

WALGREENS

705 NORTH BURLINGTON AVENUE
HASTINGS | NEBRASKA 68901



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN

Vice President

LIC # 20070698

justin@ciadvisor.com

480.718.5555 - direct

402.730.6021 - cell

JESSICA GIBSON

In-State Broker

LIC # BR509621000

CIA commercial
investment
advisors

**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

9383 East Bahia Drive, Suite 130

Scottsdale, Arizona 85260

480.214.5088 - main

www.ciadvisor.com



Walgreens

PRICE

\$2,808,000

CAP RATE

6.25%

NOI

\$175,500

POINTS OF INTEREST

Retailers | Entertainment: Across the street from Russ's Market - major retailers in Hastings include Walmart, Menards, Bomgaars, Tractor Supply, Big G Ace Hardware, Dollar General, Dollar Tree, Family Dollar, O'Reilly Auto Parts, NAPA Auto Parts

Higher Education: 1½ miles from **Hastings College** - a private liberal arts institution with approximately 959 students offering 40+ majors and pre-professional programs; 4½ miles from **Central Community College Hastings** - enrolls about 1,400 students and offers 28 career education programs along with coursework in 17 academic areas for students completing their first two years before transferring to four-year colleges and universities to finish their bachelor's degrees

Healthcare: Less than 1/2 a mile from **Mary Lanning Healthcare** - a non-profit organization licensed for 183 beds, serving as a major medical center for central Nebraska, offering a range of acute care services and employing nearly 1,000 staff

LONG-TERM ABSOLUTE NNN LEASE

12+ years remaining on initial 15-year Absolute NNN lease with RARE 5% rental escalations every 5 years!

CORPORATE TENANT

Walgreen Co. is a leading retail pharmacy company focused on pharmacy, access & care and operating 8,043 locations as of February 2026

HIGH SALES VOLUME LOCATION

Currently ranked in the top 65th percentile (2,302 out of 6,714) of Walgreen's stores in North America (2026 per Placer.ai)! **ONLY WALGREENS PHARMACY IN 22-MILE RADIUS!**

LARGE PARCEL | ADJACENT TO HOSPITAL

Well-positioned on a ±0.95-acre parcel at the signalized northwest corner of W 7th St & N Burlington Ave - offering excellent visibility/access with traffic counts of 25,225 CPD! Blocks away from the only hospital serving a 20-mile radius!

2025 DEMOGRAPHICS

Population (5-mi) 26,472

Households (5-mi) 10,973

Average Household Income (5-mi) \$90,169

LOW UNEMPLOYMENT RATE (DECEMBER 2025)

According to Bureau of Labor Statistics, Nebraska reported a 3.0% unemployment rate, ranking #5 lowest in the nation, compared to the 4.4% national average

Financial Analysis

SITE ADDRESS	705 North Burlington Avenue Hasting Nebraska 68901
TENANT	WALGREEN CO.
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±13,348 SF
LOT SIZE	±0.95 acre
YEAR BUILT	1994
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	12 years remaining
RENTAL INCREASES	5.0% every 5 years
RENT COMMENCEMENT DATE	November 21, 2023
EXPIRATION DATE	November 30, 2038
OPTIONS	Twelve 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow



ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Years 1-5	11/21/23 to 11/30/28	\$175,500	6.25%
	Years 6-10	12/01/28 to 11/30/33	\$184,275	6.56%
	Years 11-15	12/01/33 to 11/30/38	\$193,489	6.89%
		AVG ANNUAL RETURN	6.65%	

RENEWAL OPTIONS: Twelve 5-year options with 5% rental escalations every 5 years

Tenant Profile

Walgreens



Walgreens was founded in 1901 by Charles Rudolph Walgreen in Chicago, Illinois. Walgreens has grown into one of the nation's leading pharmacy and retail providers, serving more than 9 million customers and patients each day through **nearly 8,000 locations across the United States and Puerto Rico**. With approximately 211,000 team members, including more than 85,000 healthcare professionals, Walgreens is dedicated to being the first choice for pharmacy, retail, and health services.

As a trusted community healthcare destination, Walgreens offers a wide range of services including prescription fulfillment, immunizations, health screenings, and convenient 24/7 virtual healthcare access. In addition to its pharmacy services, Walgreens stores feature a broad selection of health and wellness products, personal care items, and photo services, delivering everyday essentials and healthcare solutions in one convenient location.

The company is currently headquartered in Deerfield, Illinois and operates as a subsidiary of Walgreens Boots Alliance. As of August 29, 2025, Walgreens is a private company, having been acquired by private equity firm Sycamore Partners for approximately \$10 billion.



Site Plan

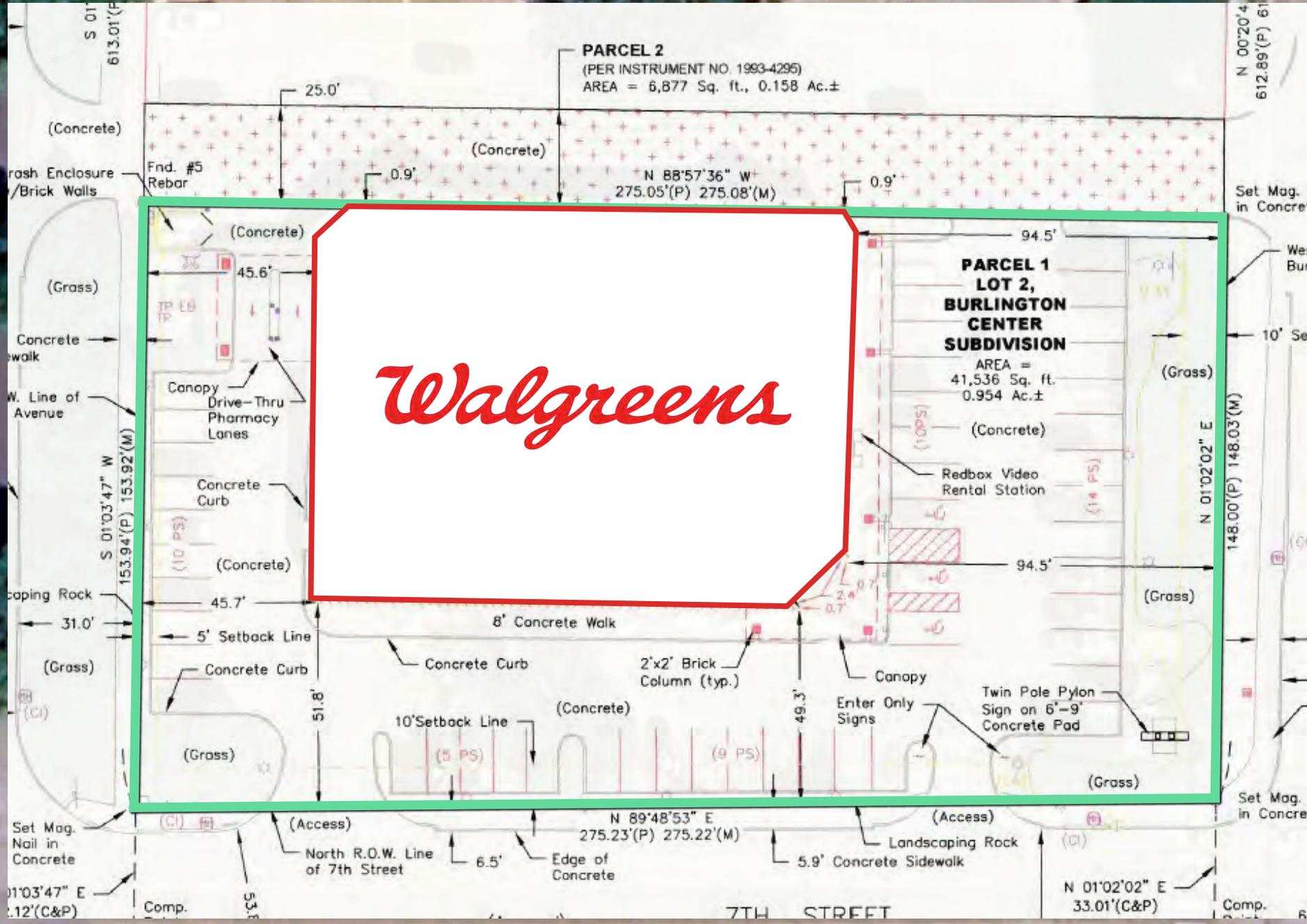


Property Specifications

County Adams
Parcel # 046+010008217
Lot Size ±0.95 Acre
GLA ±13,348 SF

Parking Stalls

Regular 45
Handicap 3



Hastings



281

**LONGFELLOW
ELEMENTARY**
294 STUDENTS



DUNKIN'

**Mary Lanning
HEALTHCARE**
183 BEDS



**FIRST PRESBYTERIAN
CHURCH OF HASTINGS**
SHARING THE LOVE OF CHRIST SINCE 1873

**ST CECILIA
MIDDLE/HIGH SCHOOL**
253 STUDENTS

**FIRST ST. PAUL'S
LUTHERAN CHURCH**

USPS.COM

HWY-281 | 19,598 CPD

**ALCOTT
ELEMENTARY**
270 STUDENTS

Casey's



FLOWSERVE



RUNZA



**Good Samaritan
Society**
HASTINGS VILLAGE
175 BEDS

QUIZNOS

Arby's

**PACHA
SOAP CO
MFG**



Hastings Synopsis

Hastings is the county seat of Nebraska's Adams County. The community is best known as the birthplace of the popular drink mix Kool-Aid and celebrates this heritage each summer with the annual Kool-Aid Days festival. Hastings also has a strong cultural and educational presence, anchored by **Hastings College** and a campus of **Central Community College**. Historically, the area played a role in World War II production through the nearby **Hastings Naval Ammunition Depot**, which produced a large share of U.S. Navy munitions during the war.

Hastings serves as a regional economic hub for south-central Nebraska, supporting the surrounding rural communities through a diverse economy driven by manufacturing, healthcare, agriculture, and education. Major employers include **Mary Lanning Healthcare, Hastings Public Schools, Good Samaritan Society, Central Community College,** and **Hastings College**. The city also maintains a strong manufacturing and agribusiness presence with companies such as **Thermo King, Flowserve, T-L Irrigation,** and **Ag Processing Inc.** operating local facilities. Together, these industries position Hastings as both an important industrial base and a key service center for the region.

2025 Demographics

	1-MI	3-MI	5-MI
Population	11,698	23,789	26,472
Households	4,943	9,970	10,973
Daytime Demo Age 16+	9,721	19,482	21,502
Median Age	35.2	35.6	36.1
Average Household Income	\$80,474	\$85,464	\$90,169

City View



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FOR MORE INFORMATION:

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