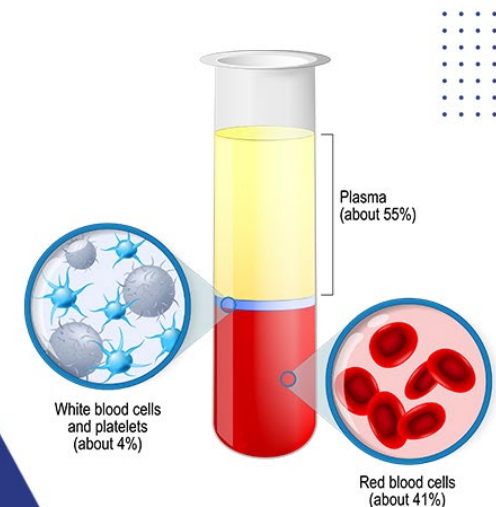
WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

PLASMA
The largest part
of the blood



Photographs



Aerial



Exxon

Gerstner Memorial Dr

21,500 VPD

O'Reilly AUTO PARTS

Checkers

DOLLAR GENERAL



FAMILY DOLLAR
my family, my family dollar.

Talecris Plasma Resources
GRIFOLS

U-HAUL

Advance Auto Parts

 Lake Charles Memorial Health System

INTERSTATE 210

MOCKLER BEVERAGE
BATON ROUGE • HOUMA • LAKE CHARLES
ALEXANDRIA • LEESVILLE

Interstate 210

45,100 VPD

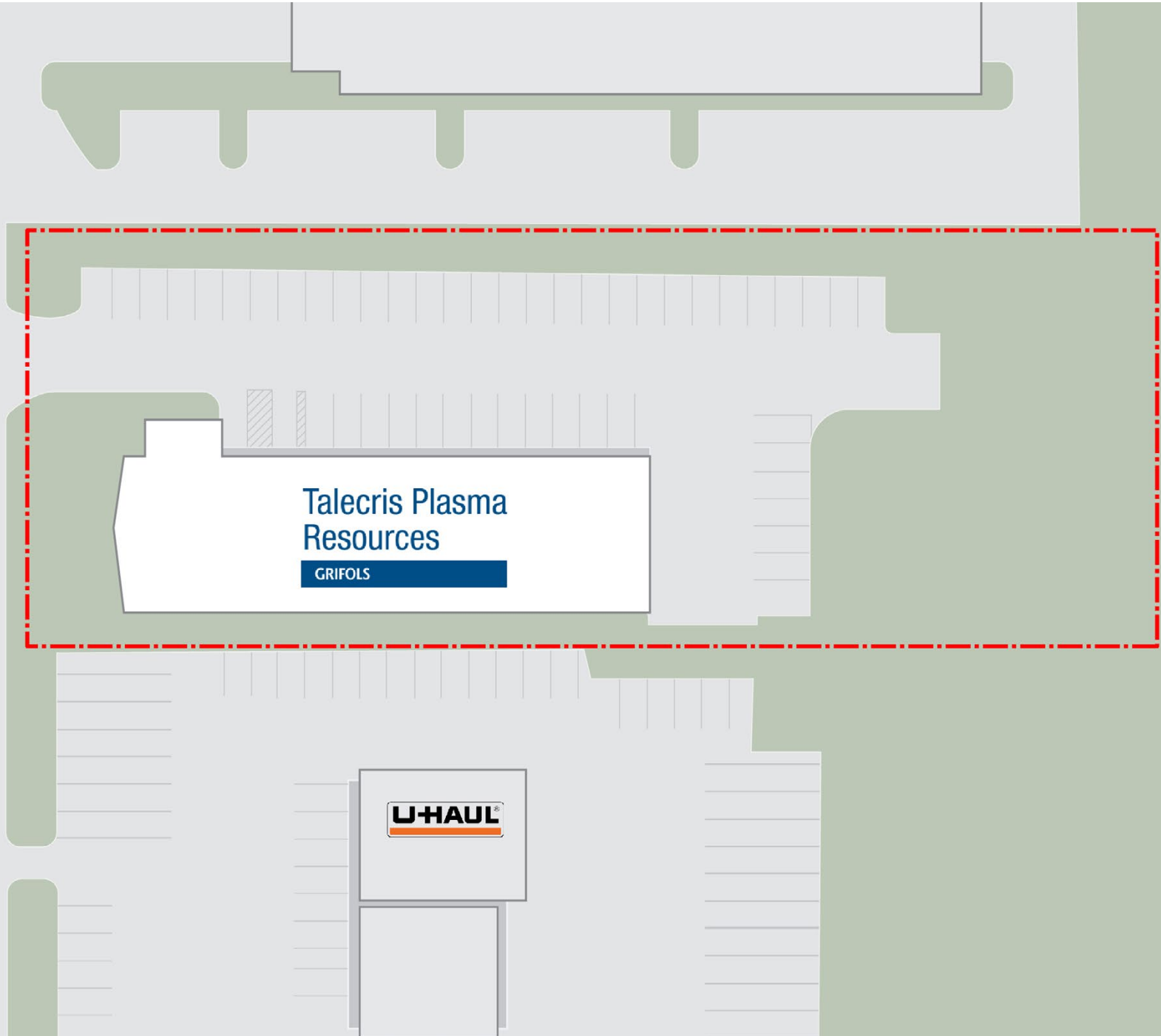
INTERSTATE 210

CHENNAULT
INTERNATIONAL AIRPORT

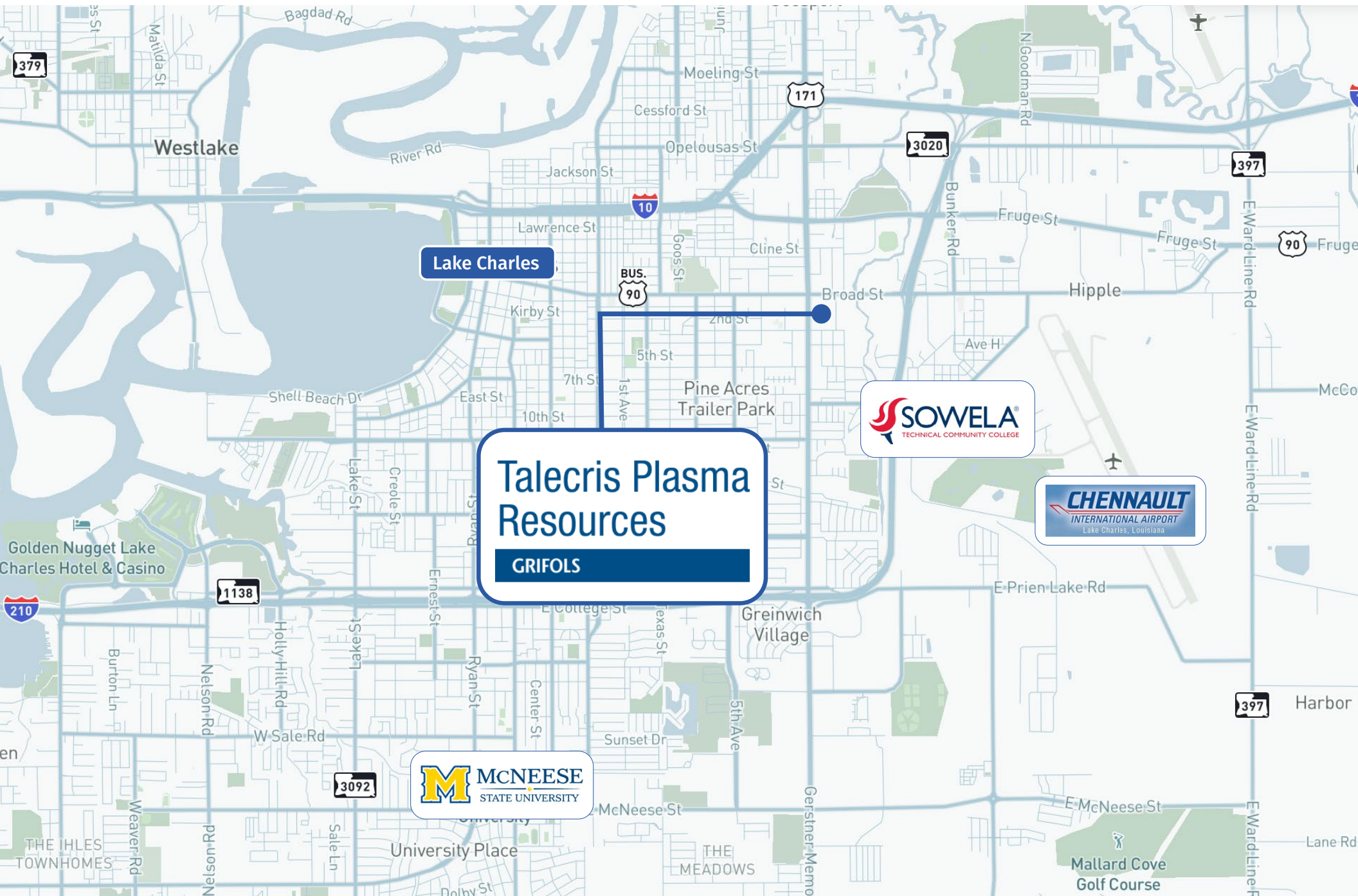
Site Plan

Gerstner Memorial Dr

21,500 VPD



Map



Location Overview





LAKE CHARLES, LOUISIANA

Lake Charles, Louisiana, is a vibrant city located in the southwestern region of the state, known for its rich cultural heritage and economic diversity. With a population of approximately 80,000 residents, it serves as the principal city of the Lake Charles Metropolitan Statistical Area, which encompasses Calcasieu and Cameron parishes. The city is strategically positioned along Interstate 10, providing easy access to major markets in Houston, Texas, and New Orleans, Louisiana. Lake Charles is also home to Chennault International Airport and the Port of Lake Charles, both of which are key drivers of the local economy.

The economy of Lake Charles is robust and diverse, with significant contributions from the petrochemical industry, gaming, tourism, and healthcare sectors. The city hosts several large petrochemical refineries and industrial plants, making it a hub for energy production and processing. Additionally, Lake Charles is known for its thriving gaming industry, with several casinos and resorts attracting visitors from across the region. The healthcare sector is anchored by major institutions like Lake Charles Memorial Hospital and CHRISTUS Ochsner Health Southwestern Louisiana, providing essential services to the local population.

Lake Charles is also a center for arts, culture, and outdoor recreation. The city boasts a variety of cultural attractions, including the Mardi Gras Museum of Imperial Calcasieu and the Historic City Hall Arts and Cultural Center. Residents and visitors can enjoy the natural beauty of the region through numerous parks, lakes, and the nearby Creole Nature Trail, a scenic byway that offers a glimpse into Louisiana's unique ecosystem. The city's blend of economic opportunity, cultural richness, and natural beauty makes it an attractive location for both businesses and residents.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	6,885	2,539	\$28,735	\$48,456
3-MILE	46,232	18,156	\$43,407	\$67,293
5-MILE	82,037	32,891	\$52,104	\$76,493

Tenant Overview

Talecris Plasma Resources

GRIFOLS

TALECRIS PLASMA RESOURCES, INC. (GRIFOLS)

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Website:	www.grifols.com
Headquarters:	Barcelona, Spain (Global) Los Angeles, CA (Grifols USA)
Number of Locations:	400+
Company Type:	Public (NASDAQ: GRFS) (BMAD: GRF)
Number of Employees:	23,000+



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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