



Recent Price
Reduction

Walgreens

25073 W. Southern Avenue | Buckeye, AZ 85326



**PROPERTY
OVERVIEW**

TOP PERFORMING STORE | ABSOLUTE NNN LEASE | 9 YEARS FIRM TERM REMAINING | SIGNALIZED INTERSECTION

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EXECUTIVE SUMMARY



PRICE
~~\$5,100,000~~
\$4,895,000
\$330/SF



NOI
\$345,000



CAP RATE
~~6.77%~~
7.05%

TOP-RANKED LOCATION (STORE #11470) IN ARIZONA & NATIONWIDE

- **Ranked #13 of 218** locations in Arizona (Top 6%) and Nationwide (Top 8%)
- **Consistent Foot Traffic Growth:** From April 1, 2024 - March 31, 2025, the location saw 74.9K visitors at an average of 6.42 visits (+1% YoY, +3.2% Yo2Y, +6.6% Yo3Y)
- **Strong Consistent Annual Sales:** Generated \$4.52 million in sales from June 2023 - May 2024, \$4.43 million in sales from June 2024 - May 2025
- **Highly Favorable Rent-to-Sales Ratio:** 7.65% (June 2023 - May 2024), 7.79% (current)



ADDRESS

25073 W SOUTHERN AVE
BUCKEYE, AZ 85326



LEASE TYPE

ABSOLUTE
NNN



TERM REMAINING

9 YEARS
FIRM TERM



BLDG. & PARCEL SIZE

14,820 SF 1.5
AC



YEAR BUILT

2009



PARKING


60 SPACES

DEMOGRAPHIC SNAPSHOT

	1 mile	5 mile	10 mile
POPULATION	9,152	58,149	141,257
HOUSEHOLDS	2,754	17,688	43,813
AVERAGE HH INCOME	\$84,904	\$102,903	\$121,048

LEASE SUMMARY



ADDRESS	25073 W. Southern Road, Buckeye, AZ	TENANT	Walgreen Co. (Store #11470)
MSA	Phoenix Metro	LEASE TYPE	Absolute NNN
BUILDING SIZE	14,820 Square Feet	ORIGINAL TERM	75 years
SITE AREA	1.54 AC (67,082 Sqaure Feet)	RENT COMMENCEMENT	May 11, 2009
APN	504-47-004T	LEASE EXPIRATION	May 31, 2084
		TERM REMAINING	9 Years firm term After 25 Years (300th
			month) TENANT RIGHT TO TERMINATE with 12-month written
			notice \$28,750.00 /month CURRENT TERM FIXED RENT
			\$345,000.00 annually RENEWAL OPTIONS Fifty (50) One-Year
			Options \$28,750.00 /month FIXED OPTION RENT \$345,000.00
			annually OPTION RENT INCREASE None RIGHT OF FIRST
		REFUSAL	Within 45 days of notice

INVESTMENT HIGHLIGHTS



LONG-TERM ABSOLUTE NNN INVESTMENT | CORPORATE LEASE THROUGH 2084

This offering features a Corporate-Backed Absolute NNN Lease with zero landlord responsibilities, providing a passive, management-free investment. The lease includes nine years of firm primary term remaining and is followed by 50 one-year extension options, culminating in a final expiration of March 2084. The tenant holds the right to terminate the lease after the 300th month of the term, or at the end of any subsequent month, with a minimum of 12 months' written notice, ensuring long-term income stability with tenant flexibility.

FORTUNE 500 TENANT WITH GLOBAL SCALE

Walgreen Co., a wholly owned subsidiary of Walgreens Boots Alliance, anchors the property with the backing of one of the world's largest and most recognized pharmacy and health-care retailers. Walgreens Boots Alliance (NASDAQ: WBA) ranks #28 on the 2024 Fortune 500 list and generated \$147.66 billion in revenue in fiscal year 2024—a 6% year-over-year increase. The company's scale, brand recognition, and long-standing role in healthcare delivery make it a highly dependable tenant with strong credit and consistent performance.

THRIVING RETAIL COORIDOR IN ONE OF AMERICA'S FASTEST-GROWING CITIES

The property is positioned within a vibrant retail corridor alongside national brands such as Fry's Marketplace, Starbucks, Taco Bell, Circle K, Burger King, Dollar Tree, and AutoZone, offering strong consumer draw and consistent foot traffic. Located in Buckeye—one of the fastest-growing cities in the United States—the area is experiencing explosive residential development with multiple new home communities underway, creating a robust and ex-panding customer base for years to come.

PHOENIX-MESA-CHANDLER MSA ADVANTAGE

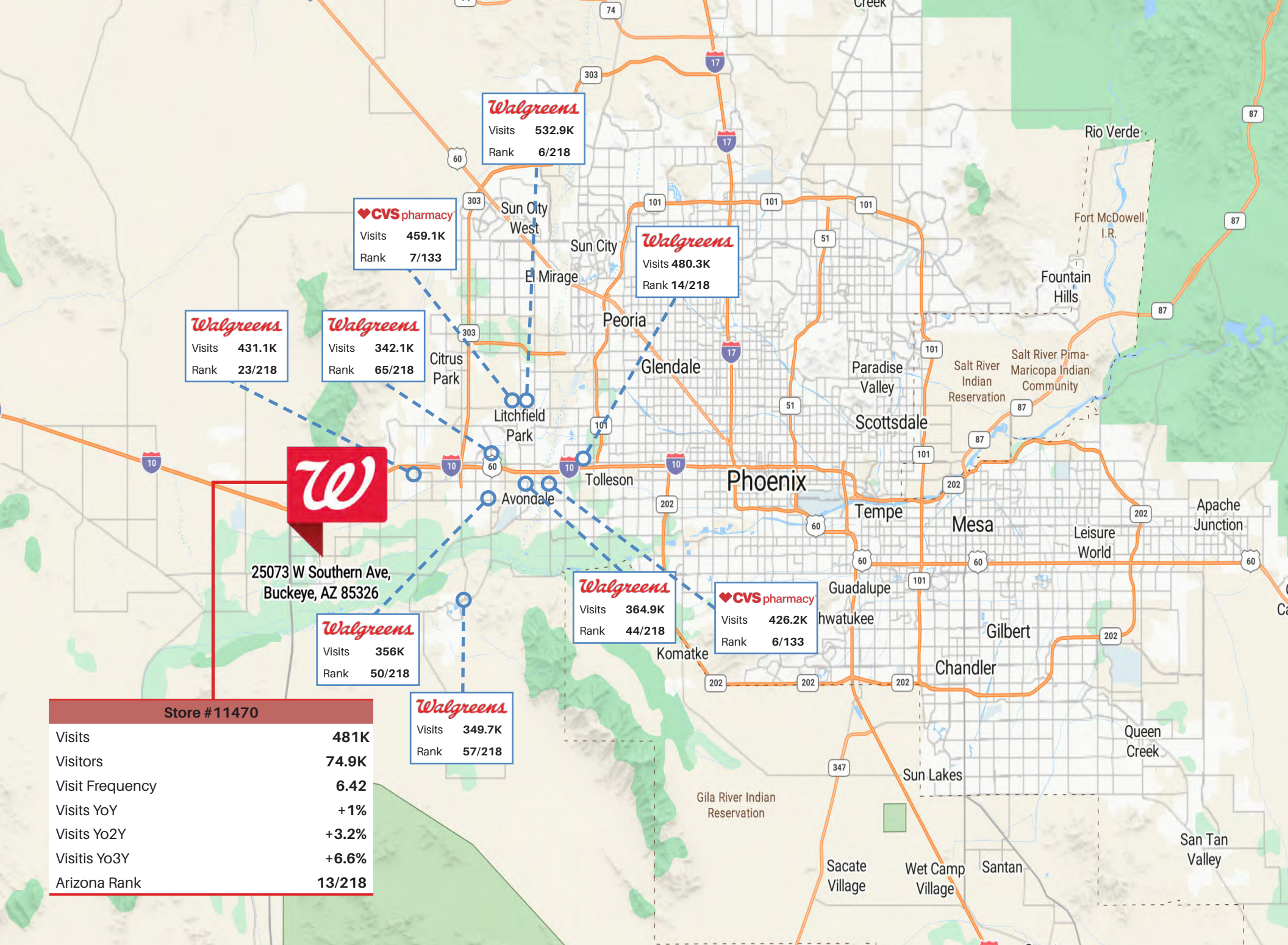
The Phoenix-Mesa-Chandler, AZ Metropolitan Statistical Area (MSA Population: 5.1M) is the largest MSA in the state of Arizona and serves as the economic, cultural, and political hub of the Southwest. Encompassing Maricopa and Pinal counties, this dynamic region is recognized for its rapid population growth, business-friendly environment, and diversified economy spanning healthcare, technology, manufacturing, and real estate. development. customer base for years to come.



HARD CORNER AT SIGNALIZED INTERSECTION

Strategically located in the rapidly growing city of Buckeye, Arizona, Walgreens sits on a hard corner at the signalized intersection of W. Southern Avenue and S. Miller Roads ($\pm 15,000$ VPD), offering high visibility and convenient access to a dense and expanding residential population. The site benefits from proximity to Interstate 10 ($\pm 45,000$ VPD), located approximately 2.5 miles to the north, connecting the property to downtown Phoenix and the broader West Valley.





Walgreens
Visits 532.9K
Rank 6/218

CVS pharmacy
Visits 459.1K
Rank 7/133

Walgreens
Visits 480.3K
Rank 14/218

Walgreens
Visits 431.1K
Rank 23/218

Walgreens
Visits 342.1K
Rank 65/218



25073 W Southern Ave,
Buckeye, AZ 85326

Walgreens
Visits 364.9K
Rank 44/218

CVS pharmacy
Visits 426.2K
Rank 6/133

Walgreens
Visits 356K
Rank 50/218

Walgreens
Visits 349.7K
Rank 57/218

Store # 11470

Visits	481K
Visitors	74.9K
Visit Frequency	6.42
Visits YoY	+1%
Visits Yo2Y	+3.2%
Visits Yo3Y	+6.6%
Arizona Rank	13/218

WALGREEN CO. TENANT OVERVIEW



INTRODUCTION

Walgreen Co. ("Walgreens") is a leading U.S. retailer offering prescription and over-the-counter medications, along with a wide range of general merchandise including household goods, personal and beauty care items, convenience foods, photofinishing services, and candy. It operates as a wholly owned subsidiary of Walgreens Boots Alliance, Inc., one of the world's largest buyers of prescription drugs and health-related products.



LEADING GLOBAL PHARMACY-LED HEALTH AND WELLNESS ENTERPRISE

Founded in 1901, Walgreens offers convenient, omnichannel access to consumer goods, pharmacy, and health and wellness services to communities across the United States and internationally. In addition to in-store retail, Walgreens serves customers through mail, phone, and online channels, and provides specialty pharmacy, respiratory care, and clinical services at many of its locations. On December 31, 2014, Walgreens Boots Alliance (NASDAQ: WBA) became the publicly traded parent company of Walgreens following a holding company reorganization and the acquisition of the remaining 55% of Alliance Boots GmbH for approximately £3.13 billion (~\$5.3 billion) in cash and 144.3 million shares of Walgreens Boots Alliance common stock. Today, Walgreens Boots Alliance has a significant presence in the U.S., Europe, and Latin America, employing more than 312,000 people worldwide. In March 2025, **Walgreens Boot Alliance agreed to be acquired by private equity firm, Sycamore Boot Alliance for approximately \$10 billion.**

TENANT NAME	Walgreen Co.
FOUNDED	1901
INDUSTRY	Pharmaceutical & Retail
TYPE OF COMPANY	Subsidiary
LOCATION COUNT	8,560
PRESENCE	United States
CREDIT RATING	S&P: BB-
PARENT COMPANY	Walgreens Boot Alliance, Inc.
NADSDAQ TICKER	WBA
HEADQUARTERS	Deerfield, IL
LOCATION COUNT	± 12,500
EMPLOYEE COUNT	312,000
PRESENCE	U.S., Europe, Latin America
CREDIT RATING	S&P: BB-

PROPERTY PHOTOS





#6 Best

BEST PLACE TO LIVE IN THE U.S.
(ELITE PERSONAL FINANCE)



Housing

ONE OF THE BEST PLACES
FOR HOME OWNERSHIP
(NERD WALLET)



Parkland

MOST PARKLAND PER CAPITA OF ANY
FOR INCOME EQUALITY CITY IN METRO PHOENIX (AZ REPUBLIC)
(HOMEAREA.COM)



#1 city in AZ

BUCKEYE, AZ

A POPULATION ON THE RISE

Buckeye, the second-largest city in Arizona by area and the westernmost suburb of the Phoenix Metropolitan Area, has experienced remarkable growth—expanding from just 6,537 residents in 2000 to over 119,000 today. As one of the fastest-growing cities in the country, Buckeye is currently only 16% built out and is projected to exceed 1 million residents at full buildout.

COMMERCIAL ACTIVITY

Commercial activity in Buckeye is rising, with approximately 9 million square feet of commercial development underway or slated to begin in 2025.

THE PIPELINE

Buckeye's expansive 640 square miles promise a future brimming with opportunities. There is currently 8.8 million square feet of development activity underway. This includes developments from various sectors, positioning Buckeye as a dynamic hub for innovation and growth.



Click to see new and under construction developments

KEY INDUSTRIES

- Advanced Manufacturing
- Distribution & Logistics
- Retail, Hospitality & Entertainment
- Healthcare
- Aviation
- Energy
- Entrepreneurship
- Higher Education
- Agricultural Technology

PHOENIX-MESA-CHANDLER, AZ

MSA OVERVIEW

The Phoenix-Mesa-Chandler, AZ Metropolitan Statistical Area (MSA Population: 5.1M) is the most populous MSA in the state of Arizona and serves as the primary economic, cultural, and political hub of the state. The MSA spans across Maricopa and Pinal counties in south-central Arizona and includes major cities such as Phoenix (the state capital), Mesa, Chandler, Scottsdale, and Glendale.

The Phoenix MSA is the 10th largest in the United States and is recognized for its **rapid growth, business-friendly climate, and expanding technology, healthcare, and manufacturing sectors**. The region is also a top destination for tourism and outdoor recreation, with iconic desert landscapes, world-class golf courses, and year-round sunshine. Notable features include Camelback Mountain, the Desert Botanical Garden, and a thriving arts and culinary scene.

Walgreens

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