



NET LEASE INVESTMENT OFFERING



Carniceria La Hacienda (Walgreens Guaranty)

2410 W Forest Ave
Milwaukee, WI 53215





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased property located in Milwaukee, Wisconsin. The lease is absolute triple net and features no landlord responsibilities. Walgreens recently subleased the property to Carniceria La Hacienda, a Mexican grocery store and butcher shop.

The 14,467 square-foot building is located at a signalized intersection with over 55,000 vehicles per day. It benefits from its proximity to Downtown Milwaukee and Interstate 94 (141,000 VPD). This is a densely populated area with more than 444,000 people living within a five-mile radius, where 76.9% of the population within a one-mile radius is Hispanic. The average household income in the area is \$84,000. The property is also near major traffic draws, including Aurora St. Luke's Medical Center (560 beds), Clement J. Zablocki Veterans Affairs Medical Center (673 beds), and American Family Field, home of the Milwaukee Brewers.

Investment Highlights

- » Positioned within the Milwaukee MSA
- » Absolute NNN – No landlord responsibilities
- » 76.9% of the population within one mile is Hispanic
- » Signalized intersection with 55,000+ vehicles per day
- » Over 444,000 people live within a five-mile radius
- » \$84,000+ Average household income within five miles
- » Minutes from Interstate 94 (141,000 VPD)
- » Proximity to several major traffic draws – Aurora St Luke’s Medical Center (560 beds), Clement J Zablocki Veterans Affairs Medical Center (673 beds), & American Family Field (home of the Milwaukee Brewers)
- » Less than 10 minutes from downtown Milwaukee





Property Overview



PRICE
\$3,156,522



CAP RATE
11.50%



NOI
\$363,000

LEASE COMMENCEMENT DATE
(WALGREENS):

10/1/2003

LEASE EXPIRATION DATE
(WALGREENS):

9/30/2028

RENEWAL OPTIONS
(WALGREENS):

Ten 5-year

RENTAL ESCALATION:

Flat

LEASE TYPE:

NNN

TENANT:

Walgreens (subleased to Carniceria
La Hacienda)

YEAR BUILT:

2003

BUILDING SIZE:

14,467 SF

LAND SIZE:

1.25 AC

Photographs



Aerial



**CLEMENT J ZABLOCKI
VETERANS AFFAIRS
MEDICAL CENTER
(673 BEDS)**



The Hacienda



**AURORA ST. LUKE'S
MEDICAL CENTER
(560 BEDS)**

**SE CARMEN
HIGH SCHOOL**



Site Plan



Location Overview

MILWAUKEE, WISCONSIN

Milwaukee, Wisconsin, situated on the western shore of Lake Michigan, is the state's largest city and a vibrant hub of culture, industry, and history. Known as the "Cream City" for its distinctive cream-colored brick architecture, Milwaukee was founded in the early 19th century and grew into a major industrial center, particularly for brewing. Giants like Miller, Pabst, and Schlitz earned it the nickname "Beer Capital of the World," with brewing still a cultural cornerstone today. The city's diverse heritage, shaped by German, Polish, and other immigrant communities, is evident in its festivals, such as Summerfest, the world's largest music festival, and its rich culinary scene featuring bratwurst, cheese curds, and frozen custard.

Beyond its historical roots, Milwaukee is a modern metropolis with a thriving arts and outdoor scene. The Milwaukee Art Museum, with its iconic Calatrava-designed Quadracci Pavilion, houses over 25,000 works of art, drawing visitors globally. The city's 140+ parks, extensive bike trails, and proximity to Lake Michigan offer ample recreational opportunities, from sailing to hiking. Milwaukee's economy has diversified into healthcare, technology, and manufacturing, with companies like Harley-Davidson calling it home. Despite challenges like urban redevelopment, Milwaukee continues to blend its industrial legacy with forward-thinking innovation, making it a dynamic Midwestern destination.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	39,082	12,534	\$46,170	\$62,093
3-MILE	206,047	83,034	\$55,901	\$75,230
5-MILE	444,110	194,260	\$62,481	\$84,979

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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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