



**WALGREENS - CHINO HILLS, CA - 6.56% CAP - 10+ YRS - 3.29% LOAN**

3320 CHINO HILLS PKWY  
CHINO HILLS, CA 91709





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CA - 6.56% CAP - 10+ YRS -  
3.29% LOAN

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**EXCLUSIVELY PRESENTED BY:**

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**Corcoran Group of California,  
Inc.**

P.O. Box 296  
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# PROPERTY SUMMARY

Offering Price	\$7,999,900.00
Building SqFt	14,833 SqFt
Year Built	2009
Lot Size (acres)	1.58
NOI	\$525,000
CAP	6.56%
Lease Type	Absolute NNN
Primary Least Term	25 years
Years Left	10 +/-
Option	10 x 5 years
Assumable Loan	3.29% / 9 yrs

# INVESTMENT SUMMARY

PRICE REDUCED AGAIN! Corcoran Group of California, Inc., Dan Corcoran is pleased to offer this exclusively listed Walgreens located at 3320 Chino Hills Parkway, Chino Hills, CA 91709. This fee simple property presents an absolute net lease, ensuring zero landlord responsibilities, backed by a full investment-grade Walgreens guaranty, offering investors a hassle-free, passive income stream. With a preferred five-year option structure, this location presents robust sales volumes and stability

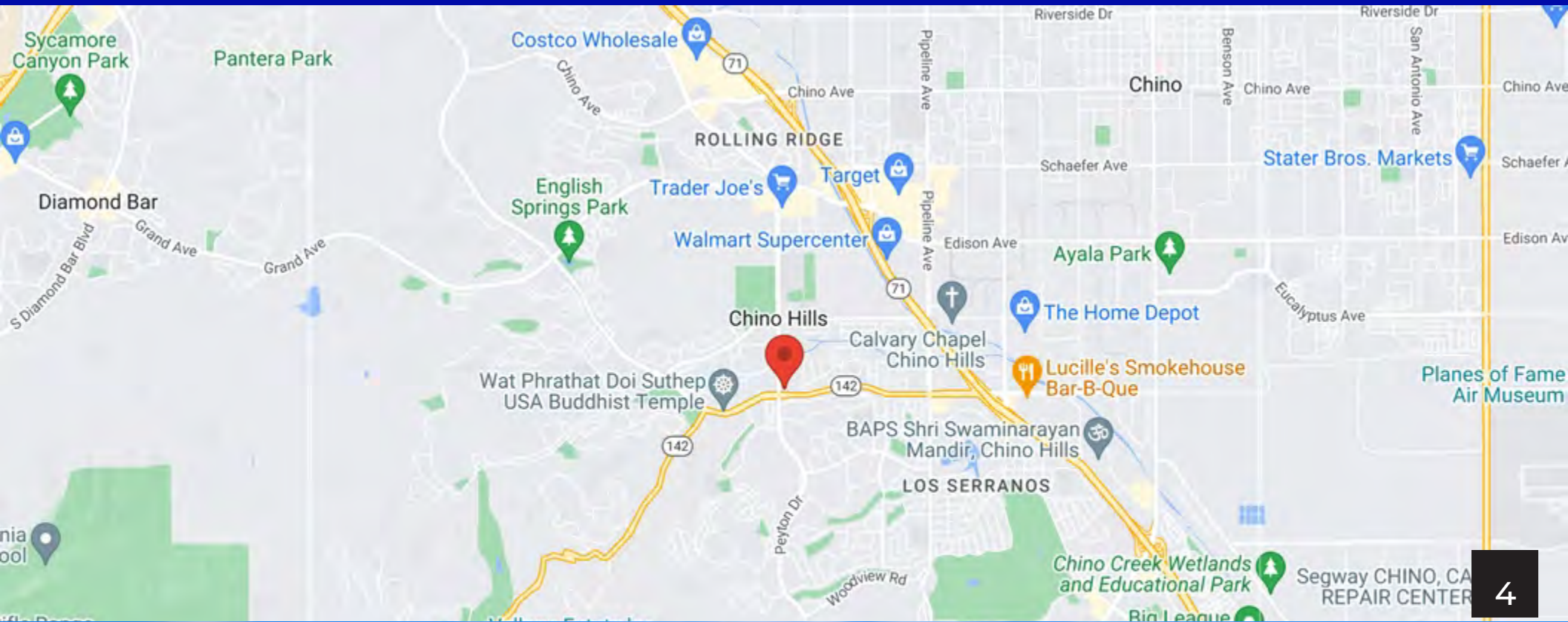
The building is approximately 14,833 square feet on a 1.58 acre lot. There is an assumable (1/4 point assumption fee) \$5,175,000 loan at 3.29% with monthly payments of \$22,896.07 balloning in approximately nine years. The after payment cash flow (cash-on-cash) is \$20,854 per month. Tenant maintains the property and pays all operating expenses directly. Property is strategically located on Chino Hills Pkwy with great exposure and visibility. It is on a signalized intersection adjacent to a large senior living complex and surrounded by affluent homes.





# INVESTMENT HIGHLIGHTS

- ABSOLUTE NNN LEASES: Tenants directly pays for 100% of CAM, Real Estate Taxes and Insurance.
- Long Term, Investment Grade National Tenant with Corporate Guarantees.
- Assumable loan (not required): \$5,175,000, 3.29% interest, approx. 9 yrs remaining. Payment \$22,896.07. 1/4 point assumption fee.
- Cash flow after payment (cash-on-cash) is \$20,854 / month
- Adjacent to large senior residential care center
- Surrounded by affluent single family homes
- Fast growing community







3320

PHARMACY

Walgreens

PHOTO



# LOCATION HIGHLIGHTS

- Adjacent to large senior living center
- Walgreens - Chino Hills, CA is strategically located on a hard signalized corner with strong traffic count of approximately 38,400 cars per day.
- The property offers convenient access to shoppers from the high-density middle and upper-middle income residential neighborhoods.
- Affluent and growing trade area.
- Excellent access, 103 foot frontage and visibility.
- One of the busiest intersections in the Greater Chino Hills Area .
- Walgreens - Chino Hills, CA's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.











## **Walgreens – Company Overview & Strategic Transition**

### **Overview of Walgreens**

Walgreens is one of the largest pharmacy-retail chains in the United States. Founded in Chicago in 1901, it operates over 8,700 locations nationwide. Walgreens offers prescription services, health and wellness products, photo processing, groceries, and a wide range of convenience items. It is known for its strong brand recognition and widespread footprint in both urban and suburban communities.

The company is part of Walgreens Boots Alliance (WBA), a global healthcare and retail group formed in 2014 through the merger of Walgreens and Alliance Boots. Headquartered in Deerfield, Illinois, WBA has historically generated over \$130 billion in annual revenue and employs hundreds of thousands of team members worldwide.

### **Recent Acquisition by Sycamore Partners**

In March 2025, Walgreens entered into a definitive agreement to be acquired by private equity firm Sycamore Partners. The offer will result in Walgreens becoming a privately held company. The deal includes a significant portion of debt financing, making it one of the largest leveraged buyouts in recent retail history.

Shareholders approved the transaction in July 2025, with an overwhelming majority voting in favor. The transaction is expected to close in the second half of 2025.

### **Strategic Rationale & Forward Outlook**

Under Sycamore Partners' ownership, Walgreens is expected to benefit from greater operational flexibility, accelerated cost-cutting measures, and a sharper focus on Walgreen's core pharmacy business.

The leadership team, led by CEO Tim Wentworth, has committed to positioning Walgreens as a leader in patient care, pharmacy access, and community-based healthcare services.



# DEMOGRAPHICS

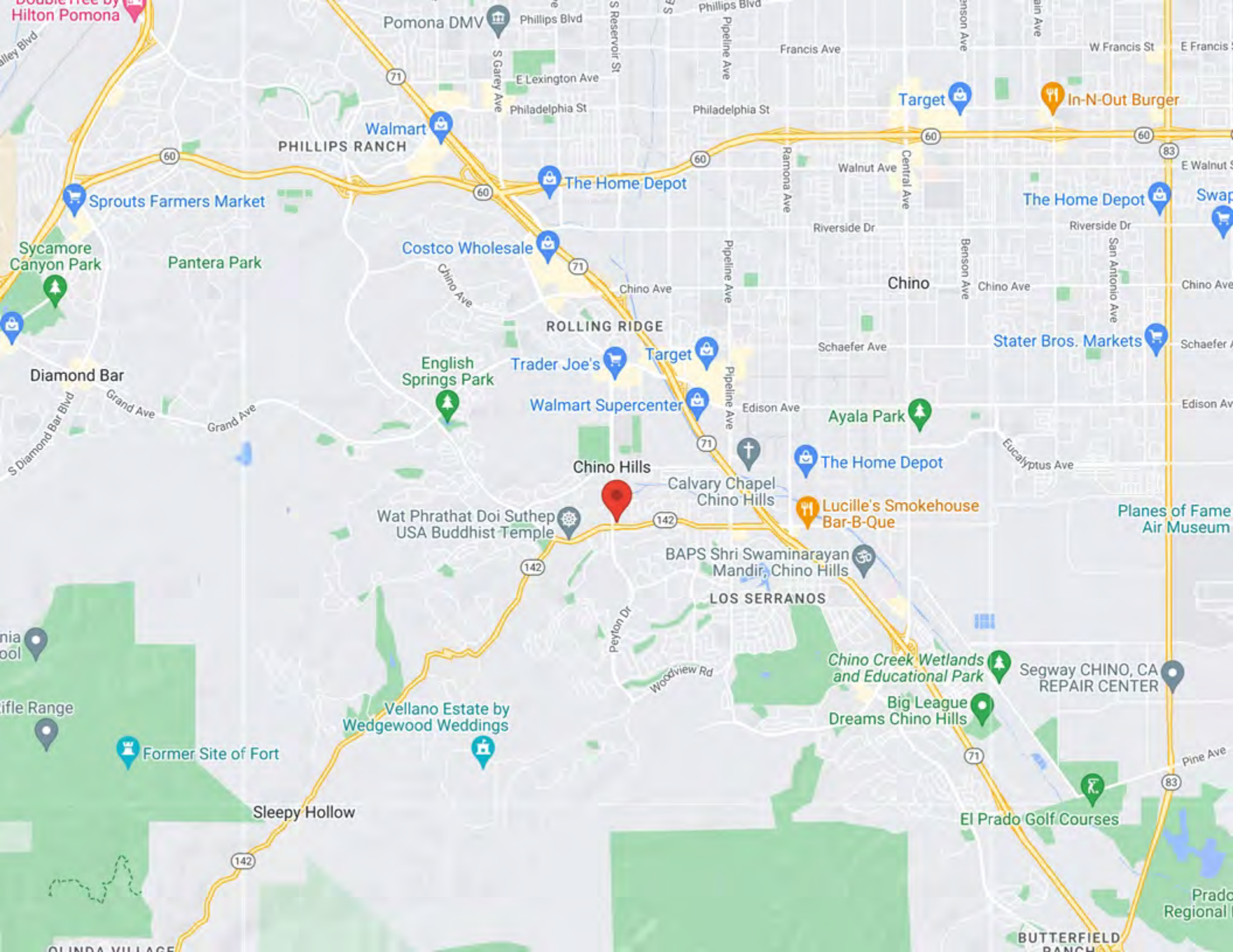
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,058	76,176	209,247
2010 Population	14,465	78,419	221,065
2025 Population	13,533	76,849	223,081
2030 Population	13,471	76,098	219,914
2025-2030 Growth Rate	-0.09 %	-0.2 %	-0.29 %
2025 Daytime Population	10,189	83,072	201,824



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	226	1,198	3,988
\$15000-24999	55	391	2,102
\$25000-34999	176	812	2,739
\$35000-49999	281	1,661	4,803
\$50000-74999	504	3,018	8,669
\$75000-99999	468	2,653	8,463
\$100000-149999	997	5,122	13,701
\$150000-199999	699	4,151	9,978
\$200000 or greater	1,116	5,899	13,690
Median HH Income	\$ 127,118	\$ 122,375	\$ 108,929
Average HH Income	\$ 149,778	\$ 149,089	\$ 137,132

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,199	22,129	56,134
2010 Total Households	4,589	23,431	61,275
2025 Total Households	4,521	24,904	68,133
2030 Total Households	4,577	25,131	68,547
2025 Average Household Size	2.96	3.04	3.2
2025 Owner Occupied Housing	3,343	17,748	45,435
2030 Owner Occupied Housing	3,424	18,145	46,378
2025 Renter Occupied Housing	1,178	7,156	22,698
2030 Renter Occupied Housing	1,153	6,986	22,170
2025 Vacant Housing	78	745	2,009
2025 Total Housing	4,599	25,649	70,142







# ABOUT CHINO HILLS

Chino Hills (Chino, Spanish for "Curly") is a city located in the southwestern corner of San Bernardino County, California, United States. The city borders Los Angeles County on its northwest side, Orange County to its south and southwest, and Riverside County to its southeast.



## CITY OF CHINO HILLS

INCORPORATED 11/30/1991

### AREA

CITY 44.7 SQ MI  
LAND 44.6 SQ MI  
ELEVATION 860 FT

### POPULATION

POPULATION 78,411





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**Please do not disturb tenant.**